

RESOLUTION NO.

WHEREAS, the City owns property located on the northeast corner of South Pleasant Valley Road and East William Cannon Drive, which is the former site of the Williamson Creek Wastewater Treatment Plant operated by the Austin Water Utility (AWU); and

WHEREAS, AWU plans to use a portion of the site for water infrastructure and as a staging area during construction, and any development of the remaining portion of the site should be designed in collaboration with AWU; and

WHEREAS, several city departments worked together to determine environmental impacts and feasibility of developing a portion of the land for the Dove Springs Neighborhood community in moving toward being a more “complete community”; and

WHEREAS, the studies determined that approximately seven acres of the tract had potential for development uses including community services, retail, and various types of housing; and

WHEREAS, on August 7, 2014, City Council passed Resolution No. 20140807-106 directing the City Manager to work with community members to develop goals and a vision for the reuse of the former Williamson Creek Wastewater Treatment Plant site and provide a report summarizing the findings including recommended project concepts and a possible mechanism to realize the concepts; and.

WHEREAS, on October 22, 2014, in conjunction with the South East Austin Combined Neighborhood Contact Team, city staff from the Economic Development, Planning and Development Review, Transportation, Parks and Recreation, Watershed Protection, Neighborhood Housing and Community Development, Code, and Health and Human Services departments held a public community visioning session to gain guidance in the creation of a development plan on the seven acre site; and

WHEREAS, staff merged the community guidance outcomes with technical analysis of development feasibility and produced a plan recommendation report to Council named the Williamson Creek Waste Water Treatment Plant Redevelopment Report, December 4, 2014; and

WHEREAS, the report noted that the developable land appears to have four potential reuse scenarios that meet the expressed community goals and are consistent with existing planning documents:

1. Development as a community centered project related to food access and food security
2. Development as a community centered project related to secondary education and workforce
3. Development as a community centered project related to youth and recreation activities
4. Development as a residential project as identified as the highest and best use in the IRR appraisal; and

The concepts for the community-centered projects could be implemented in two ways:

1. By an appropriate City department through a request for proposals (RFP) process
2. By a public-private partnership between the City of Austin and the private development community; and

WHEREAS, many of the city boards and commissions could provide significant perspective on potential uses on the site, including but not limited to the Sustainable Food Policy Board, Community Development Corporation, Parks and Recreation Board; and others considered for creation such as the Economic Prosperity Commission; **NOW, THEREFORE**,

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

The City Council appreciates the community and staff efforts to develop plans for the reuse of Williamson Creek Wastewater Treatment Plant land and create a more complete community of the Dove Springs neighborhood.

BE IT FURTHER RESOLVED:

The City Manager is directed to

- continue community outreach and engage private sector representatives to refine a land development plan that enhances community goals and results in viable use of land and would be coordinated with the Austin Water Utility timeline; and
- explore options for funding for roadway improvements needed to support retail should retail remain a significant priority of community in viable options
- explore the potential for Critical Water Quality Zone credit that may expand the area of developable land on the site.

- report to council on semi-annual basis, and to relevant boards and commissions for input as the development plan is refined.

ADOPTED: _____, 2014 **ATTEST:** _____
Jannette S. Goodall
City Clerk