



Annual Internal Review

This report covers the time period of 7/1/2022 to 6/30/2023

South Central Waterfront Advisory Board **(Official Name of Board or Commission)**

The Board/Commission mission statement (per the City Code) **is:** “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.”

- 1. Describe the board’s actions supporting their mission during the previous calendar year. Address all elements of the board’s mission statement as provided in the relevant sections of the City Code.**

The Board took several actions that furthered its mission as defined by council:

- In September of 2022, the Board issued a letter to the Mayor and City Council requesting that they direct the City Manager to provide monthly updates to the appropriate working groups of the SCWAB to ensure the Board could fulfill its role as steward to the South Central Waterfront Vision Framework plan.

[SCWAB letter regarding Monthly Updates by the City Manager](#)

- In October of 2022, former Chair Franco issued a letter to the Mayor and City Council in response to the Board’s review of the 305 South Congress PUD. It requested additional on-site affordable housing, compliance with the Vision Framework’s plan for the use and delivery of the public park, commitment to use reclaimed water and the implementation of Water Forward standards, reduced

glazing reflectivity, and adherence to the Waterfront Overlay setback requirements.

SCWAB letter regarding 305 South Congress PUD

- In January of 2023, the Board issued a formal Recommendation to the City Council requesting they codify the South Central Waterfront Advisory Board's review and input of all developments within the geographical boundaries of the Plan and Zone.

SCWAB Recommendation to City Council

The Board also reviewed several presentations from city staff, consulting agencies, and development teams to help inform its work and foster community discussion regarding the SCW Vision Plan and its implementation path:

- Austin Economic Development Corporation (AEDC) presentation to clarify SCW role and address Board questions/concerns.
- Housing and Planning Department update on the SCW Regulating Plan
- City Economic Development presentation on the Tax Increment Reinvestment Zone and its connection to the Regulating Plan
- Housing and Planning Department presentation of the 311-315 South Congress PUD
- Development team assessment briefing on the 200 E. Riverside PUD

2. Determine if the board's actions throughout the year comply with the mission statement.

(If any of the board's actions were outside the scope of the mission statement, the report should explain the non-compliance issues.)

Yes, the actions taken this year within the scope of the board's mission statement and helped to further its objectives as outlined in its charter by Council.

3. List the board's goals and objectives for the new calendar year.

(Make sure the goals and objectives fall within the mission statement of the board/commission.)

Last year, the Board identified three important work areas for the South Central Waterfront Advisory Board:

- Tax Increment Reinvestment Zone
- Regulating Plan and District Guiding Documents
- City Department/Staff Structure

Thanks to the hard work of City Staff and its consultants, as well as actions taken by Council, the Board has made much progress on its initiative to clarify the Tax Increment Reinvestment Zone (TIRZ) guidelines and structure. We understand that further refinements to the TIRZ Agreement may be needed to bring it into sync with SCW Vision Framework Plan, but acknowledge that those discussions are currently on hold pending resolution of opposing litigation.

However, it should be noted that there has been limited advancement of the Regulating Plan and District Guiding Documents nor further clarity provided regarding the City Department/Staff Structure that will work in tandem with the Board to further its Mission.

The Board is concerned that the prolonged absence of said components critical to the successful implementation of the South Central Waterfront could foster an environment where significant new projects bypass the (currently optional) SCWAB review and instead progress down the PUD development path with superiority items and community benefits that are not necessarily in line with those envisioned in the Vision Framework Plan.

To that end, both of the aforementioned initiatives will remain priority items for the Board in the coming year as we seek to deliver on the key oversight and regulatory responsibilities enshrined in the Mission Statement.

In addition, the Board will be seeking further clarity on how Project Connect's plans for the development of light rail infrastructure in the area will interface with the Vision Framework Plan and inform ROW development/access for projects currently under review.