

**RESOLUTION NO. 20220901-085**

**WHEREAS**, residents of Austin who live east of IH-35 have limited opportunity to engage with programming on Lady Bird Lake that promotes physical and mental wellbeing; and

**WHEREAS**, Epic Stand Up Paddle Boarding (EpicSUP), located on the shore of Lady Bird Lake at 2200 South Lakeshore Blvd., is the farthest east side operating stand-up paddle rental dock; and

**WHEREAS**, EpicSUP has operated at this City-owned location since 2013, and it financed, permitted, designed, and constructed the dock, shelter, ADA-accessible sidewalk, and other improvements at the location; and

**WHEREAS**, in April 2021, the City authorized The Trail Foundation to contract with EpicSUP for the continued operation of EpicSUP's stand-up paddle board concession, and in May 2021, TTF and EpicSUP entered into such an agreement (the Concession Contract).

**WHEREAS**, the Concession Contract specifies that EpicSUP's capital costs during the first year can be used to offset any revenue-sharing obligation to the City for the primary term of the agreement (five years) and that all improvements will then become the property of the City; and

**WHEREAS**, EpicSUP has supported small businesses on the east side of Austin and organizations such as Boys & Girls Clubs of the Austin Area, Operation Get Out, Earth Day, and several local schools; and

**WHEREAS**, EpicSUP has served more than 41,000 patrons in the last 18 months alone and has paid more than \$183,107 in commissions to the City of Austin and The Trail Foundation; and

**WHEREAS**, the Austin Rowing Club is a nonprofit, 501(c)(3) corporation originally incorporated in 1899 and continuously operating since 1981; and

**WHEREAS**, the Austin Rowing Club has been operating the Waller Creek Boathouse since the City completed construction in 2012; and

**WHEREAS**, the Austin Rowing Club is an integral part of the Austin community, providing rowing operations to all ages and demographics as well as a vibrant community space with a broad range of amenities and services to more than 100,000 visitors each year; and

**WHEREAS**, the Austin Rowing Club currently works with more than 40 community partners, including such partners as Boys & Girls Clubs of the Austin Area, Parks and Recreation Department recreation centers and summer camps, the regional Veterans Administration, and Team Survivor; and

**WHEREAS**, including the Austin Rowing Club, seven organizations operate from the Waller Creek Boathouse, representing more than 100 full- and part-time employees who rely on the income they receive from these organizations; and

**WHEREAS**, in 2020, voters approved an estimated \$7.1 billion transit plan called Project Connect, and the Austin Transit Partnership, the newly-formed local government corporation, is leading the design, engineering, and construction of Project Connect; and

**WHEREAS**, the plans for Project Connect call for a river crossing along the alignment of Trinity Street and an underground tunnel beginning on the north side of Lady Bird Lake; and

**WHEREAS**, the construction of the river crossing and tunnel entrance is expected to require the demolition of the Waller Creek Boathouse, thereby displacing the Austin Rowing Club and the other organizations housed there; and

**WHEREAS**, the construction of a new boathouse on the former youth hostel site at 2200 South Lakeshore Boulevard would allow the Austin Rowing Club to continue enriching the lives of Austinites, particularly those who have historically lacked equal access to recreational activities; **NOW, THEREFORE,**

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

Council directs the City Manager to coordinate with the Austin Rowing Club with the goal of continuing and extending the Club's agreement with the City beyond the demolition of the current Waller Creek Boathouse. The City Manager is further directed to provide a recommendation to Council as to how EpicSUP's continued and un-interrupted presence on Lady Bird Lake might be accommodated.

**BE IT FURTHER RESOLVED:**

Council directs the City Manager to coordinate with the Austin Rowing Club and other appropriate organizations that currently utilize the Waller Creek Boathouse to relocate these entities and extend any agreements they may have so they are able to operate without closure, to the extent feasible, on a City site such as the former youth hostel site.

**BE IT FURTHER RESOLVED:**

The City Manager shall provide Council with a plan for financing the boathouse and dock design, engineering, and construction. To the extent practicable, the financing plan shall include funding from Project Connect for the



condemnation of the Waller Creek Boathouse property and shall not include City funds.

**BE IT FURTHER RESOLVED:**

The boathouse design should create a facility oriented to the trail and community and which provides public amenities, such as restrooms and community space. The City Manager shall ensure that fulfilling any additional parking needs will not be achieved through the use of waterfront property.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to enter into an operational agreement with the Austin Rowing Club that will allow for community organizations to access meeting space for free, if the renovation results in space that can be used in such a manner. The design process shall include community input and engagement with stakeholders such as East Riverside community organizations and others.

**BE IT FURTHER RESOLVED:**

The City Manager shall ensure that the City is fully and fairly compensated for Project Connect's condemnation of the Waller Creek Boathouse, including for the value of the land and construction, and shall collaborate with the Austin Transit Partnership to secure any additional funding required to construct a boathouse and associated amenities on the new site.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to coordinate with EpicSUP and The Trail Foundation and with the Austin Rowing Club to extend the Concession Contract to the sooner of the following: i) 60 days prior to the actual scheduled demolition of

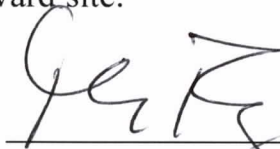
the Waller Creek Boathouse or ii) 30 days prior to the actual commencement of construction activities associated with the redevelopment of the 2200 South Lakeshore Boulevard site, but only if the operation of a stand-up paddle rental dock interferes with such redevelopment. The City Manager is directed to coordinate with the Austin Rowing Club to extend the Austin Rowing Club concession contract (the ARC concession contract) to 60 days prior to the actual scheduled demolition of the Waller Creek Boathouse. All other terms of the existing EpicSUP Concession Contract and the existing ARC concession contract shall remain the same.

**BE IT FURTHER RESOLVED:**

Council authorizes the City Manager to negotiate and execute any other related agreements, such as parkland improvement agreements, that may be necessary to effectuate the transition of the Austin Rowing Club and the other organizations to the 2200 South Lakeshore Boulevard site.

**ADOPTED:** September 1, 2022

**ATTEST:**



Myrna Rios  
City Clerk