AUSTIN [RE]MANUFACTURING HUB

ECO-INDUSTRIAL PARK PROJECT

THE PROBLEM

- Austin's population is doubling every 10 years and so is its trash generation
  - Zero Waste Masterplan adopted by City Council in Dec 2011 – 90+% diversion
  - Implementation of comprehensive curbside recycling
  - Universal Recycling Ordinance Phase I and II
- Materials collected for recycling in Central Austin are sent to markets abroad
- Land values/costs/availability in Central Texas makes attraction of recycling-related manufacturing difficult
- Austin's most vulnerable are being left out of the economic boom
  - Job creation is not keeping up with population growth, especially for Central Texas most vulnerable or least skilled populations.
  - Manufacturing offers the greatest opportunity for hard-to-employ: unemployed, underemployed, ex-offenders and others

AUSTIN RECYCLING ECONOMIC DEVELOPMENT

Austin is creating a comprehensive program to help build and sustain markets for recyclable materials being collected through the Zero Waste Master Plan

- Identify the current recycling/reuse markets in Austin/Central Texas
- Address the greatest challenges for recycling/reuse in Austin/Central Texas
  - —*Low market value*
  - —*Most volatile markets*
  - —*Materials transported great distances*
  - —*Hard-to-recycle/manage materials*
- Promote locally-made recycled, repurposed, remanufactured products
- Create local materials exchange to help business with a waste connect with businesses that can value-add that waste into new products
- **Develop local eco-industrial park at city's closed landfill site**

AN ECO-INDUSTRIAL PARK

A community of manufacturing and service businesses seeking enhanced environmental and economic performance through collaboration in the management of waste, water, energy and raw materials

- Emphasizes integrated systems
- Creates efficiencies
- Integrates resource recovery, recycling, reuse
- Results in pollution reduction and resource conservation
- Reduces carbon impact

Austin's eco-industrial park is the ***Austin [re]Manufacturing Hub***

CLOSED LANDFILL - LIABILITY OR OPPORTUNITY?

- FM 812 Landfill closed pre-maturely due to expansion of the airport
  - Landfill is going through closure
  - 200 + acre landfill cells; 100+ acre undeveloped land
- ESA Phase I, March 2013
  - City-owned as a landfill since the 1960's
  - Negligible amounts of hydrocarbon-stained soil remediated in the past
  - De minimis conditions from stained concrete floors of shed
  - De minimis conditions from stored creosote-treated poles
  - No other recognized environmental conditions (REC's)

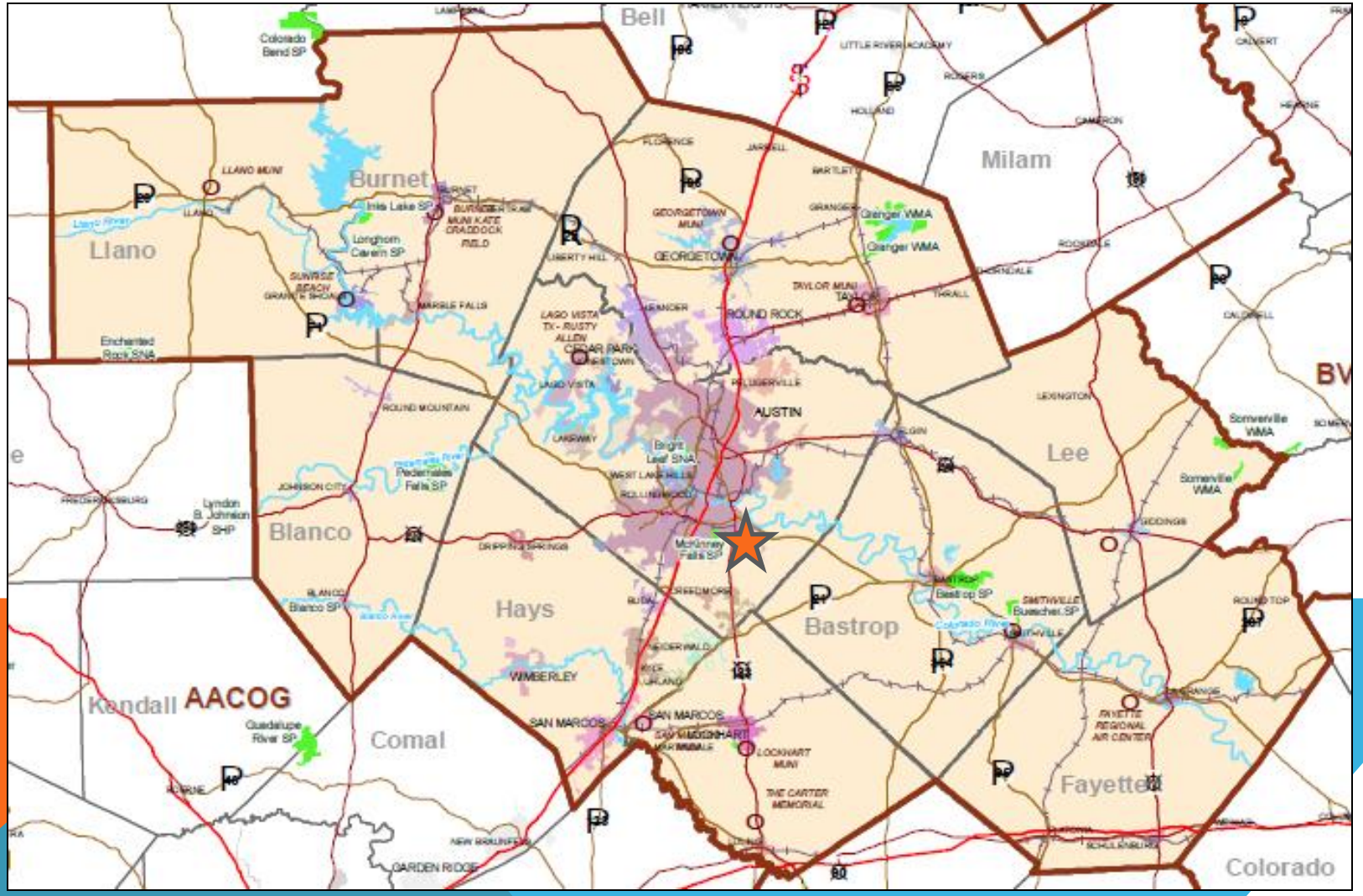
Could still have perceived challenges for redevelopment because of adjacent property used as a landfill and because of industrial neighbors

AUSTIN [RE]MANUFACTURING HUB

- City-owned land returning to **productive use**
- Builds **local markets** for the City's Zero Waste goals
- **Incubates** small business and new innovations
- **Reduces** the cost of Austin's waste management systems (public and private)
- Keeps **investment** and **taxes** in Central Texas
- Drives **new manufacturing jobs** for most vulnerable populations
- **Reduces carbon footprint** of recycling

AUSTIN [RE]MANUFACTURING HUB

- Approximately 107 acres in ETJ

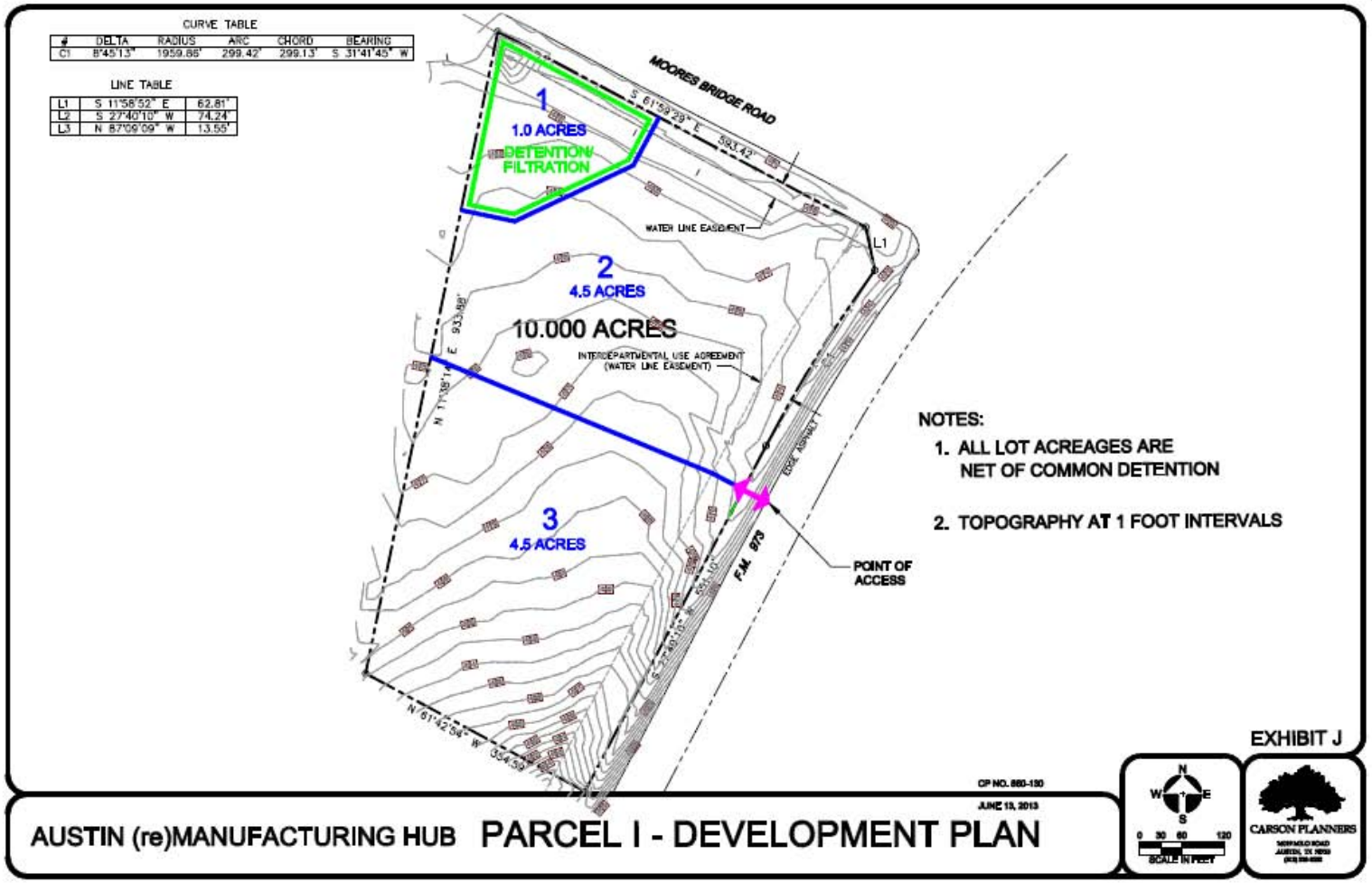


AUSTIN [RE]MANUFACTURING HUB

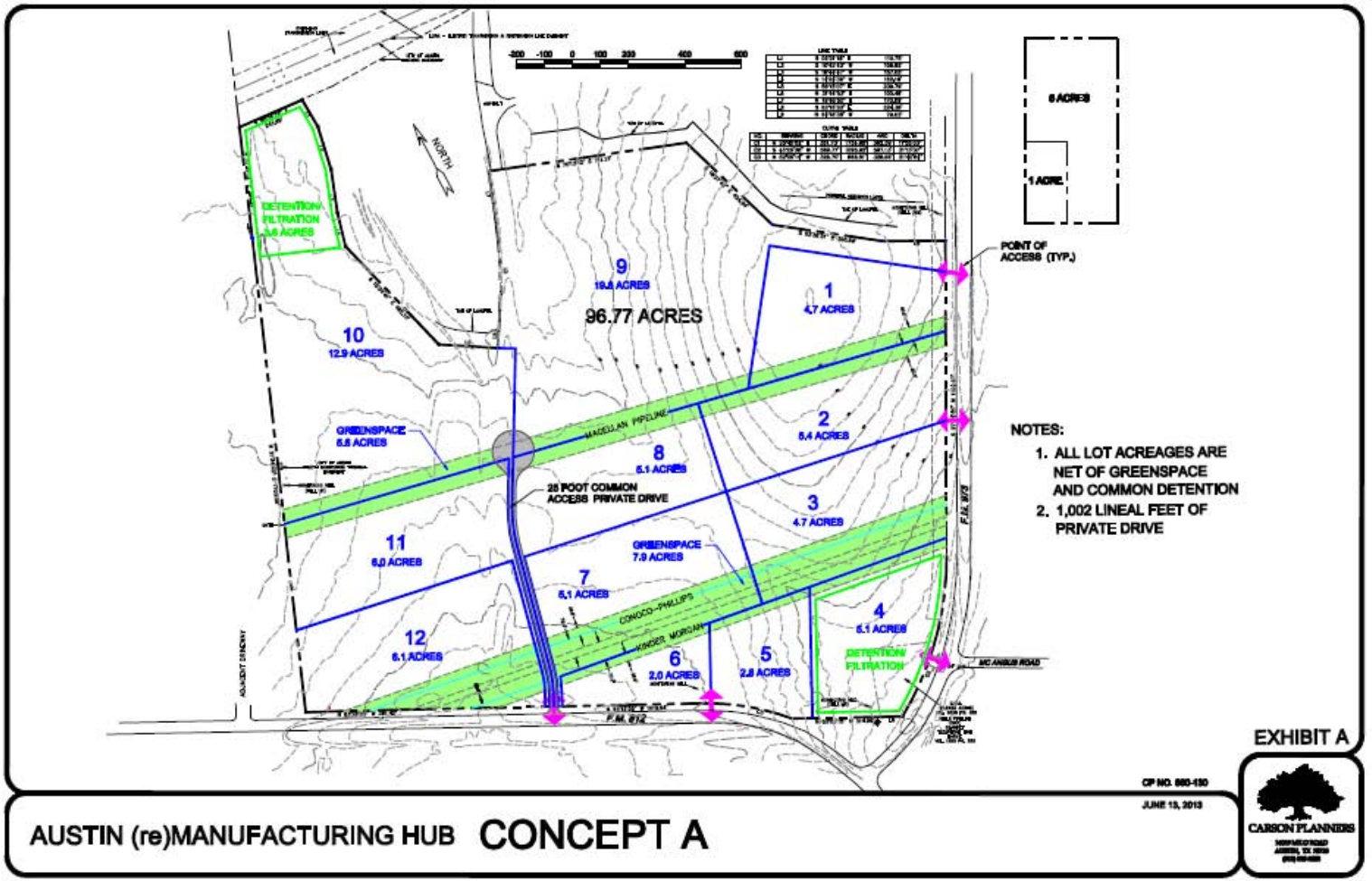
Approximately 107 acres in ETJ

- 10 acre site
- 97 acre site
- Strategic location
  - Near AIBI, I-35/NAFTA corridor, 183, Formula 1 track

10 ACRE SITE


CURVE TABLE
LINE TABLE
MOORES BRIDGE ROAD
1
1.0 ACRES
DETENTION/ FILTRATION
2
4.5 ACRES
10.000 ACRES
3
4.5 ACRES
WATER LINE EASEMENT
INTERDEPARTMENTAL USE AGREEMENT (WATER LINE EASEMENT)
POINT OF ACCESS
NOTES:
1. ALL LOT ACREAGES ARE NET OF COMMON DETENTION
2. TOPOGRAPHY AT 1 FOOT INTERVALS
EXHIBIT J
AUSTIN (re)MANUFACTURING HUB PARCEL I - DEVELOPMENT PLAN
CARSON PLANNERS

96.77 ACRE SITE



AUSTIN [RE]MANUFACTURING HUB

Targeted Industries:

- Construction & demolition debris recycling
- Plastics processor (grinding, washing, pelletizing, molding)
- Paper conversion plant
- Wood salvage and re-milling
- Glass processing/manufacturing
- Appliance repair and resell
- Scrap tire recycling/baling
- Electronics repair, demanufacturing, recycling
- Non-profit/small industry incubator

NO Waste-to-Energy or Composting Projects

AUSTIN [RE]MANUFACTURING HUB

Infrastructure Needs

- Water
- Wastewater
- Road
- Electric
- Natural Gas
- Communication
- Stormwater Management
- Signage, Landscape and Other

Other Project Components:

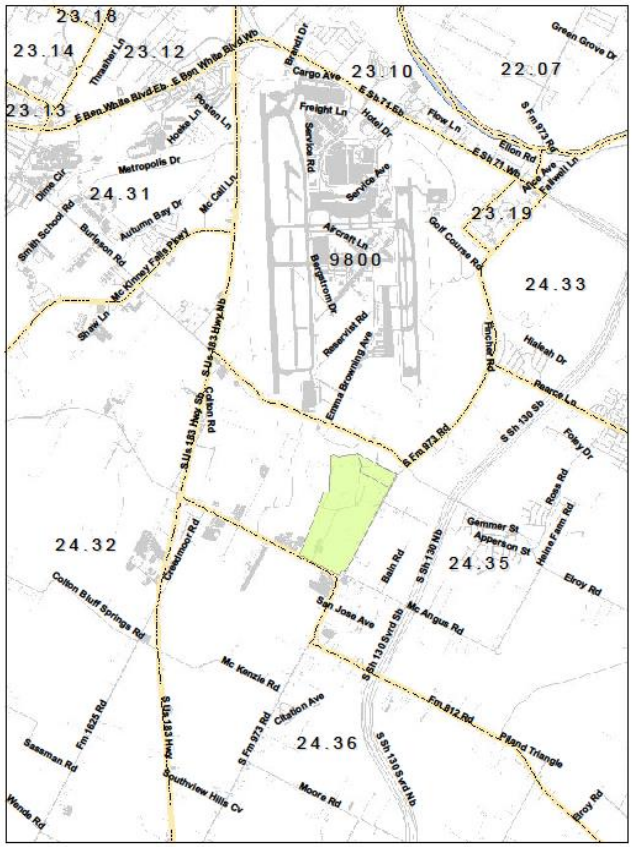
- Environmental Assessment Phase I
- Surveys
- Land Planning
- Project Management
- Permitting
- Lease Development
- Marketing
- Mass Transit Considerations

Total Cost: $10 million City investment

EDA GRANT OPPORTUNITY

Priority Areas:

- Public/Private Partnerships
- Global Competitiveness
- Environmentally-Sustainable Development
- Economically Distressed and Underserved Communities
  - Census Blocks indicate below per capita income: **$15,142 – 21,114** (national average - $27,334)
  - Higher than average unemployment rate: **10.77** (as high as 14.21 %)
  - Labor Shed Analysis for 78616 and surrounding
- Collaborative Regional Innovation



REGIONAL BENEFITS

- Keep jobs, investment and taxes in Central Texas
  - *1250 direct jobs*
  - *Stop sending jobs and investments abroad*
- Strengthen local manufacturing sector
- Create new businesses and innovations
  - *Increase opportunities for small business and non-profits*
- Target jobs for the most vulnerable/those in poverty
  - Address unemployment among minority populations
  - STEM opportunities for young people
- Support green-collar jobs
  - *Reduce environmental impacts*
- Increases recycling quantities and reduces recycling costs

REAL JOBS FOR REAL PEOPLE

1250 direct jobs - $30M+ Investment – Corridor Development – 90%+ Landfill Diversion – Hard to Employ

AUSTIN [RE]MANUFACTURING HUB

ECO-INDUSTRIAL PARK PROJECT

THANK YOU SO MUCH!

Questions:

Julie L. Rhodes
City of Austin | EGRSO/ARR
Recycling Market Development Program
512.974.9235
Julie.Rhodes@austintexas.gov