



**SOUTH CENTRAL WATERFRONT ADVISORY BOARD RECOMMENDATION
APRIL 1, 2024
AGENDA ITEM #3**

Date: April 1, 2024

Subject: Proposed South Central Waterfront Combining District and Density Bonus Program

Motioned By: Board Member Sullivan

Seconded By: Board Member Puzycki

Recommendation

Grant staff recommendation, as amended, to create a new combining district and density bonus program governing development in South Central Waterfront District.

Amendments:

1. **Refine above-ground structured parking criteria to align with the Urban Design Guidelines on parking facades and accommodate practical code/layout concerns.** Revise Section 3.6.1.C.2 to read “Above-ground structured parking may be exposed to a street front provided that the structure’s façade shall be the same as, or of equal quality to, the material used for the street facing building façade. Revise Section 3.6.1.C.3 to read “All above-ground structured parking shall have flat parking decks wherever possible.”

Rationale. These amendments seek to correct conflicts with Urban Design Guidelines/B.5 “Control On-Site Parking,” other COA regulating plans such as ERC Article 4/4/b/c. and IBC 2021 section 406.2.4. By adding “wherever possible” provides flexibility for efficient, code-compliant layouts.

2. **Publicly visible oversight by the South Central Waterfront Advisory Board should be a program requirement.**

Rationale. A continued advisory role for the SCWAB was envisioned in the original Vision Framework Plan and 2018 Draft 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.

3. **Amend the fee schedule and density bonuses to provide “stackable bonuses” or “value multipliers” to incentivize large, unique or desirable permanent community benefits.**

Rationale: Value multipliers for certain benefits will incentivize either uniquely large, uniquely useful, or uniquely desirable permanent community benefits as opposed to smaller, disjointed, lower-value benefits.

4. **Pursue efforts that increase the number of affordable units within and near the South Central Waterfront District**

Rationale: Tap available resources and tools to ensure affordable housing is created within the SCW District or adjacent to it.

5. Amend boundaries of the South Central Waterfront Housing Fee Spending Area to be within 15-minute walk of high frequency mass transit lines.

Rationale: Housing Trust Funds collected from SCW developments should be used for creating affordable housing within the SCW District or within walking distance of the District and nearby transit.

6. Prioritize the purchase of existing housing units with the fees-in-lieu collected in Housing Trust Fund within SCW to expedite affordability within the District.

Rationale: Fees collected from SCW District developments should be used to purchase existing housing units within or in close proximity to the District to expedite affordable housing options serving the District.

Vote: 6-0

*For: Chair Stephenson
Vice Chair Maxwell
Board Member Sullivan
Board Member Puzycki
Board Member Cohen
Board Member Woods*

Against: None

Abstain: None

Absent: Board Member Bazan and Board Member Ladner

Attest: 
Chair Jim Stephenson