RESOLUTION NO.

WHEREAS, the area known as South Central Waterfront has the potential to become a vibrant central neighborhood that will serve as an iconic gateway from South Austin into Downtown and provide a place for all Austinites to treasure; and

WHEREAS, the South Central Waterfront Vision Framework Plan was adopted in June 2016, recommending approaches to green infrastructure, high-quality design, and an interconnected network of public spaces, streets, lakeside trails, and parks; and

WHEREAS, the City is committed to advancing Project Connect's Phase 1 Light Rail investment, a critical junction of which is located in the South Central Waterfront; and

WHEREAS, Council passed Resolution No. 20220915-090 in September 2022 to develop a plan to implement the intent of the 2016 South Central Waterfront Vision Framework Plan; and

WHEREAS, the City engaged with stakeholders, including but not limited to neighborhoods, the development community, and boards and commissions to fulfill Resolution No. 20220915-090 by means of the South Central Waterfront Combining District and Density Bonus Program; and

WHEREAS, as part of the September 12, 2024, Council agenda, Item No. 68 was to establish the South Central Waterfront Combining District and Density Bonus Program, which included a draft ordinance - Staff Version 2 - with a related exhibit identifying the boundary of the South Central Waterfront District; and

WHEREAS, the South Central Combining District and Density Bonus Program was indefinitely postponed by Council in September 2024; and

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WHEREAS, updated guidelines for clarity and consideration by the development community, City staff, commissioners, and Council during planned unit development (PUD) negotiation processes are needed to help achieve today's City goals in the South Central Waterfront District; **NOW, THEREFORE,**

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

The City Manager is directed to consider and prioritize the following development elements when reviewing PUD applications and recommending PUD zoning for a property located in the South Central Waterfront District:

- Innovative parking strategies to prevent over-supply of parking and disguise any parking provided, such as unbundling parking from residential units, counting a portion of structured parking towards floor-area-ratio, screening requirements for above ground parking, shared parking agreements, agreements and design to provide public parking in new garages, parking programs benefitting workers, and other City recommended methods;
- Transit supportive infrastructure for Project Connect Phase 1 Light Rail and CapMetro services as coordinated with the City;
- Measures to implement the Austin Strategic Mobility Plan 50/50 mode share goal through Transportation Demand Management, such as bikeshare and bus stop improvements;
- Site design that provides for internal walkways or paseos for pedestrians and bicyclists between buildings to enhance comfort, safety, and convenience in the South Central Waterfront District, taking into consideration ground floor activation experience along walkways;
- Publicly accessible open space, such as ground level plazas and parks;

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- Environmental features that enhance and protect the riparian zones along Lady Bird Lake and East Bouldin Creek;
- Bat and bird-friendly glazing and design requirements;
- Fee in-lieu for parks, infrastructure, and Local Enhancement Programs to support the build-out of the parks in and near the area, street infrastructure improvements, and the growth and retention of small businesses;
- Housing diversity in and near the area through fee in-lieu investments, new affordable units, or buydown of existing units, considering long-term affordability levels at 60 percent median family income (MFI) and below for rental units and 80 percent MFI and below for ownership units; and
- Encouraging developments to align with key principles such as income verification, long-term affordability, unit mix, parity, and tenant protections, as outlined in Article 2 of City Code Chapter 4-18.

BE IT FURTHER RESOLVED:

The City Manager is directed to consider potential impacts on, needs of, and benefits to the public transit system as part of transportation-related review of PUD applications and recommending PUD zoning for a property located in the South Central Waterfront District.

ADOPTED: _____, 2025 **ATTEST:** _____
Erika Brady
City Clerk

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