



BOARD/COMMISSION RECOMMENDATION
South Central Waterfront Advisory Board

Recommendation Number: (20210602-3a): Resolution Recommending a South Central Waterfront Committee of the Austin Economic Development Corporation Board

Whereas: The City Council of Austin (“the Council”) resolved to initiate a comprehensive small-area plan for the South Central Waterfront. The August 2013 Council resolution cites that this area faces unique challenges as development pressures rise, and that the current land development codes and the waterfront overlay ordinance are not adequate to guide development in a way that will fully achieve the goals of the Town Lake Corridor Study.

Whereas: The South Central Waterfront Vision Framework Plan was adopted by Council as an amendment to the Imagine Austin Comprehensive Plan on June 16th, 2016.

Whereas: In adopting the South Central Waterfront Vision Framework Plan, the City Council cited key findings from preliminary studies which advised that zoning ordinances alone were not adequate to guide development in a way to achieve community values that date back to the Town Lake Corridor Study of 1985. These values include enhanced public access to the shore, expanded open space, ensuring quality design, and the maximization of water quality. More recent public engagement, and the adoption of the Imagine Austin Comprehensive Plan, expanded the list of community desires to include more affordable housing and sustainable technologies.

Whereas: In 2016 Council created the South Central Waterfront Advisory Board (“the Board”) to provide continuity and communication among stakeholders and advocates as the South Central Waterfront Plan moves toward implementation and to provide recommendations to the City Council regarding plan implementation.

Whereas: The Board is made up of not only experts in their field but community members who live near the project area whose input has been and will continue to be imperative to this process. More importantly, community input is critical to the success of the project to ensure the City continues to foster meaningful community engagement through a process that is transparent and in the best interest of not just the residents of the immediate surrounding area, but the city as a whole.

Whereas: Included in the South Central Waterfront Plan approved by Council in 2016 was the recommendation to form a development corporation, specific to the South Central Waterfront area, which could provide the district with a suite of predevelopment and development services to assist the execution of both public and private projects within the district. This development corporation could facilitate and advocate for necessary public approvals, partner with the City to build public infrastructure to support development, and package a range of incentives and funding tools necessary such as a Tax Increment Financing (TIF) district or a Tax Increment Reinvestment Zone (TIRZ) to achieve the aspirations of the South Central Waterfront Vision.

Whereas: In 2019 the Board made a [formal recommendation to Council](#) regarding the creation of an entity that could serve as the governance structure to oversee the rapid changing landscape in the South Central Waterfront area with guidance from the Board.

Whereas: In passing [RESOLUTION NO. 20201001-055](#), which established the creation of the Austin Economic Development Corporation (“the AEDC”), the Council determined “previous resolutions, beginning with Resolution No. 20141211-122, have directed the City Manager to deliver feasibility studies, timelines and specific proposals related to the creation of an economic development corporation to manage economic development projects and support development of affordable housing, including the development of workforce housing, public-private partnerships with private led development (such as the South Central Waterfront) to provide community benefits, including a Cultural Trust to support acquisition and preservation of creative spaces within the City of Austin”.

Whereas: Included in the original charge of the Board is a mandate to provide recommendations to the city council regarding plan implementation. With this in mind, it is the opinion of the Board that its charge is not yet complete and will not be complete until the formal adoption of a funding source and a regulating plan for any and all projects whether public or private to be built in the area.

Whereas: The Board deems it necessary and within its charge to make a recommendation to Council regarding the creation of a South Central Waterfront Committee (“the Committee”) under the auspice of the AEDC which advises both Council and the AEDC board, jointly, on all issues related to the South Central Waterfront.

NOW THEREFORE, BE IT RESOLVED BY SOUTH CENTRAL WATERFRONT ADVISORY BOARD OF THE CITY OF AUSTIN:

Section 1: The Board determines that the creation of a South Central Waterfront Committee under the auspice of the AEDC which advises both Council and the AEDC board, jointly, on all issues related to the South-Central Waterfront is wise, expedient, necessary, and advisable.

Section 2: The make-up of the Committee shall consist of the members listed in Exhibit A and will have the duties and responsibilities listed in Exhibit B.

Section 3: Given Austin’s long history of systemic racism and racial inequity that continues today where communities of color have been excluded, marginalized, and discriminated against as a result of City policies and practices, the Board finds it necessary and prudent to include a member on the newly created Committee whose focus will be to give advice and feedback on issues related to Diversity Equity, and Inclusion.

Section 4: It is the opinion of the Board that the design review efforts for any project which is built within the district would be better served by a full review of the Design Commission of the City of Austin and this review process should be formally adopted in the Regulating Plan for the area.

Section 5: The Board finds that the need for an additional member with an expertise in transportation and transit is necessary given the robust transportation options proposed within the district including light rail.

Section 6: The Board cannot be dissolved until its charge is completed and will exist concurrently with the newly formed subcommittee until such time as the tasks mentioned prior are completed or the Council decides to sunset the Board.

Section 7: The Board finds deems it necessary and wise for all members of the Committee to undergo training in Diversity, Equity, and Inclusion. This training shall be the same or equivalent to what is required of the members of the AEDC board.

Exhibit A

Composition

The Committee shall consist of the following members:	
1	Member with knowledge in transportation and transit issues nominated by the Urban Transportation Commission
2	Environmental Commission member nominated by the Environmental Commission
3	Parks and Recreation Board member nominated by the Parks and Recreation Board
4	Planning Commission member nominated by the Planning Commission
5	Representative with expertise in affordable housing nominated by the Community Development Commission
6	Member nominated by the South River City Citizens Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront
7	Member nominated by the Bouldin Creek Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront
8	One member to be nominated jointly by the Mayor and the council member whose district includes the South Central Waterfront
9	Representative of the Trail Foundation nominated by the Trail Foundation
10	Representative with working knowledge of issues relating to Diversity, Equity, and Inclusion: See notes below
11	Member of the Austin Economic Development Corporation Board nominated by the Austin Economic Development Corporation Board

Ex-officio Members:

The chair of the Downtown Austin Alliance or designee shall serve as an ex-officio member of the board.

Notes: The member with working knowledge in issues related to Diversity, Equity, and Inclusion would be selected via a formal application process open to members of the community who do not currently work for the City of Austin and wish to apply. No minimum requirements would be issued but an application and interview process would be held by the Board of the AEDC. This position will rotate at a minimum, every three years.

Exhibit B

Duties and Responsibilities


The Committee makes recommendations to the AEDC board and City Council (jointly) regarding the following:

- Advise on all matters related to South Central Waterfront Plan implementation.
- Affordable housing policy and implementation to be built in or outside of the district, which utilizes funds derived wholly or partially by the projects conformance with the South Central Waterfront Regulating Plan.
- All funds distributed or deriving from a (to be created) TIF/TIRZ whose funds come from properties within the current or expanded South Central Waterfront area.
- The Committee shall review and make recommendations on all projects whose limits are within the South Central Waterfront area, both public and private, to determine the projects conformance with the South Central Waterfront Vision Framework Plan prior to the project being reviewed by the full board of the AEDC - prioritizing their input to common area/public amenity investments (parks, open space, roads, mass transit, affordable housing, etc.) as well as all other items related to “community benefits” as outlined in the South-Central Waterfront Vision Framework Plan.
- The Committee shall review and make recommendations to the annual report and other reports as outlined in Section 11 of the AEDC by-laws, limiting their comments (where possible) to those sections or statements that have an impact to the South-Central Waterfront or the distribution of funds from a (to be created) TIF/TIRZ whose funds come from properties within the current or expanded South-Central Waterfront area.
- At a minimum of every five years, the Committee shall review and suggest potential amendments to the (to be created) Regulating Plan for the South-Central Waterfront area.
- The Committee shall have an ex-officio seat on the (to be created) South Central Waterfront TIF/TIRZ Board appointed from the Committee membership.
- The Committee shall create working groups at its discretion and in accordance with the by-laws of the AEDC to research all topics as deemed necessary by the Committee.
- The Committee shall make recommendations to the AEDC board to hire consultants or other advisors to implement the plan as they deem necessary.

- The Committee shall review and make recommendations to any proposals to change the geographical area that is the South-Central Waterfront prior to the proposal going before the AEDC board (if required), the Council, or the board of any to be created TIF/TIRZ whose funds come from properties within the South-Central Waterfront area.
- The Committee shall meet monthly and shall prescribe its own meeting agenda items so long as they are within the general purview of the Committees duties and responsibilities.
- The Committee shall prepare an annual report of its work to be distributed to both the AEDC board and the Council.
- Other issues/needs pertaining to the implementation of the South-Central Waterfront Master Plan.

Date of Approval: June 2, 2021

Record of the vote: (Unanimous on an 8-0 vote, 1 absent)

Attest: 

(Chair Samuel Franco)