




PLANNING  
DEPARTMENT

# South Central Waterfront Combining District & Density Bonus Program

Small Area Planning Joint Committee

March 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

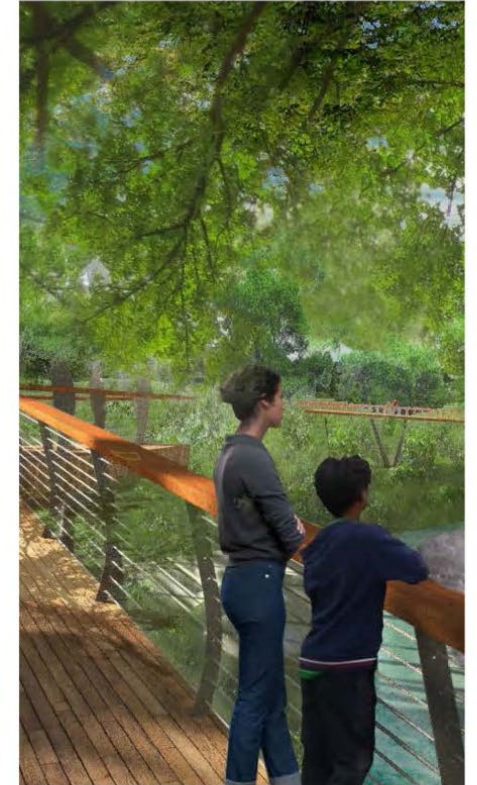


# South Central Waterfront Vision Framework Plan

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*.
- 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.
- Program to be re-evaluated/updated at least every five years.



# 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.*”





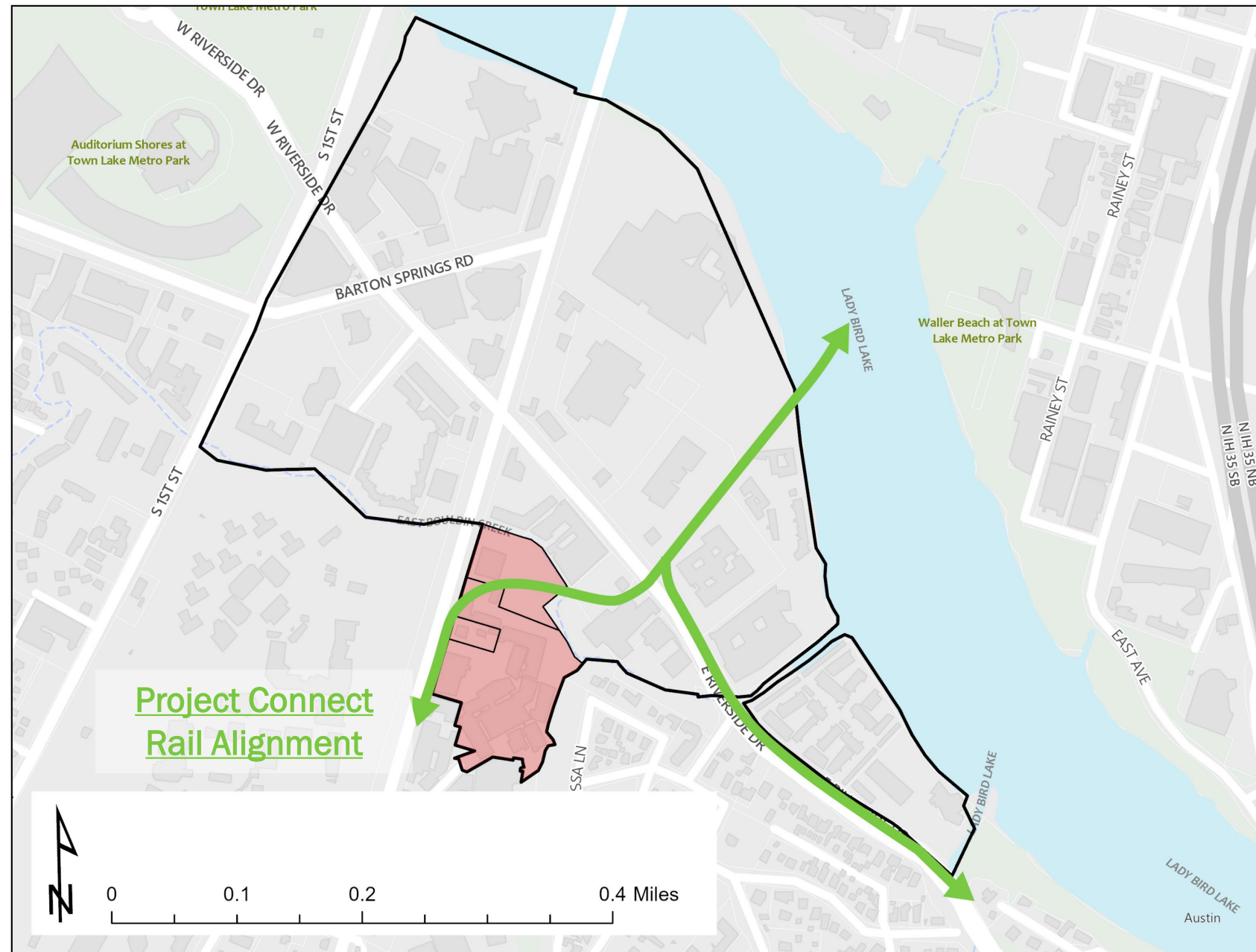
# Updates / Changes since Council Resolution

- 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.



# District Boundary

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







# 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**

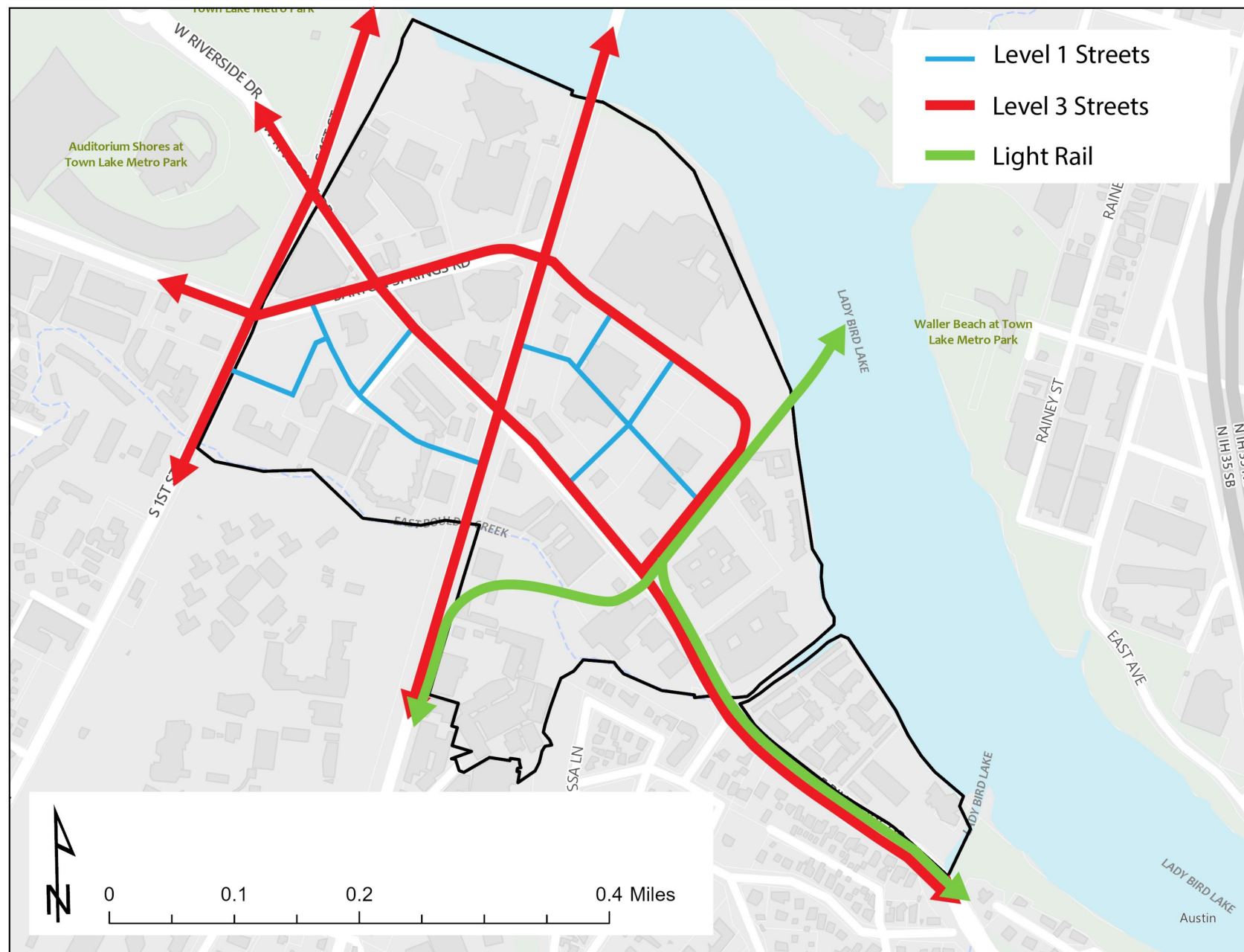


# Density Bonus Components

- **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**



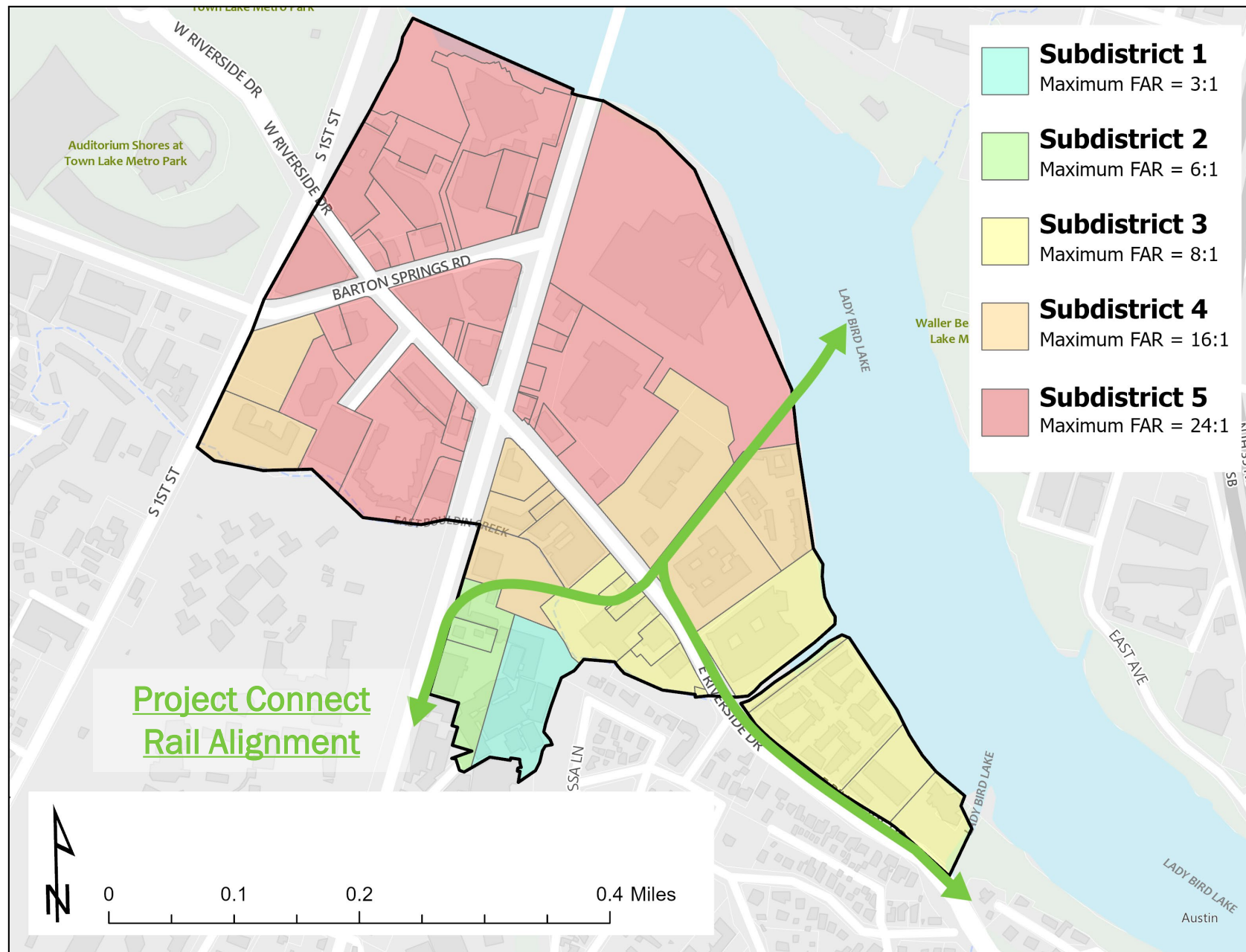
# Streets and Light Rail





# Subdistricts

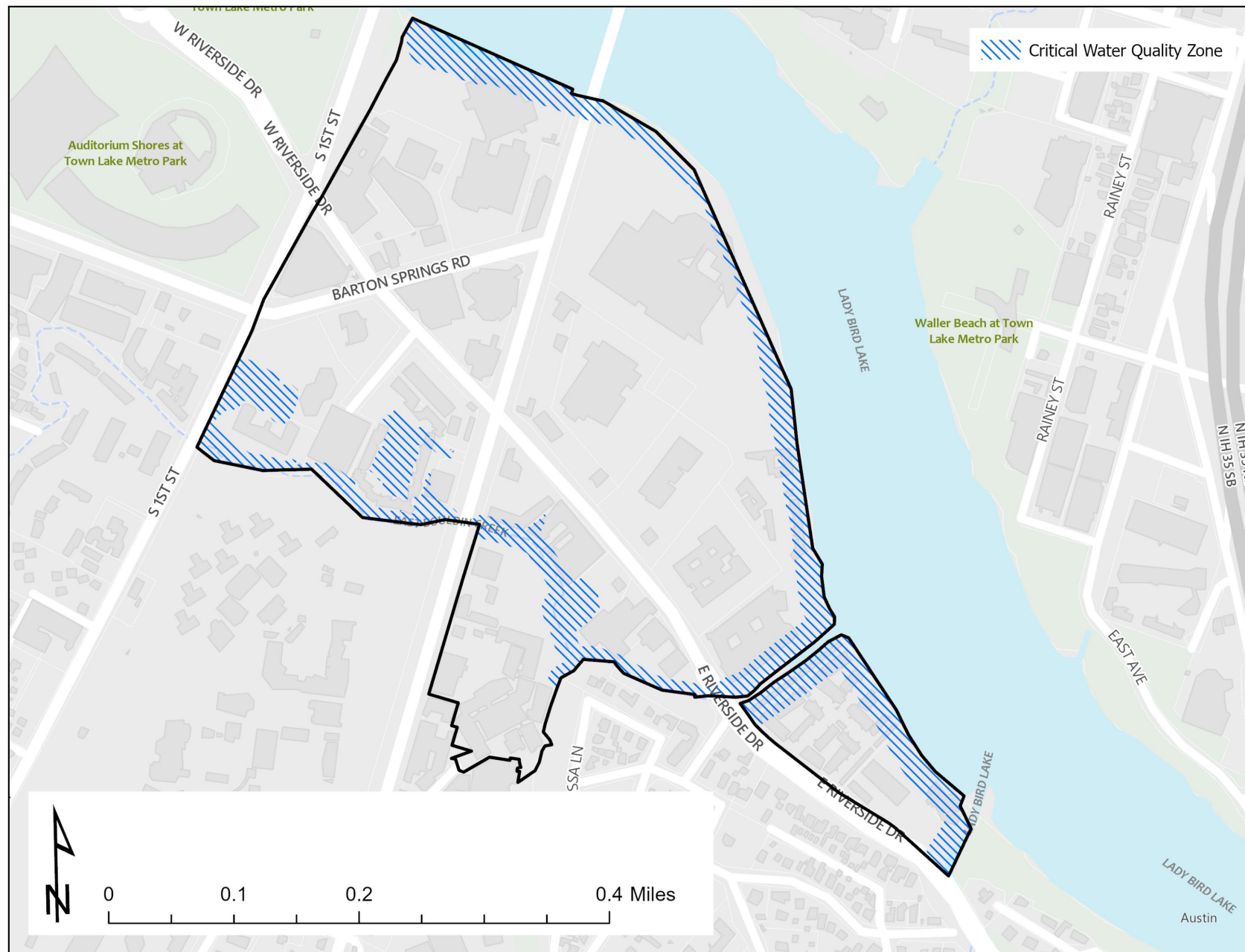
Council approval is  
required to exceed  
FAR maximums







# Critical Water Quality Zones





# Land Uses

Permitted land uses support:

- Transit
- Pedestrian use
- Mixed-use
- Creative Enterprise
- Recreation and Entertainment Activity

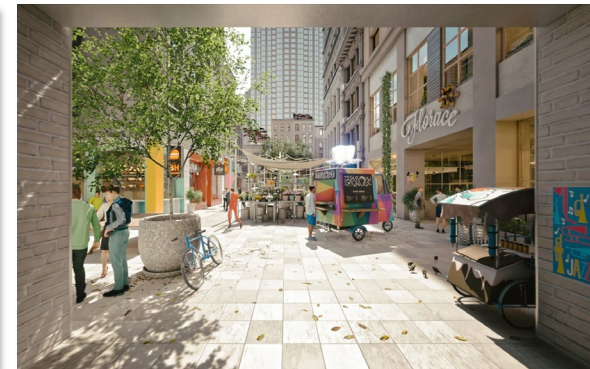






# Parks & Open Space

- 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







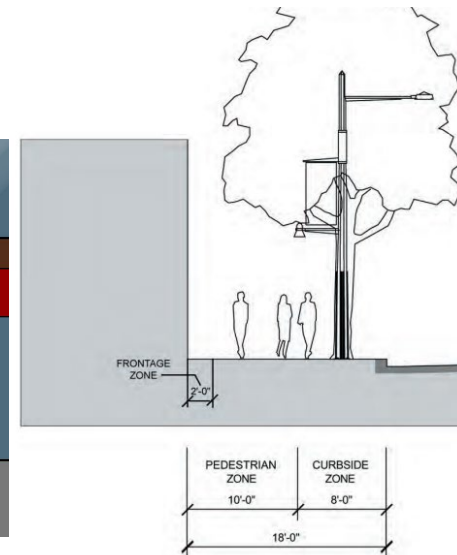
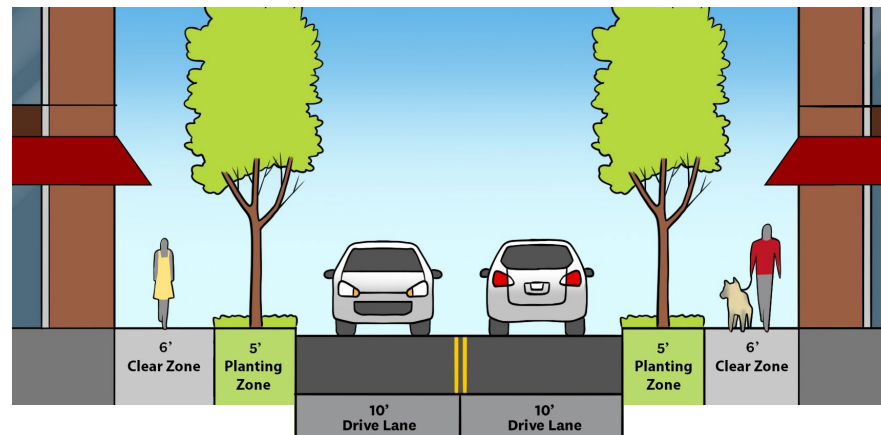
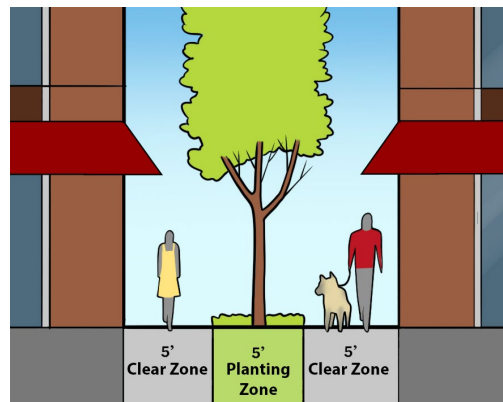
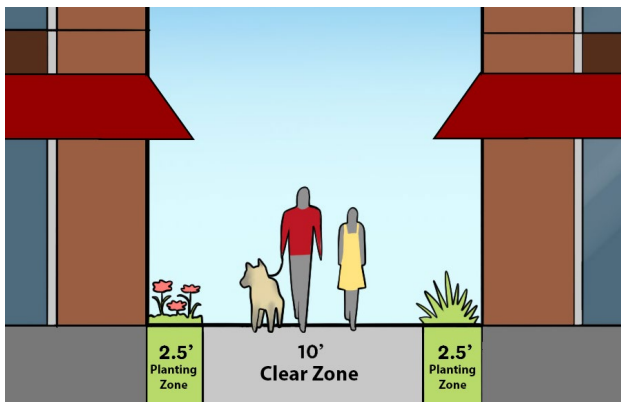
\*For artistic rendering purposes only

Stephanie Bower | Architectural Illustration



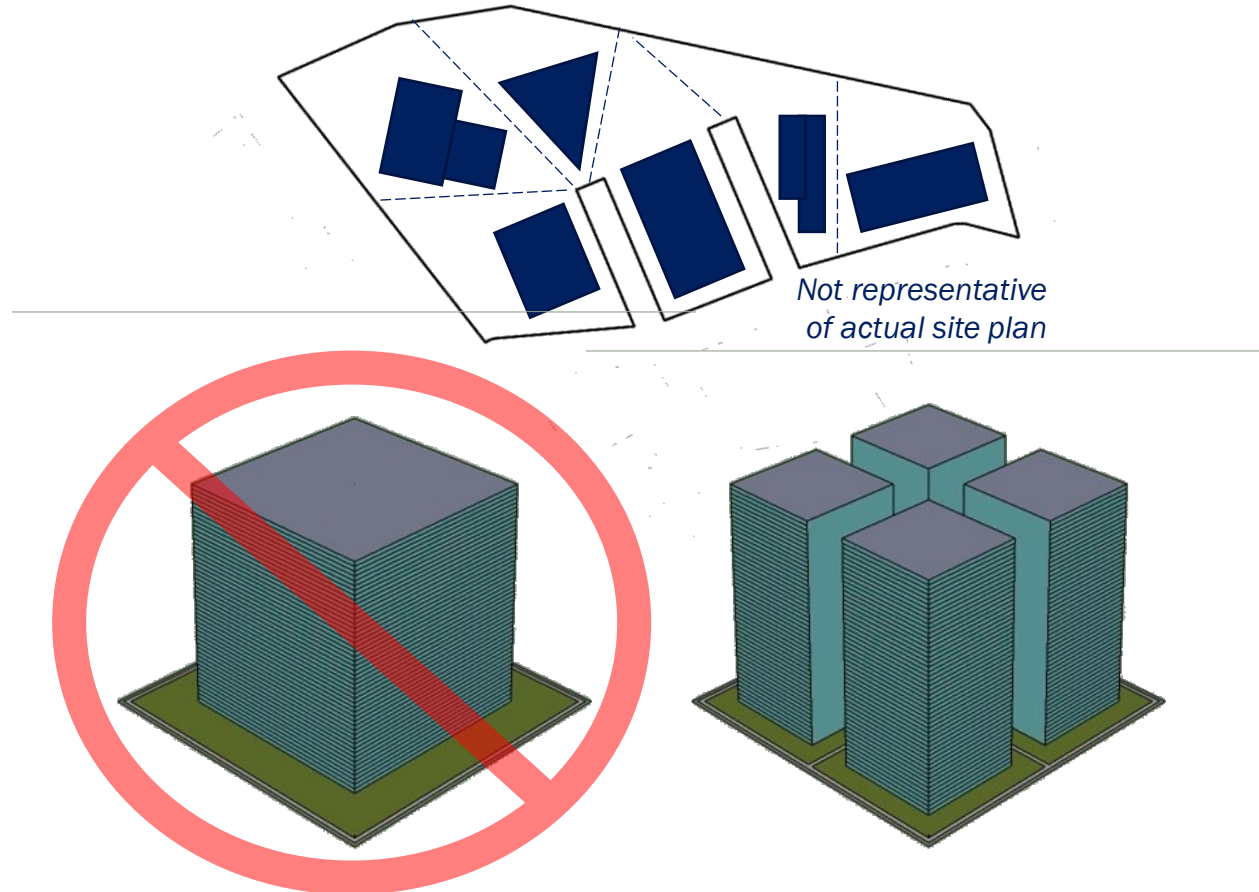
# Pedestrian Experience

- 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,
- Or if Condos:
  - 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 gate keeper 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
  - Grocery Stores
  - Cultural Uses  
*(art galleries or museums)*
  - Live Music Venues



# 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 Beyond Base)*

## 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

Universal Design

Child / Adult Care

Park Buildout

Cultural Uses

Transit- Supportive  
Infrastructure

Music Venues

Grocery Store



# 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.

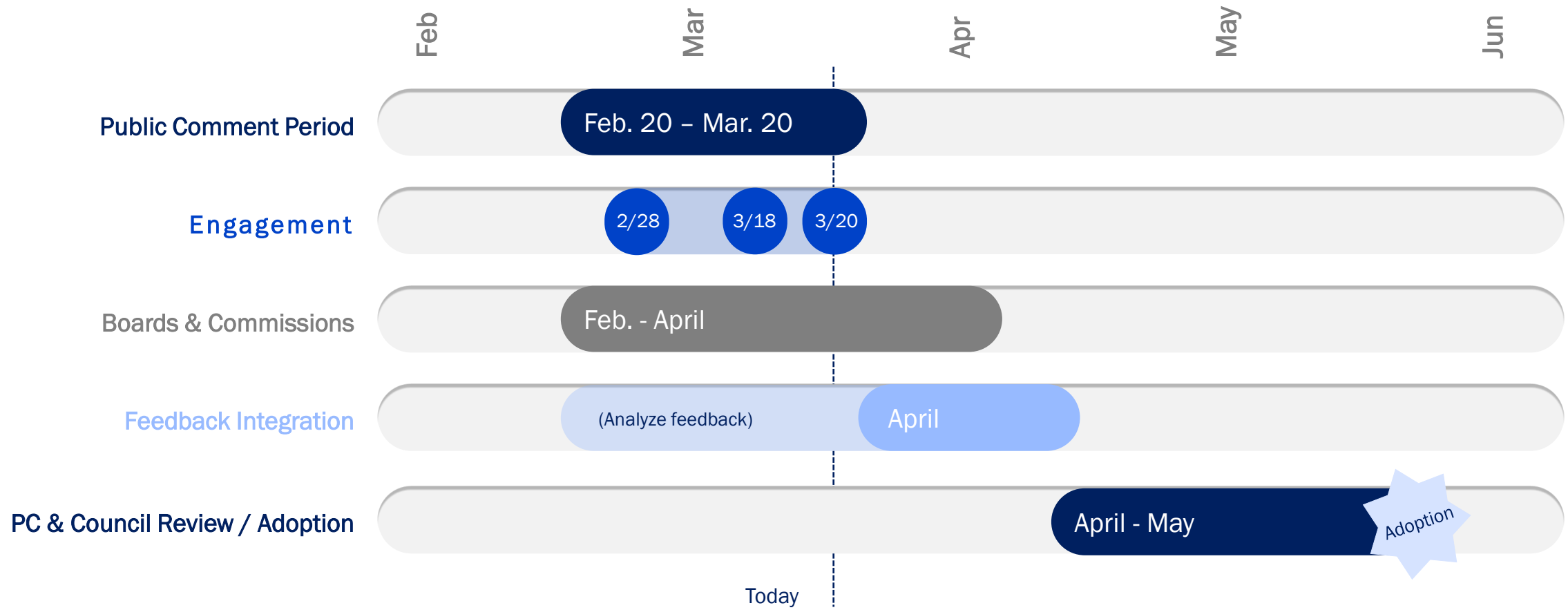
Project Inputs	
Site and Current Entitlement Characteristics	
Gross Site Area (SF)	85,548
Desired Building Characteristics (Total with Bonus)	
Desired Conditioned SF	950,000
Desired Parking SF	200,000
Percent of Conditioned Building area Residential	70%
Percent of Conditioned Building area Hotel	5%
Percent of Conditioned Building area Office	20%
Percent of Conditioned Building area Retail	5%
Total Number of Housing Units Expected	950

Results - Community Benefit Requirements for Desired Density	
1.19	Total Parking FAR Excluded
\$1,491,377	Housing Fee
\$1,491,377	Parks Fee from Bonus
\$1,491,377	Infrastructure Fee
11	Estimated Number of Affordable Units
\$1,555,721	Value of Community Benefits Required
172,858	Bonus SF of Community Benefits Required





# Timeline





# Tell Us What You Think!

- Head to the Survey Station!
- Speak Up Page for South Central Waterfront ([SpeakUpAustin.org/SouthCentralWaterfront](https://SpeakUpAustin.org/SouthCentralWaterfront)) contains:
  - Link to South Central Waterfront website
  - ***Draft Combining District & Density Bonus Program*** with draft fees and bonus schedule
  - Engagement activities
  - Link to Survey to provide feedback
- Questions? ***Reference South Central Waterfront***
  - Phone: 512-974-7220 & Email: [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)





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Thank You

