

RESOLUTION NO.

WHEREAS, the City owns property located on the northeast corner of South Pleasant Valley Road and East William Cannon Drive, which is the former site of the Williamson Creek Wastewater Treatment Plant operated by the Austin Water Utility (AWU); and

WHEREAS, the property was purchased in 1962 as part of a 500-acre acquisition for the purpose of constructing the wastewater treatment plant which was completed in 1963 and operational through 1986 until the South Austin Regional Wastewater Treatment Plant was opened, and also included the land that is now the Roy Kizer Golf Course on approximately 200 acres and an Austin Fire Department fire station on .5 acres; and

WHEREAS, the previous wastewater treatment plant property is approximately 59 acres in size, but due to its location between Onion Creek to the north and Williamson Creek to the south, there are 13 acres outside the floodplain that could be used for development; and

WHEREAS, AWU plans to use a small portion of the site for a temporary staging area for the future Capital Improvement Williamson Creek Wastewater Tunnel Project, with design to begin in 2017 and construction to occur during 2020 to 2022, with a permanent facility to be constructed on approximately one acre of the site and a future reclaimed water line planned to traverse the site; and

WHEREAS, the future work and utilization by AWU has been specifically planned to minimize impacts to the developable area that is not in the floodplain and near the intersection of South Pleasant Valley Road and East William Cannon Drive; and

WHEREAS, the Office of Real Estate Services (ORES) commissioned a study of the developable area that determined that the remaining land does not have environmental impacts that would limit development due to its previous uses; and

WHEREAS, ORES also commissioned a study of the developable area that determined that the remaining land has potential for uses including community services, retail, and various types of housing; and

WHEREAS, the Dove Springs community has identified priorities, dating back to the 2002 Southeast Combined Neighborhood Plan, and continuing forward including the “Dove Springs Neighborhood Analysis: A Planning Oriented Study of Public Health and the Built Environment” in partnership with the University of Texas at Austin – School of Architecture in 2010 and the 2012 Go!Austin/¡Vamos! Austin Initiative through funding from the Michael & Susan Dell Foundation which is still underway; and

WHEREAS, the Imagine Austin Comprehensive plan notes that Dove Springs residents are devoted to the neighborhood, that schools and community-based organizations have mobilized to support residents’ expressed needs and interests, and that by fulfilling these identified needs, the community is moving toward being a “complete community”; and

WHEREAS, the Imagine Austin Comprehensive plan also notes that six priorities emerged from a 2011 discussion among Dove Springs residents that are needed to make their community successful, including addressing safety issues, a comprehensive health facility, additional educational facilities,

additional retail and community services, another library and recreation center, and improved public transportation services; and

WHEREAS, the “Dove Springs Neighborhood Analysis” identified several community challenges such as having high rates of childhood obesity, perceptions of being a high crime area, weak connectivity between residential and commercial areas, and the majority of Dove Springs residents being a car or bus trip away from healthy food sources. It further identified interventions that would enhance the Dove Springs community to address these challenges, including creation of mixed-use developments that integrate residential and commercial uses, increasing walkability, integration of gardening programs “to strengthen the connection between healthy produce and consumer”, and cultivating/enabling community partnerships with the police, community organizations, and non-profits in implementing recommended interventions; and

WHEREAS, successful development of any project on the property would benefit from aligning community goals and vision with the potential for market feasibility; **NOW, THEREFORE**,

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

The City Manager is directed to work with community members to develop goals and a vision for use of the City-owned property located on the northeast corner of South Pleasant Valley Road and East William Cannon Drive and assess feasible options for attaining the goals and vision.

BE IT FURTHER RESOLVED:

The City Manager is directed to report to Council by October 15, 2014 regarding his findings and to recommend project concepts and a possible mechanism to realize the concepts.

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

Jannette S. Goodall
City Clerk