



## MEMORANDUM

**To:** Mayor and Council  
**From:** Jim Smith, Assistant City Manager  
**Date:** July 30, 1999  
**Subject:** Town Lake Park

City Council approval of the three agenda items related to Town Lake Park on July 29, 1999 marks the completion of the master planning phase of the venue project and moves us closer to implementing the ideas contained in the plan. The purpose of this memo is to clarify the direction and next steps for the project so we can bring the reality of the plan to the community as quickly as possible.

1. The plan for the Community Events Center has been authorized to expand to 121,000 square feet from 95,000 square feet in order to accommodate the necessary support space for the 70,000 square feet of exhibit space. To accomplish this change, the budget for the Community Events Center and parking garage will increase from \$40 million to \$46.885 million.
2. While the conceptual master plan anticipates a total cost in excess of \$21 million for the park improvements, we have been authorized to increase the spending from the venue project fund for the park from \$10.8 million to \$18.5 million. The park improvements beyond the \$18.5 million will be accomplished through a donation program. Given the projected cash flow in the venue project fund it is anticipated that it will be FY 2012-13 before the final incremental payment from the venue project fund will be made for the park improvements. However, to accommodate the substantial park improvements early on, we will engage in inter-fund borrowing to allow up to \$10.8 million, the original park improvement budget, to be made available over the next three years.
3. The Parks and Recreation Department with the assistance of the Public Works and Transportation Department will begin immediately to move ahead with the design process for the park. As part of the design process, a phasing plan for the different park components will be developed. The specific next step will be for Parks to solicit and contract with a firm to begin the design process.
4. As directed by resolution 990729-30, the Law Department will be preparing amendments to the City Code that will allow expedited processing of the Community Events Center and Town Lake Park improvements to accommodate Arts Center

Stage's need to be able to start renovating Palmer Auditorium during the summer of 2001. These amendments will be scheduled for Council approval as soon as possible.

5. While the recommendation of the Master Plan was to close the section of Riverside Drive through the park, the decision on the closure of Riverside Drive will be scheduled for Council action after further analysis and testing of alternatives. We do not contemplate bringing this decision to the City Council until the Downtown Access and Mobility Plan as well as the construction of the new Community Events Center and parking garage is completed.
6. The specific configuration and number of acres that the City will lease to Arts Center Stage must still be determined.
7. Once a permanent and interim parking plan is developed, the County, Lyric Opera and Capital Metro will be provided a schedule that will notify them of the date their temporary parking arrangements with the City will be terminated.
8. Negotiations with Austin Energy must be completed to determine the terms of their participation in the parking garage.

If you have any questions relative to any of these issues please contact me at 499-2426.



Jim Smith  
Assistant City Manager

cc:

Bruce Todd, Arts Center Stage  
Amy Barbee, Alliance for Town Lake Park  
Larry Akers, Friends of the Parks  
Nancy Edsel, Junior League of Austin  
Ellen Johnson, South Central Coalition of Neighborhoods