

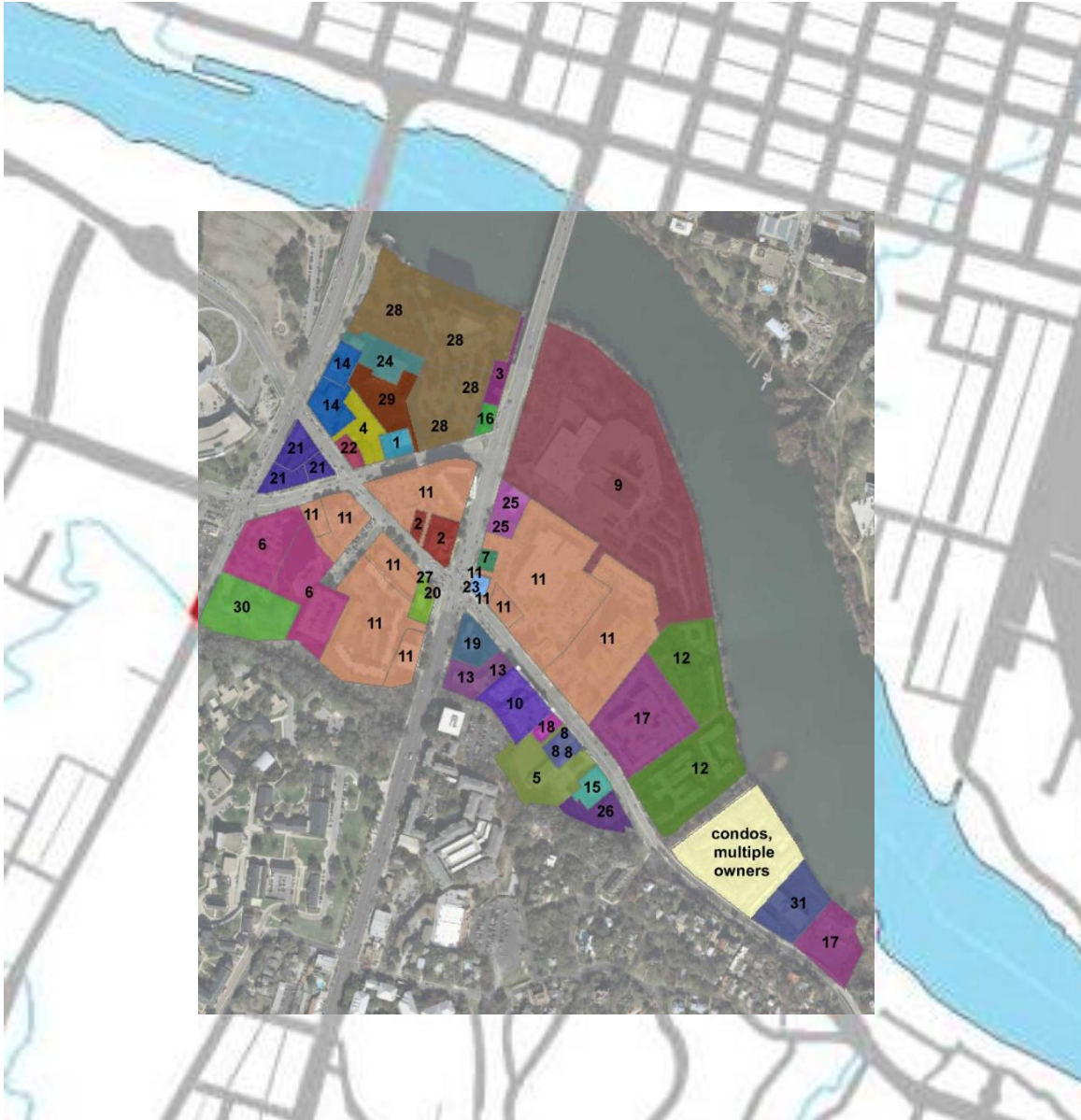


South Central Waterfront

SCWAB Retreat

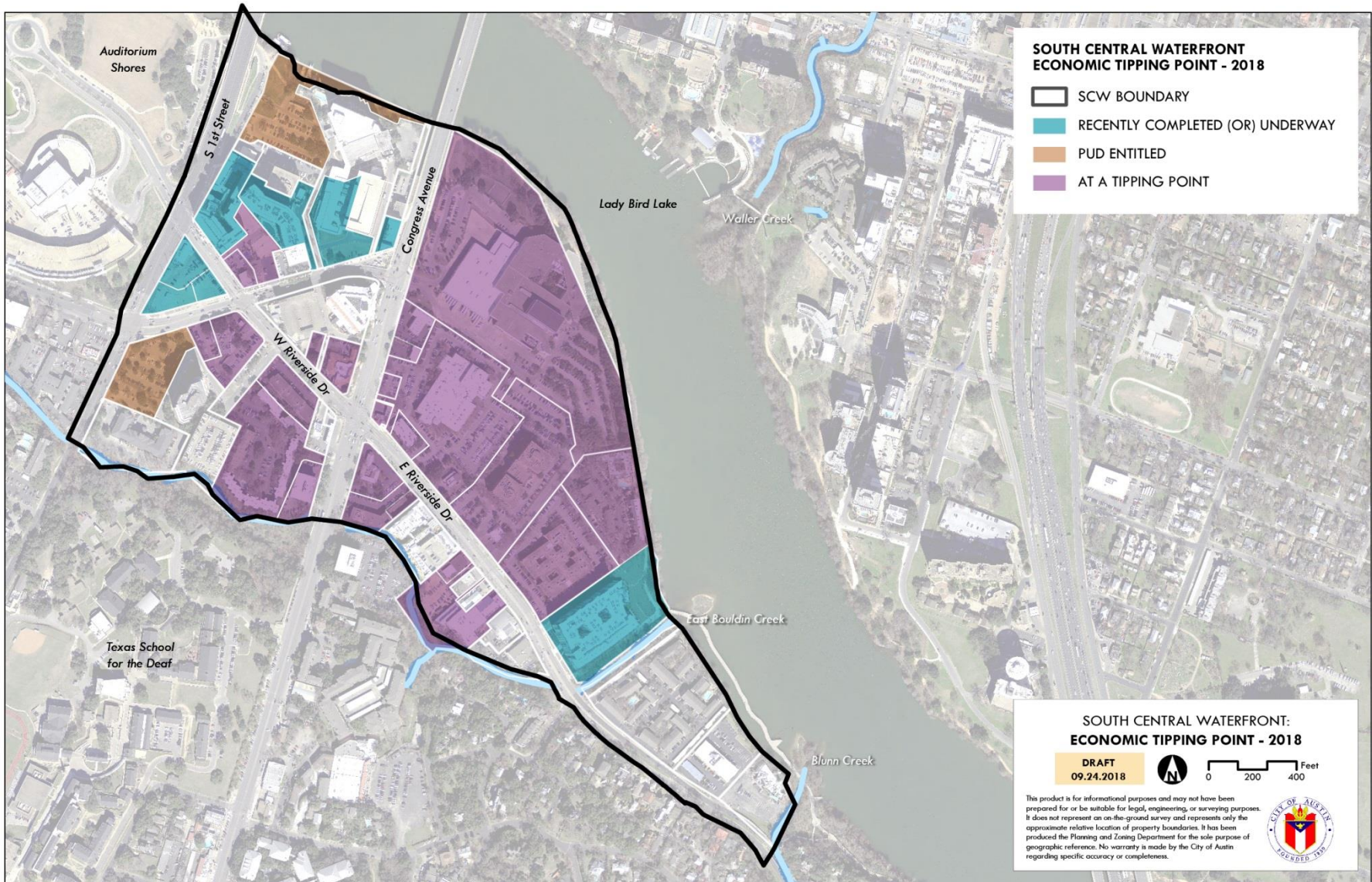
June 26, 2019 | City Hall

SOUTH CENTRAL WATERFRONT TODAY



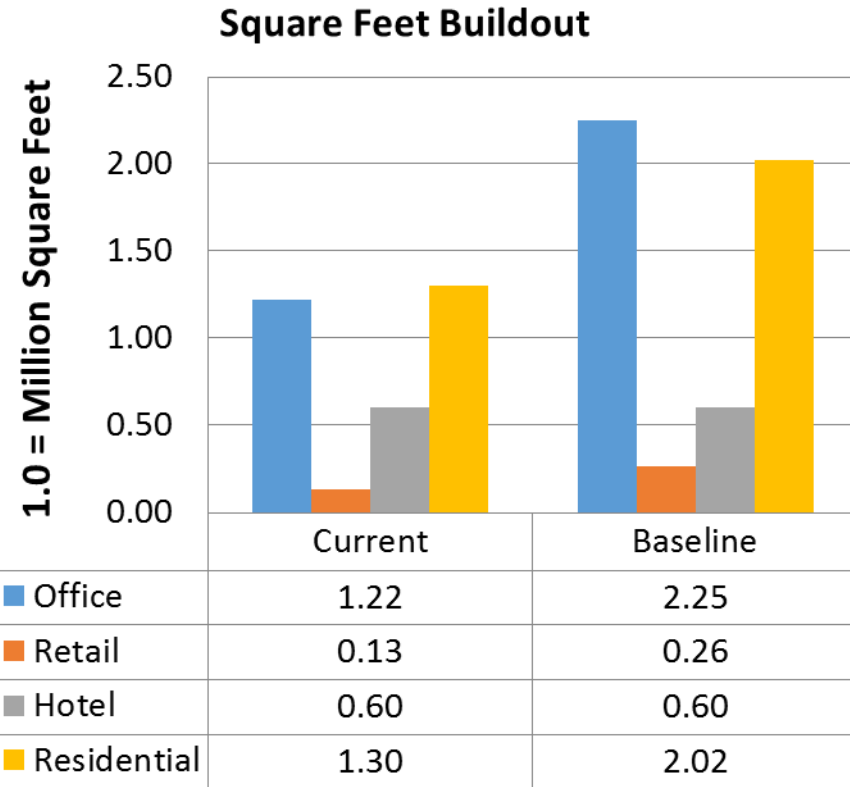
- ❖ Strategic location – Redevelopment Pressures
- ❖ Lack of Infrastructure, Connectivity
- ❖ Patchwork of Private Parcels

SCW TOMORROW > Big Changes are Coming



SCW TOMORROW > Under the Status Quo

*Theoretical
BASELINE
buildout*



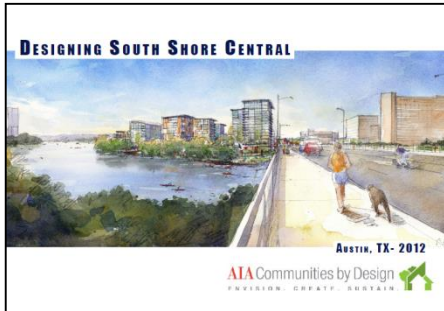
Existing
Total
3.2 M sf

Theoretical
Baseline
5.1 M sf

- No improved open space
- No improved connectivity
- No affordable housing
- Continued piecemeal development pattern

PLANNING FOR A BETTER FUTURE

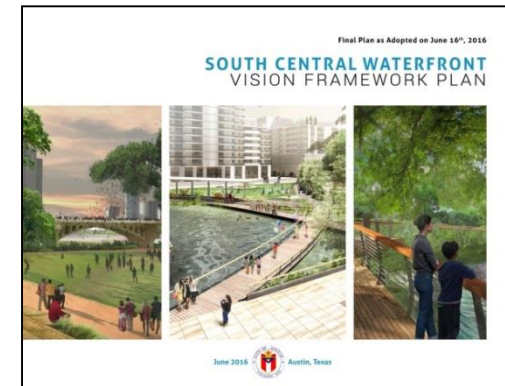
American Institute of Architects
grant/study



Interim Staff Report/Draft Plan



Final Plan –
Council
adoption



June 2016

2011

2012

2013

2014

2015

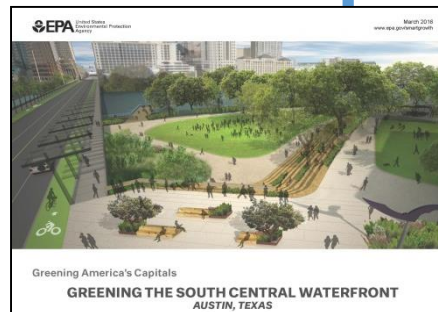
2016



(former)
Waterfront
Planning Advisory
Board begins study

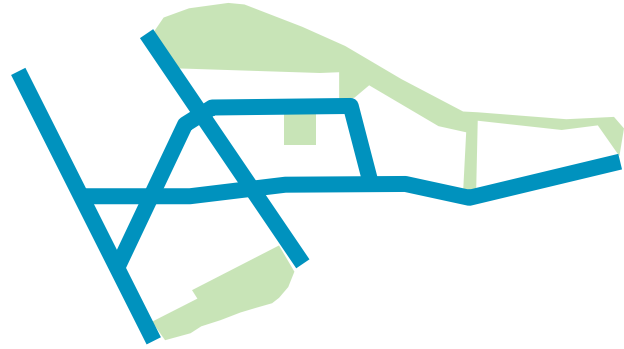


University of Texas study



Environmental Protection
Agency grant/study

FRAMEWORK > THREE LEGGED STOOL



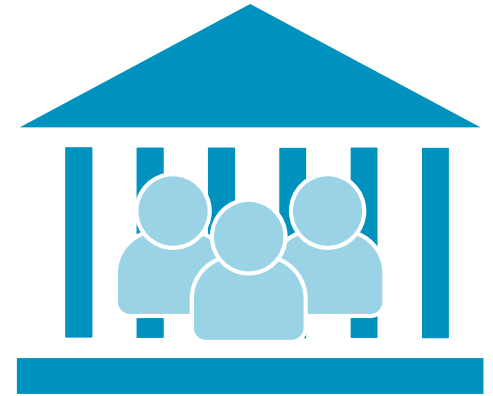
Physical Framework

Green Streets, Pedestrian Connections & Open Space for a great public realm



Financial Framework

District-wide **Value Capture, Strategic Capital Investments and Bonus Entitlements** to fund public realm and affordable housing.



City Leadership

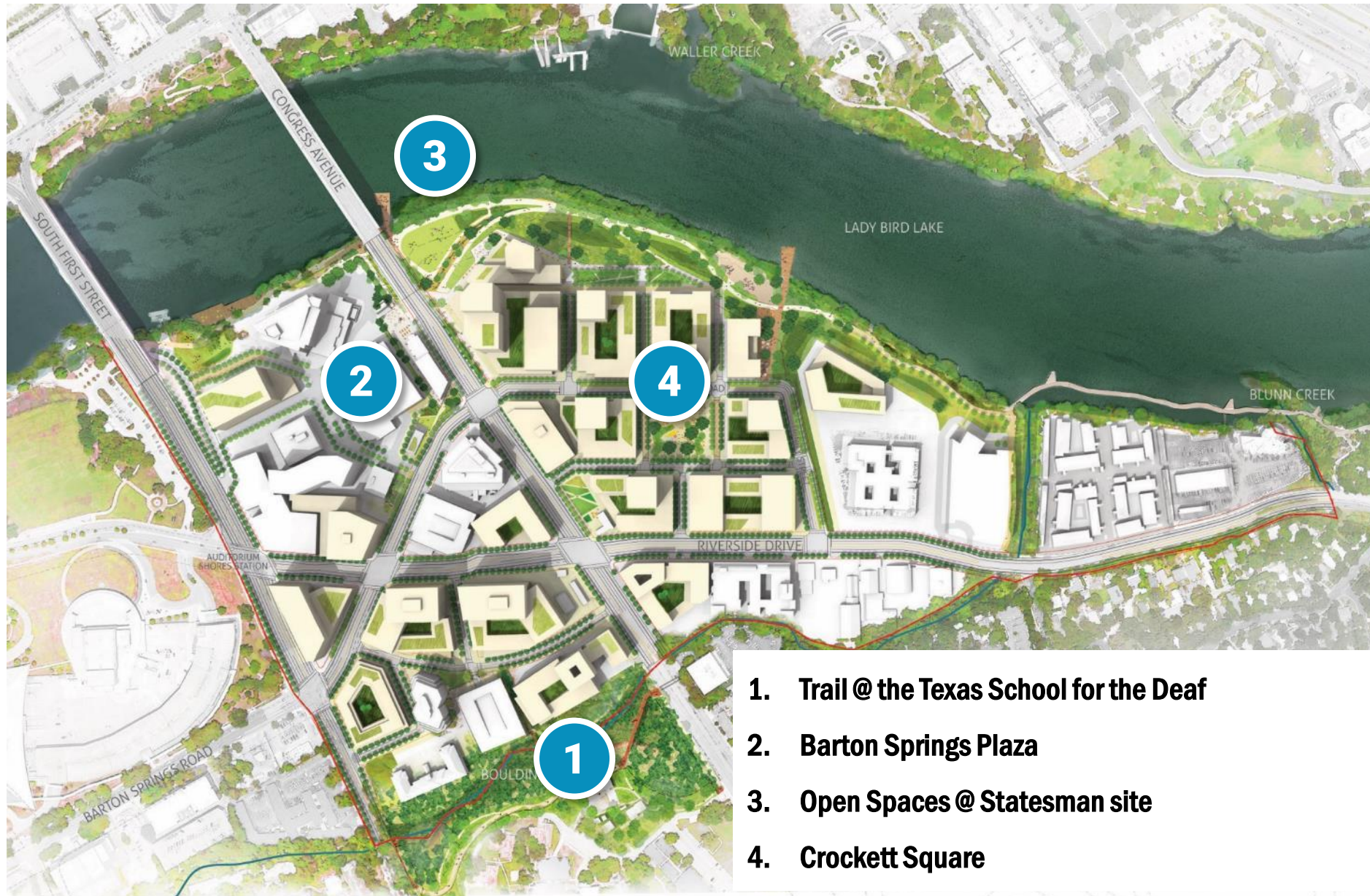
Public-Private Partnerships and Leverage City Assets in order to achieve community goals

PUBLIC REALM FIRST FOR RATIONAL DEVT.

1. Expanded Waterfront Open Space
2. Catalyst Open Space, Trails & Green Streets
3. Developer added Green Streets
4. Existing Roadway Improvements
5. Public Realm Framework for development



KEY PLACEMAKING PROSPECTS



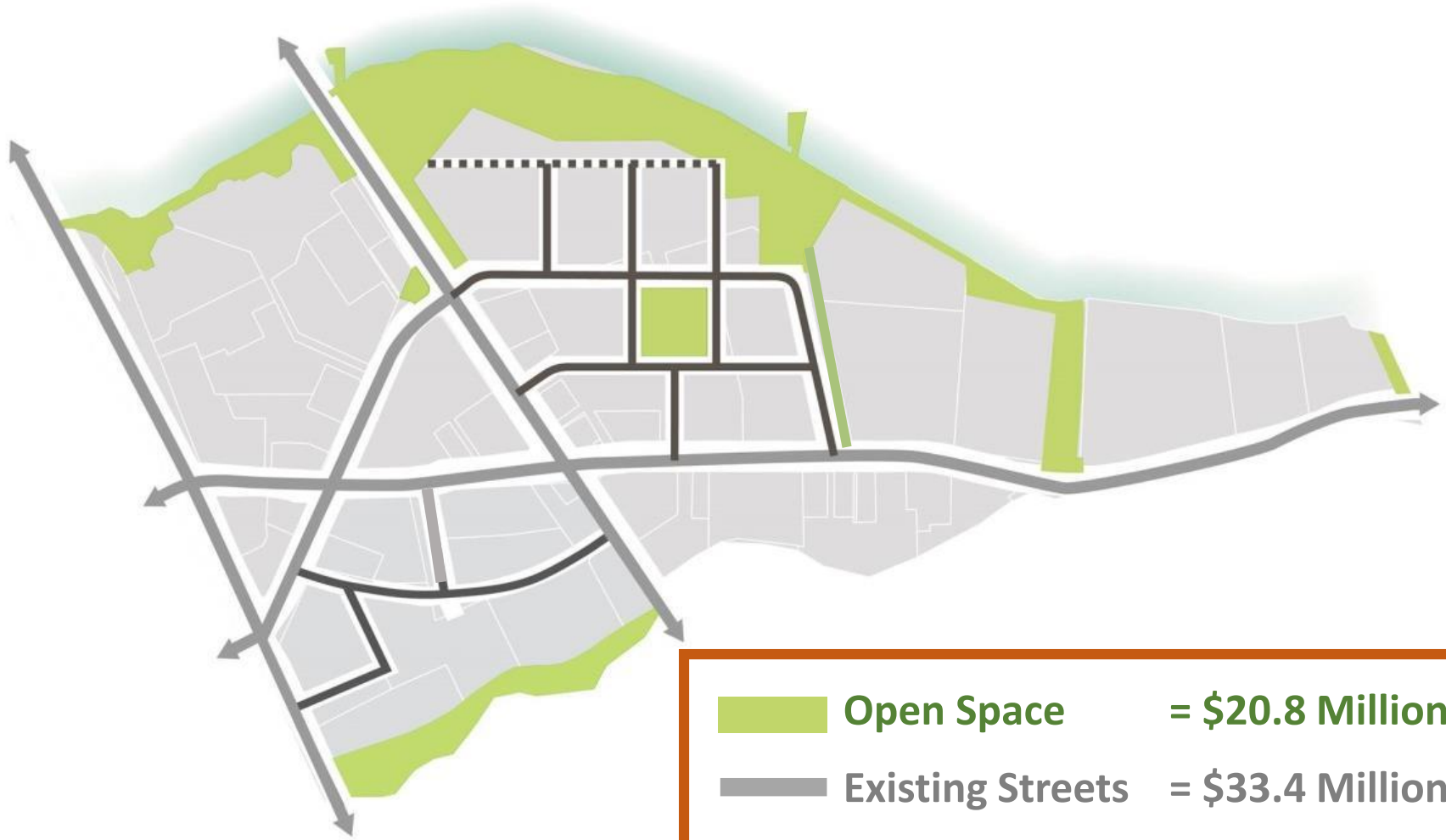
1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Open Spaces @ Statesman site
4. Crockett Square

KEY PLACEMAKING PROSPECTS

Physical Framework

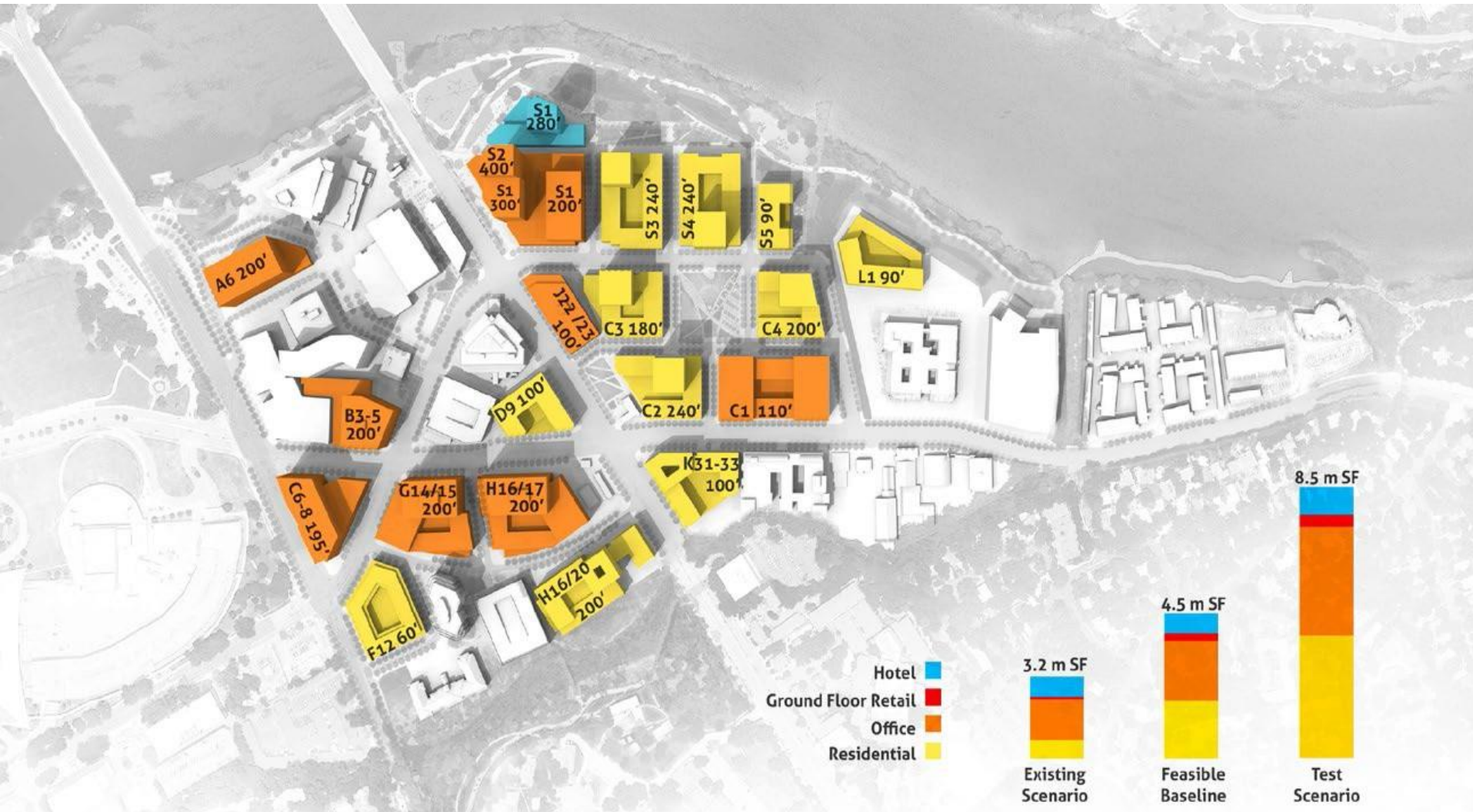


FUNDING THE PUBLIC REALM



To be updated –
Summer 2019

MAKING DENSITY WORK



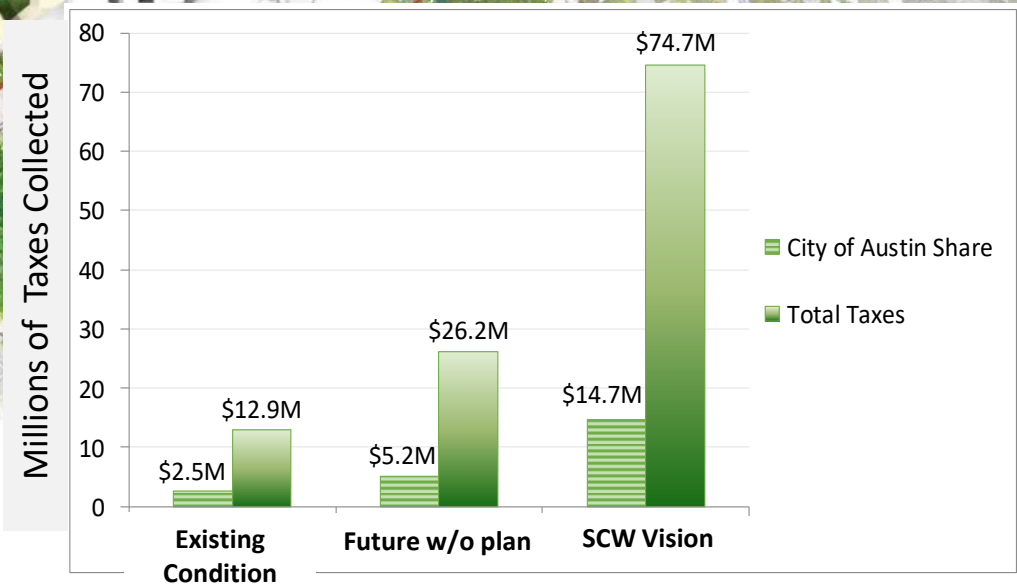
Testing:

- ✓ Return on Investment
- ✓ Potential cost sharing
- ✓ Potential tax increment

FUELING THE FINANCIAL TOOLKIT



To be updated –
Summer 2019



FUNDING THE VISION

	Operations and Maintenance	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing 20% all new units
Privately Funded				
★ Regulating Plan Development Bonus Fee		✓	✓	✓
Public Improvement District	✓			
Philanthropy			✓	✓
Publicly Funded				
★ Tax Increment Financing		✓	✓	✓
CIP Funds		✓	✓	
Parking Fund		✓		✓
★ Affordable Housing (tax abatements/credits, REIT)				✓

14 POINT IMPLEMENTATION

Implementation ensures meeting key goals of the plan including expansion of public space, parks, streets for all Austinites and the creation of 20% affordable housing.

Create a South Central Waterfront Advisory Board

Coordinate with Texas School for the Deaf for Trail

Evaluate potential Transfer of Development Rights (OTC)

Create the Nightwing Plaza

Develop a Regulating Plan

Evaluate potential Parking Management District

Initiate a Public Improvement District

Refine Affordable Housing Implementation Strategy

Initiate conversations with potential philanthropic donors

Set up a TIF district

Establish an Economic Development entity

Identify a lead department and project manager

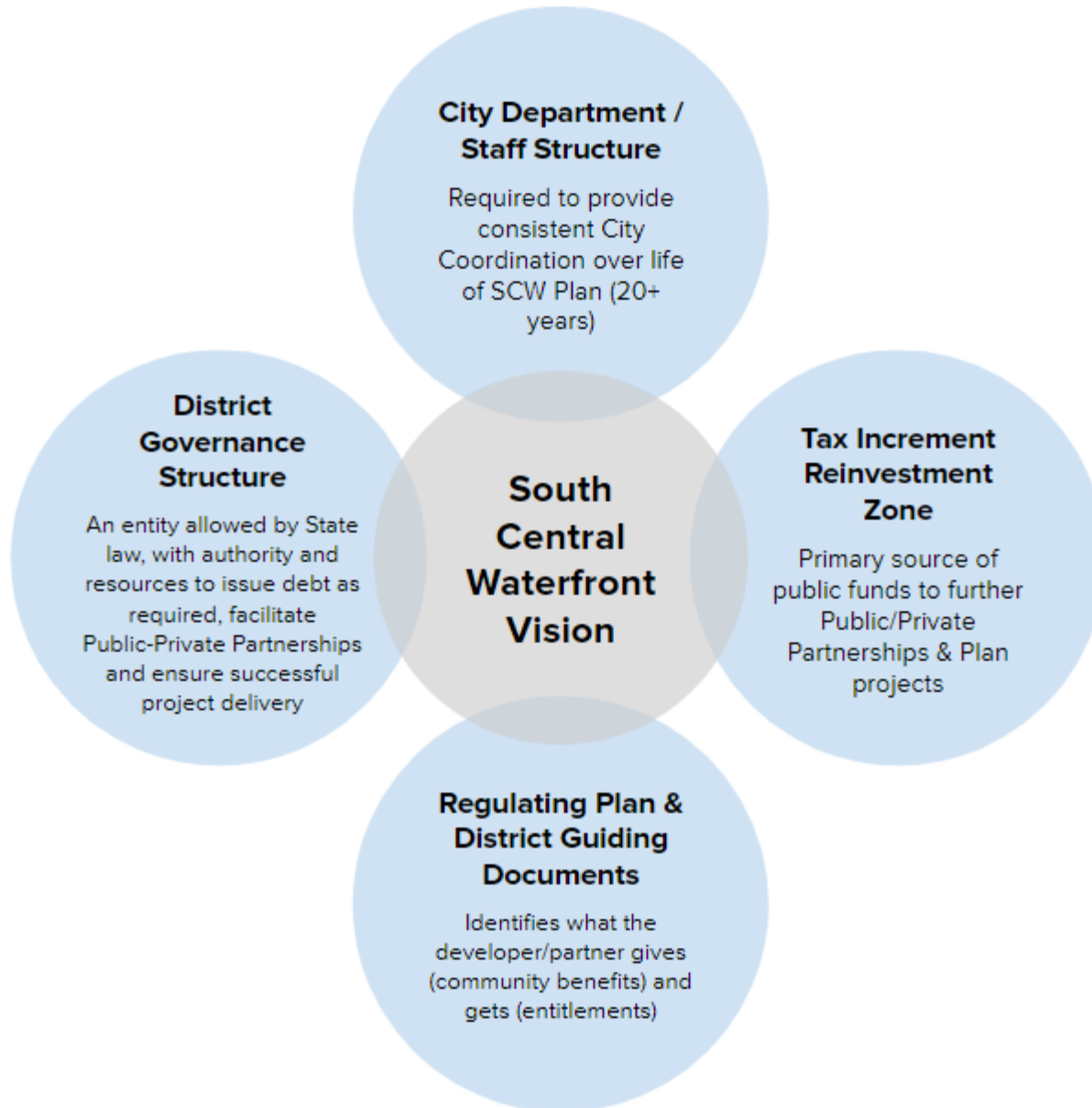
Coordinate with Other City initiatives (e.g., Congress Ave.)

Develop a Public Art Master Plan

SCWAB ACTIONS – July 2018- June 2019

DATE	ACTION TYPE	ACTION	SCW IMPLEMENTATION ALIGNMENT			
Jun 2019	Recommendation to Council	Request City Council to instruct EDD to set up a LGC for the SCW District	Establish an Economic Development entity			
May 2019	Recommendation to Council	20190520-3di - FY 2020 Budget: SCW Consultant Services	Set up a TIF district		Establish an Economic Development entity	
May 2019	Recommendation to Council	20190520-3dii - FY 2020 Budget: Dedicated Staff for SCW Initiative	Identify a lead department and PM			
Apr 2019	Recommendation to Council	20190415-3e: Changes to membership in SCWAB Ordinance	Create a South Central Waterfront Advisory Board			
Apr 2019	Budget Recommendation	Request City Manager to set aside funds for consultant services in FY 2020	Set up a TIF district		Establish an Economic Development entity	
Apr 2019	Budget Recommendation	Request Council to establish a dedicated SCW Project Manager in EDD	Identify a lead department and PM			
Mar 2019	Letter to Mayor & Council	Requesting Action by City leadership crucial to SCW Implementation	Set up a TIF district	Establish an Economic Devt. entity	Identify a lead dept and PM	Develop a Regulating Plan
Nov 2018	Letter of Interest	AIA SDAT follow up for SCW	All implementation items			
Oct 2018	Letter to Mayor & Council	Requesting Action on a Development Corporation for SCW	Establish an Economic Development entity			
Sep 2018	Recommendation to Council	20180917-003D: Funding of South Central Waterfront Regulating Plan	Develop a Regulating Plan			

IMPLEMENTATION PRIORITIES



SCW VISION: PLANNING FOR THE FUTURE



Stephanie Bower | Architectural Illustration