



PLANNING
DEPARTMENT

South Central Waterfront Combining District & Density Bonus Program

Parks and Recreation Board

March 25, 2024

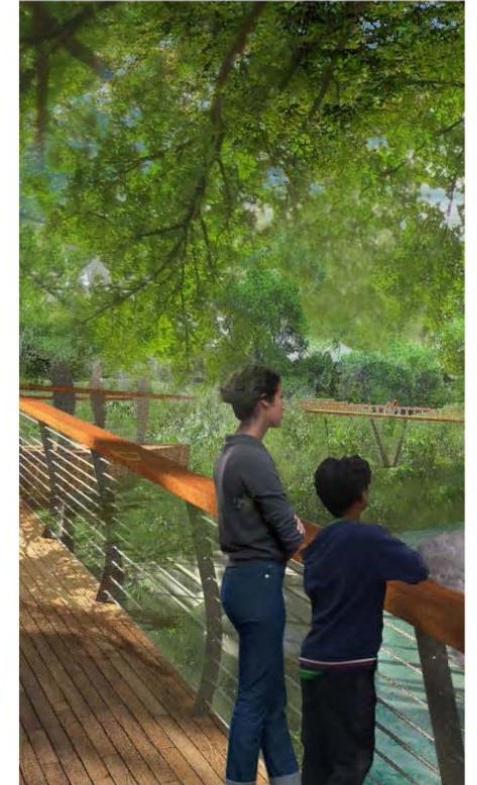


South Central Waterfront Vision Framework Plan

Adopted
June 6, 2016

Final Plan as Adopted on June 16th, 2016

SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN



June 2016



Austin, Texas



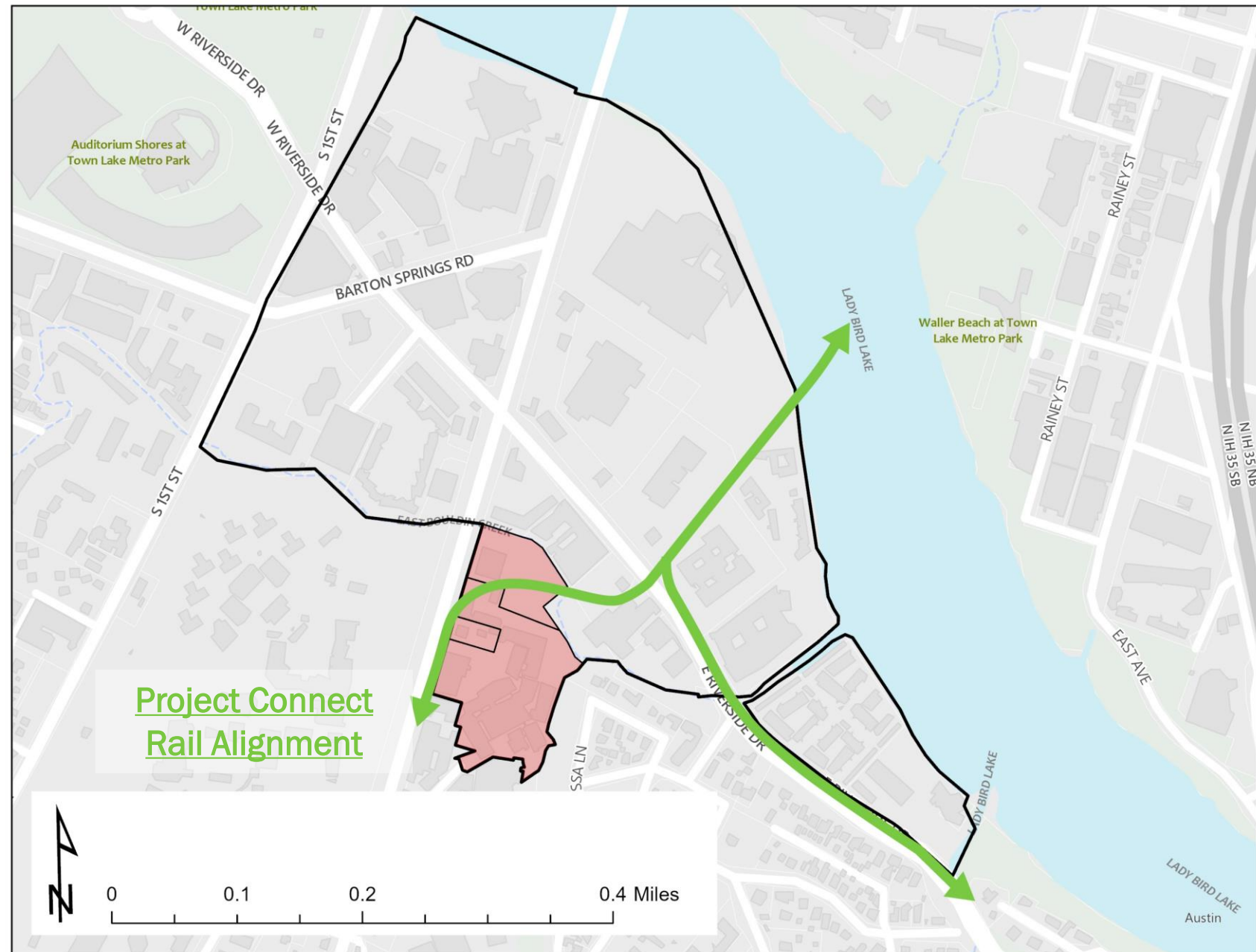
City Council Resolution 20220915-090

- Increased development only available through the Density Bonus Program.
- Maximize community benefits and infrastructure investments.
- Create a Density Bonus Program “*akin*” to Downtown and that supports Project Connect.
- Allow entitlements for required infrastructure and community benefits.
- Ensure entitlements meet market demand.
- Create enhanced environmental standards and protections.
- Program to be re-evaluated/updated at least every five years.



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**

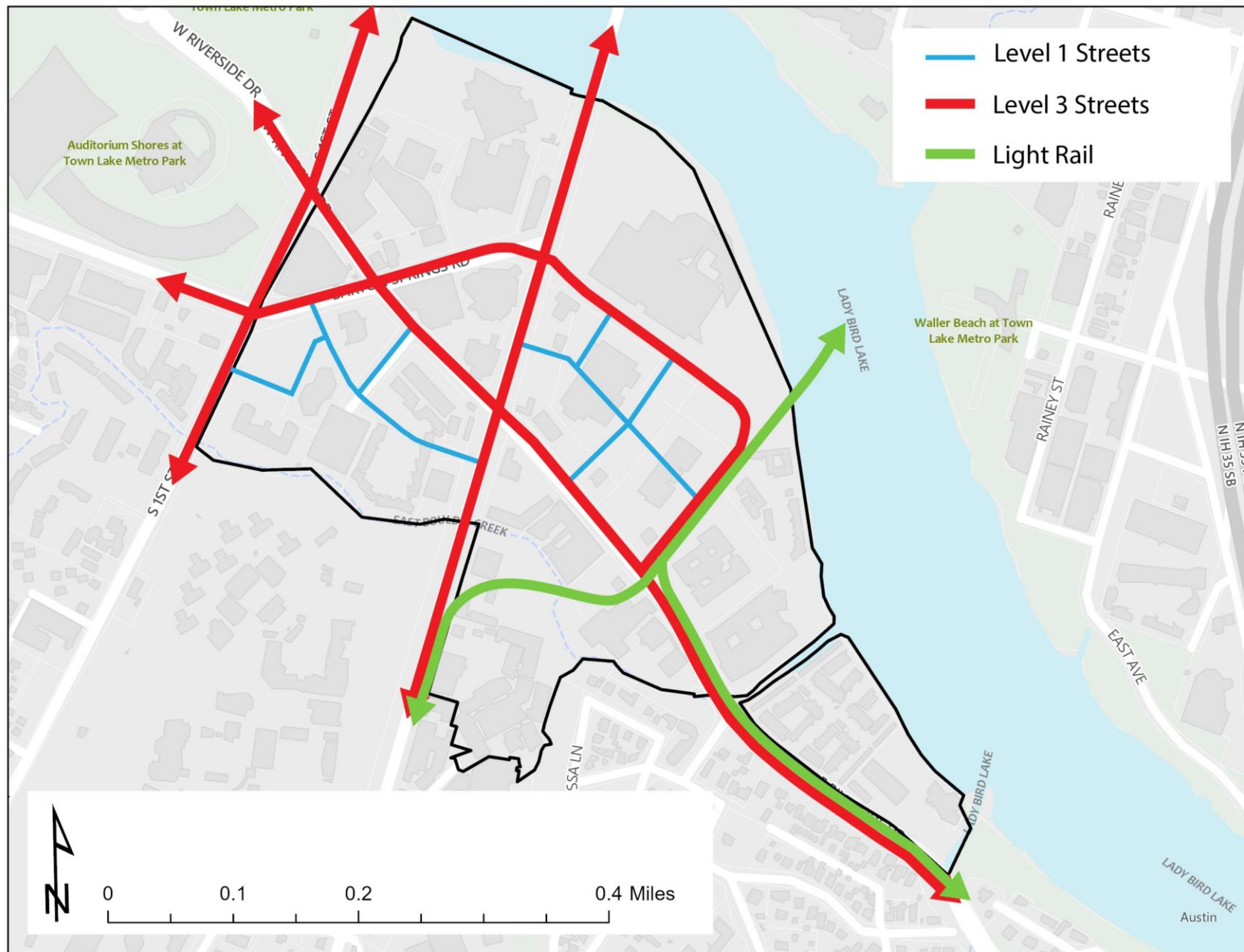


Density Bonus Components

- **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**



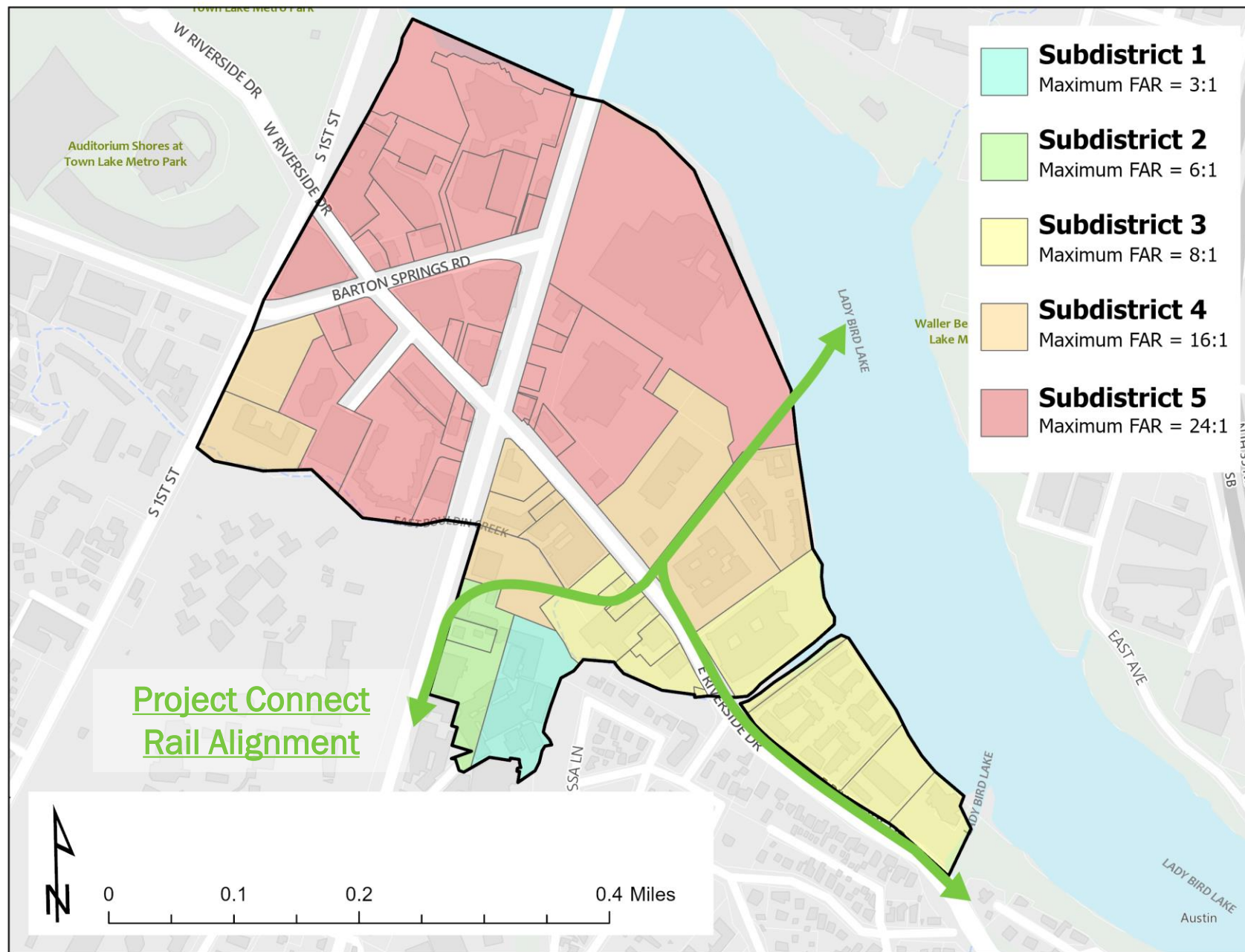
Streets and Light Rail





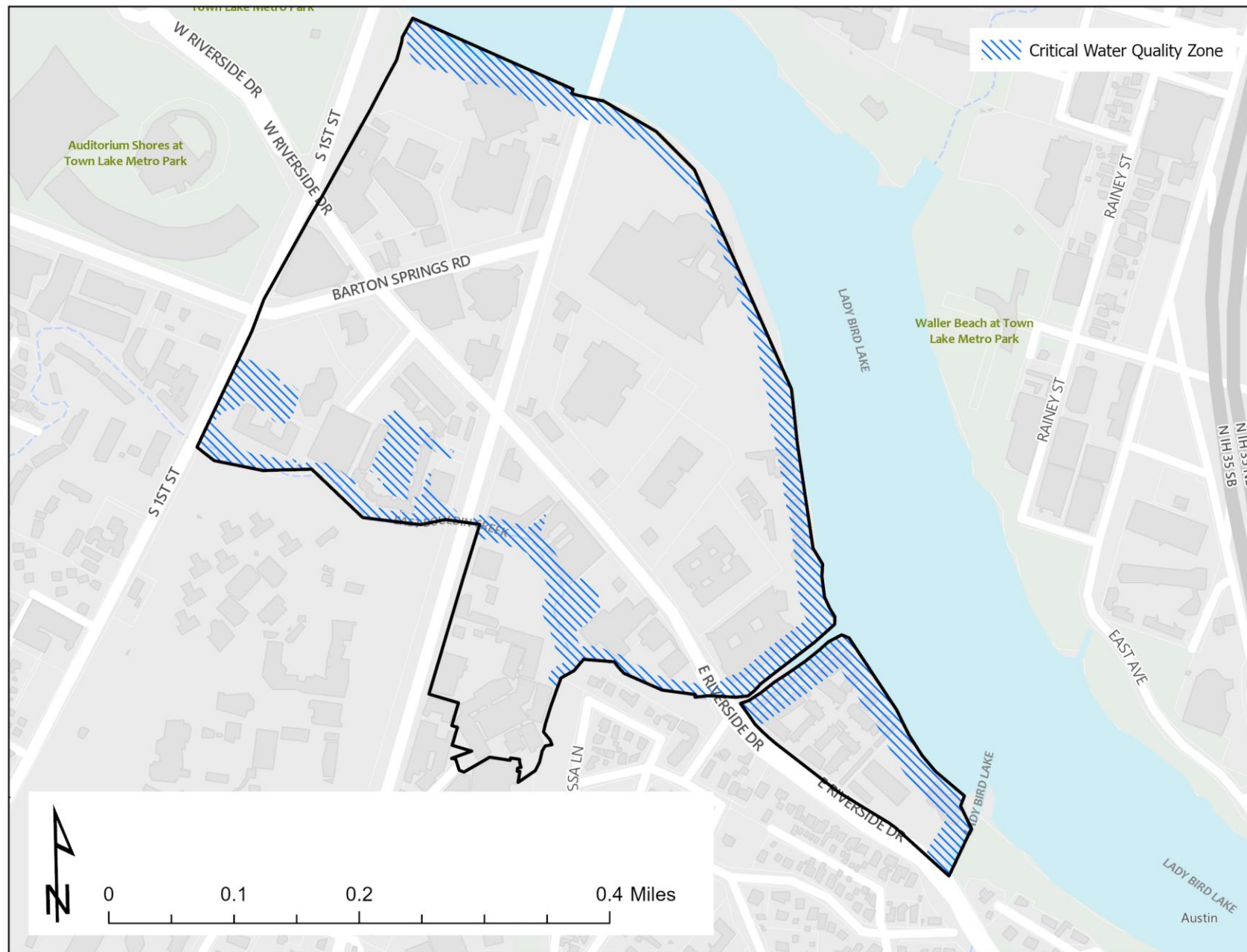
Subdistricts

Council approval is
required to exceed
FAR maximums





Critical Water Quality Zones

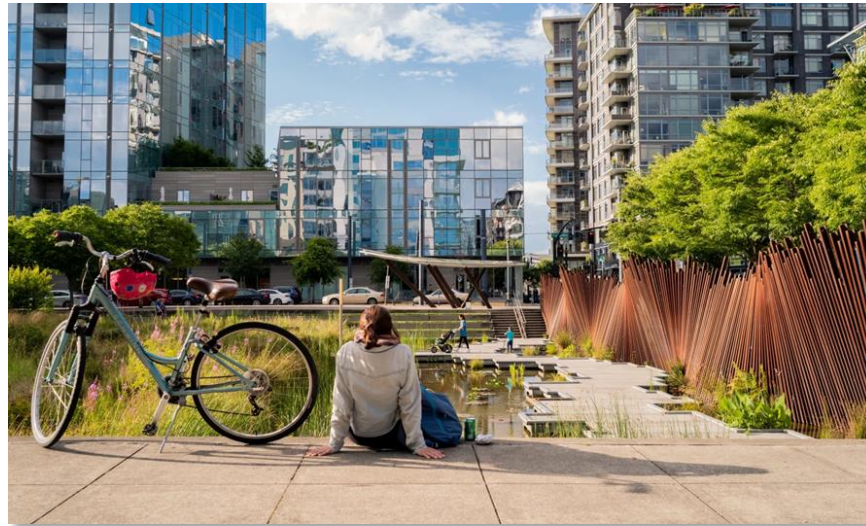




Land Uses

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



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

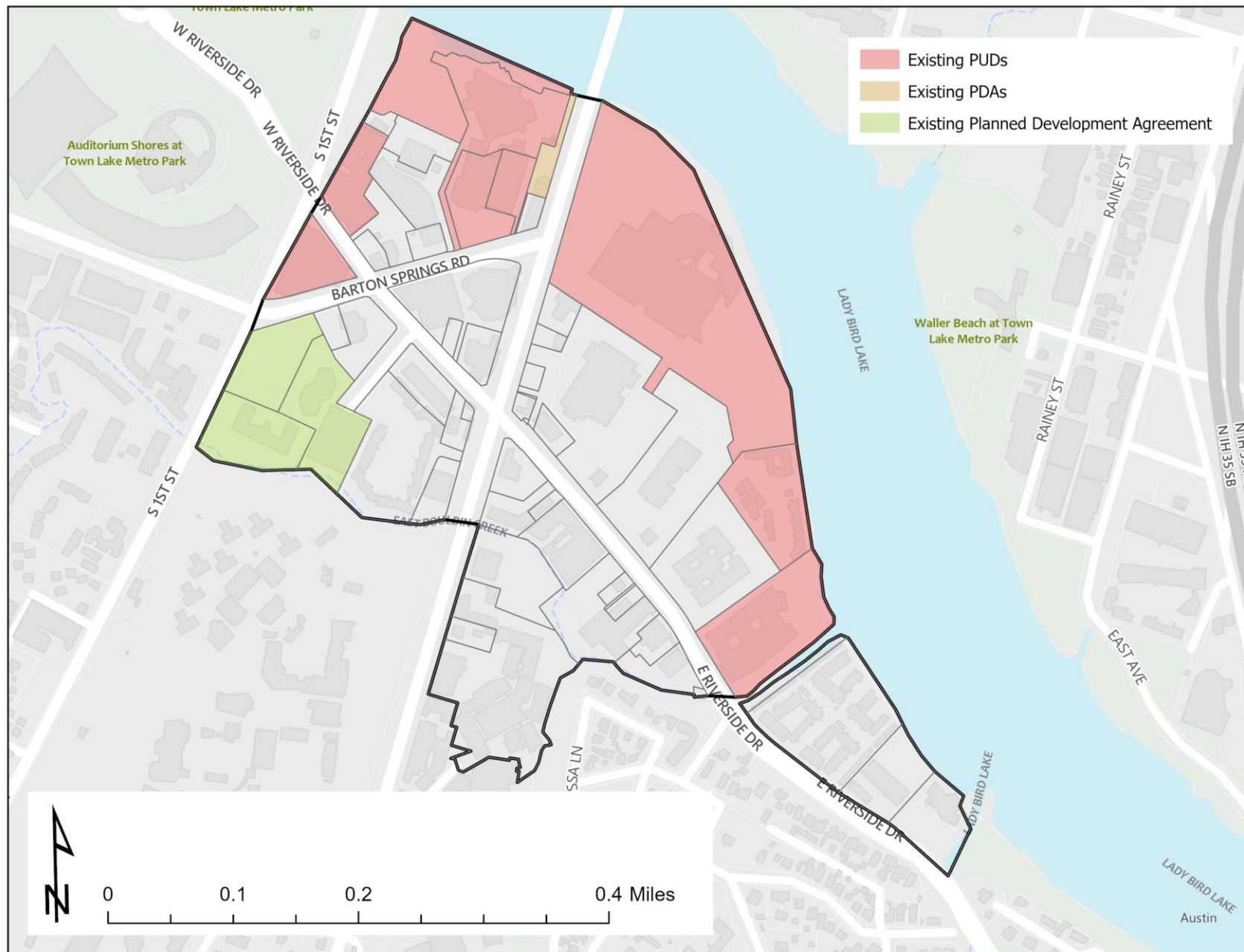
Transit- Supportive
Infrastructure

Music Venues

Grocery Store

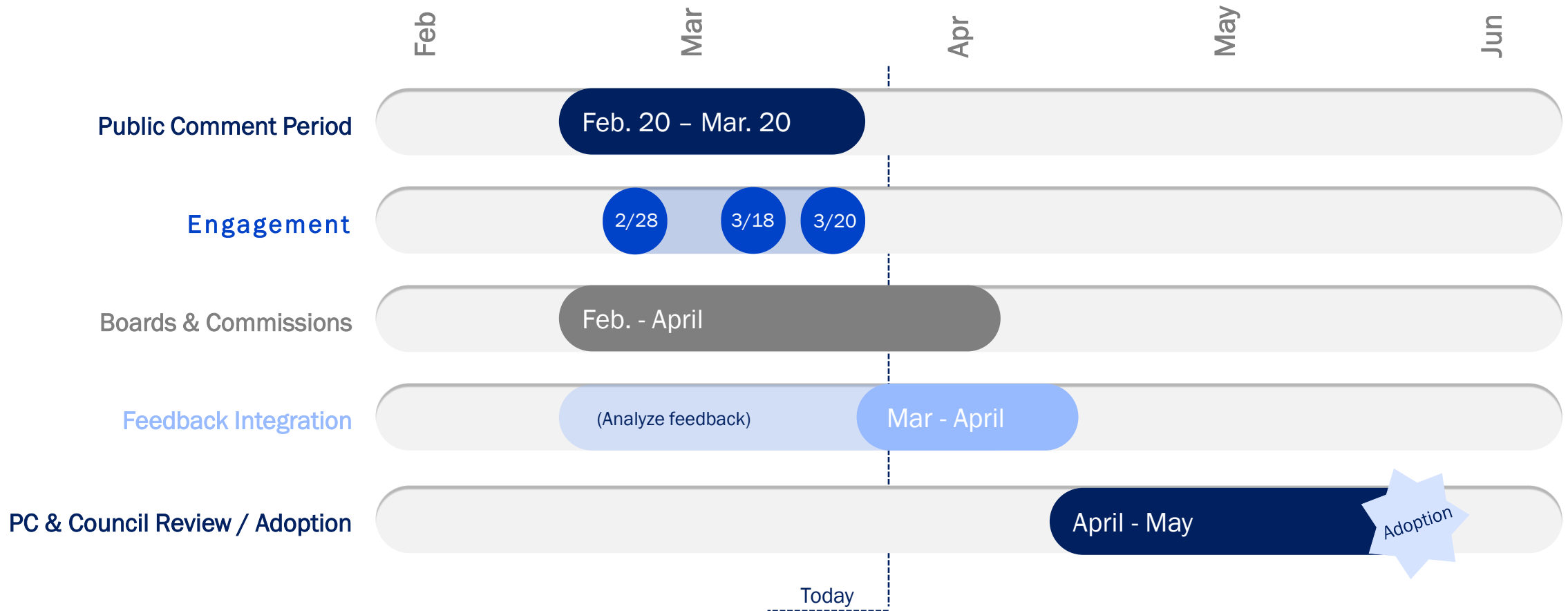


Existing PUDs, PDAs, and Planned Development Areas





Timeline





Tell Us What You Think!

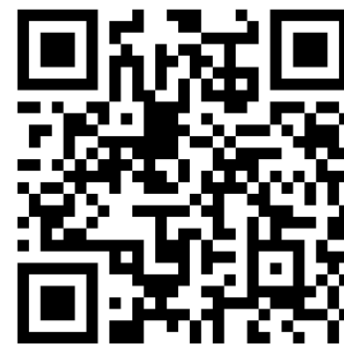
- Head to the Survey Station!
- Speak Up Page for South Central Waterfront (SpeakUpAustin.org/SouthCentralWaterfront) contains:
 - Link to South Central Waterfront website
 - ***Draft Combining District & Density Bonus Program*** with draft fees and bonus schedule
 - Engagement activities
 - Link to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





PLANNING
DEPARTMENT

Thank You



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

- 6:15 PM Overview of SCW Combining District & Density Bonus Program
- 6:35 to 8 PM - Breakouts / Open Discussions by Topic Area
 - How it Works: Density Bonus and Community Benefits
 - Affordable Housing
 - Parks / Open Space
 - Environmental / Watershed
 - Infrastructure
 - Transit (Project Connect), Design and Development
- 6 to 8PM - Survey Station
- 8PM - Close