

Attachment #2 - Waller Creek District Master Plan Summary of Boards and Commissions action

Planning Commission – May 11, 2010

Action: Recommend the adoption of the Waller Creek District Master Plan with the following suggestions:

- Add statement that there should be no net loss of affordable housing within the planning area.
Staff response: Staff concurs with this recommendation. Proposed language is reflected in Attachment 6.
- Propose upzoning the tracts that are located between Red River and IH-35 from CS – Commercial Service to DMU - Downtown Mixed Use.
Staff response: Staff recommends no change to the current language.
- Include the City Council Resolution from Families with Children Task Force regarding the inclusion of family-friendly, housing design and amenities to the body of the plan.
Staff response: Staff concurs with this recommendation. Proposed language is reflected in Attachment 6.
- Encourage Council to quickly determine the appropriate entity(ies) for funding, management, and maintenance program in the corridor and the District.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- WCCAC to work with Symphony and staff to craft Master Plan language regarding Symphony leased property that is mutually agreeable.
Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.
- Include statement(s) that reinforce live music venue protection.
Staff response: Staff recommends pursuing strategies identified in the Downtown Austin Plan regarding live music and creative culture. Proposed changes to the Master Plan are reflected in Attachment 6. See Attachment 8 for summary of Downtown Austin Plan recommendations concerning live music.

Waller Creek Citizen Advisory Committee – May 20, 2010

Action: Recommended approval of Master Plan with the following suggestions:

- Add a bullet point in the discussion of Riparian Restoration Strategies to include streambank stabilization.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Amend the language regarding the Symphony Square area to reflect staff's proposed language.
Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.

- Staff should provide to Council, as an appendix, an additional breakdown of costs for the Implementation Strategy.

Staff response: Staff agrees with this recommendation. Additional cost information is provided in Attachment 7.

- Encourage having an overall tenant manager along Sabine Street which could contribute to attracting and maintaining tenants and the overall success of Sabine Street.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

- Staff should work with the Consultant to re-evaluate the Pedestrian-Oriented Streetfront Uses.

Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.

- Add the following language to the discussion of affordable housing in the Master Plan:

“To achieve the City of Austin goal of achieving geographical dispersal of affordable housing, the Master Plan should preserve the existing affordable housing within the Waller Creek District at the same levels of affordability and should aim to create additional housing opportunities within the Waller Creek Corridor for families with children at all income levels.”

Staff response: Staff recommends adoption of the Planning Commission language regarding affordable housing.

- To the Lakeside Apartments discussion add: “with the objective that redevelopment of this site would result in at least a 1:1 onsite replacement of public housing units, including the same level of tenant protections, family income targets, and affordable rent levels.”

Staff response: Staff recommends adoption of the Planning Commission language regarding affordable housing.

- The City of Austin has committed to becoming the most family friendly city in the country and to ensuring that all policies and decisions support and enhance the quality of life for Austin’s families with children. Amend the Master Plan to add the following statements:

Page 9 add sentence: “Parks and public space within the Waller Creek Corridor should be redeveloped and designed to meet the needs and interests of families with children and users of all ages.”

Page 15 add sentence: “In recognition of the City’s commitment to becoming the most family friendly city in the country, opportunities for creating housing designed for families with children should be pursued.

Staff response: Staff agrees with these recommendations. Proposed language is reflected in Attachment 6.

- Encourage the City to negotiate and/or renegotiate easements with adjoining land owners to provide trail and creek access is critical where private ownership encroachments negate the greenbelt vision.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

Comprehensive Planning and Transportation Committee - June 7, 2010

Action: None taken

Design Commission - May 24, 2010

Action: Approved via letter, the Commission supports the guiding principles of the Plan and has the following concerns:

- Integration of the Waller Creek District Plan with the Downtown Plan (DAP). Is the district plan a subset of the DAP? If so, then reference the DAP, but don't take specifics from it that may change over time.
Staff response: The Waller Creek District is one of nine districts established in the DAP, the policy recommendations and development standards of this Master Plan will be incorporated within the overall DAP. See page 43 of the Waller Creek District Master Plan for more detail.
- Building massing including setbacks and stepbacks along the creek front should be developed specifically rather than lifting from the DAP.
Staff response: Setbacks and stepbacks were developed specifically for Waller Creek District and in some cases by Sub-District within the District.
- The Density Bonus provisions should be tied to the framework of the Downtown Density Bonus Plan.
Staff response: Any density bonus provisions in the Waller Creek District Master Plan have been coordinated with the DAP-Density Bonus Plan.
- Lack of information on stormwater runoff impacts on Waller Creek of the proposed new streets and buildings.
Staff response: Staff generally concurs with this recommendation and proposes that it be coordinated during the implementation of the Master Plan.
- Publicly Accessible Open Space development standard needs to show a percentage of vegetated area, i.e. 25-30% vegetated similar to LEED requirements.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Rather than just Open Space requirements, define the quality of the open space and design intent that is desired, i.e. welcoming, shaded, plants, water, etc.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Rather than just Streetscapes, define the quality of the streets and design intent that is desired, i.e. walkable, interesting streets.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Define "creek access". Discourage development that turns its back to the creek.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

- Boardwalks in the middle of the creek block the view of the creek. Long lengths should be minimized and “rest zones” should be incorporated.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Parking Authority needs to review the parking needs of the entire district rather than have parking served on an individual project basis.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Encourage uses that will enhance the vibrancy of the district.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

The Commission had the following recommendations:

- WCDP should have an on-going task force to address possible adjustments as market conditions change.
Staff response: The Waller Creek Citizen Advisory Committee already serves this role.
- Design Commission could be the guardian of WCDP standards/guidelines and alternative compliance reviews.
Staff response: The Waller Creek Citizen Advisory Committee already serves this role.
- Research green infrastructure in other cities and implement as part of the WCDP.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Maximize use of the tunnel for existing and future surface water run off.
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan and as a part of the on-going maintenance of the Waller Creek Tunnel.

Downtown Commission - April 21, 2010

Action: Approved a resolution supporting the Waller Creek District Master Plan and encouraging methods to preserve, enhance and incentivize development, including the preservation of live music venues and other cultural amenities.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

Environmental Board - May 19, 2010

Action: approved with conditions:

- Research on known contamination sites in the project area and in the tax increment redevelopment zone.
- A general assessment of the long-term change to tree cover and environmental protection in the development plan.
- A tree survey and more detailed landscaping standards for the corridor.

Staff response: Staff generally concurs with all of these recommendations and proposes that it be effectuated during the implementation of the Master Plan.

Music Commission - June 7, 2010

Action: Provided letter to Council dated June 16, 2010, see Attachment #11.

Parks and Recreation Board - May 25, 2010

Action: Recommended adoption with no conditions.

Urban Transportation Commission - May 11, 2010

Action: Briefing provided, overall, favorable response.

Waterfront Planning Advisory Board - April 12, 2010

Action: Recommended adoption of the Master Plan with the additional recommendation that “as projects and guidelines move forward the Waterfront Planning Advisory Board expects design excellence in design and materials.”

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.