

RESOLUTION NO.

WHEREAS, the Airport Boulevard project was initiated by the Austin City Council on December 10, 2009 to explore a form based code for the corridor currently characterized by popular local businesses, rail stops, revitalizing neighborhoods and a new future for Highland Mall, but also dominated by a post-World War II auto-centric design that is not hospitable to pedestrians; and

WHEREAS, transformation of the Airport Boulevard corridor and the Highland Mall site has the broad support of nearby neighborhoods and community stakeholders; and

WHEREAS, Gateway Planning Group was selected as the lead consultant on the form-based code in early 2011 and in 2012 a community vision for the corridor was established with the Airport Boulevard Advisory Group; and

WHEREAS, Austin Community College (ACC) acquired the final tract of the Highland Mall site in 2012 with the goal of redeveloping the declining mall into a flagship campus serving thousands of students, as well as redeveloping the acres of surface parking that once served the mall into a vibrant, mixed use activity center; and

WHEREAS, declining malls across the country are being reused and redeveloped into pedestrian-oriented urban centers; and

WHEREAS, the redevelopment of the mall presents a unique opportunity for the City to partner with ACC to further workforce development opportunities and showcase the high quality development that a form-based code can foster; and

WHEREAS, superior development will be necessary in order for this community vision to be accomplished, including features like structured parking and regional drainage that also serves as an amenity to the residents and visitors to the corridor; and

WHEREAS, on February 28, 2013 the Council approved a resolution directing the City Manager to explore financing options, including tax increment financing, for infrastructure improvements in the Airport Boulevard Corridor, including the Highland Mall; and

WHEREAS, as of 2014 the work of Gateway Planning Group and the Airport Boulevard Advisory Group is being combined with the CodeNext Land Development Code rewrite being undertaken by Opticos Design; **NOW THEREFORE**,

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

The Austin City Council supports a partnership with ACC to foster the exemplary Highland Mall redevelopment project.

BE IT FURTHER RESOLVED THAT:

The City Manager is directed to report the timeline for getting financing for public infrastructure on the mall site such as streets, streetscapes, water and wastewater amenities in place by the end of 2014. The report should also include a single point of contact for the partnership, a timeline for the form-based code for the Highland Mall site and the corridor, as well as plans to finance improvements along the corridor. This report should come to Council by August 1, 2014.

ADOPTED: _____, 2014 **ATTEST:** _____

Jannette S. Goodall
City Clerk