

Attachment # 6:

Staff Recommended Revisions to the Final Draft Waller Creek District Master Plan (Mar 2010)

1) Affordable Housing

On Page 45 after the paragraph on Heritage trees add the following:

Affordable Housing: The issue of Downtown affordable housing has been discussed in the Downtown Austin Plan Affordable Housing Strategy and Density Bonus Program. With respect to the Waller Creek District this Master Plan recommends there should be no net loss of affordable housing within the Waller Creek District.

2) Families with Children

On Page 9, add the following language to the end of the first paragraph:

First, parks and public space within the Waller Creek Corridor should be redeveloped and designed to meet the needs and interests of families with children and users of all ages.

On Page 15 add the following language as the second sentence of the last paragraph:

In recognition of the City's commitment to becoming the most family friendly city in the country, opportunities for creating housing designed for families with children should be pursued.

3) Symphony Square and Related Properties

On Page 3, replace the 2nd paragraph with the following language:

Waterloo Park will be improved as part of the Tunnel Project, and become the northern terminus of the creek corridor. The City-owned land to the west and south of Symphony Square, which is leased to the Austin Symphony, could over the long term (and subject to the lease terms and the needs of the Symphony) be reconfigured as parkland to create a more positive relationship to the creek corridor. This could be achieved if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland. Along the creek, the Master Plan calls for the trail to cross at the Eleventh and Red River Street intersections at grade. In addition, due to the low clearances and highly constrained conditions of the pathways under these bridges, it is proposed that the pathways beneath these two bridges either be closed to public pedestrian and bike circulation, or be significantly upgraded with improved lighting, maintenance, and heightened security patrols. If closed to the public, the undercrossing beneath the Eleventh Street Bridge could still be retained for use by Symphony Square and its amphitheater, which will continue to function as a performance space and destination.

On Page 10, replace the 1st paragraph with the following language:

The Austin Symphony Orchestra holds a fifty-year lease at Symphony Square and has contributed greatly to improving this segment of the Waller Creek corridor. Not much is needed to improve Symphony Square beyond the elimination and/or enhanced maintenance and management of the below grade connections. However, the surface parking lots currently used by the Austin Symphony Orchestra – across Red River Street to the west of Symphony Square and across 11th Street to the south of Symphony Square – do offer the

promise of improvement. Located right next to the creek, these surface parking lots are not the best long-term use of creekside space. Subject to the needs of and the lease with the Symphony, the transformation of these parking lots could be achieved over the long-term if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland, which could be re-graded to create a series of stepped green terraces. These improvements would not only relate the parkland more directly to the creekside environment but would also enhance the potential for passive recreational opportunities, such as picnicking, sitting, or just enjoying the riparian setting.

On Page 62 replace the 2nd paragraph with the following language:

The surface parking lot and the historic Orsey-Doyle House located at the southwest corner of 11th and Red River Streets are currently used by the Symphony League. With regard to the surface parking lot, the Master Plan identifies a long-range goal for this area to be re-purposed as more useable parkland with a terraced lawn stepping down to the creek beneath the existing tree canopy. This revitalized parkland could be used for all kinds of small events, both in conjunction with the Austin Symphony and other organizations. This transformation would need to be accomplished with the cooperation of the Symphony League and subject to the availability of suitable off-site shared parking.

4) Live Music

On Page 16 revise the 5th paragraph to read as follows (new language is underlined):

In its initiatives and policies related to the “Creative Community”, the Downtown Plan calls for the Waller Creek District to be the key Downtown district identified with the creative community. The district is envisioned as a place for artists of all kinds to practice (studios, performance spaces, etc.), a place where creative support industries may be found, and even a place where artists and individuals involved in creative industries can live affordably. The nationally-renowned, cutting-edge live music scene on Red River plays a major role in incubating and developing young Austin artists and creates substantial economic opportunities for the City, local businesses, and local artists. The Red River live music district should be protected, ~~if possible~~ and incentives strategies developed for subsidizing the retaining relocation of these venues, while the city simultaneously works to develop new music 'ecosystems' or 'colonies' in Austin. Relocation strategies and incentives for displaced venues should be included as well. Since a clear solution has yet to be determined, individuals should be assigned to investigate and develop the most viable options available to support a long term strategy and work in tandem with Waller Creek project leaders to make sure that they happen. As the implementation of this plan begins to take place, stakeholders from within the Red River district and music community should be included in ongoing dialogue and implementation of these strategies to help ensure accountability. ~~to East Sixth Street should they be displaced by redeveloping Waller Creek District properties.~~ Waller Creek is not only Austin’s opportunity to create a highly unique creek corridor and trail system, but incentivizing it as “home” to Austin’s creative community will help to give this emerging district an authentic Austin flavor, and it will make a strong statement to both residents and visitors about the importance of the creative community in our city.

On Page 16 add the following language after the 5th paragraph:

Various elements of the draft Downtown Austin Plan (DAP) contain recommendations that may bolster the interests of the live music community in and around Downtown, including: “Strategies and Policies to Sustain and Enhance Austin’s Creative Culture”, “Downtown Density Bonus Program”, “Downtown Affordable Housing Strategy”, “Downtown Parks and Open Space Master Plan”, and the “Downtown Core/Waterfront District Plan”. The Waller Creek District Master Plan

endorses and supports these recommendations. If and when these recommendations are adopted by City Council, they should guide the implementation of the Waller Creek Master Plan. In addition, as the Waller Creek Master Plan moves into implementation city staff should work with stakeholders, including the Austin Music Commission, to refine, enhance, and implement these strategies and consider additional avenues to maintain the ecosystem of music-related businesses on Red River.

5) Pedestrian Oriented Uses Language

On Page 47 replace the last paragraph with the following language:

MIXED USE STREETS are those streets where a mixture of pedestrian-friendly uses is desired and where one or more of the above "Pedestrian Activity Streets" uses and/or one or more of the following commercial, civic or residential uses shall occupy at least 60 percent of the developed parcel frontage, unless otherwise specified in the sub-district standards below:

- Residential
- Consumer Repair Services
- Financial Services
- Administrative Offices
- Indoor Entertainment
- Indoor Sports and Recreation
- Liquor Sales
- Pet Services
- Club or Lodge
- College/University
- Day Care
- Education
- Religious Assembly
- Other uses as determined by the Land Use Commission

6) Board and Commission Recommendations:

Attachment 2: Summary of Board and Commission action will be added as an Appendix to the Master Plan.