



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 16th, 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 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

- The SCW regulations will be implemented by:
 - Council adoption of 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.
- Regulation review will occur sooner than 5 years to account for updated details from Project Connect and citywide density bonus analysis.



Combining District Components

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



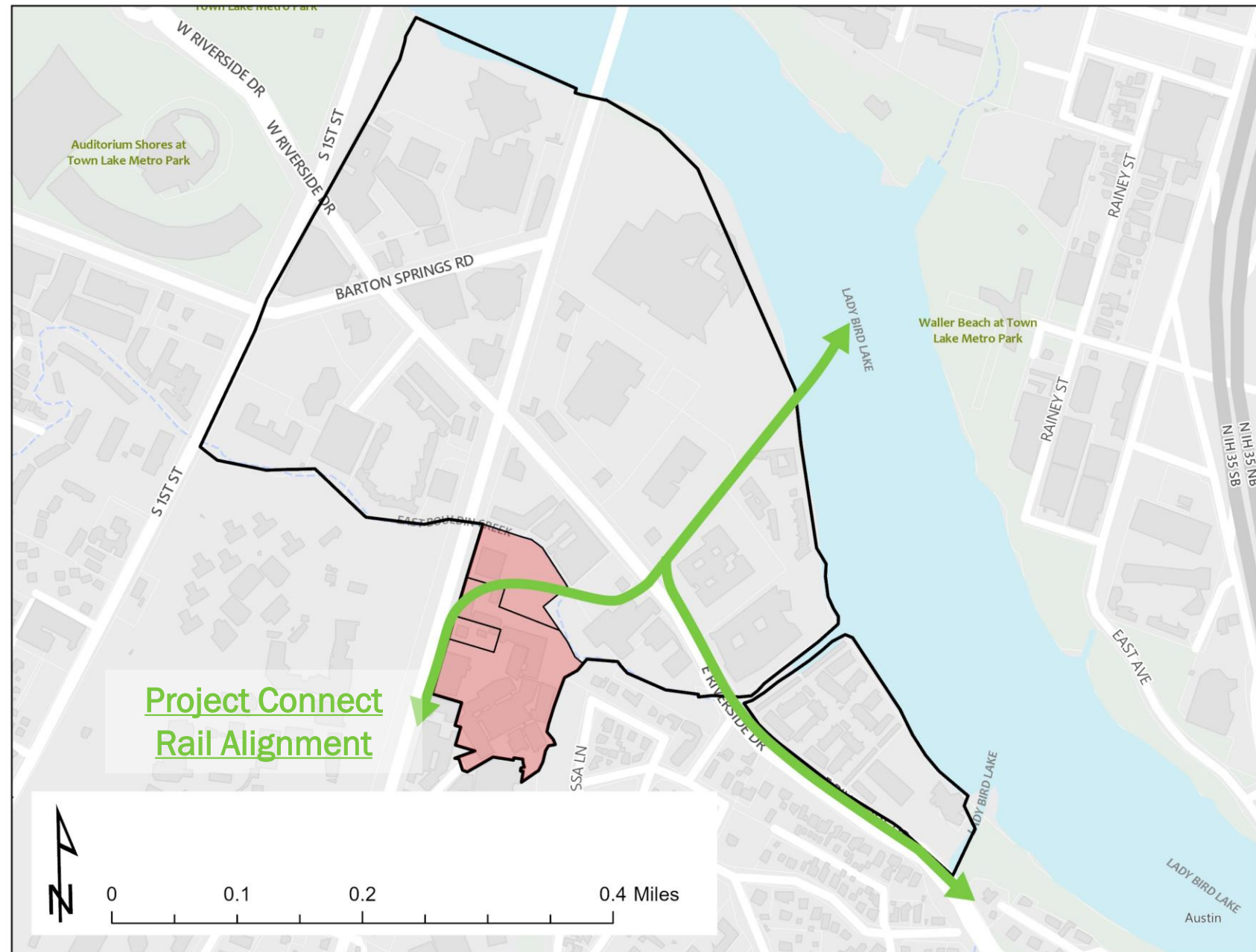
Density Bonus Components

- 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



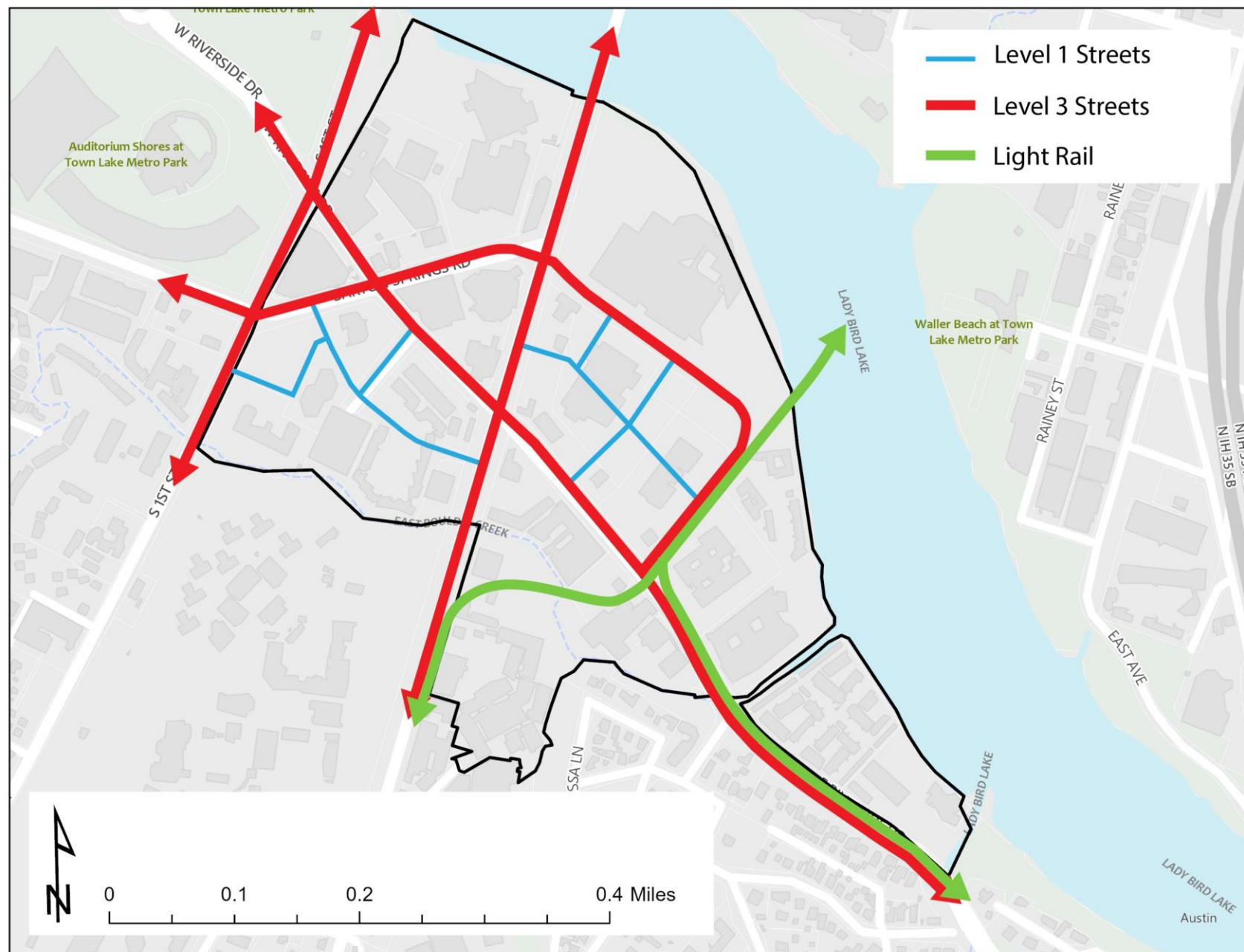
District Boundary

New parcels added
that are affected by
Project Connect
light rail alignment.





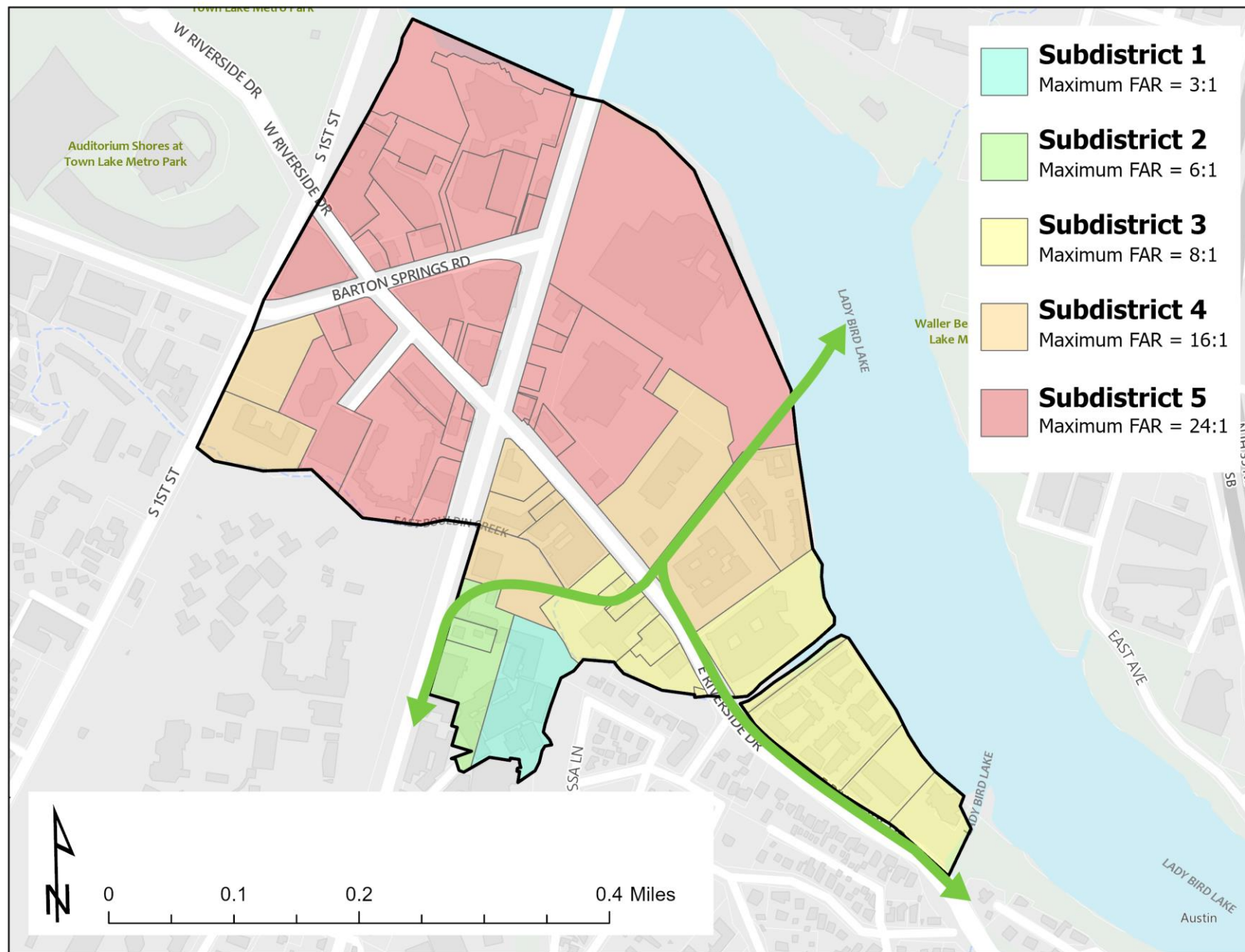
Streets and Light Rail





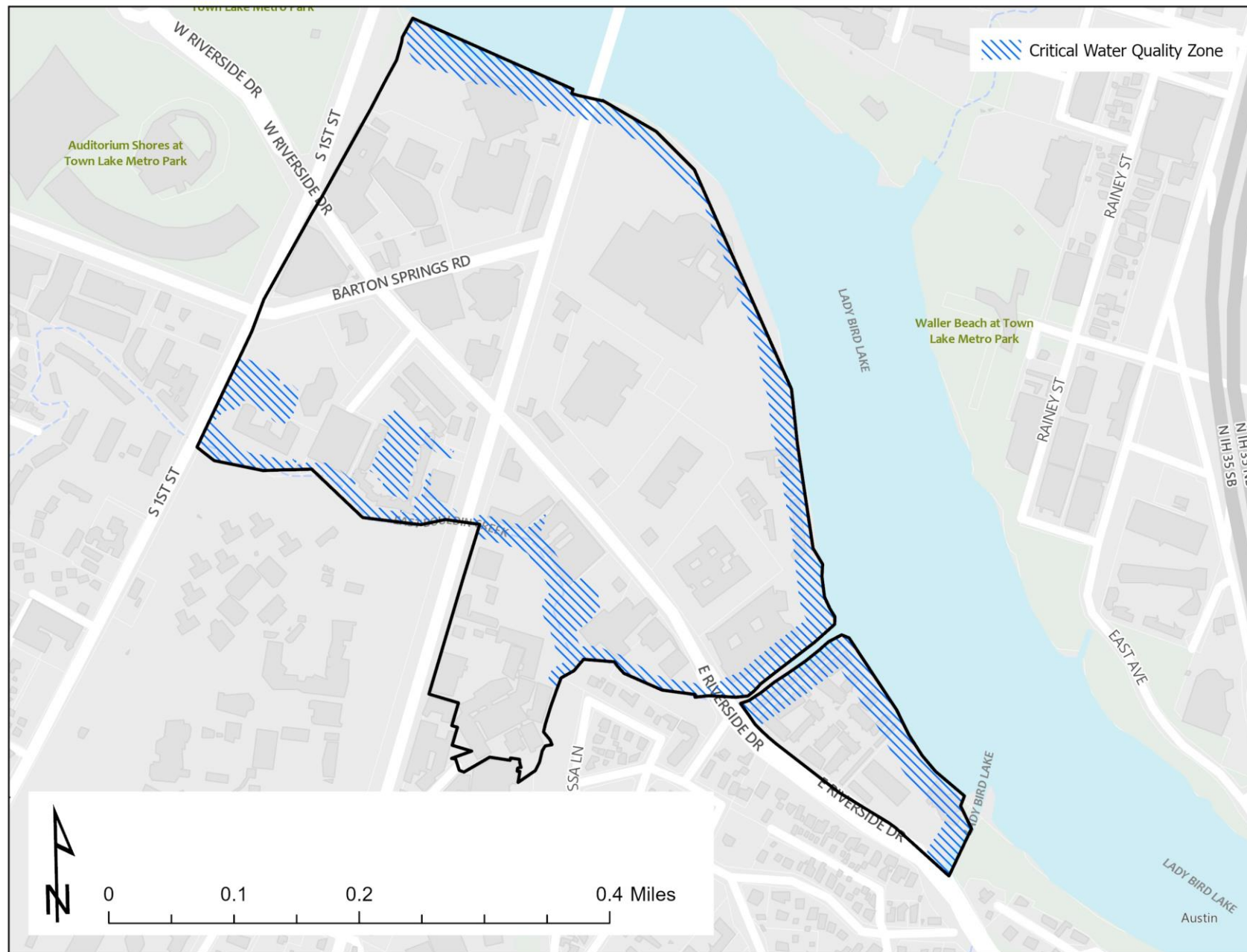
Subdistricts

Council approval is
required to exceed
FAR maximums



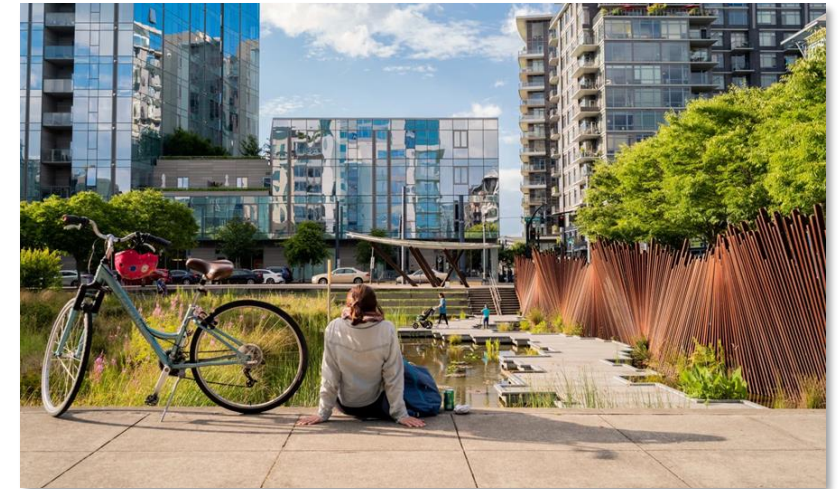


Critical Water Quality Zones



Land Uses

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

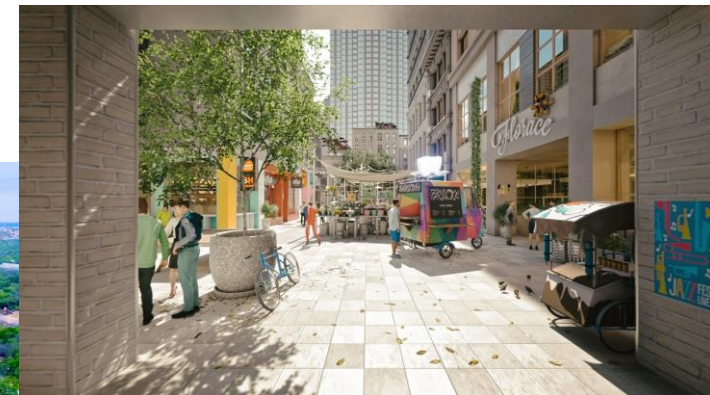






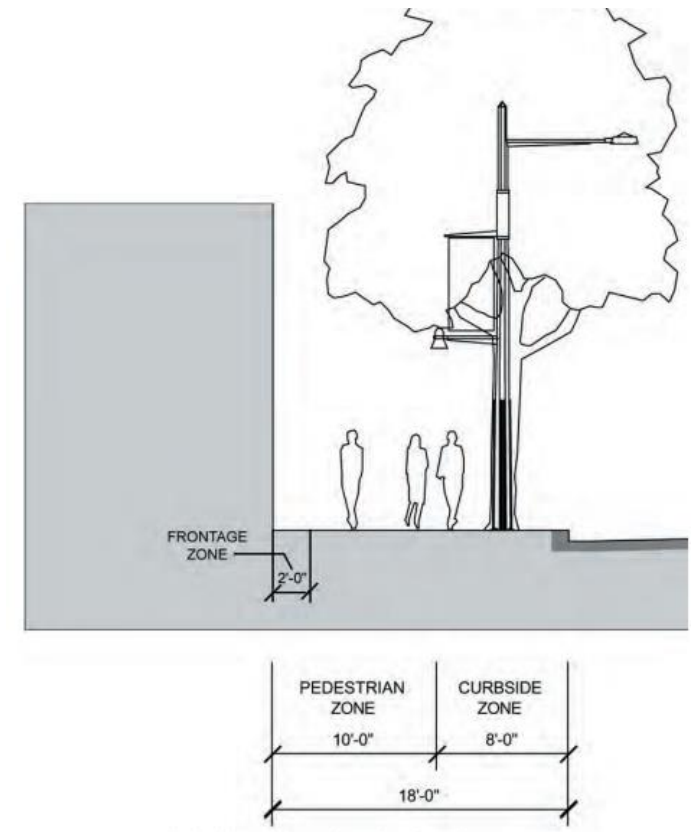
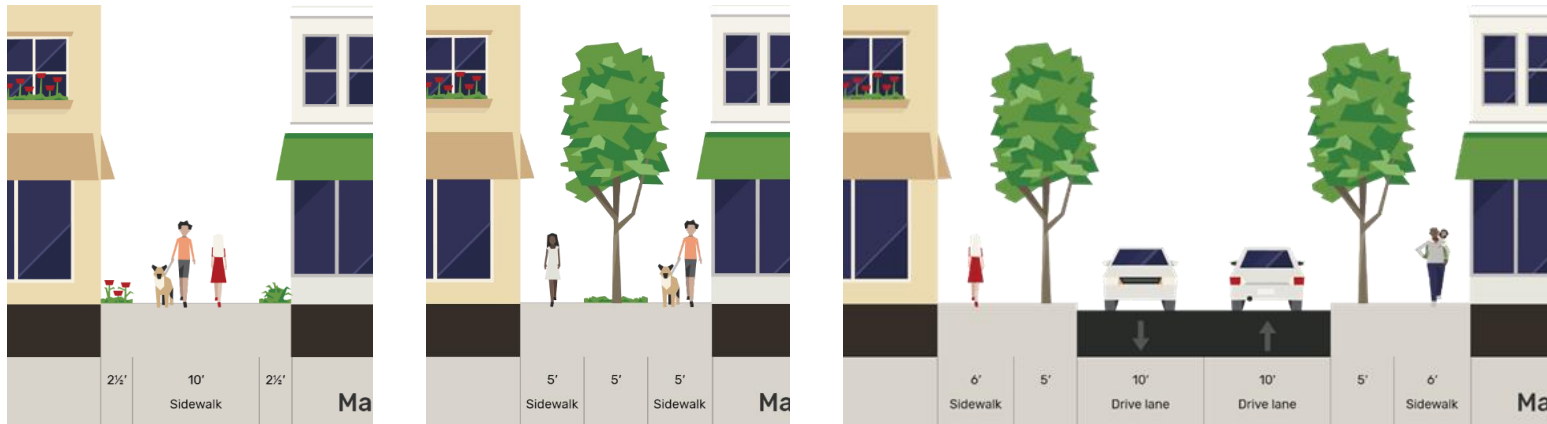
Parks & Open Space

- 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



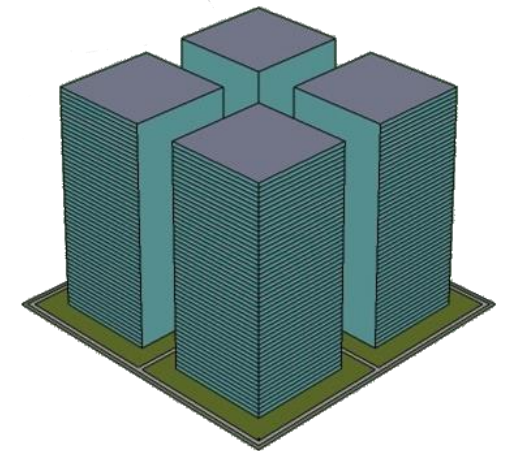
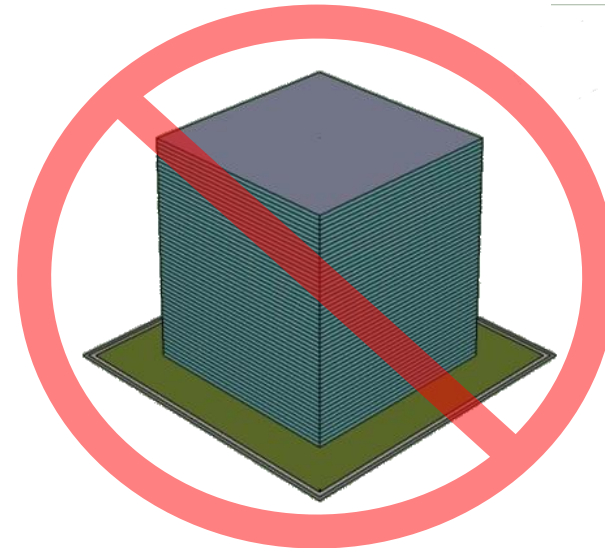
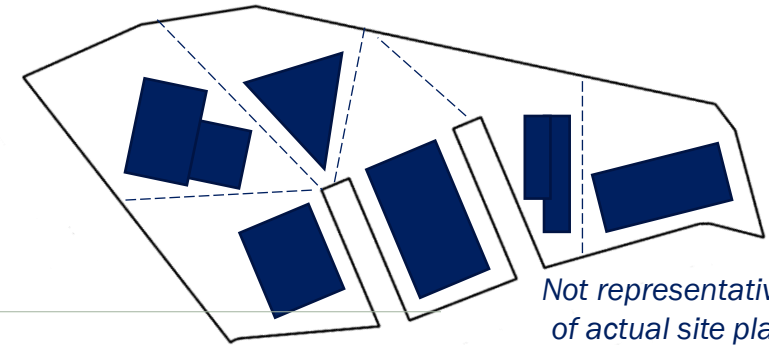
Pedestrian Experience

- 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

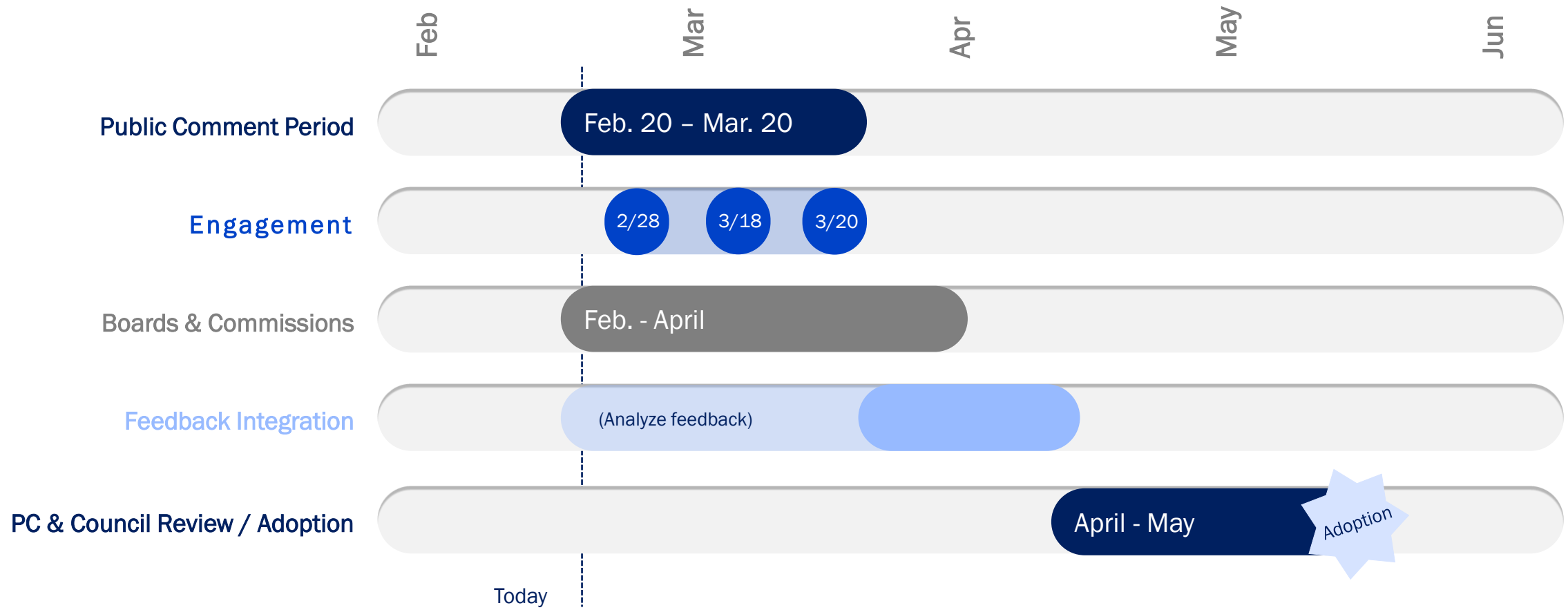
- This Excel-based tool calculates:
 - The total fee-in-lieu amount associated with the desired bonus area;
 - An estimated number of onsite affordable units (at 60% MFI); and
 - The value of onsite community benefits to be provided to achieve the desired bonus.

| 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 | |
|--|---|
| 481 | 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!

- Speak Up Page for South Central Waterfront (SpeakUpAustin.org/SouthCentralWaterfront) contains:
 - Link to South Central Waterfront website
 - ***Draft Combining District & Density Bonus Program***
 - Draft fees and bonus schedule
 - Engagement activities
 - Link to Survey to provide feedback
- Questions? ***Reference South Central Waterfront***
 - Email: 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

