

Whereas: The City Council of Austin (“the Council”) resolved to initiate a comprehensive small-area plan for the South-Central Waterfront. The August 2013 Council resolution cites that this area faces unique challenges as development pressures rise, and that the current land development codes and the waterfront overlay ordinance are not adequate to guide development in a way that will fully achieve the goals of the Town Lake Corridor Study. In August 2013, the Austin City Council resolved to initiate a comprehensive small-area plan for an area designated, for this planning initiative, as the South-Central Waterfront.

Whereas: The South-Central Waterfront Plan was adopted by Council as an amendment to the Imagine Austin Comprehensive Plan on June 16th, 2016.

Whereas: In adopting the South-Central Waterfront resolution, the City Council cited key findings from preliminary studies which advised that zoning ordinances alone were not adequate to guide development in a way to achieve community values that date back to the Town Lake Corridor Study of 1985. These values include enhanced public access to the shore, expanded open space, and ensuring quality design and the maximization of water quality. More recent public engagement, and the adoption of the Imagine Austin Comprehensive Plan, expanded the list of community desires to include more affordable housing and sustainable technologies.

Whereas: In 2016 Council created the South-Central Waterfront Advisory Board (“Board”) to provide continuity and communication among stakeholders and advocates as the South-Central Waterfront Plan moves toward implementation and to provide recommendations to the city council regarding plan implementation.

Whereas: The Board is made up of not only experts in their field but community members who live near the project area whose input has been and will continue to be imperative to this process. More importantly, community input is critical to the success of the project to ensure the City continue to foster meaningful community engagement through a process that is transparent and in the best interest of not just the residents of the immediate surrounding area, but the city as a whole.

Whereas: Included in the South-Central Waterfront Plan approved by Council in 2016 was the recommendation to form a development corporation, specific to the South-Central Waterfront area, which could provide the district with a suite of predevelopment and development services to assist the execution of both public and private projects within the district. This development corporation could facilitate and advocate for necessary public approvals, partner with the City to build public infrastructure to support development and package a range of incentives and funding tools necessary such as a Tax Increment Financing (TIF) district to achieve the aspirations of the South-Central Waterfront Vision.

Whereas: In 2019 the Board made a [formal recommendation to council](#) regarding the creation of an entity that could serve as the governance structure to oversee the rapid changing landscape in the South-Central Waterfront area with guidance from the Board.

Whereas: In passing [RESOLUTION NO. 20201001-055](#), which established the creation of the Austin Economic Development Corporation (the “AEDC”), the Council determined “previous resolutions, beginning with Resolution No. 20141211-122, have directed the City Manager to deliver feasibility studies, timelines and specific proposals related to the creation of an economic development corporation to manage economic development projects and support development of affordable housing, including the development of workforce housing, public-private

partnerships with private led development (such as the South-Central Waterfront) to provide community benefits, including a Cultural Trust to support acquisition and preservation of creative spaces within the City of Austin”.

Whereas: Included in the original charge of the Board is a mandate to provide recommendations to the city council regarding plan implementation. With this in mind, it is the opinion of the Board that its charge is not yet complete and will not be complete until the formal adoption of a funding source and a regulating plan for any and all projects whether public or private to be built in the area -

Whereas: The Board deems it a necessary and within its charge to make a recommendation to council regarding the creation of a South-Central Waterfront Committee under the auspice of the AEDC which advises both Council and the AEDC board, jointly, on all issues related to the South-Central Waterfront.

NOW THEREFORE, BE IT RESOLVED BY SOUTH-CENTRAL WATERFRONT ADVISORY BOARD OF THE CITY OF AUSTIN:

Section 1: The Board determines that the creation of a South-Central Waterfront Committee under the auspice of the AEDC which advises both Council and the AEDC board, jointly, on all issues related to the South-Central Waterfront is wise, expedient, necessary, and advisable.

Section 2: The make up of the Subcommittee shall consist of the members listed in Exhibit A and will have the duties and responsibilities listed in Exhibit B.

Section 3: Given Austin’s long history of systemic racism and racial inequity that continues today where communities of color have been excluded, marginalized, and discriminated against as a result of City policies and practices, the Board finds it necessary and prudent to include a member on the newly created subcommittee whose focus will be to give advice and feedback on issues related to Equity, Diversity, and Inclusion.

Section 4: It is the opinion of the Board that the design review efforts for any project which is built within the district would be better served by a full review of the Design Commission of the City of Austin and this review process should be formally adopted in the Regulating Plan for the area.

Section 5: The Board finds that the need for an additional member with an expertise in transportation and transit is necessary given the robust transportation options proposed within the district including light rail.

Section 6: The Board cannot be dissolved until its charge is completed and will exist concurrently with the newly formed subcommittee until such time as the tasks mentioned prior are completed or the Council decides to sunset the Board.

Exhibit A

Board Composition

	Option 1: Current Board Make Up	Option 2: Proposed AEDC Committee Make Up (as discussed in our prior meeting)	Option 3: Proposed AEDC Committee Make Up (considering all board members input)
1	Design Commission member nominated by the Design Commission: Chair Samuel Franco	Member with knowledge in transposition and transit issues nominated by the Urban Transportation Commission: TBD	Member with knowledge in transposition and transit issues nominated by the Urban Transportation Commission: TBD
2	Environmental Commission member nominated by the Environmental Commission: Linda Guerrero	Environmental Commission member nominated by the Environmental Commission: Linda Guerrero	Environmental Commission member nominated by the Environmental Commission: Linda Guerrero
3	Parks and Recreation Board member nominated by the Parks and Recreation Board: Laura Cottam-Sajbel	Parks and Recreation Board member nominated by the Parks and Recreation Board: Laura Cottam-Sajbel	Parks and Recreation Board member nominated by the Parks and Recreation Board: Laura Cottam-Sajbel
4	Planning Commission member nominated by the Planning Commission: Jeff Thompson	Planning Commission member nominated by the Planning Commission: Jeff Thompson	Planning Commission member nominated by the Planning Commission: Jeff Thompson
5	Representative with expertise in affordable housing nominated by the Community Development Commission: Karen Paup	Representative with expertise in affordable housing nominated by the Community Development Commission: Karen Paup	Representative with expertise in affordable housing nominated by the Community Development Commission: Karen Paup
6	Member nominated by the South River City Citizens Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Tom Groce	Member nominated by the South River City Citizens Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Tom Groce	Member nominated by the South River City Citizens Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Tom Groce
7	Member nominated by the Bouldin Creek Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Jeff Seiden	Member nominated by the Bouldin Creek Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Jeff Seiden	Member nominated by the Bouldin Creek Neighborhood Association representing the neighborhoods adjacent to the South-Central Waterfront: Jeff Seiden
8	One member who served on the Waterfront Planning Advisory Board to be nominated jointly by the Mayor and the council member whose district includes the South Central Waterfront (District 9): Vice Chair Lynn Kurth	One member to be nominated jointly by the Mayor and the council member whose district includes the South Central Waterfront (District 9): Vice Chair Lynn Kurth	One member to be nominated by the Mayor: Vice Chair Lynn Kurth

9	Representative of the Trail Foundation nominated by the Trail Foundation: Heidi Anderson	Representative of the Trail Foundation nominated by the Trail Foundation: Heidi Anderson	Representative of the Trail Foundation nominated by the Trail Foundation: Heidi Anderson
10		Representative with working knowledge of issues relating to Diversity, Equity, and Inclusion: TBD (See notes below)	Representative from neighboring council district to the east: TBD
11		Member of the Austin Economic Development Corporation Board nominated by the Austin Economic Development Corporation Board: TBD	Member of the Austin Economic Development Corporation Board nominated by the Austin Economic Development Corporation Board: TBD
12			Member with expertise in sustainability to be appointed by the Joint Sustainability Committee: TBD
13			Member with expertise in real estate nominated by the UT Austin Real Estate Center - McCombs Business School: TBD

Ex-officio Members:

The chair of the Downtown Austin Alliance or designee shall serve as an ex-officio member of the board.

Notes: The member with working knowledge in issues related to Diversity, Equity, and Inclusion would be selected via a formal application process open to members of the community who DO NOT currently work for the City of Austin and wish to apply. No minimum requirements would be issued but an application and interview process would be held by the board of the AEDC. This position would rotate at a minimum every two years with a maximum term length equal to the maximum terms of the rest of the committee members.

Exhibit B

Duties and Responsibilities

SCWF committee makes recommendations to the AEDC Board and City Council (jointly) regarding the following:

- Advise on all matters related to South-Central Waterfront Plan implementation.
- Affordable Housing policy and implementation to be built in or outside of the district which utilizes funds or is derived wholly or partially by the projects conformance with the South-Central Waterfront Regulating Plan.
- All funds distributed or deriving from a (to be created) TIF/TIRZ whose funds come from properties within the current or expanded South-Central Waterfront area.
- Will review all projects whose limits are within the South-Central Waterfront area both public and private to determine the projects conformance with the South-Central Waterfront Master Plan prior to the project being reviewed by the full board of the AEDC- prioritizing their input to common area/public amenity investments (parks, open space, roads, mass transit, affordable housing, etc.) as well as all other items related to “community benefits” as outlined in the South-Central Waterfront Master Plan.
- The committee will review the annual report and other reports as outlined in Section 11 of the AEDC by-laws, limiting their review and comment to those sections or statements that have an impact to the South-Central Waterfront or the distribution of funds from a (to be created) TIF/TIRZ whose funds come from properties within the current or expanded South-Central Waterfront area.
- At a minimum of every five years, review and suggest potential amendments to the (to be created) Regulating Plan for the South-Central Waterfront area.
- Have an ex-officio seat on the (to be created) TIF/TIRZ Board appointed from the committee membership.
- Can create working groups at its discretion and in accordance with the by-laws of the AEDC to research all topics as deemed necessary by the committee.
- The committee can and should make recommendations to the AEDC Board to hire consultants or other advisors to implement the plan as they deem necessary.
- Shall meet monthly and can prescribe its own meeting agenda items so long as they are within the general purview of the committee.

- Prepare and annual report of its work to be distributed to both the AEDC board and City Council.
- Other issues/needs pertaining to the implementation of the master plan.

DRAFT