

**RESOLUTION NO. 20130808-058**

**WHEREAS**, the 1985 Town Lake Corridor Study called out the need for planning and policy development for the Town Lake corridor in order to protect water quality, encourage extraordinary design and mixed land use, achieve pedestrian scale, and provide maximum visual and physical access to the waterfront; and

**WHEREAS**, the Town Lake Corridor Study recommended a long-range comprehensive plan for the area, addressing both the water's edge and the urban edge, which has yet to be initiated; and

**WHEREAS**, the 2000 Study of the South Shore Central/Travis Heights Sub-district stated that "the Land Development Code and Waterfront Overlay District are not adequate to guide development in a way that will fully achieve the goals of the Town Lake Corridor Study"; and

**WHEREAS**, the Study of South Shore Central/Travis Heights Sub-district's recommendation for a comprehensive plan for South Shore Central was not adopted; and

**WHEREAS**, the Waterfront Planning Advisory Board recommended endorsement of the South Shore Central Sub-district application to the American Institute of Architects Sustainable Design Assistance Team (SDAT) program, in an effort to receive recommendations on the general lack of pedestrian access to and along the shore given the redevelopment pressure on the area; and

**WHEREAS**, the SDAT application was successful and among the recommendations from the resulting stakeholder process was the need for a comprehensive planning process for South Shore Central to ratify the values

the community holds for that area through a city-wide engagement leading to a long-term vision for the area; and

**WHEREAS**, upon the Waterfront Advisory Board's recommendation, the South Shore Central Sub-district was used as a demonstration site for the HUD Sustainable Places Project scenario analytic tool in conjunction with city staff, the University of Texas School of Architecture, and Fregonese Associates from Portland, Oregon, to model and measure over 30 performance indicators including return on investment, financial feasibility, water quality impacts, municipal budget impacts, jobs-to-housing ratios, overall density, potential for district-wide value capture, open space increases or decreases, walkability, and energy savings from green infrastructure; and

**WHEREAS**, at the May 13, 2013 Waterfront Planning Advisory Board meeting, John Fregonese presented the results of the scenarios analysis, and suggested that a comprehensive small-area plan, with accompanying ordinances, is needed in order to achieve increased pedestrian connectivity to the shore, superior urban design, superior water quality, and increased public green space, among other goals; and

**WHEREAS**, at the July 8, 2013 Waterfront Planning Advisory Board meeting the board recommended that the City Council initiate a small-area comprehensive planning process for the South Shore Central Sub-district, and additionally recommended inclusion of the three western parcels of the Travis Heights Sub-district, bounded by the shoreline of Lady Bird Lake, the eastern branch of Bouldin Creek, Riverside Drive, and Blunn Creek, in the small-area planning of the South Shore Sub-district (though they should remain in the

Travis Heights Sub-district) due to their contiguity to the South Shore Central Sub-district and to the similar challenges that these parcels face; and

**WHEREAS**, the City is now in the early stages of rewriting the Land Development Code with the help of the Opticos consultant team, including John Fregonese Associates; and

**WHEREAS**, there is opportunity in the final phases of the Sustainable Places Project, which will complete work in January 2014, to leverage additional planning support for the South Shore Central and adjacent properties cited above; and

**WHEREAS**, the process of rewriting the Land Development Code will rely not only on the Imagine Austin Comprehensive Plan, but also on small-area plans to understand and reflect the community's vision in the revised code; and

**WHEREAS**, a South Shore Central Master Plan is included as an Unfunded Capital Needs Request of the Planning Development and Review Department of the 2013-14 City of Austin Budget due to the increasing development pressure on the area, its potential to advance numerous Imagine Austin goals, and its currently unplanned status; **NOW, THEREFORE,**

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

The City Manager is directed to initiate a comprehensive small-area planning process for South Shore Central Sub-district and the three adjacent western parcels of the Travis Heights Sub-district named above.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to use the 1985 Town Lake Corridor Study, the 2000 Study of the South Shore Central/Travis Heights Sub-district of the Town Lake Corridor, the SDAT, the results of the HUD Sustainable Places scenario analysis, city-wide public engagement workshops, and engagement with the Waterfront Planning Advisory Board in order to form a long-term vision for this 97 acre area.

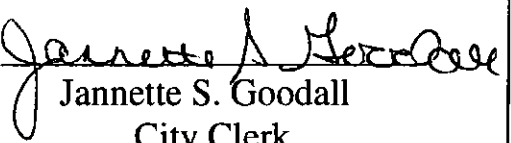
**BE IT FURTHER RESOLVED:**

The City Manager is directed, subject to funding authorization, to engage outside consultants for services related to green infrastructure design, engineering, and management; development, financial, and market analysis; transportation planning and engineering; density bonus program formulation; and district-wide management, in order to create a more robust and implementable plan.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to submit to the City Council the results of the public workshop conducted through the HUD Sustainable Places Project in conjunction with the University of Texas School of Architecture by Jan 31, 2014 and the comprehensive small-area plan by December 31, 2014.

**ADOPTED:** August 8, 2013

**ATTEST:**   
Jannette S. Goodall  
City Clerk