



**HOUSING &  
PLANNING**

# South Central Waterfront Regulating Plan

Small Area Planning Joint Committee  
April 13, 2022

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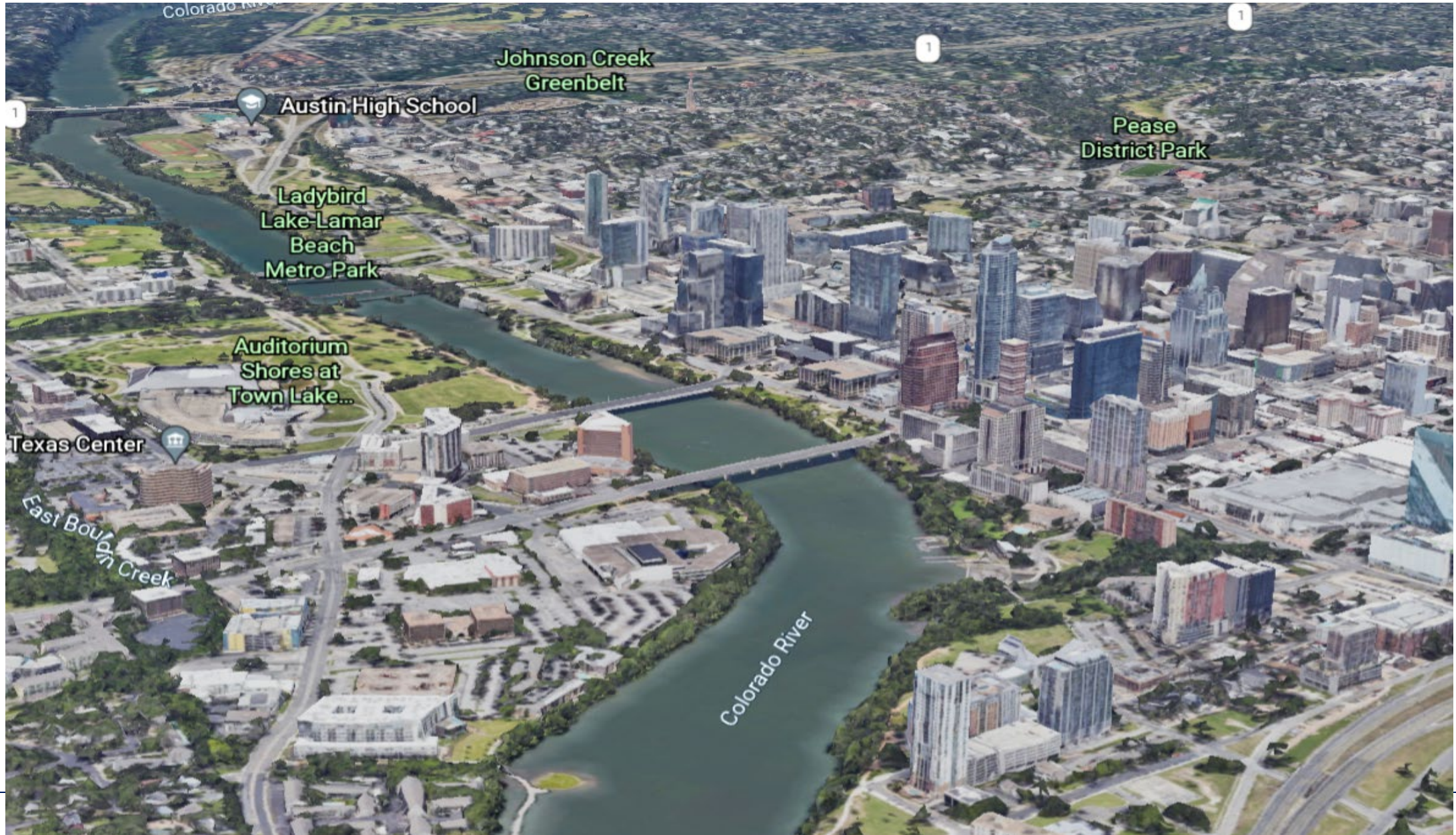
# Waterfront Planning Background

- Town Lake Corridor Study (1985)
  - Established principles to protect and promote shoreline
- Waterfront Overlay (1986)
  - Incorporated into code (LDC)
  - Determines what can or cannot be developed
- Waterfront Planning Advisory Board (2012)
  - How to advance principles of TLCS
- South Central Waterfront small area plan initiated (2013)



# HOUSING & PLANNING





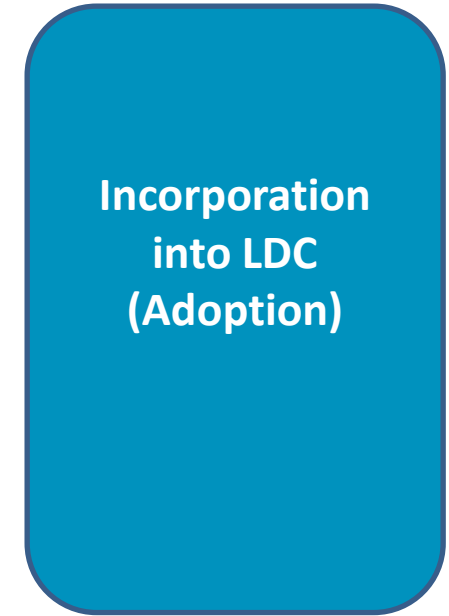


# Framework Plan (2016)





# Overall Process





# Regulating Plan: how will it work?

## Developer Provides:

- On-site affordable housing
- Fee-in-lieu affordable housing
- Other public realm benefits



## Developer Gets:

- Increased entitlements





# Regulating Plan: how will it work?

- Opt-in, voluntary
- Works in conjunction with existing WFO (does not replace it)
- Mechanically similar to University Neighborhood Overlay (UNO)
- Amendment to the land development code



# Regulating Plan: what will it do?

- Control physical buildout
- Lay out public benefits and developer incentives
- Include requirements for Affordable Housing provided by private developments that utilize bonus entitlements
- Open space, streetscape, frontage, building height, land uses, parking



# Regulating Plan: what will it not do?

- Does not mandate participation
- Does not speak to financing, funding sources, or public-private partnerships
- Does not allow wiggle room or negotiating
- Part of a larger toolbox - will not achieve the framework vision by itself



# Regulating Plan: gives and gets\*

- Public goods:
  - Affordable housing
    - On and off-site, 10%+ set aside
  - Improved streetscape
  - Enhanced open space
  - Improved pedestrian experience
- Additional entitlements:
  - Height subdistricts up to 400'
  - Additional land uses
  - Additional floor area
  - No site area requirements
  - No minimum parking required

\*All properties in the district eligible to participate



# Other Considerations

- TIRZ in process
- Project Connect:
  - Blue Line stop (above ground) + bridge
  - Orange Line stop (underground)
- Changed market since 2016
- Acuña ruling



# Next Steps

- Regulating plan:
  - Concepts: April/May 2022
  - Draft code: June 2022
  - Adoption: July/August 2022
- TIRZ: late summer 2022