



## **WATERFRONT PLANNING ADVISORY BOARD RECOMMENDATION**

Recommendation Number 20130708-C2: Recommendation by the Waterfront Planning Advisory Board to Include Addendum Parcels to the South Shore Central Small-Area Planning Process

**Whereas**, the Waterfront Planning Advisory Board (WPAB) passed a resolution on July 8, 2013 to recommend that the Austin City Council initiate a comprehensive small-area planning process for the South Shore Central (SSC) Sub-district of the Waterfront Overlay; and

**Whereas**, the WPAB has studied, to the best of its ability and with available resources, three key parcels (hereafter, Addendum Parcels) which are bounded by the shoreline of Lady Bird Lake, the eastern branch of Bouldin Creek, Riverside Drive, and Blunn Creek, all of which fall within the western portion of the Travis Height Sub-districts of the Waterfront Overlay; and

**Whereas**, the Addendum Parcels, which are contiguous to the SSC, share many of the redevelopment issues, challenges and opportunities with parcels in the SSC;

**Now therefore, the Waterfront Planning Advisory Board recommends** that the Austin City Council include the Addendum Parcels in a comprehensive small-area planning process for the South Shore Central Sub-district. This recommendation is made with the following conditions:

- 1) Planning for the Addendum Parcels shall be guided by the community values cited and detailed in the July 8, 2013 recommendation.
- 2) Scenario planning for the Addendum Parcels shall model base-line redevelopment, based on current entitlements and standards for compatibility with adjacent residential properties, as well as alternative scenarios which provide additional entitlements for height in exchange for creating high-quality pedestrian connections to the shoreline, increasing public green space and access along the shoreline, providing multiple view corridors, increasing water quality through green infrastructure, and providing for superior architecture and urban design, as well as other potential community benefits.
- 3) The Addendum Parcels should continue to remain in the Travis Heights sub-district of the Waterfront Overlay and comply with that sub-district's adopted neighborhood plan.
- 4) The Addendum Parcels, as components in the SSC small-area plan, shall be subject to the plan's final review by the WPAB for recommendation to the Council.

Date of Approval: July 8, 2013

Record of the vote: Unanimously approved on a 6-0 vote, with Board member Zickert absent.

Attest: , Waterfront Planning Advisory Board liaison.