



SOUTH CENTRAL WATERFRONT ADVISORY BOARD RECOMMENDATION 20240401-003

Date: April 1, 2024

Subject: South Central Waterfront Combining District & Density Bonus Program –
Continued SCWAB Oversight

Motioned By:

Seconded By:

Recommendations

Publicly visible oversight by the South Central Waterfront Advisory Board should be a Program Requirement.

Description of Recommendation to Council

.1 Add the following clause in Section 5.1: “The South Central Waterfront Advisory Board (SCWAB) shall evaluate and make recommendations regarding whether the Project is in compliance with the Vision Framework Plan and the Combining District and Density Bonus Program. The Development Services Director shall consider comments and recommendations of the SCWAB”.

Rationale:

A continued advisory role for the SCWAB was envisioned in the original Vision Framework Plan and enshrined as an Application Requirement in the 2018 Regulating Plan Draft. The SCWAB provides critical continuity and communication amongst stakeholders and advocates for the District to ensure that the original vision is properly implemented. It also provides the only public transparency into the process, allowing citizens insight into upcoming SCW projects and giving them a platform for direct feedback as SCWAB recommendations are formed.

Continued SCWAB oversight is also entirely consistent with the setup of the Downtown Density Bonus Program (DDBP) that served as the foundational template for the Combining District Program. The recommended clause exactly matches the 25-2-586, section C/I/ii verbiage requiring Design Commission evaluation and recommendations as a DDBP Gatekeeper Requirement.

The Planning Department has voiced a concern that the Vision Framework Plan is too aspirational and/or too outdated to serve as a basis for compliance recommendations moving forward. The SCWAB does not agree with this sentiment. That document is our only connection to the District-wide, consensus-based, masterplanning effort that kickstarted this neighborhood, and the vision it imparted is sorely missing in the project-focused implementation program. As such, it can still serve as our North Star in discussions with developers, helping to improve project designs and aligning proposed community benefits to the betterment of the District as a whole.

Vote

For:

Against:

Abstain:

Absent:

Attest: *[Staff or board member can sign]*
