



PLANNING
DEPARTMENT

South Central Waterfront Advisory Board

Update

January 18, 2024

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- SCW Regulating Plan vs SCW Combining District + Density Bonus Program
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Current City of Austin Regulating Plans

Regulations within CoA
Regulating Plans are
required and do not
function as density
bonuses.



SCW Combining District + Density Bonus Program

- Optional program.
- The SCW becomes a Combining District with ensuing zoning changes that allows applicants to utilize the density bonus program.



Density Bonus Calculator

Several elements of the bonus program are subject to change pending further review and feedback.

- Designed to calculate the total fee-in-lieu amount associated with the desired bonus area.
- Pending further internal review, this fee will be divided into several fees-in-lieu for Housing, Parks, and Other Infrastructure.
- Overall fee amount is subject to change pending consultant review.



Density Bonus Calculator

- An estimated number of on-site affordable units (at 60% MFI) is provided by the calculator.
- Provides the value of on-site community benefits to be provided to achieve the desired bonus.



Density Bonus Calculator

- For 3:1 FAR, 5% of housing must be affordable at 60% MFI.
- For for-sale units, a fee-in-lieu equivalent will apply (*cost currently being modeled*).
- For non-residential development under 3:1, a non-residential fee shall apply per square foot of development (*cost currently being modeled*).



Density Bonus Calculator

- 70% of the bonus area above 3:1 FAR must be achieved through fees-in-lieu from which certain dedications (*such as on-site affordable housing and parkland*) may be removed.
 - For non-residential development, a non-residential fee shall apply per square foot of bonus area (*cost currently being modeled*).
 - For residential development, a residential fee shall apply per square foot of bonus area (*cost currently being modeled*).

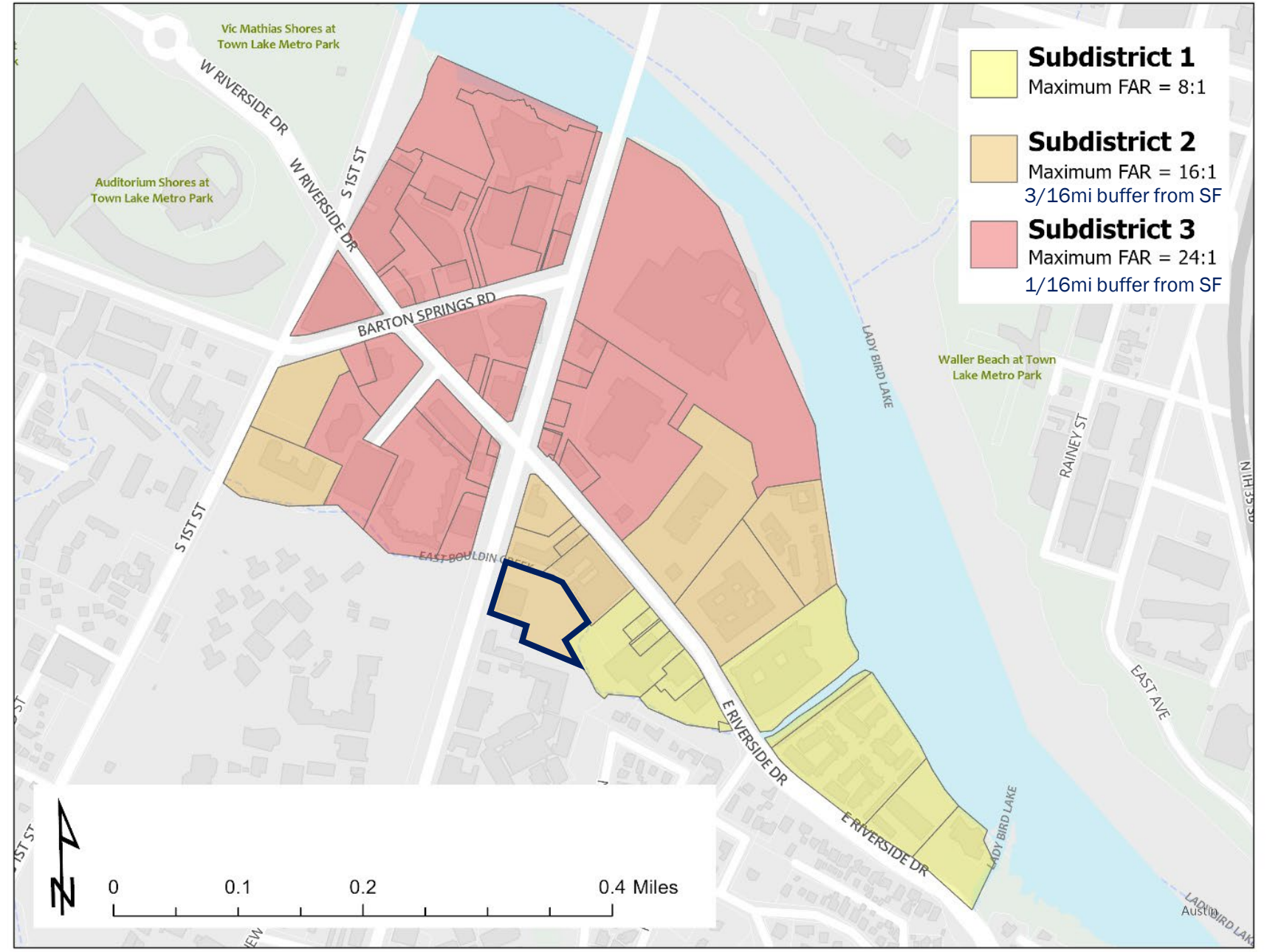


Density Bonus Calculator

- 30% of the bonus area above 3:1 FAR must be achieved through on-site community benefits.



Density Map / Boundary Changes





Timeline

Jan – Feb		March			April			May
Staff finalize draft (Jan/ early Feb)		Staff incorporates feedback						
	Public Comment (Feb 7 – Mar 4)							
	Public Meetings (Mid-late February)							
					Review / Adoption (April/May)			



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Thank You