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RESOLUTION NO.

WHEREAS, the South Central Waterfront District (“District”) has the potential to become a vibrant central neighborhood that will serve as an iconic gateway from South Austin into Downtown and the Texas Capitol; and

WHEREAS, the South Central Waterfront Vision Framework Plan (“Vision Plan”) was adopted by City Council on June 16, 2016 as a roadmap for how the coming change to the District can be guided to create the best possible outcome for all Austinites; and

WHEREAS, the Vision Plan envisions a district that benefits from both public and private investments to leverage maximum impact that generates affordable housing, parkland/open space and other community benefits; and

WHEREAS, the Vision Plan contemplates a district-wide green infrastructure system paired with quality urban design and an interconnected network of public spaces, streets, lakeside trails and parks; and

WHEREAS, the City-led effort is anticipated to establish a lively, attractive pedestrian and bicycle environment, expand parkland/open space and create great public places, enhance connections to and along the waterfront, and provide significant new housing including at least 20% affordable housing units; and

WHEREAS, the infrastructure investments envisioned in the Vision Plan are estimated to cost the City at least \$277 million – an estimate that is expected to continue to increase; and

WHEREAS, since the Vision Plan’s adoption in 2016, and the associated community engagement process over the preceding years, many attributes of the District have changed, including approval of Project Connect, the cost of land and construction, market conditions for lots in the District, and an increased demand for affordable and market-rate housing; and

28 **WHEREAS**, City staff plan to bring forward a proposed South Central
29 Waterfront Regulating Plan (“Regulating Plan”) that is based on the Vision Plan
30 even though it does not wholly reflect current District conditions; and

31 **WHEREAS**, analysis now shows that the Vision Plan is not economically
32 viable insofar as the associated development does not generate the resources
33 necessary to pay for the required capital improvements and the desired community
34 benefits; and

35 **WHEREAS**, the City Council should ensure that the Regulating Plan and
36 associated entitlements help attain the developments, community benefits,
37 infrastructure, and funding to fulfill the Vision Plan; and

38 **WHEREAS**, Council desires to provide the City Manager and the staff, the
39 South Central Waterfront Advisory Board (SCWAB), the Planning Commission,
40 developers, and the community clear direction as they all move forward on this
41 District; **NOW, THEREFORE**;

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

43 The City Council believes the South Central Waterfront District is a unique,
44 once in a generation, opportunity to plan and establish a vibrant community along
45 the South Shore of Lady Bird Lake that is welcoming, accessible for all in the
46 community, and which facilitates the required infrastructure and the desired
47 community benefits. The City Council desires for the South Central Waterfront
48 Regulating Plan to enable the development needed to help facilitate the necessary
49 infrastructure and to realize the community benefits goals for the District,
50 including a lively, attractive pedestrian and bicycle environment, parkland/open
51 space and great public places, connections to and along the waterfront, and
52 increased housing of which at least 20% would be new affordable housing units.
53

54 **BE IT FURTHER RESOLVED:**

55 The City Manager is directed to develop a Regulating Plan that helps attain
56 all of the community benefits envisioned in the Vision Plan to the extent possible.
57 The Regulating Plan should allow for the type and scope of development that
58 maximizes the benefits achieved through capital improvements; and maximizes
59 opportunities to achieve community benefits and improve infrastructure in the
60 District. This Regulating Plan should include increased development entitlement
61 bonuses and regulations that:

- 62 1. maximize the number of affordable housing units within and nearby
63 the District;
- 64 2. maximize infrastructure investments, such as for new streets, parks,
65 bicycle infrastructure and trails;
- 66 3. maximize other community benefits;
- 67 4. ensure enhanced environmental standards and protections;
- 68 5. support the Project Connect transit investment the community is
69 making; and
- 70 6. help create a connected, pedestrian-oriented, mixed use district where
71 thousands more Austinites can live, work, and play.

72 **BE IT FURTHER RESOLVED:**

73 The City Manager shall, associated with the development of this Regulating
74 Plan, consider different approaches for increasing development entitlements and
75 bonuses and implementing regulations, including but not limited to:

- 76 1. establishing a density bonus program, perhaps with entitlements akin
77 to the Downtown Density Bonus Program entitlements;

- 78 2. allowing for the height, FAR, and entitlements necessary to best
79 support the economics needed to achieve the required infrastructure
80 and the desired community benefits for the District in the Vision Plan;
81 or
82 3. changing base zoning.

83 **BE IT FURTHER RESOLVED:**

84 The City Manager shall, associated with the development of this Regulating
85 Plan, ensure development entitlements are sufficient to sustain increases in market
86 demand in the District for the next two decades in order to account for increased
87 costs and to avoid continual requests from developers for amendments to this
88 Regulating Plan for increased entitlements. The City Manager shall provide annual
89 updates on the implementation of the Vision Plan and shall provide
90 recommendations for changes to the Regulating Plan as needed and at least every
91 five years.

92 **BE IT FURTHER RESOLVED:**

93 The Regulating Plan called for in this resolution may be in addition to other
94 recommendations that the City Manager and the staff, the SCWAB, or the
95 Planning Commission wish to bring forward to Council for consideration.

96 **BE IT FURTHER RESOLVED:**

97 The City Manager is directed to complete needed changes to the Regulating
98 Plan to satisfy the above direction, and return to Council with a draft Regulating
99 Plan by June 2023.

100
101 **ADOPTED:** _____, 2022 **ATTEST:** _____

102 Myrna Rios
103 City Clerk
104