



**HOUSING &
PLANNING**

South Central Waterfront Regulating Plan

South Central Waterfront Advisory Board
May 16, 2022

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- Regulating Plan Components
 - Community Benefits
 - Developer Incentives
- Next Steps



Regulating Plan: Community Benefits

- Affordable housing
- Open space
- Environment
- Streets
- Streetscapes
- Parking (also developer incentive)
- Land uses (also developer incentive)
- Building design

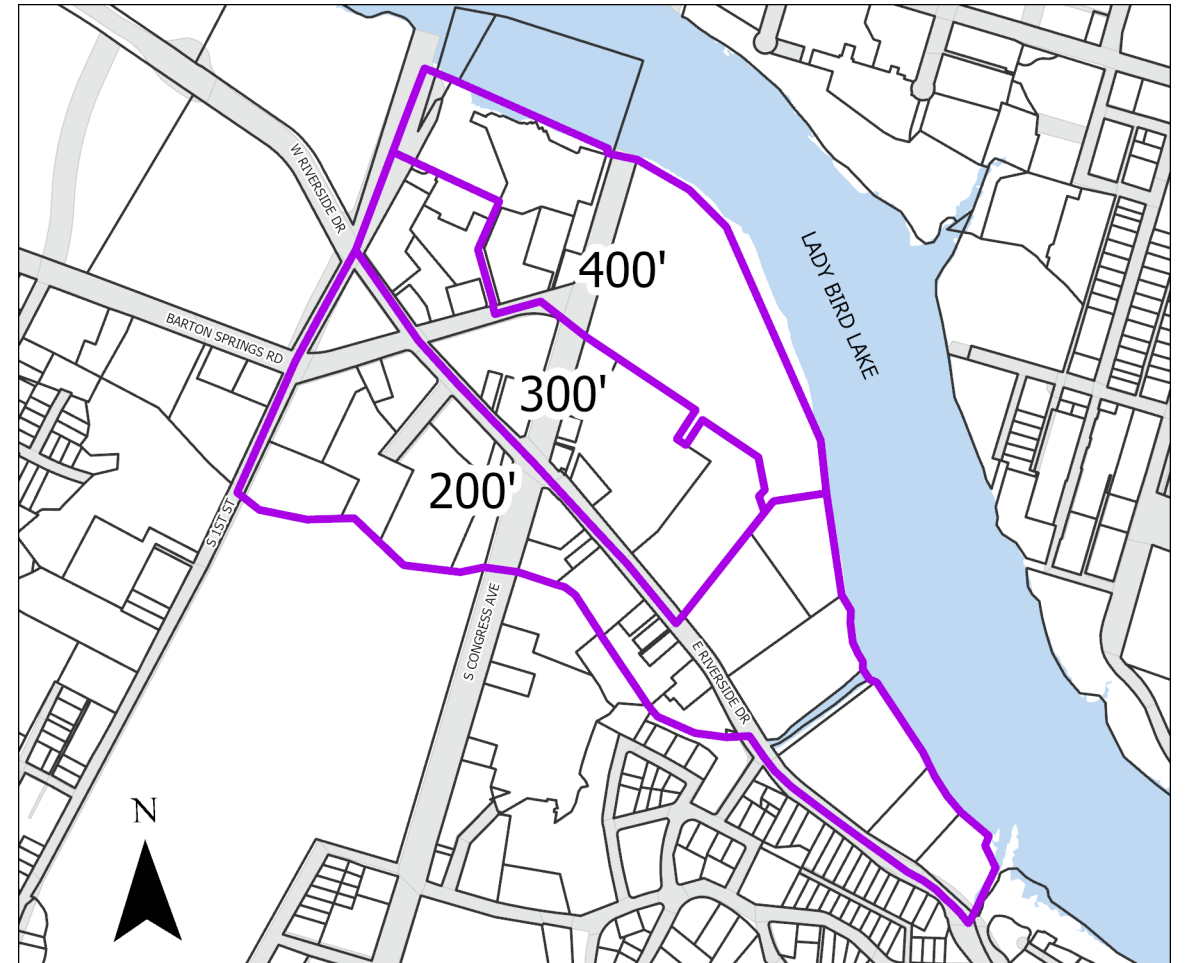
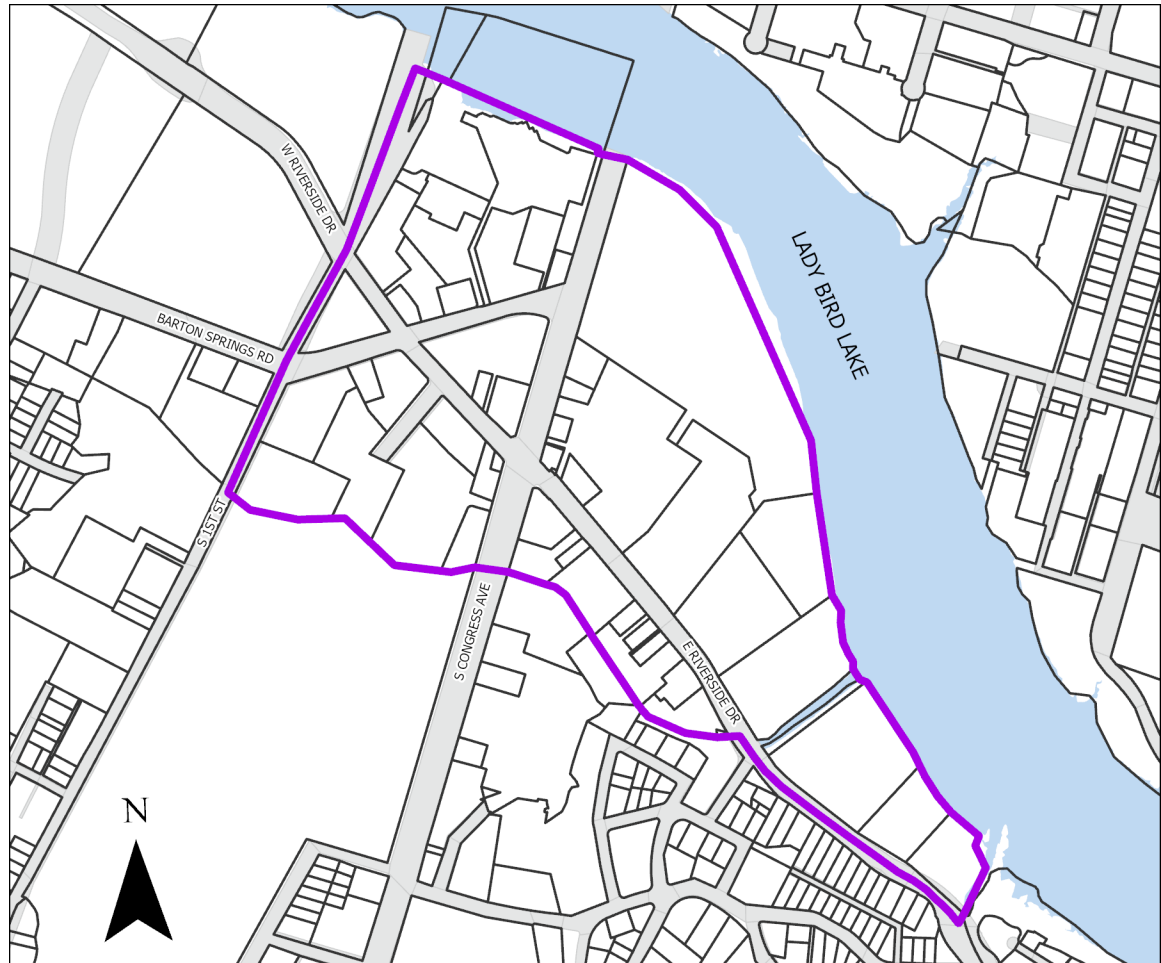


Regulating Plan: Developer Incentives

- Height
- Floor area ratio (FAR)
- Density
- Parking (also community benefit)
- Land uses (also community benefit)



Subject Area and Subdistricts





Community Benefit: Affordable Housing

2016 Framework Plan:
20% of all units at

- 60-80% MFI for rental
- 100-120% for ownership

- Options to meet affordable housing community benefits
 - Varying set-aside rates
 - Varying affordability levels
 - Alternatives to onsite compliance for affordable ownership housing
- Fee in-lieu for non-residential bonus space may be directed towards affordable housing
- Provisions for all participating developments that support Fair Housing
 - Affirmative marketing
 - Source of income protections
 - Right to subsidize additional units
- Provisions for onsite affordable housing that promote inclusion
 - Proportional bedroom mix
 - Comparable design standards
 - Dispersion and access



Community Benefit: Open Space

- Subdistricts with tiered requirements above current code (9.4 acres/1000 residents)
- Dedication or fee in lieu (FIL) at Parks and Recreation Department (PARD) discretion
- Likely combination of dedication and FIL

- 2016 Framework Plan: 13% of district





Community Benefit: Environmental

- Removal of impervious cover around tree critical root zone
- Redevelopment exception may not be used
- Green stormwater control measures
- Reclaimed water for irrigation
- Purple pipe construction
- Connect to reclaimed water main (if feasible)



Community Benefit: Streets

- Updated Austin Strategic Mobility Plan (ASMP, bottom figure)
- Internal circulation standards for large sites:
 - Site 3 acres or more
 - 400' block lengths
 - Sidewalks, street trees required

- 2016 Framework Plan:
Enhanced network





- 2016 Framework Plan:
More structured parking,
TDM, less need

Community Benefit: Parking

- No minimum parking required
- Parking maximum (80%) of current requirements
- No surface parking allowed
- Street parking per TCM and internal circulation standards
- Transportation demand management (TDM) to mitigate traffic impact
- Parking must be leased/sold separately from units



- 2016 Framework Plan:
More pedestrian friendly
uses

Community Benefit: Land Uses

- Central Business District (CBD) zoning land uses
- Removes auto-oriented uses
- Grants some additional uses for most properties, removes some uses also
- Better suited to a pedestrian-friendly environment



- 2016 Framework Plan:
Tower massing and
pedestrian frontages

Community Benefit: Building Design

- Tower massing requirements
 - Floorplate restrictions of 15-25k square feet above 60 feet
 - Tower separation of 80 feet
- Pedestrian frontages required:
 - 60% of frontage Type 1 streets
 - 75% of frontage along Type 2 and 3 streets



Regulating Plan: Developer Incentives

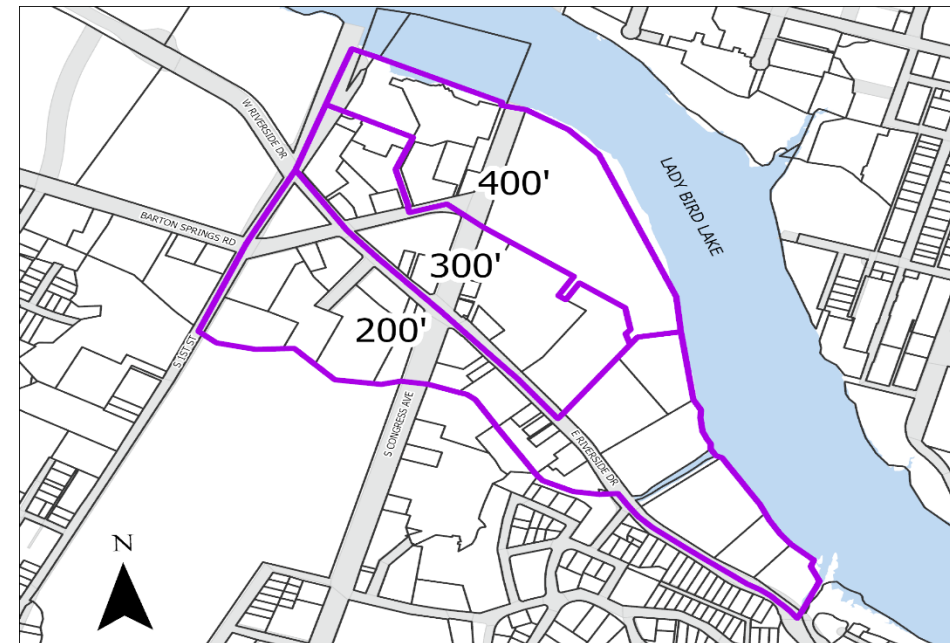
- Height
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Developer Incentive: Height

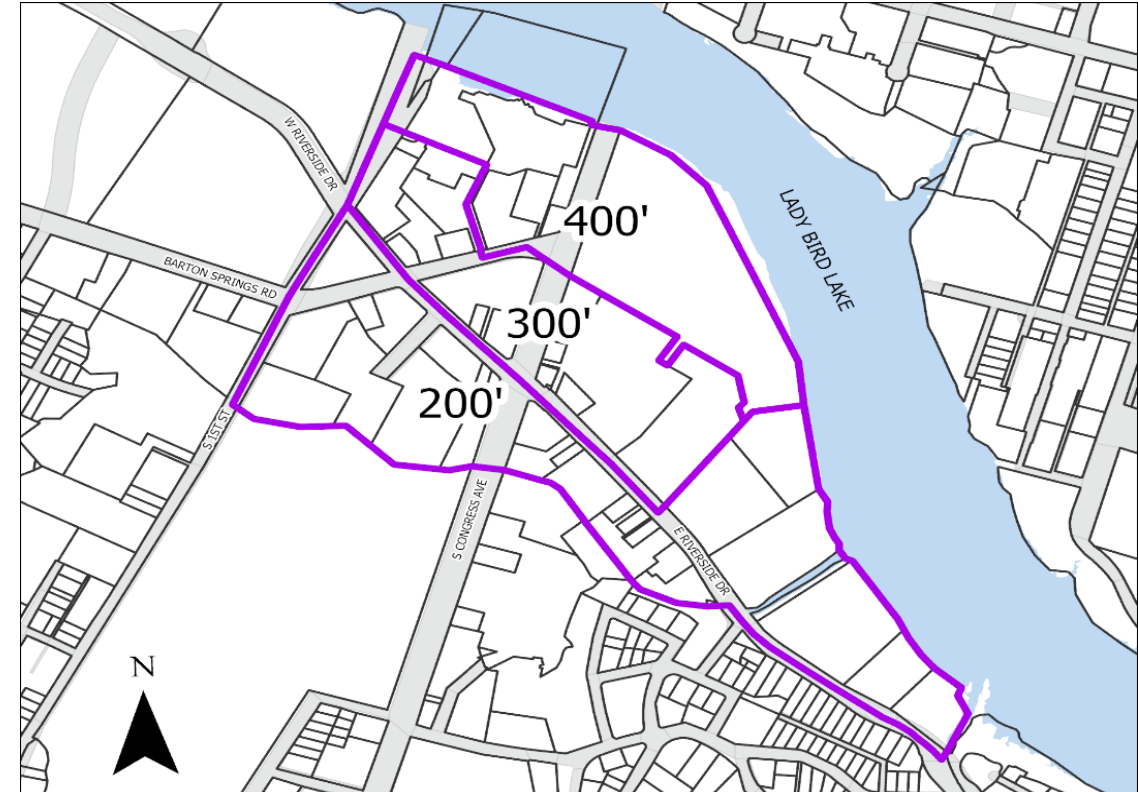
- Height subdistricts (bottom image)
- Steps back from waterfront
- All properties eligible

2016 Framework Plan:





2016 Framework Plan:





Developer Incentive: Floor Area Ratio (FAR)

- Unlimited (restricted by height, other site standards)
- Typically a very strong incentive
- Other examples:
 - Vertical mixed use (VMU)
 - Downtown Density Bonus Program (DDBP)
 - University Neighborhood Overlay (UNO)
- Goes hand in hand with building design (public goods side)



- 2016 Framework Plan:
Enhanced, but not
specified

Developer Incentive: Density

- Unlimited (restricted by height, other site standards)
- Typically a very strong incentive
- Other examples:
 - Vertical mixed use (VMU)
 - Downtown Density Bonus Program (DDBP)
 - University Neighborhood Overlay (UNO)
- Goes hand in hand with building design (public goods side)



- 2016 Framework Plan:
More structured parking,
TDM, less need

Developer Incentive: Parking

- No minimum parking required
- Allows market to set rate (up to maximum)
- Allows developer to determine cost/tradeoff between parking and other types of development



- 2016 Framework Plan:
More pedestrian friendly
uses

Developer Incentive: Land Uses

- Central Business District (CBD) zoning land uses
- Grants some additional uses for most properties, removes some uses also



Next Steps

- Regulating plan:
 - Summary of plan: SCWAB 5/16/22
 - Regulating plan draft: SCWAB 6/21/22
 - SCWAB working groups?
 - SCWAB recommendation 7/18/22
 - COJC recommendation 8/17/22
 - PC recommendation 8/23/22
 - Council to consider adoption: 9/1/22