

**RESOLUTION NO. 20051215-056**

**WHEREAS**, the City of Austin is encouraging development of downtown as part of the City's commitment to promoting transit-oriented infill development and to reducing sprawl development; and

**WHEREAS**, Mayor Wynn has established a goal of 25,000 residents living downtown in 10 years; and

**WHEREAS**, the City of Austin is pursuing a fiscal policy of strengthening the tax base by selling government-owned land and developing this land to its best use for the community; and

**WHEREAS**, the City of Austin must plan now for the placement of downtown rail and transit stations; and

**WHEREAS**, current funding for infrastructure such as sidewalks, Great Streets, drainage and flood control is inadequate and unpredictable; and

**WHEREAS**, the ordinances governing downtown development, which reflect a suburban sprawl-orientation, have not been updated in nearly two decades, and are now outdated in many important areas; and

**WHEREAS**, downtown contains significant parcels of government owned land that do not contribute to the tax base but which have the potential to be redeveloped to include housing in all price ranges; **NOW, THEREFORE,**

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

The City Manager is directed to do the following:

1. Initiate the process of creating the Downtown Austin Plan and Ordinance; and
2. Establish the Plan and Ordinance boundaries as follows:
  - a. Town Lake
  - b. West side of Lamar
  - c. Martin Luther King, Jr.
  - d. Interstate 35;
3. Prepare a scope of work for the hiring of a national consultant with downtown expertise to develop the Downtown Austin Plan and Ordinance that includes the following:
  - a. Implement ordinance modernizations, including but not limited to:
    - I. FAR standards and procedures for modifying where appropriate;
    - II. Height standards and procedures for modifying where appropriate;
    - III. Funding ordinances for infrastructure; and
  - b. Identify right-of-way for passenger rail and dedicated bus thoroughfares; and

- c. Develop a program and procedure for the sale and development of government-owned land; and
  - d. Work with stakeholders, including but not limited to, the State of Texas, Travis County, the federal government, Capital Metro, the Downtown Austin Alliance, Downtown Austin Neighborhood Association, Austin Neighborhood Council, Old West Austin Neighborhood Association, Judges Hill Neighborhood Association, affordable housing advocates, parks groups and environmental organizations on process and substantive issues; and
  - e. Identify east-west and north-south rail lines and dedicate station locations downtown; and
- 4. Integrate the Downtown Neighborhood Plan and the TOD Ordinance Convention Center Station Area Planning effort into the Downtown Austin Plan and Ordinance; and
  - 5. Identify strategies and best practices for affordable work force housing in the downtown area; and
  - 6. Present the proposed scope of work for the RFQ to the Council subcommittee on Land Use and Transportation prior to releasing for bids.

**ADOPTED:** December 15, 2005

**ATTEST:**

  
Shirley A. Gentry  
City Clerk