

**RESOLUTION NO. 20200220-044**

**WHEREAS**, the South Central Waterfront planning area begins along the banks of Town Lake and extends southward, spanning over 118 acres which contain approximately 32 separate private properties; and

**WHEREAS**, understanding the important and catalytic nature of this area, the South Central Waterfront Vision Framework Plan (the “South Central Waterfront Plan”) endeavors to capture the unique opportunity to guide the growth of this area and ensure that the area develops in such a way that advances environmental and economic community priorities and adheres to superior urban planning principles; and

**WHEREAS**, expanding upon the decades of waterfront planning initiated by the Town Lake Corridor Study, the South Central Waterfront Vision Framework Plan was adopted by City Council in June 2016 as an amendment to Imagine Austin; and

**WHEREAS**, the South Central Waterfront Plan provides a guide for redevelopment in this area over the next 20 years to ensure that the area is pedestrian-oriented, contains exemplary public spaces, parks, and trails (approximately 20 new acres), forges connections to and along the waterfront, and contains affordable housing requirements for at least 20% of all newly constructed housing; and

**WHEREAS**, upon its completion, the South Central Waterfront Plan has garnered numerous prestigious accolades for its excellence in sustainability and planning from the American Planning Association’s Sustainable Communities Division, the Texas Chapter of the American Society of Landscape Architects, and the Texas Central Chapter of the American Planning Association; and

**WHEREAS**, in 2017, the Council constituted the South Central Waterfront Advisory Board (“the Board”) to provide “continuity and communication among stakeholders and advocates as the South Central Waterfront Plan moves toward implementation”; and

**WHEREAS**, the work of both City staff and the Board is currently underway and is focused on completing the regulating plan and updating the development, infrastructure, financial and economic assumptions of the South Central Vision Framework Plan that will help inform City Council on a future policy to look at value capture tools that could leverage private investment for public infrastructure and amenities; and

**WHEREAS**, the Plan calls for the City Manager to identify a lead City department and staff to implement the South Central Waterfront Plan and key City departments to assign point individuals to an interdepartmental work group with a central oversight role for plan implementation; and

**WHEREAS**, in addition to a set of implementation measures that range from physical and spatial innovations to various financing tools, the South Central Waterfront Plan acknowledges the importance of a single City-owned property, One Texas Center, which is envisioned to be redeveloped to provide permanent affordable housing as well as trail connectivity and improvements to the adjacent Bouldin Creek; and

**WHEREAS**, City staff provided an update to the City Council’s Audit and Finance Committee on October 23, 2019, regarding the Strategic Administrative Office Plan, highlighting the ongoing work to develop various options for redevelopment of One Texas Center; and

**WHEREAS**, the City has the opportunity to leverage future redevelopment on this property to guide the physical framework for the entire block, which is shared by four other property owners; and

**WHEREAS**, the City has long regarded the redevelopment of City property as a unique opportunity to provide community benefits that the market might not otherwise provide, such as affordable and permanent supportive housing, high-quality childcare services, investments that support transportation goals, workforce development, environmental protection, and space for creatives; and

**WHEREAS**, a strategic parcel in the South Central Waterfront Plan, the *Statesman* Tract, is proposed for redevelopment and a conceptual plan has been presented to the public; and

**WHEREAS**, the South Central Waterfront Plan recommends the creation of an Economic Development Corporation (EDC) or other type of corporation to achieve goals such as workforce housing, minority business development, and district revitalization; and

**WHEREAS**, City Council Resolutions No. 20141211-122 and 20170216-040 call for the creation of an EDC, and Council has approved a contract with an external consultant to bring forward recommendations to the Council as to how the EDC should be structured to best support certain community priorities; and

**WHEREAS**, staff is the process of creating an Economic Development entity for the City, with the South Central Waterfront District identified as part of this entity's portfolio; and

**WHEREAS**, as development pressures mount, it is imperative that the City works swiftly and intentionally to bring to fruition the vision laid out in the award-winning South Central Waterfront Vision Framework Plan; **NOW, THEREFORE,**

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

The City Council directs the City Manager to provide a memo to City Council no later than March 31, 2020, with a status of all City efforts currently ongoing in the South Central Waterfront District.



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

The City Council directs the City Manager to provide a briefing to City Council on the status of the update to the financial and economic assumptions Tax Increment Financing Plan.

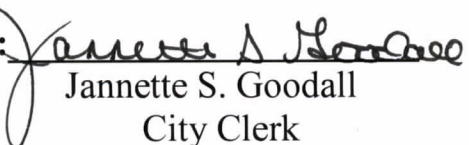
**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council directs the City Manager to create immediately an implementation team for the South Central Waterfront to include at a minimum, the offices of Planning and Zoning, Financial Services, Real Estate, Housing, Economic Development, Watershed Protection, Parks and Recreation Department, and Austin Water and to identify a lead City department.

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

The City Council directs the City Manager to provide recommendations to the Council no later than June 11, 2020, on a plan for the redevelopment of One Texas Center including a range of community benefits that could be realized on this property as envisioned in the South Central Waterfront Vision Framework Plan and to determine any synergies that may result from an alignment with the redevelopment of the *Statesman* Tract.

**ADOPTED:** February 20, 2020

**ATTEST:**   
Jannette S. Goodall  
City Clerk