



MEMORANDUM

TO: Mayor and Council

FROM: Tonya Swartzendruber, Senior Planner
Planning and Development Review Department

DATE: June 16, 2010

RE: Waller Creek District Master Plan (MP 2010-0002)

A public hearing on the Waller Creek District Master Plan is scheduled for the June 24, 2010 Council meeting. The following memorandum includes a list of support materials provided to the Council and a brief overview of the Waller Creek District Master Plan process.

List of Attachments:

Attachment 1: Illustrative Plan: Waller Creek District
Attachment 2: Summary of Boards and Commission action
Attachment 3: Waller Creek Citizen Advisory Committee (WCCAC) Resolution
Attachment 4: Design Commission letter
Attachment 5: Zoning Map and chart
Attachment 6: Proposed Master Plan revisions
Attachment 7: Waller Creek District Master Plan Improvement Project Budget Estimates
Attachment 8: DAP and WCDMP Summary of Recommendations Concerning Live Music
Attachment 9: Affordability Impact Statement
Attachment 10: Public Comments
Attachment 11: Music Commission letter dated 6/14/10

Waller Creek District Master Plan Area:

The Waller Creek District Master Plan includes properties within an area approximately bounded by 12th Street to the north, Lady Bird Lake to the south, Interstate 35 to the east and Red River St. to the west. See Attachment #1.

Staff Comments:

The purpose of the Waller Creek District Master Plan is to guide future public and private investment and redevelopment so that they achieve the community's vision for the area. The WCDMP has three components: the Master Plan, which articulates the community's vision and recommends its physical form, the Framework for Development Standards, which is intended to identify potential regulations to shape the form and treatment of private and public development, and the Implementation Program which recommends a variety of implementation actions, proposes priorities among them, and provides budget estimates for the recommended surface improvement projects.

The draft Waller Creek District Master Plan is available online at:

<http://www.wallercreekplan.org>

Background:

In May of 2008 Council selected ROMA Design Group to develop the Waller Creek District Master Plan. The consultant team and staff have met with stakeholders, including property owners, business owners, developers, residents, city staff, and local, regional, and state agency staff with jurisdiction in the area since February 2009 to develop the Master Plan. Public involvement was achieved through many stakeholder meetings and three public "Town Hall" meetings.

The first Town Hall meeting was held May 13, 2009 to discuss the community's vision for the district and present the Draft Plan concepts. The second Town Hall meeting held October 24, 2009 to present the draft Master Plan, and a third Town Hall public meeting held April 7, 2010 to present a revised Master Plan and Development Standards. The current draft of the Master Plan has been presented to multiple boards and commissions during April and May 2010. It was reviewed and approved by the Planning Commission on May 11, Waller Creek Citizens Advisory Committee on May 20, 2010, and by the Comprehensive Planning and Transportation Committee on June 7.

Staff Recommendation: Staff recommends adoption of the proposed Waller Creek District Master Plan with staff suggested revisions that are provided in backup.

Actions by Boards and Commissions:

See Attachment #2

Planning Commission Date & Action:

May 11, 2010: The Planning Commission voted 7-0 to recommend adoption of the Waller Creek District Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff with the following recommendations:

- Add statement to the plan that there should be no net loss of affordable housing within the planning area.
- Upzone the tracts that are located between Red River and IH-35 from CS – Commercial Service to DMU - Downtown Mixed Use.
- Include the City Council Resolution from Families with Children Task Force regarding the inclusion of family-friendly, housing design and amenities to the body of the plan.
- Encourage Council to quickly determine the appropriate entity(ies) for funding, management, and maintenance program in the corridor and the District.
- WCCAC to work with Symphony and staff to craft Master Plan language regarding Symphony leased property that is mutually agreeable.
- Include statement(s) that reinforce live music venue protection.

City Council Date & Action:

June 10, 2010: Staff briefed City Council on the draft master plan.

June 24, 2010: The master plan adoption is scheduled for action by City Council.