

**Travis County
North Campus
Redevelopment**

Project Overview and Update

AERIAL PHOTO OF THE DEVELOPMENT SITE



The image above shows the Travis County North Campus and surrounding area along Airport Boulevard. The 135,000 square foot site of interest is indicated above, bound in red.



Ruiz Building
5555 Airport Blvd.

5501 Airport Blvd.

Vacant Site
5325-35 Airport
Blvd.

North Campus Growth

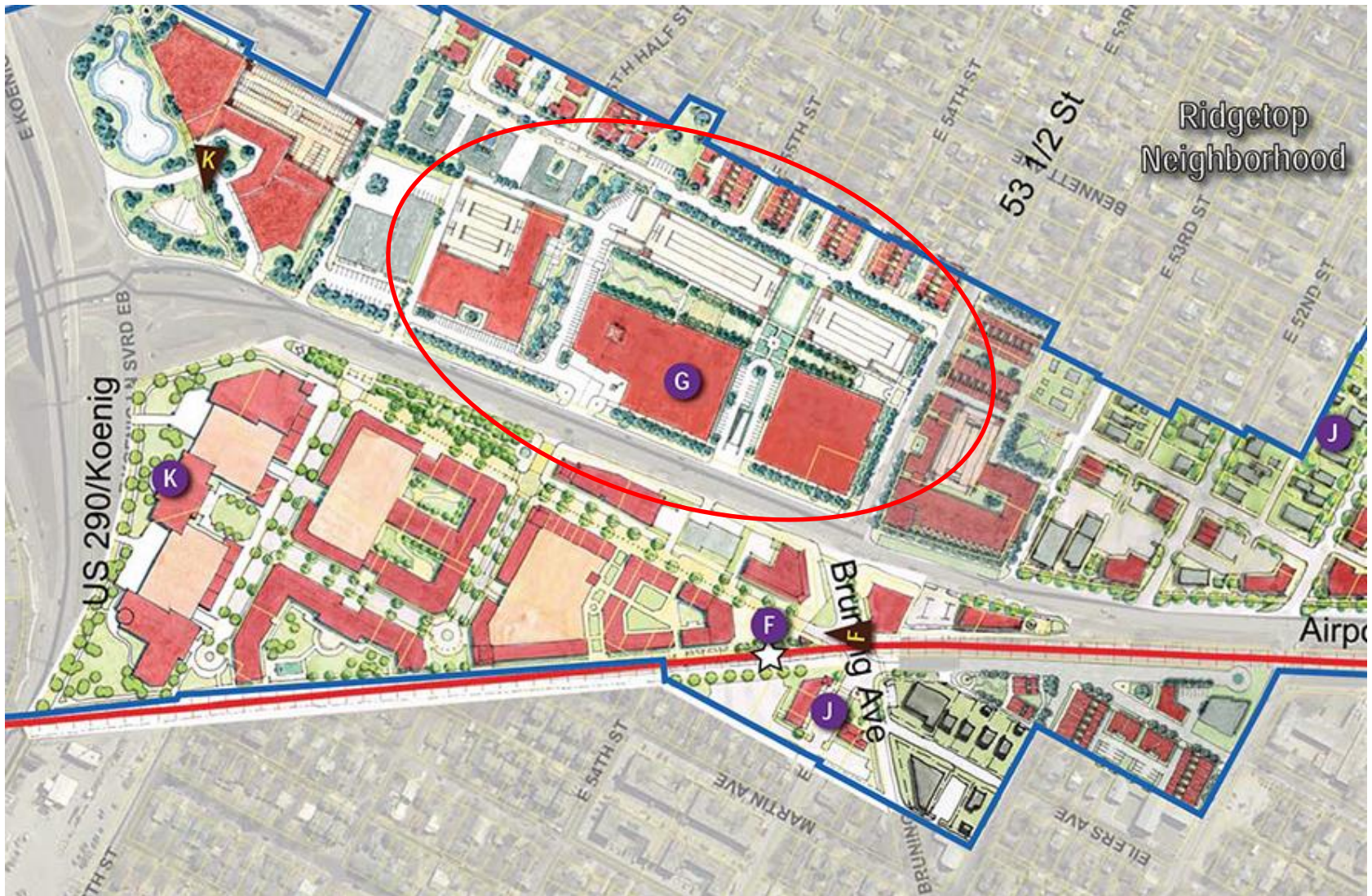
- Travis County departments have been growing and some units have reached capacity for staff and support space.
- New construction will be required to meet current and future space needs
- Health & Human Services and Veterans Service (HHSVS) located at Palm Square need a new home
- Space for expansion is available at the 3 acre site

New Building(s) : County Space Needs

| Department | 2015 | 2025 | 2035 |
|--------------|---------------|---------------|---------------|
| Tax Office | 32,572 | 35,888 | 38,377 |
| HHSVS* | 17,310 | 20,450 | 22,940 |
| Total | 49,170 | 58,063 | 61,317 |

- Approximately 80,000 gross square feet needed to accommodate both county tenants
- Based on staff forecasts and program planning guides, this should meet the need for foreseeable future

Airport Boulevard Plan





Possible townhome style units in back

Parking: structured on site

Community Space for Neighborhood on campus

New Offices and Mixed income housing above



Project financing

- The Travis County Development Authority can issue private activity bonds for financing projects that promote the common good and general welfare, including commerce and economic development
- The mission of the Development Authority, as defined by the state, is aligned with the goal of revitalizing the Airport Boulevard Corridor
- The Development Authority can be a source of alternative financing for the re-development of the North Campus site

Process

- The Board of Directors would control the structure of the deal, including the affordability levels of the housing and in effect overall cash flow to the project
- The Development Authority would issue bonds for a developer, selected by competitive process
- The County would allow the developer to lease the land but own the improvements for term of bonds
- The County would require terms that accommodate the office space needed through 2025 at a reduced cost.

Neighborhood Engagement

- December 2012- Ridgetop and Northfield Neighborhood Association meetings
- September/October 2015- Update on Process and Next Steps
- Ongoing (2016-completion)

Request for Qualifications (RFQ): Primary Principles

- **Context-Sensitive Design:** Meet the collective shared vision for a mixed-use project with superior design to support the work of the last several years to transform Airport Boulevard.
- **Value to Travis County:** Leverage site's development potential to provide county office space at a reduced cost to Travis County.

RFQ: Project Objectives

- **Provide County Office Space**
 - ~60,000+ net square feet needed
- **Provide Market-Rate and Affordable Housing**
 - Number and size based on developer proposal
- **Provide Appropriate Amount of Parking**
 - Structured, podium, or underground options
- **Provide Community Space**
 - Public meeting space, outdoor space

Schedule

- RFQ for Developer drafted and finalized (September/October 2015)
- RFQ issued (Fall 2015)
- RFP issued for finalists (Winter 2016)
- Finalists assessed and vetted for Board of Directors and Commissioners Court review and selection (Spring/Summer 2016)