Date:

To: Mayor and Council Members

From: Bouldin Creek Neighborhood Association

Re: South Central Waterfront Redevelopment Initiative

Mayor Adler, Mayor Pro Tem Garza and City Council Members,

The Bouldin Creek Neighborhood Association calls upon the Council and City Staff to uphold Council’s directive of March 22, 2018 to put in place a financial framework and regulating plan for the South Central Waterfront Redevelopment plan before granting any additional entitlements to any property in the planning area.

The South Central Waterfront Vision Plan--including development, financing and regulation frameworks--was adopted by the Council in June 2016.  At the council’s first reading on March 22, 2018 of a PUD up-zoning request for 425 Riverside Drive within the planning area, the Council unanimously supported the Planning Commission recommendation to support up-zoning conditional on delivery of a dedicated public utility district (PID) within 30 days of the PUD’s final approval, and a tax increment funding mechanism (TIF) was to be delivered within 180 days of final approval.  Furthermore, in order to ensure these deadlines would be met, the Council clearly called for these provisions to be de-coupled from any future changes to the land development code.

Though the 425 Riverside Drive PUD received final approval May 10, 2018, neither the TIF, the regulating plan, or a dedicated PID has been implemented over a year later.

We know that with the high property values and demand for redevelopment among the 31 properties within the SCWP, it is only a matter of time before one or more of these properties asks you for the entitlements outlined in the SCWP vision plan development scenario. Without a regulating plan and financial tools in place to govern these entitlements while capturing in exchange the funding for community benefits such as affordable housing, connectivity, green spaces and great streets as envisioned in the plan, the City and the community lose out and the plan’s founding principles are imperiled.

The City has had more than adequate time to prepare for this inevitability. While we understand the development community’s desire to proceed with redevelopment plans, entitlements within an integrated plan of this magnitude cannot and should not proceed without completion of the regulation and recapture tools the plan envisions and the city approved.

Thank you for your consideration and for your public service.

Sincerely,

Jesse Moore, President,

Bouldin Creek Neighborhood Association