

**RESOLUTION NO.**

**WHEREAS**, the Austin City Council recognizes that the Lady Bird Lake Corridor is one of the City's most important and distinctive assets; and

**WHEREAS**, in 1985 the Town Lake Corridor Study established broad policies and goals which led to the 1986 Waterfront Overlay Ordinance, established to protect and enhance the waterfront while providing a framework for future development; and

**WHEREAS**, the 2000 Study of the South Shore Central/Travis Heights Sub-district of the Town Lake Corridor recognized that a principal impediment to the realization of the 1985 vision is that "existing development regulations are inadequate to encourage the orderly redevelopment of this reach of the Town Lake Corridor"; and

**WHEREAS**, in November of 2007 the City Council directed the City Manager to establish the Waterfront Overlay Task Force to examine current code with regard to sub-district set-backs, the variance request process, density bonuses, conditional uses, and height restrictions, among other things; and

**WHEREAS**, in accord with the Waterfront Overlay Task Force recommendations, the Waterfront Planning Advisory Board (WPAB) was reconstituted in 2009 and charged with reviewing land development issues in the Waterfront Overlay District and recommending potential changes to the Waterfront Overlay regulations, with particular instructions to consider bonus building height entitlements coupled with community benefits; and

**WHEREAS**, Council approved resolution 20111103-037 in support of the City's application for a technical assistance grant from the American Institute of Architects Sustainable Design Assessment Team (SDAT) in order to make recommendations for this sub-district; and

**WHEREAS**, in 2012 the City of Austin was awarded the SDAT grant and over the course of three days the WPAB worked with community members and the expert staff and team of multidisciplinary professionals that the grant provided to make recommendations to guide redevelopment to best achieve the goals of the Town Lake Corridor Study; and

**WHEREAS**, the South Shore Central Sub-district was used as a demonstration site for the HUD Sustainable Places Project scenario analytic tool, in conjunction with city staff, the University of Texas School of Architecture, and Fregonese Associates, to model and measure over 30 performance indicators to compare the impacts of trend redevelopment based on the current ordinance as compared to two alternative scenarios based on SDAT recommendations; and

**WHEREAS**, at the May 13, 2013 Waterfront Planning Advisory Board meeting, John Fregonese presented the three scenarios and demonstrated through drawings and the analytic tool measures that the current regulations will not achieve enhanced waterfront access, increase pedestrian connectivity to the shore, achieve superior urban design, achieve better water quality, increase public green space, nor achieve other community values; and

**WHEREAS**, at the July 8, 2013 WPAB meeting the board recommended that the City Council initiate a small-area comprehensive planning process for the South Shore Central Sub-district, and additionally recommended the inclusion of the three western parcels of the Travis Heights Sub-district, due to the similar challenges that these parcels face; and

**WHEREAS**, the WPAB emphasized that the planning process should be guided by community values as enumerated in the Town Lake Corridor Study and further endorsed and elaborated by the public in the SDAT process, including, but not limited to, increasing pedestrian access along the shore and pedestrian connections to the shore, improving water quality through a district-wide green

infrastructure system, increasing public green space and parks, achieving the highest standards for urban design, and identifying funding and other strategies for the inclusion of affordable housing and acquisition of other community benefits; and

WHEREAS, the WPAB also recommended the exploration of associated governance mechanisms and analysis for potential financial mechanisms to achieve the vision, particularly with regards to increasing the amount of public green space in South Shore Central which may include but should not be limited to “acquiring land for public use through purchase in fee simple or through granting of conservation easements, [raising funds through] bond issues, dedicated taxes, fundraising, personal philanthropy, grants and the creation of a tax increment financing district,” as per the SDAT Report, 2012; and

WHEREAS, Council approved Resolution 20130808-058 directing the City Manager to initiate a comprehensive small-area planning process for the South Shore Central Sub-district of the Waterfront Overlay and the three adjacent parcels of the Travis Heights sub-district, subject to funding authorization; and

WHEREAS, a February 26, 2014 memo from the Austin Transportation Department notes that the Project Connect: Central Corridor High-Capacity Transit Study recommends final alignment alternatives that cross Lady Bird Lake within the South Shore Central Sub-district and that funding for a small area plan for this area would augment that effort; and

WHEREAS, the South Shore Central Master Plan was included as an Unfunded Capital Needs Request of the Planning and Development Review Department (2013-1014) due to the increasing development pressure on the area, its potential to advance numerous Imagine Austin goals, and its currently unplanned status; and

WHEREAS, development of the small area plan requires funding in the approximate amount of \$200,000 for consultant support in planning a district-wide

green infrastructure network, economic analysis to support redevelopment value recapture for the provision of community benefits, preliminary civil engineering assessment and design for a comprehensive capital plan for right-of-ways (existing and potential), and an analysis of district-wide management and phasing mechanisms; and

**WHEREAS, the small area plan would be presented to the WPAB for a recommendation before approval by the City Council; NOW, THEREFORE,**

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

The City Manager is directed to review and verify estimated costs associated with the development of a South Shore Central Small Area Plan, to identify an appropriate funding source, and to prepare a budget amendment for Council consideration.

**ADOPTED:** \_\_\_\_\_, 2014

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk