



MEMORANDUM

To: Mayor & the City Council
From: Alan Holt, Principal Planner; Planning and Zoning | Urban Design Division
Date: June 10, 2016
Subject: Additional Backup: South Central Waterfront (SCW) Vision Framework Plan

This memo provides the following additional backup materials:

1. Summary of Plan revisions between Draft 3 and Final Draft

The version of the SCW Plan that was subject to public input and review by the Planning Commission (May 25, 2016) and the Small Area Planning (SAP) Sub-Committee (June 1, 2016) was labeled “Draft 3 May 23, 2016.” The Final Draft of the SCW Plan which is being reviewed for adoption by Council includes revisions from the Draft 3 version that are primarily grammar and formatting changes for added clarity, with other substantive content insertions in response to Planning Commission and SAP input, and additional community and staff input.

Attachment A (Summary of Final Plan Revisions) to this memorandum tracks the changes between Draft 3 and the Final Draft.

2. Summary of Public Noticing and Public Feedback

PAZ staff mailed approximately 1,700 legal notification requirements to property owners, tenants, business owners, and community members who reside within the SCW district and/or within half a mile of the district, plus interested parties registered with the City. (Please note that addresses are pulled from both TCAD and utility accounts, so some residents received more than one mailing. Therefore, 1700 mailed notices actually represent a smaller number of people.) The Public Notice was also published in legal notices, May 16, 2016, of the Austin American Statesman newspaper. Staff received fifteen returned-to-sender/undelivered mailings; four phone calls inquiring about the Plan, one walk-in citizen requesting a printed copy of the draft plan, and two written response in favor of the Plan.

Staff also received correspondence from a representative for a property owner, Tantallon Austin Hotel, LLC (owner of the Hyatt), requesting that their letter be included with back-up materials for this item. Staff was also copied on a letter from the Downtown Austin Neighborhood Association (DANA).

Attachment B (Public Feedback) to this memorandum bundles the two written response and the above two mentioned letter.

Attachement A to Memo (Additional Backup to SCW Plan): Summary of Final SCW Plan Revisions

Revision #	Final Draft	Page # Draft reviewed by PC and SAP	Type of revision	Description	Rationale
1	All	All	Editing	329 revisions were made between the final draft and the draft reviewed by the Planning Commission and Small Area Planning Joint Committee. These revisions do not make any substantive adjustments to the content of the Plan, but rather correct grammatical and typing errors, add captions and titles for charts and images, and provide clarity to the structure of sentences and page formatting.	Proofreading, readability
2	8, 27	8, 28	Revision	Change the "tipping parcel" map to reflect the completion of the Hyatt Ballroom portion of the Hyatt PUD.	While technically part of the parcel that remains undeveloped, this portion of the Hyatt property is clearly no longer available for redevelopment.
3	20	20	Addition	Add language summarizing the 1985 Town Lake Corridor Study.	Requested by community members and members of the Planning Commission and Small Area Plan Joint Committee.
4	20	20	Addition	Add language summarizing the 1986 Waterfront Overlay Combining District Ordinance.	Requested by community members and members of the Planning Commission and Small Area Plan Joint Committee.
5	21	20	Revision	Add supplemental language to the section summarizing the 2000: South Shore Central/Travis Heights Development Standards Study.	Requested by community members and members of the Planning Commission and Small Area Plan Joint Committee.
6	21	new	Addition	Add language summarizing the 2008: Waterfront Overlay Task force and Waterfront Planning Advisory Board.	Requested by community members and members of the Planning Commission and Small Area Plan Joint Committee.
7	25	24	Revision	Revise text summarizing the Waterfront Overlay Ordinance regulatory framework.	Revised to coordinate with language added for Revision #3-6.
8	28, 100	29, 102	Addition	Add paragraph explaining the relationship of Planned Unit Development applications and the "Baseline Buildout".	Added to clarify previous paragraph.
9	34	35	Addition	Add new section describing the role of the Waterfront Planning Advisory Board and the Stakeholder Outreach Committee during the SCW planning process.	Requested by community members and members of the Planning Commission and Small Area Plan Joint Committee.
10	82	84	Addition	Add language about the 1986 Waterfront Overlay Ordinance Setbacks and the 2008 Waterfront Overlay Task Force.	Added to provide additional background for setbacks proposed in the Vision.
11	84	new	Addition	Add new section describing the role of Public Art in the planning process, the district, and next steps.	This section should have been included in previous drafts, but was missed by mistake.
12	94	94	Addition	Add language describing ownership affordability (100-120% AMI) to the Affordable Housing section.	Added after meeting with community affordable housing advocates
13	95	97	Revision	Revise the Funding Toolkit table to include an X for Tax Increment Financing and Affordable Housing.	Added after meeting with community affordable housing advocates

14	98	100	Addition	Add Tax Increment Financing to the list of Affordable Housing Strategies.	Added after meeting with community affordable housing advocates
15	108	108	Addition	Add new section under Governance and Organization for establishing a SCW Public Improvement District.	Added to cross-reference with material in other parts of the document.
16	108	108	Addition	Add new section under Governance and Organization for mandating the appointment of a SCW Advisory Group.	Added in response to the Planning Commission's and the Small Area Planning Committee's recommendations and discussions.
17	108	108	Revision	Provide detail for coordinating City government to implement the Plan.	Added to cross-reference with material in other parts of the document.
18	110	110	Revision	Revise key partner from Council to City Manager for "Identify lead entity in City to coordinate efforts moving forward and assign lead person".	Changed to correctly identify proper chain of command for assigning city staff.
19	110	110	Addition	Add "Create a South Central Waterfront Advisory Group" to the list of City Actions.	Added to cross-reference with material in other parts of the document. (see revision # 16)
20	110	110	Addition	Add "Develop a SCW Public Art Master Plan" to the list of City Actions.	Added to cross-reference with material in other parts of the document. (see revision # 11)
21	111	111	Addition	Add "Initiate Development Corporation/Authority Evaluation" to the list of City Actions.	added to cross-reference with material in other parts of the document.
22	-	112	Removal	Remove "initiate negotiations for Das with willing owners/developers" from the list of City Actions.	Inappropriate section of plan for this item.
23	-	112	Removal	Remove "Development Agreements" from the list of City Actions.	Inappropriate section of plan for this item.



City of Austin Planning and Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

**NOTICE OF PLANNING COMMISSION and CITY COUNCIL PUBLIC HEARINGS
FOR AN AMENDMENT TO THE IMAGINE AUSTIN COMPREHENSIVE PLAN
TO ADOPT AND ATTACH THE SOUTH CENTRAL WATERFRONT VISION
FRAMEWORK PLAN AND TO AMEND THE GROWTH CONCEPT MAP TO ADD
A REGIONAL CENTER TO THE AREA COVERED BY THE PLAN**

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si usted desea hablar con alguien en español acerca de este aviso, por favor llame al (512) 974-3531.

Mailing Date of this Notice: May 13, 2016

File Number: CPA-2016-001

Staff from the Planning and Zoning Department is proposing that the South Central Waterfront Vision Framework Plan (SCW Plan – See link below) be adopted as an amendment and attachment to the Imagine Austin Comprehensive Plan. The boundaries of the planning area: (western boundary) South First Street from the East Branch of Bouldin Creek to the shoreline; (northern boundary) Lady Bird Lake shoreline from South First Street to Blunn Creek; (eastern boundary) Blunn Creek from the lake to Riverside Drive; (southern boundary) Riverside Drive from Blunn Creek to East Branch of Bouldin Creek, then Bouldin Creek to South First Street. (see enclosed map of area)

The effort to create the SCW Plan was initiated by the City Council in August 2013 for this 118-acre district located south of Downtown. The goal of the initiative is to help ensure that that expanded park spaces, public gathering places, green streets and affordable housing are central to the future redevelopment of this rapidly changing area. The planning effort engaged hundreds of interested citizens and affected property owners to create a vision for the district. In 2014 the SCW Interim Vision Framework Report was released. This interim report presented three necessary requirements for successful redevelopment of the district. First, create a physical framework of connected open spaces, parks, streets and public spaces to increase connections to the waterfront and throughout the district. The second requirement is to establish a financial framework to coordinate private and public investments to fund the needed physical improvements and to support that 10-20% of the new residential development shall consist of affordable housing units. The third requirement is for the City of Austin to play a proactive role in the development of the district. The SCW Vision Framework Plan details these requirements.

For more information about the planning process and to view the South Central Waterfront Vision Framework Plan: <https://www.austintexas.gov/waterfront>.

PLANNING COMMISSION HEARING

DATE: Tuesday, May 24, 2016

TIME: 6:00 P.M.

LOCATION: 301 West 2nd Street, City Council Chambers, Austin, Texas

CITY COUNCIL HEARING

DATE: Thursday, June 9, 2016

TIME: 4:00 P.M.

LOCATION: 301 West 2nd Street, City Council Chambers, Austin, Texas

Contact Information

For questions regarding the South Central Waterfront Vision Framework Plan, contact
Lizzy Smith
(512) 974-2856
lizzy.smith@austintexas.gov

Si Ud. necesita información en español, favor de llamar a Debbie Valero (512) 974-3531.

See enclosed sheets for more information on public hearings.

PLANNING COMMISSION and CITY COUNCIL COMMENT FORM

File #: CPA-2016-001

Planning Commission Hearing Date: Tuesday, May 24, 2016

City Council Hearing Date: Thursday, June 9, 2016

Comments: _____

You may also send your written comments to the Planning and Zoning Department, P.O. Box 1088,
Austin, TX 78767-8835, Attn: Lizzy Smith

Name (please print) Sheila Fox

☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

Address 502 Sunny Lane 78704

.....
INFORMATION ON PUBLIC HEARINGS

The Planning and Zoning Department has initiated an amendment of the Imagine Austin Comprehensive Plan. This notice has been mailed to you as a courtesy since you reside, own property, own or operate a business, or represent a neighborhood or environmental organizations with boundaries within 500 feet of the area covered by the South Central Waterfront Vision Framework Plan.

This request for a comprehensive plan amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the plan adoption request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the plan.

If you have any questions concerning this notice, please contact the City of Austin Planning and Zoning Department at the number shown on the previous page. If you would like to express your support or opposition to this request, you may do so in several ways:



City of Austin Planning and Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

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PLANNING COMMISSION and CITY COUNCIL COMMENT FORM

File #: CPA-2016-001

Planning Commission Hearing Date: Tuesday, May 24, 2016

City Council Hearing Date: Thursday, June 9, 2016

Comments: Please pass this amendment so
that a cohesive, useful and aesthetically
pleasing dred can be created.
Thank you.

You may also send your written comments to the Planning and Zoning Department, P.O. Box 1088, Austin, TX 78767-8835, Attn: Lizzy Smith

Name (please print) Dean Van Landuyt ☒ I am in favor
(Estoy de acuerdo)
Address 502 Sunny Lane 78704 ☐ I object
(No estoy de acuerdo)

.....
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GRAVES DOUGHERTY HEARON & MOODY

A PROFESSIONAL CORPORATION

Michael J. Whellan
512.480.5734
512.480.5834 (fax)
mwhellan@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767-9998

June 2, 2016

Via Email: alan.holt@austintexas.gov

Alan Holt
Principle Planner
Planning and Zoning Department
Urban Design Division
505 Barton Springs Road
Austin, Texas 78704

Re: South Central Waterfront Vision Framework Plan; "Hyatt Block"

Dear Alan:

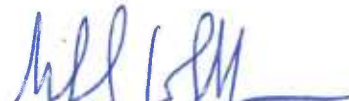
On behalf of Tantallon Austin Hotel, LLC and Tantallon Austin, LLC. (collectively, "Tantallon"), I wanted to provide you with a letter for the staff back-up to be sure that City Council Members and City planners were aware that the improvements set forth for the "Hyatt Block" in the South Central Waterfront Vision Framework Plan that would be on the Hyatt property¹ would require a modification to the Planned Unit Development Ordinance which regulates development at the Hyatt site.

At this time, Tantallon does not have any plans to seek modification of the regulations that control development at the Hyatt site as set forth in the Planned Unit Development Ordinance, nor does Tantallon have any obligation to do so. It is also Tantallon's understanding that the South Central Waterfront Vision Framework Plan and any associated regulations would not obligate Tantallon to seek any amendment to the Planned Unit Development Ordinance.

Tantallon appreciates and respects the work you have done over the years to develop the South Central Waterfront Vision Framework Plan.

Very truly yours,

GRAVES, DOUGHERTY, HEARON & MOODY, P.C.

By: 
Michael J. Whellan

MJW/dmk

¹The Hyatt Hotel, associated parking garage/ballroom, and surface parking lot areas are located on property owned by Tantallon Austin Hotel, LLC and Tantallon Austin, LLC.

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

June 8, 2016

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Vice President

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Mayor and Council of the City of Austin
301 W. 2nd Street
Austin, Texas 78701

RE: South Central Waterfront Vision Framework Plan - Item 67

Honorable Mayor, Mayor Pro Tem, and Council,

We write today to urge you to adopt the bold new vision for the transformation of the South Central Waterfront embodied in Item 67.

The Downtown Austin Neighborhood Association works for the interests of the 12,000 residents of the downtown neighborhood. We have been actively engaged in the development of the South Central Waterfront initiative. We have been briefed and presented our feedback on earlier drafts and, in May, we co-hosted an event where members of the downtown community were presented with the plan and had our questions answered.

The past few years have shown that there is intense interest in living in and near downtown, including on the South Central Waterfront. However, the development that has happened has been haphazard, with little park and street infrastructure to support it. We believe this plan would represent a real improvement over the current development pattern and a thoughtful balance of the many important considerations.

Respectfully,

Board of Directors of The Downtown Austin Neighborhood Association

Cc: Alan.Holt@austintexas.gov
Marc.Ott@austintexas.gov

