Part I

Facts, Location, and Recent History
What we know...

- 37.25 acres
- Current zoning = SF2 - Single-Family; same zoning as Lost Creek
- Last remaining parcel of the Eanes-Marshall Ranch
- Known to be one of the highest points of elevation in Austin
- Home to the Marshall Family Cemetery
- Currently taxed as Wildlife area - $107.62 / year
- TCAD listed market value - $6,490,440
- Located in the Eanes Creek and the Barton Creek watersheds
Location:
Prior development proposals:

- 2014 - Cousins - 2-tower office complex
- 2016 - Marshall Family - 2 building office complex - 5-7 stories
- 2018 - Riverside Resources - 2 building office complex - 5-7 stories
- 2019 - Trend Maker Homes - 64 home residential development

Reasons for failure:

- Difficulty in rezoning process
- Ingress and egress issues
- Water tower - City requirement under Service Extension Request (SER) program
The Water Tower

- 1 million gallon elevated tower
- 4,200 ft. of upgraded 16” water main
- 3-5 acres of dedicated land requested
- Connection to tanks at LC park and water main at Whitemarsh Valley Walk at Boulder Trail park.
- Needed to increase capacity, especially for fire flow.
- City has rejected proposals for smaller, less intrusive options.
- Under SER, developer’s financial responsibility.
Current Proposal

- Marshall Family has engaged an attorney/lobbyist to address the water tower issue with the City.
- Marshalls requesting that the City participate in the cost of the water tower and associated upgrades.
- Note placement of water lines.
Part II

The Limited District’s Role
Ongoing Concerns:

- Green Buffer Zones - for adjacent / near-adjacent neighbors and Lost Creek Blvd.
- Traffic Impact and Ingress/Egress Issues
  - 13,401 trips/day @ Lost Creek Blvd. (TxDOT 2016)
  - 48,544 trips/day @ Southbound 360 (TxDOT 2016)
- Light / Noise / Construction Pollution
- Drainage
- Water Tower

New Concerns:

- Indications that family is frustrated and eager to sell
- Affordable housing / Up-Zoning = High Density
- Financial impact of the water tower project driving final land use
  - High cost = high density = high negative impact
Questions that lead to Limited District involvement:

- Will the City’s requirements, along with other stressors, result in development that will have a significantly greater negative impact on Lost Creek?
  - High Density
    - Traffic
    - Impact on Schools
- Can the Limited District position itself as a better buyer/solution to the Marshall Family?
  - No need to deal with the water tower issue.
  - No need to deal with zoning or planning with City.

After discussion, the Limited District agreed to begin investigating the feasibility of acquiring the land.
Step 1: City Permission

- To annex land and issue debt, as required by our Strategic Partnership Agreement (SPA).
- Received initial permission to begin the process on June 19, 2019.
- Final approval contingent on amendments to SPA.

City Council Resolution #20190619-036:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council authorizes the Lost Creek Limited District to explore necessary means, including exercising its authority under state law to issue debt, to acquire and annex land (approximately 37.25 acres) immediately adjacent to its existing boundary. Prior to the issuance of debt or acquisition of the land by the District, or any bond election related thereto, staff is directed to return with corresponding amendments to the Strategic Partnership Agreement (SPA) that would enable this acquisition as well as protect the City's interest as a partner to the SPA.

ADOPTED: June 19, 2019
Step 2: Amend Strategic Partnership Agreement (SPA)

- Incorporate annexed land into agreement.
- City requesting language protecting their interests:
  - Conveying land to a 3rd party, should the Limited District dissolve.
  - Preventing the construction of significant infrastructure.
  - Limiting the use of the property to green space / trails.
- To memorialize an agreement with Austin Water regarding the water tower:
  - Lost Creek to have input on placement of tower.
  - Reimbursement for any dedicated land at fair market value.
  - City pays for construction of water tower and associated infrastructure.
- These amendments are in discussion and are not finalized.
Step 3: Negotiate Contract for Purchase

- Difficulty: Property is currently listed as “Accepting Offers.”
- Timing of offer is still under debate.
- Investigating ideas that could reduce expenditure
  - Partial gift of land to offset seller’s taxes

Step 4: Conduct Election for Bond Issue

- Lost Creek voters must approve the bond issue in order to proceed.

NOTES:
- Steps are overlapping and not necessarily sequential.
- There are many smaller administrative tasks throughout the process.
- Community engagement will continue throughout.
The Big Idea: What will this look like?

- Limited to green space
  - NO development or significant infrastructure
- Long term plan:
  - Natural trails
  - Possible connection of greenbelts?
- Opportunities for collaboration:
  - Grants from public and private entities for trails, land rehabilitation, wildlife study, etc.
- Will **never** be City property.
  - If Limited District dissolves, transferred to 3rd party- NOT City
  - Conservation group, neighborhood association, trust, etc.
Part III

Cost vs. Benefit
Financing the Purchase:

Bond Issue

- The bond issue would be decided by voters at the ballot box.
  - Goal: May 2020
- District is limited to debt in the amount of 1% of our tax base -> $1.098 B
  - Maximum bond ~ $10.98 M

- Theory: A bond is used for capital improvements for the civic good. That cost is spread over a significant period of time in recognition that the asset will be enjoyed both now and long into the future.
## Cost Increase Analysis:

### 2019 Values:

<table>
<thead>
<tr>
<th>Avg. Homestead Taxable Value</th>
<th>Tax Rate</th>
<th>Avg. District Tax Bill Per Year</th>
<th>Avg. Tax Per Month</th>
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</thead>
<tbody>
<tr>
<td>$745,240</td>
<td>.0425</td>
<td>$317</td>
<td>$26</td>
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**Bond Examples:**

<table>
<thead>
<tr>
<th>Bond Issue</th>
<th>Avg. Annual Debt service</th>
<th>Debt Tax Rate Only</th>
<th>Increase to Avg. Tax Bill</th>
<th>Total New Avg. Tax Bill Per Year</th>
<th>Total New Per Month</th>
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</thead>
<tbody>
<tr>
<td>$7,000,000</td>
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<td>$310</td>
<td>$627</td>
<td>$52</td>
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<td>$447</td>
<td>$764</td>
<td>$64</td>
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</tbody>
</table>

❖ Assumes 25-year repayment at 4.25% bond interest rate

Check your Limited District tax: [https://www.traviscad.org/property-search/](https://www.traviscad.org/property-search/)
<table>
<thead>
<tr>
<th>Benefits</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Control over:</td>
<td>* Debt</td>
</tr>
<tr>
<td>● Green space</td>
<td>* Maintenance Costs (presumed minimal)</td>
</tr>
<tr>
<td>● Traffic</td>
<td>* $$$$$</td>
</tr>
<tr>
<td>● School crowding</td>
<td></td>
</tr>
<tr>
<td>● Water tower - location &amp; funds</td>
<td></td>
</tr>
<tr>
<td>● Noise / Light pollution</td>
<td></td>
</tr>
<tr>
<td>● Drainage issues</td>
<td></td>
</tr>
<tr>
<td>* Protect /enhance property value</td>
<td></td>
</tr>
<tr>
<td>* Increase amenities for LC</td>
<td></td>
</tr>
</tbody>
</table>
Your Decision, Your Choice:

- Voters will decide.
  - The Limited District board is only working to bring this opportunity to Lost Creek residents.
- No right or wrong answer
  - What do you believe is in the best interest of the community? You personally?
  - Each household has its own concerns and priorities.
  - Please remember to respect other people’s circumstances and values when discussing.
- Considerations:
  - Personal impact
  - Potential consequences of not acting vs. acting
  - Balance of cost vs. benefits
Please provide feedback!

The Limited District is interested in your opinions, concerns, and questions.

Please contact us:

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