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**WHEREAS**, understanding the important and catalytic nature of this area, the South Central Waterfront Vision Framework Plan (the “South Central Waterfront Plan”) endeavors to capture the unique opportunity to guide the growth of this area and ensure that the area develops in such a way that advances environmental and economic community priorities and adheres to superior urban planning principles; and

**WHEREAS**, the South Central Waterfront Plan provides a guide for redevelopment in this area over the next 20 years to ensure that the area is pedestrian-oriented, contains exemplary public spaces, parks, and trails (approximately 20 new acres), forges connections to and along the waterfront, and contains affordable housing requirements for at least 20% of all newly constructed housing; and

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28           **WHEREAS**, in 2017, the Council constituted the South Central Waterfront  
29   Advisory Board (“the Board”) to provide “continuity and communication among  
30   stakeholders and advocates as the South Central Waterfront Plan moves toward  
31   implementation”; and

32           **WHEREAS**, the work of both City staff and the Board is currently  
33   underway and is focused on completing the regulating plan and updating the  
34   development, infrastructure, financial and economic assumptions of the South  
35   Central Vision Framework Plan that will help inform City Council on a future  
36   policy to look at value capture tools that could leverage private investment for  
37   public infrastructure and amenities; and

38           **WHEREAS**, the Plan calls for the City Manager to identify a lead City  
39   department and staff to implement the South Central Waterfront Plan and key City  
40   departments to assign point individuals to an interdepartmental work group with a  
41   central oversight role for plan implementation; and

42           **WHEREAS**, in addition to a set of implementation measures that range  
43   from physical and spatial innovations to various financing tools, the South Central  
44   Waterfront Plan acknowledges the importance of a single City-owned property,  
45   One Texas Center, which is envisioned to be redeveloped to provide permanent  
46   affordable housing as well as trail connectivity and improvements to the adjacent  
47   Bouldin Creek; and

48           **WHEREAS**, City staff provided an update to the City Council’s Audit and  
49   Finance Committee on October 23, 2019, regarding the Strategic Administrative  
50   Office Plan, highlighting the ongoing work to develop various options for  
51   redevelopment of One Texas Center; and

53           **WHEREAS**, the City has the opportunity to leverage future redevelopment  
54 on this property to guide the physical framework for the entire block, which is  
55 shared by four other property owners; and

56           **WHEREAS**, the City has long regarded the redevelopment of City property  
57 as a unique opportunity to provide community benefits that the market might not  
58 otherwise provide, such as affordable and permanent supportive housing, high-  
59 quality childcare services, investments that support transportation goals, workforce  
60 development, environmental protection, and space for creatives; and

61           **WHEREAS**, a strategic parcel in the South Central Waterfront Plan, the  
62 *Statesman* Tract, is proposed for redevelopment and a conceptual plan has been  
63 presented to the public; and

64           **WHEREAS**, the South Central Waterfront Plan recommends the creation of  
65 an Economic Development Corporation (EDC) or other type of corporation to  
66 achieve goals such as workforce housing, minority business development, and  
67 district revitalization; and

68           **WHEREAS**, City Council Resolutions No. 20141211-122 and 20170216-  
69 040 call for the creation of an EDC, and Council has approved a contract with an  
70 external consultant to bring forward recommendations to the Council as to how the  
71 EDC should be structured to best support certain community priorities; and

72           **WHEREAS**, staff is the process of creating an Economic Development  
73 entity for the City, with the South Central Waterfront District identified as part of  
74 this entity's portfolio; and

75           **WHEREAS**, as development pressures mount, it is imperative that the City  
76 works swiftly and intentionally to bring to fruition the vision laid out in the award-  
77 winning South Central Waterfront Vision Framework Plan;

79           **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL**  
80           **OF THE CITY OF AUSTIN:**

81           The City Council directs the City Manager to provide a memo to City  
82           Council no later than March 31, 2020, with a status of all City efforts currently on-  
83           going in the South Central Waterfront District.

84           **BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE**  
85           **CITY OF AUSTIN:**

86           The City Council directs the City Manager to provide a briefing to City  
87           Council on the status of the update to the financial and economic assumptions Tax  
88           Increment Financing Plan.

89           **BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE**  
90           **CITY OF AUSTIN:**

91           The City Council directs the City Manager to create immediately an  
92           implementation team for the South Central Waterfront to include at a minimum,  
93           the offices of Planning and Zoning, Financial Services, Real Estate, Housing,  
94           Economic Development, Watershed Protection, Parks and Recreation Department,  
95           and Austin Water and to identify a lead City department.

96           **BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE**  
97           **CITY OF AUSTIN:**

98           The City Council directs the City Manager to provide recommendations to  
99           the Council no later than June 11, 2020, on a plan for the redevelopment of One  
100          Texas Center including a range of community benefits that could be realized on  
101          this property as envisioned in the South Central Waterfront Vision Framework  
102          Plan and to determine any synergies that may result from an alignment with the  
103          redevelopment of the *Statesman* Tract.

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108 **ADOPTED:** \_\_\_\_\_, 2020      **ATTEST:** \_\_\_\_\_

109

Jannette S. Goodall

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City Clerk

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