



Steiner Ranch Neighborhood Association

**UPDATE:  
Proposal for Purchase of MU-14**

December 18, 2014

# MU-14 Presentation

**MU-14 Property Overview**

**MU-14 Proposal**

**MU-14 Suggested Process**

# MU-14 Property

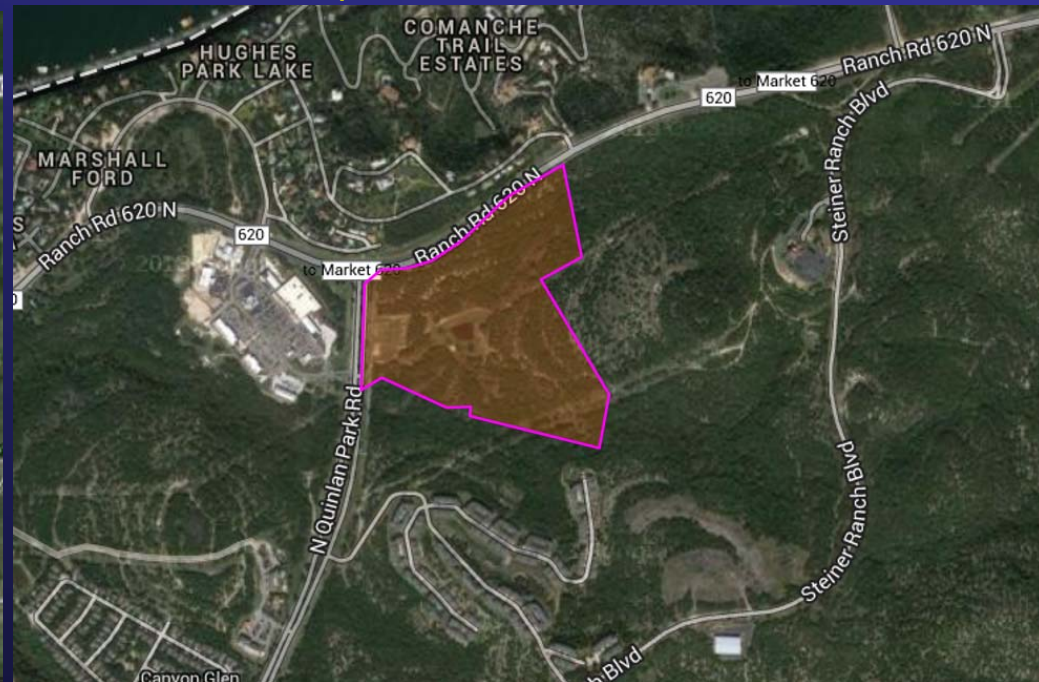
Owned by a joint partnership including Taylor Morrison, Gerald Kucera  
~80 acres  
~15 acres of impervious cover

(entitlement under Steiner Ranch Development Agreement with City of Austin)

*Map Overview:*



*Map Zoom:*



# Proposal Recap + Update

- Proposal Summary:
  - WCID 17 purchase MU-14 (80 acres) from developers
    - Initial use may be limited to green-space park with existing or enhanced trails
  - Funded through bonding authority – est. \$6.5-7 million
    - Steiner Ranch Defined Area – or similar overlay
    - Voters would approve funding via May, 2015 election
- Developer now favors a community purchase option
  - Approval of duplexes progressing in parallel
- Community has shown strong support:
  - Existing proposal (residential duplexes) are poor fit for property:
    - Unnatural residential traffic flow → peak period onto RM 620
    - Multi-bedroom units → increased pressure on schools, traffic
  - Last significant development asset in S.R.
    - No other future room / developable land left for community parks, library, etc
  - Poll of residents at community meeting showed 94% support

# Suggested Process

## 1. SRNA

- Submit offer to MU-14 partners to formalize community intent and set initial purchase price

## 2. WCID

- Authorize staff to formally begin process to explore MU-14 purchase / bond election
  - park plan, etc.

## 3. Engage with developer to negotiate preliminary terms

## 4. SRNA / WCID

- Establish framework to approve future park development; e.g. allocation of impervious cover credits, allowance for development partners, etc.

## 5. Election / Bond purchase / close on property purchase