

RESOLUTION NO. 20220915-090

WHEREAS, the South Central Waterfront District (“District”) has the potential to become a vibrant central neighborhood that will serve as an iconic gateway from South Austin into Downtown and the Texas Capitol; and

WHEREAS, the South Central Waterfront Vision Framework Plan (“Vision Plan”) was adopted by City Council on June 16, 2016 as a roadmap for how the coming change to the District can be guided to create the best possible outcome for all Austinites; and

WHEREAS, the Vision Plan envisions a district that benefits from both public and private investments to leverage maximum impact that generates affordable housing, parkland/open space and other community benefits; and

WHEREAS, the Vision Plan contemplates a district-wide green infrastructure system paired with quality urban design and an interconnected network of public spaces, streets, lakeside trails and parks; and

WHEREAS, the City-led effort is anticipated to establish a lively, attractive pedestrian and bicycle environment, expand parkland/open space and create great public places, enhance connections to and along the waterfront, and provide significant new housing including at least 20% affordable housing units; and

WHEREAS, the infrastructure investments envisioned in the Vision Plan are estimated to cost the City at least \$277 million – an estimate that is expected to continue to increase; and

WHEREAS, since the Vision Plan’s adoption in 2016, and the associated community engagement process over the preceding years, many attributes of the

District have changed, including approval of Project Connect, the cost of land and construction, market conditions for lots in the District, and an increased demand for affordable and market-rate housing; and

WHEREAS, City staff plan to bring forward a proposed South Central Waterfront Regulating Plan (“Regulating Plan”) that is based on the Vision Plan even though it does not wholly reflect current District conditions; and

WHEREAS, analysis now shows that the Vision Plan is not economically viable insofar as the associated development does not generate the resources necessary to pay for the required capital improvements and the desired community benefits; and

WHEREAS, the City Council should ensure that the Regulating Plan and associated entitlements help attain the developments, community benefits, infrastructure, and funding to fulfill the Vision Plan; and

WHEREAS, Council desires to provide the City Manager and the staff, the South Central Waterfront Advisory Board (SCWAB), the Planning Commission, developers, and the community clear direction as they all move forward on this District; **NOW, THEREFORE**,

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

The City Council believes the South Central Waterfront District is a unique, once in a generation, opportunity to plan and establish a vibrant community along the South Shore of Lady Bird Lake that is welcoming, accessible for all in the community, and which facilitates the required infrastructure and the desired

community benefits. The City Council desires for the South Central Waterfront Regulating Plan to enable the development needed to help facilitate the necessary infrastructure and to realize the community benefits goals for the District, including a lively, attractive pedestrian and bicycle environment, parkland/open space and great public places, connections to and along the waterfront, and increased housing of which at least 20% would be new affordable housing units;

BE IT FURTHER RESOLVED:

The City Manager is directed to develop a Regulating Plan that helps attain all of the community benefits envisioned in the Vision Plan to the extent possible. The Regulating Plan should allow for the type and scope of development that maximizes the benefits achieved through capital improvements; and maximizes opportunities to achieve community benefits and improve infrastructure in the District. This Regulating Plan should include increased development entitlement bonuses and regulations that:

1. maximize the number of affordable housing units within and nearby the District;
2. maximize infrastructure investments, such as for new streets, parks, bicycle infrastructure and trails;
3. maximize other community benefits;
4. ensure enhanced environmental standards and protections;
5. support the Project Connect transit investment the community is making; and

6. help create a connected, pedestrian-oriented, mixed use district where thousands more Austinites can live, work, and play.

BE IT FURTHER RESOLVED:

The City Manager shall, associated with the development of this Regulating Plan, consider different approaches for increasing development entitlements and bonuses and implementing regulations, including but not limited to:

1. establishing a density bonus program, perhaps with entitlements akin to the Downtown Density Bonus Program entitlements;
2. allowing for the height, FAR, and entitlements necessary to best support the economics needed to achieve the required infrastructure and the desired community benefits for the District in the Vision Plan;
or
3. ensuring additional entitlements can only be achieved through a density bonus.

BE IT FURTHER RESOLVED:

The City Manager shall, associated with the development of this Regulating Plan, ensure development entitlements are sufficient to sustain increases in market demand in the District for the next two decades in order to account for increased costs and to avoid continual requests from developers for amendments to this Regulating Plan for increased entitlements. The City Manager shall provide annual updates on the implementation of the Vision Plan and shall provide recommendations for changes to the Regulating Plan as needed and at least every five years.

BE IT FURTHER RESOLVED:

The Regulating Plan called for in this resolution may be in addition to other recommendations that the City Manager and the staff, the SCWAB, or the Planning Commission wish to bring forward to Council for consideration.

BE IT FURTHER RESOLVED:

The City Manager is directed to complete needed changes to the Regulating Plan to satisfy the above direction and return to Council with a draft Regulating Plan by June 2023.

BE IT FURTHER RESOLVED:

Until such time that the City Council has approved the South Central Waterfront District Regulating Plan, projects within this District (the South Central Waterfront District) shall adhere to existing zoning entitlements. If an applicant proposes to exceed a property's current base zoning entitlements through an application for a Planned Unit Development (PUD) or a density bonus program, the baseline used for any density bonus program or PUD shall be the existing zoning entitlements applicable to the property.

BE IT FURTHER RESOLVED:

As part of the development of the recommendations requested within this Resolution, the City Manager is further directed to work with and gather input from community stakeholders, including but not limited to representatives from the South River City Citizens (SRCC) Neighborhood Association and Bouldin Creek Neighborhood Association, other adjacent neighborhoods, such as the Downtown Austin Neighborhood Association and Zilker Neighborhood Association, and representatives from environmental and park organizations with an interest in the

area, such as the Austin Parks Foundation and The Trail Foundation. Prior to bringing forward the proposed draft Regulating Plan to any board or commission, the City Manager shall prepare a memo summarizing the community input efforts undertaken and feedback received.

ADOPTED: September 15, 2022

ATTEST:

A handwritten signature in blue ink, appearing to read 'Myrna Rios', is written over a horizontal line.

Myrna Rios
City Clerk