




PLANNING  
DEPARTMENT

# South Central Waterfront Combining District & Density Bonus Program

Codes & Ordinance Joint Committee  
February 21, 2024

- 
- History
  - Combining District
  - Density Bonus Program
    - Bonus Program Opt-in Requirements
    - Fees-in-Lieu
    - Additional On-Site Community Benefits
  - Timeline & Ways to Provide Feedback

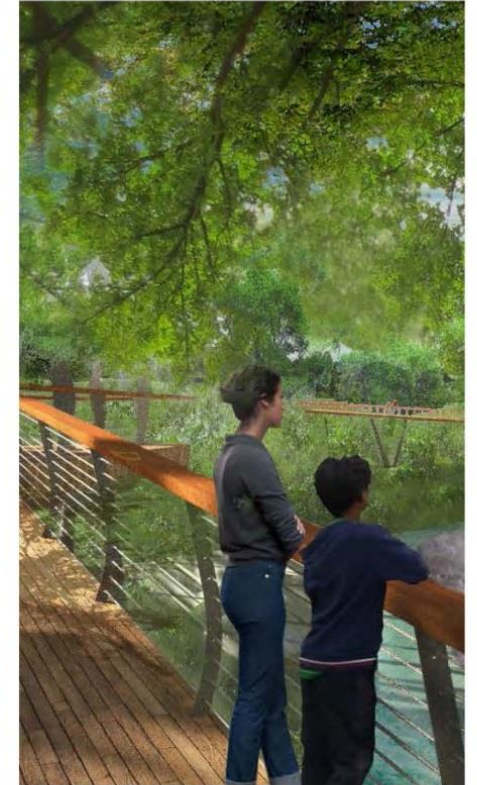


# South Central Waterfront Vision Framework Plan

Adopted  
June 6, 2016

Final Plan as Adopted on June 16<sup>th</sup>, 2016

## SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN



June 2016



Austin, Texas



# City Council Resolution 20220915-090

- Directed Planning Staff to create regulations supporting implementation of the 2016 ***South Central Waterfront Vision Framework Plan***.
- Program to be re-evaluated/updated at least every five years.
- Increased development square footage only available through the Density Bonus Program.
- Maximize community benefits: affordable housing, open space, and public art, etc.
- Maximize infrastructure investments: new streets, parks, bikeways, and trails.



# City Council Resolution 20220915-090

- Create a Density Bonus Program “*akin*” to Downtown.
- Support Project Connect transit investment.
- Allow entitlements significant enough to achieve required infrastructure and community benefits.
- Ensure entitlements meet market demand to account for increased costs and avoid continual requests to amend the code.
- Create enhanced environmental standards and protections.





# City Council Resolution 20220915-090

Create a connected,  
pedestrian-oriented,  
mixed-use district  
where “*thousands  
more Austinites can  
live, work, and play.*”





# Updates / Changes

- First re-evaluation will occur sooner than 5 years to account for updated details from Project Connect and citywide density bonus analysis.
- The SCW regulations will be implemented by:
  - Council adoption an **optional** set of regulations and bonus program through the creation of a **Combining District and a Density Bonus Program** (spring 2024).
  - City-initiated rezoning of properties in the district (summer 2024).
  - Subsequent rezonings and code amendments will be required to add additional properties at a later date.



# Combining District Components

- **General Provisions** (Policies, procedures, and who can participate)
- **Land Use Standards** (Permitted and conditional land uses)
- **Development Standards** (What will be built and where)
- **Design Standards** (How it will look)
- **Definitions**





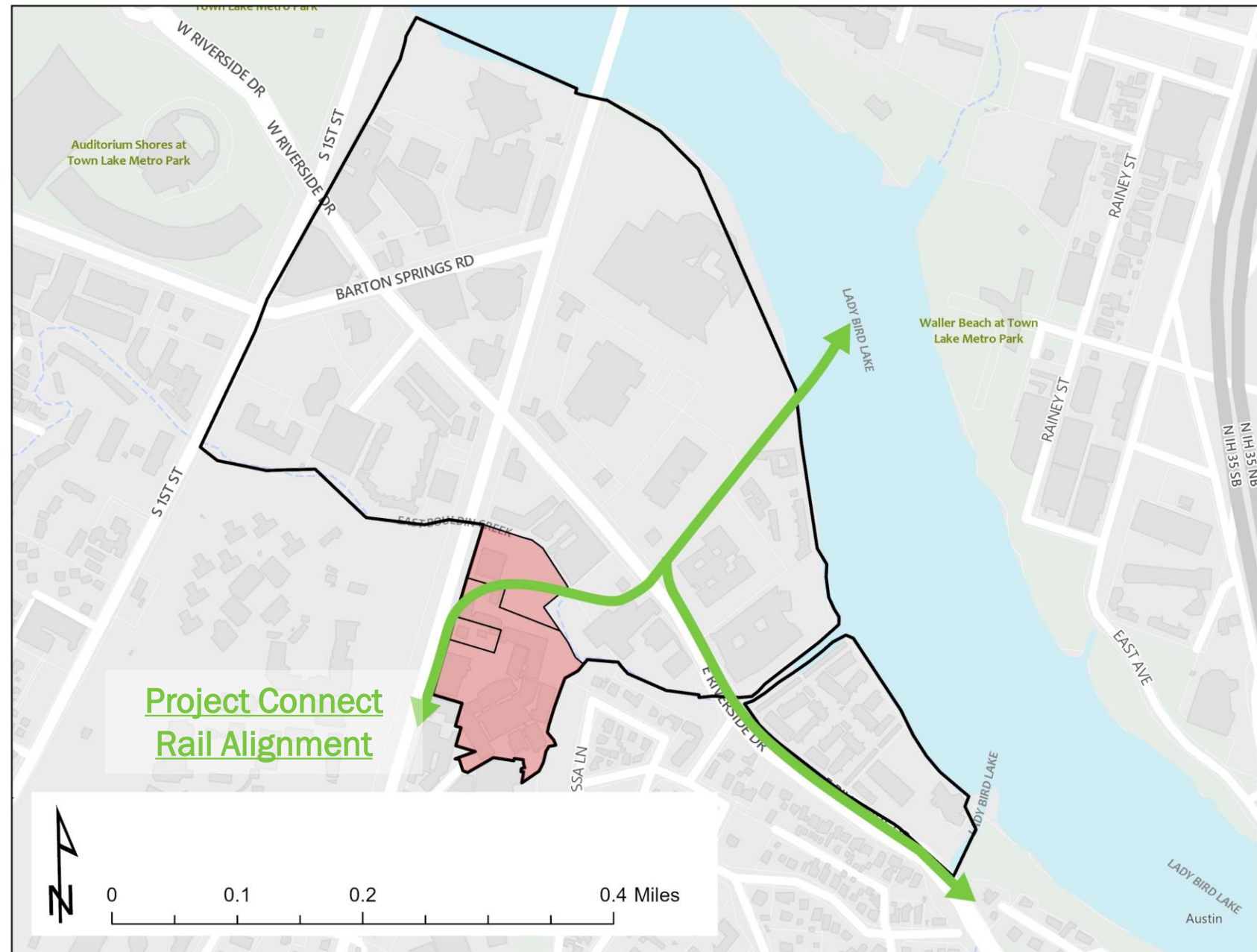
# Density Bonus Components

- Procedures/Requirements
- “Gate Keeper” Requirements
  - Affordable Housing
  - Environmental Protection
  - Improved Streetscape and Built Environment
- In-Lieu Fees and Dedications
- Onsite Community Benefits Eligible for Bonus Area



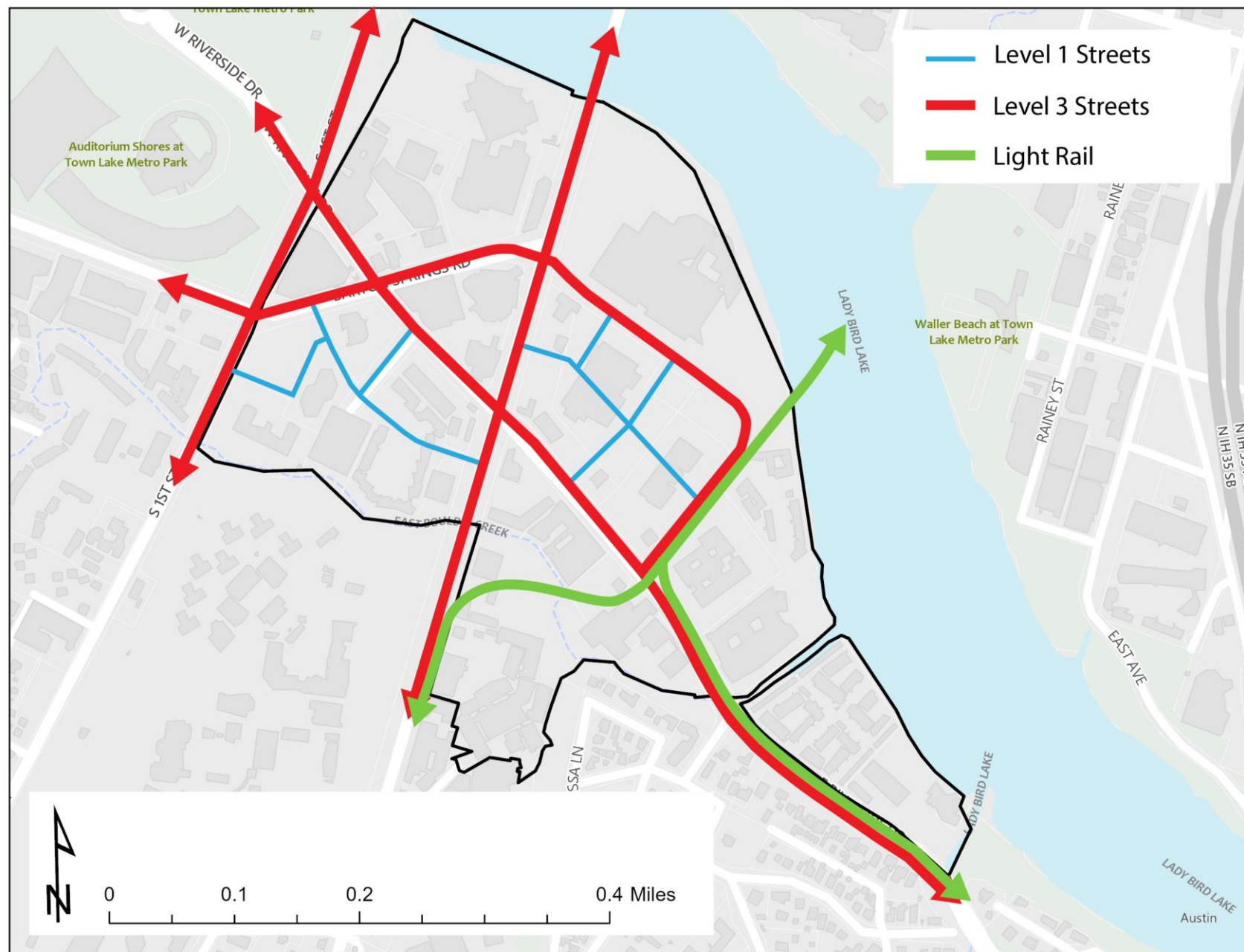
# District Boundary

New parcels added  
that are affected by  
Project Connect  
lightrail alignment.





# Streets and Light Rail

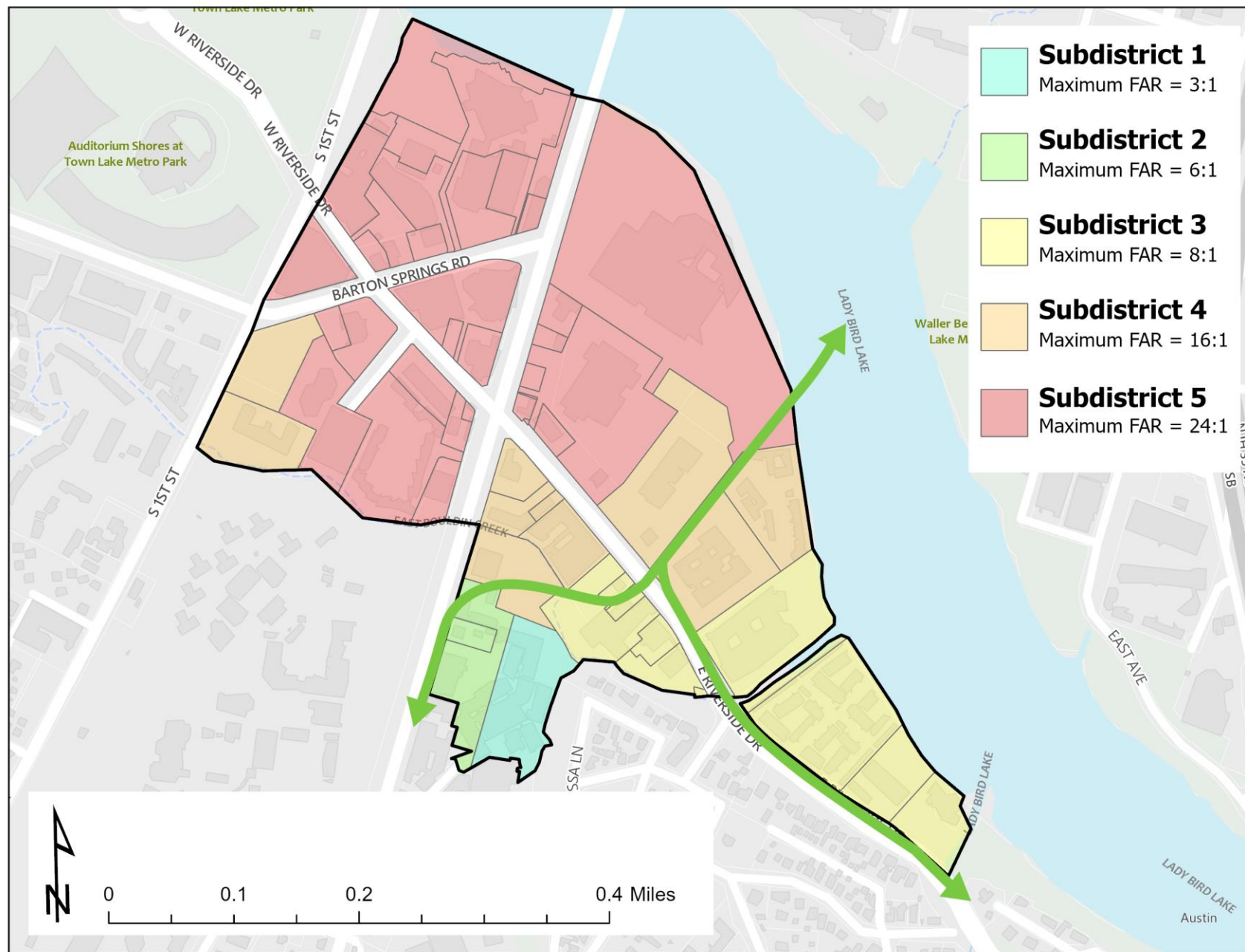






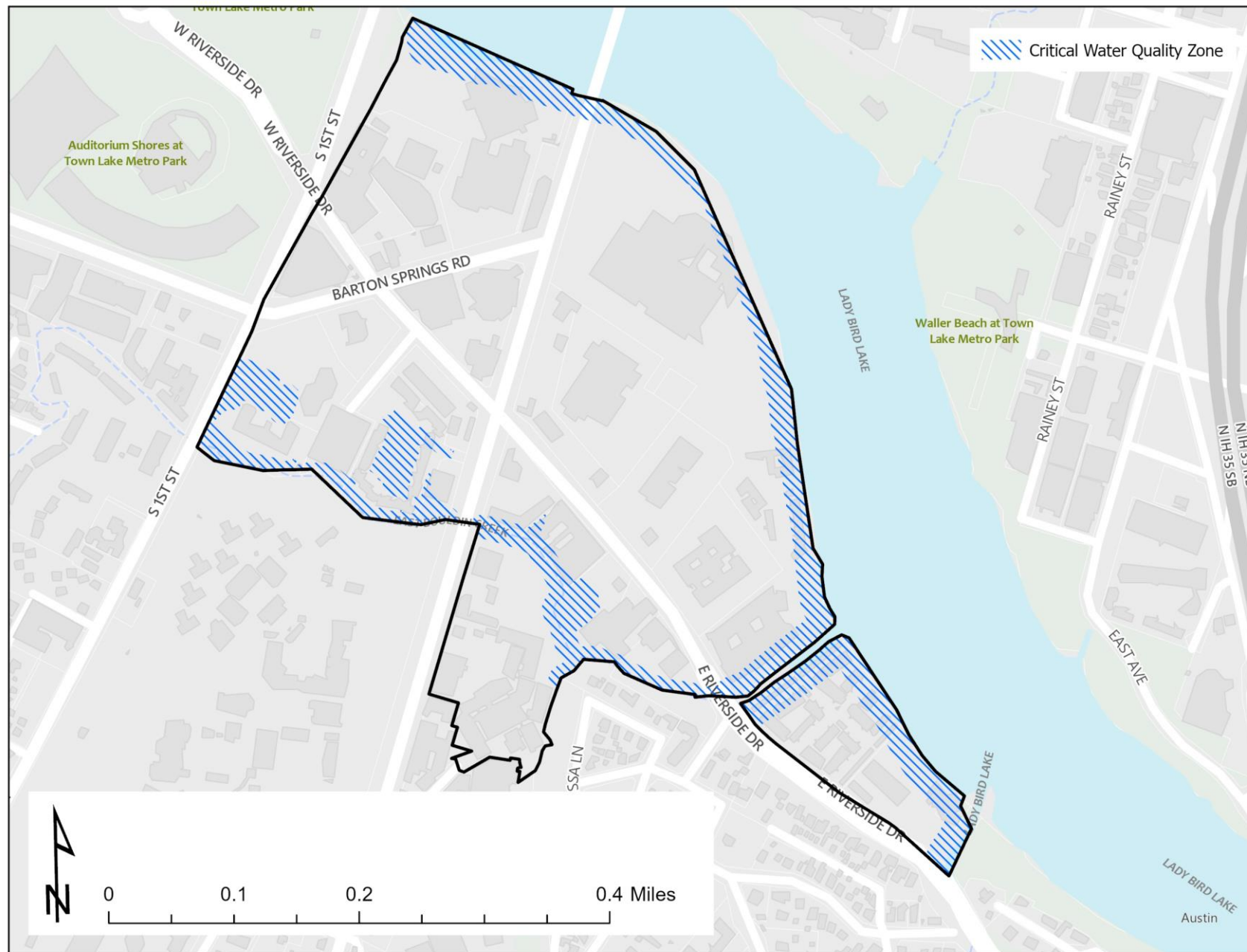
# Subdistricts

Council approval is  
required to exceed  
FAR maximums





# Critical Water Quality Zones





# Land Uses

- Permitted land uses support:
  - Transit
  - Pedestrian use
  - Mixed-use
  - Creative Enterprise
  - Recreation and Entertainment Activity





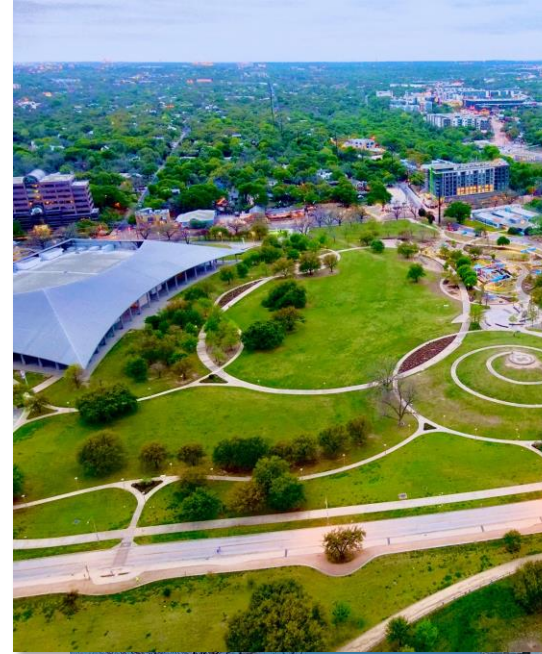






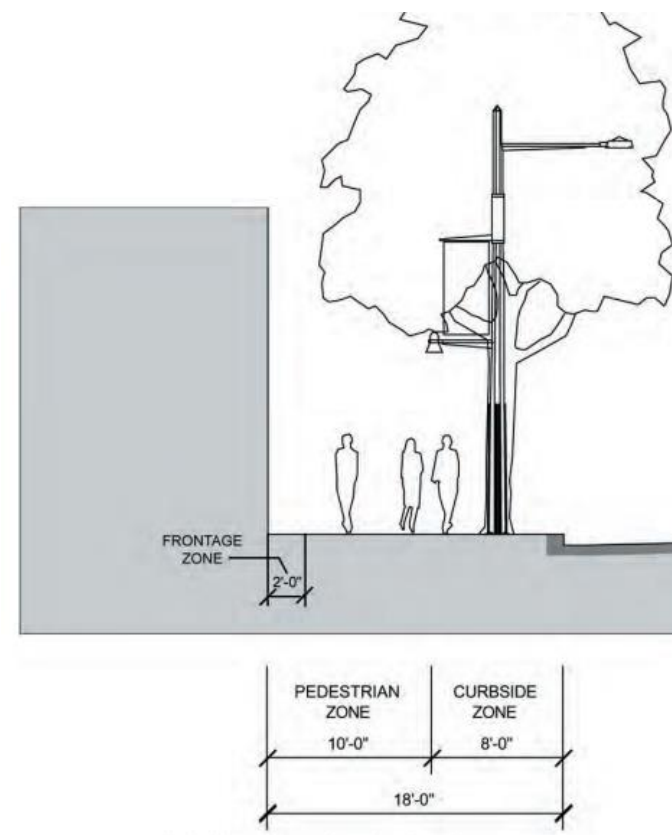
# Parks & Open Space

- Required publicly accessible Open Space (5% of site)
- Parkland Dedication may be credited towards Parks Fee-in-Lieu amount
- Buildout of parks amenities is a Community Benefit available for bonus area
- Both parkland dedication and buildout must meet PARD criteria and be accepted by the PARD Director



# Pedestrian Experience

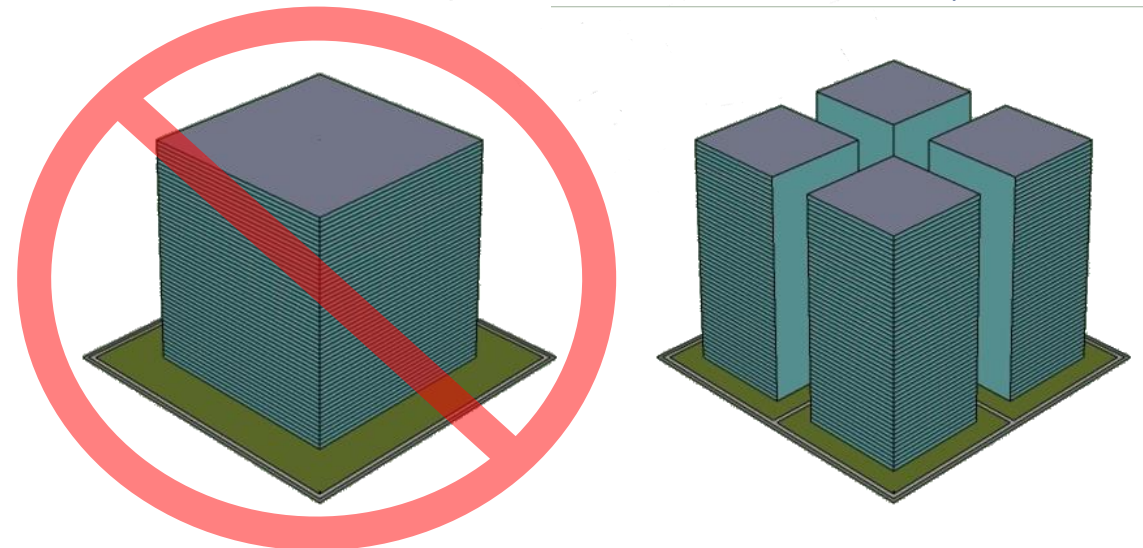
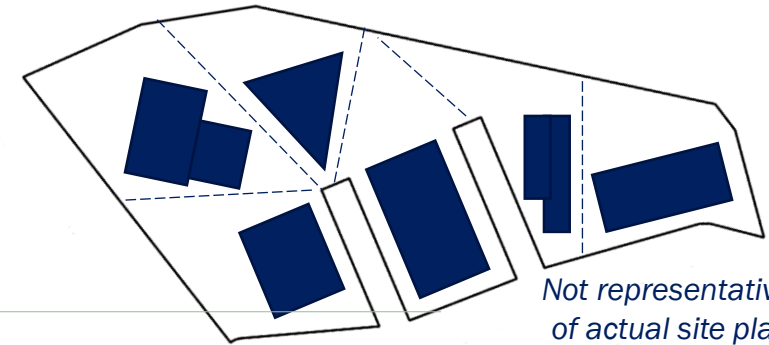
- Internal walkways require at least 10ft of sidewalk and 5ft of planting/amenity zone.
- Sidewalks along roadways will have at least a 10ft sidewalk with an 8ft planting/amenity zone.





# Density Distribution Areas (DDAs)

- Floor-to-Area Ratio (FAR) is calculated separately for each DDA and FAR maximums apply separately.
- DDAs shall be no greater than 90,000 s.f.
- Internal walkways are required along DDA boundaries for internal pedestrian circulation.







# SCW Density Bonus Program

## On-site Requirements:

- Enhanced Environmental Standards
- Streetscape and Built Environment Standards
- 5% of housing on-site must be affordable under 3:1 FAR.

## May be:

- Affordable rental units at 60% MFI,
- Affordable ownership units (condos) at 80% MFI, or
- A fee-in-lieu for ownership units.

At full buildout, it is estimated:

**The SCW Bonus Program**  
*could produce*

**481\* On-site Affordable Units**  
*compared to*

**527 Affordable Units**  
*anticipated in  
the 2016 Vision Plan.*



# SCW Density Bonus Program

Beyond the on-site gatekeeper requirements:

- 70% of desired bonus area may be achieved through fees-in-lieu and dedications.
  - The fees-in-lieu will be divided among Affordable Housing, Parks, and Infrastructure.
  - Affordable Housing fee will be spent within a boundary
  - Parks fee will be spent within a distance from the property from which it is obtained
  - Infrastructure fee will be spent within SCW District



# SCW Density Bonus Program

- 30% of desired bonus area may be achieved through additional on-site community benefits.
  - Public Open Space  
*(plazas, etc.)*
  - Childcare and Adult Care Services
  - Cultural Uses  
*(art galleries or museums)*
  - Live Music Venues
  - Grocery Stores
  - Sustainable Building  
Certifications: AEGB / LEED



# SCW Density Bonus Program

- Additional on-site community benefits:
  - Enhanced Accessibility Standards  
*(beyond ADA)*
  - Park & Playground Amenities
  - Transit-Supportive Infrastructure  
*(Transit Infrastructure, Bus Stations, Bikeshares, etc.)*



# Bonus Program Structure

*(To Reach Up to FAR Subdistrict Maximums)*

*(For Additional FAR)*

## Gate Keeper Requirements

Onsite Affordable Housing  
(Fee for Non-Residential)

Enhanced  
Environmental Protections

Streetscape  
&  
Built Environment

*First*

*Then*

## 70% In-Lieu Fees & Dedications

Affordable Housing

Parks

Infrastructure



## 30% On-Site Community Benefits

Open Space

Green Building

Child / Adult Care

Universal Design

Cultural Uses

Park Buildout

Music Venues

Transit- Supportive

Grocery Store

Infrastructure





# Density Bonus Calculator

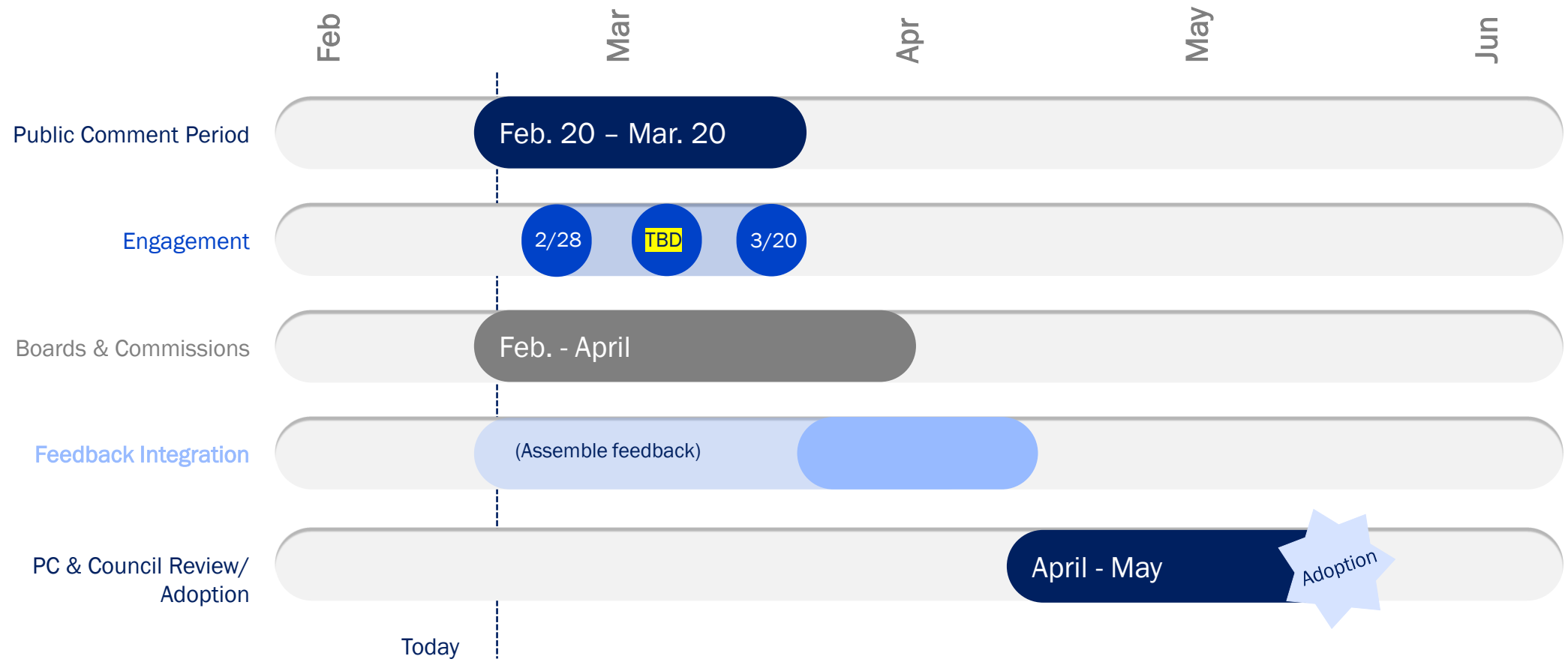
- This Excel-based tool calculates:
  - The total fee-in-lieu amount associated with the desired bonus area;
  - An estimated number of onsite affordable units (at 60% MFI); and
  - The value of onsite community benefits to be provided to achieve the desired bonus.

Project Inputs	
Site and Current Entitlement Characteristics	
Gross Site Area (SF)	4,277,000
Base Zoning Floor Area Ratio (FAR)	2.0
Desired Building Characteristics (Total with Bonus)	
Floor Area Ratio (FAR) including Bonus	20.0 See note 1
Percent of Building SF Residential	75% See note 2
Net-to-Gross SF Residential Efficiency Ratio	80% See note 3
Average Net Residential Unit Size	800
Land Dedications	Land SF
Dedicated Parkland	0
Project Connect ROW	0

Results - Community Benefit Requirements for Desired Density	
674	Units of On-site Affordable Housing (60% MFI)
\$28,869,750	Level 1 Non-Residential Bonus Fee Required
\$436,254,000 Total Level 2 Community Benefits Value Required	
\$0 Land Dedication Credit	
\$436,254,000	Net Level 2 Community Benefits Obligation
\$305,377,800 Total Level 2 Obligation to be paid as Density Bonus Fee	
\$130,876,200 Required Value of Level 2 In-Kind Community Benefits	



# Timeline





# Tell Us What You Think!

- Survey Stations (*in person*)
- SpeakUp Page for South Central Waterfront ([SpeakUpAustin.org/SouthCentralWaterfront](https://SpeakUpAustin.org/SouthCentralWaterfront)) contains:
  - Link to South Central Waterfront website with ***draft* Combining District & Density Bonus Program**
  - Engagement activities
  - Link to Survey to provide feedback
- Questions? ***Reference South Central Waterfront***
  - Email: [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)
  - Phone: 512-974-7220

\*To be published simultaneous to the release of the draft Combining District & Density Bonus Program.





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Thank You