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RESOLUTION NO.

WHEREAS, the City is a committed partner to achieving the Waterloo Greenway park system; and

WHEREAS, the Waller Creek District Master Plan was developed in 2010, which prioritized three key principles to guide the planning and design of the creek corridor and district: 1) enhance the ecological, hydrological, and open space value of the creek corridor, 2) create interwoven and appropriately scaled pedestrian and bicycle linkages across and along the creek that connect Lady Bird Lake with the University of Texas, East Austin, Rainey Street, and Downtown, and 3) promote development activity and investment along the creek and throughout the district; and

WHEREAS, the Downtown Austin Plan adopted in 2011 prioritized completion of a linear park along Waller Creek to create a green “necklace” to support revitalization of Downtown’s east side; and

WHEREAS, the City adopted the Waller Creek Design Plan (also known as the Waterloo Greenway Design Plan), in 2013, informing the design and strategy for completing the project; and

WHEREAS, the Waller Creek Corridor Framework Plan, was developed in 2014 and adopted by the Waller Creek Local Government Corporation; and

WHEREAS, a portion of the Waller Creek Design Plan resides in the Red River Cultural District, established by City Council on October 17, 2013; and

WHEREAS, the Waller Creek Tax Increment Reinvestment Zone No. 17 (“TIRZ No. 17”) was created in 2007 to finance the construction of the Waller

24 Creek Flood Control Tunnel, capturing incremental growth in new property tax
25 revenue; and

26 **WHEREAS**, the Waller Creek Flood Control Tunnel reduced the size of the
27 floodplain along Waller Creek, which has increased redevelopment potential in the
28 eastern part of downtown; and

29 **WHEREAS**, the Waller Creek District Joint Design, Development,
30 Management and Operation Agreement between the City of Austin, Waller Creek
31 Local Government Corporation, and Waller Creek Conservancy (also known as the
32 Waterloo Greenway Conservancy) (the “Conservancy”) was adopted in 2014 and
33 included creek setbacks in the approved design guidelines; and

34 **WHEREAS**, questions have been raised by key stakeholders about the
35 potential impact to redevelopment along the creek and feasibility of using setbacks
36 to achieve the Waller Creek Design Plan; and

37 **WHEREAS**, the Project Plan and Finance Plan for TIRZ No. 17 were
38 amended and adopted in 2018 to fund a portion of design and construction of the
39 Waterloo Greenway with the incremental growth in new property tax revenue; and

40 **WHEREAS**, the Conservancy, the City’s partner in completing the Waller
41 Creek Design Plan, has completed Waterloo Park and a substantial amount of the
42 trail from 4th Street to Lady Bird Lake, with plans to begin the segment from 4th
43 Street to 15th Street in the near future; and

44 **WHEREAS**, the Conservancy seeks development regulations and tools
45 from the City to provide a predictable and streamlined approach for all parties to
46 create more certainty during the design and construction of the linear park and trail
47 system; and

48 **WHEREAS**, the Red River Cultural District seeks to ensure music venues
49 within the district have the flexibility to grow and sustain; and

50 **WHEREAS**, Council initiated an update to the Downtown Density Bonus,
51 which includes this area and will update development incentives in line with
52 community goals; and

53 **WHEREAS**, Council initiated an update to the Downtown Austin Plan,
54 which will plan for the next ten years of change Downtown, recommending
55 strategies to balance redevelopment potential with community goals; and

56 **WHEREAS**, updated guidance is needed to determine the appropriate
57 regulatory tools and incentives to achieve the plan principles in relation to the
58 City’s fiscal, cultural, and economic interests and existing constraints; and

59 **WHEREAS**, the tools and incentives available to achieve the plan may
60 require design coordination with future phases of the Waterloo Greenway; **NOW,**
61 **THEREFORE,**

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

63 The City Manager is directed to provide information and inform Council of
64 options to most effectively and efficiently achieve the Waller Creek Design Plan
65 within the Waller Creek District boundary, being mindful of impacts to TIRZ No.
66 17, including recommendations related to standards and incentives and any
67 necessary amendments to City Code Title 25 (*Land Development*), along Waller
68 Creek from 15th Street to Lady Bird Lake.

70 **BE IT FURTHER RESOLVED:**

71 The City Manager’s information and recommendations to Council shall
72 include and address the following:

- 73 • Spatial requirements for creek bank stabilization, pedestrian and bicyclist
74 infrastructure, and any other Waterloo Greenway plan elements;
- 75 • Quantification of ecosystem services for any new riparian areas;
- 76 • Maps showing the Waterloo Greenway Design Plan and spatial
77 requirements considering the existing cultural and economic resources;
- 78 • Impacts to the TIRZ, specifically a comparison of economic impacts of
79 City investments in the Flood Control Tunnel and Waterloo Greenway
80 against impacts to changes to developable area if setbacks were to be
81 implemented;
- 82 • Analysis of economic, land, and operational impacts to existing
83 businesses and live music venues.
- 84 • Feasibility at the time of site plan to negotiate setbacks or land dedication
85 for the purposes of the Waller Creek Design Plan;
- 86 • Options for environmental infrastructure that achieve superior
87 environmental results on smaller land footprints;
- 88 • Alignment with the Downtown Density Bonus and Downtown Austin
89 Plan updates; and
- 90 • Assessment and consideration of the future of City Capitol View
91 Corridors in the area due to the I-35 Capital Express Central Project.

93 **BE IT FURTHER RESOLVED:**

94 The City Manager is directed to engage with area stakeholders and major
95 landholders through a working group that includes, but is not limited to the
96 Conservancy, Red River Cultural District, Downtown Austin Alliance, Travis
97 County, University of Texas at Austin, and applicable environmental and mobility
98 advocates.

99 **BE IT FURTHER RESOLVED:**

100 The City Manager is directed to return with options and recommendations
101 by August 31, 2025, for Council consideration, with an update to Council by
102 December 2024.

103
104 **ADOPTED:** _____, 2024 **ATTEST:** _____
105
106 Myrna Rios
107 City Clerk