



**SOUTH CENTRAL WATERFRONT ADVISORY BOARD RECOMMENDATION  
APRIL 15, 2024  
AGENDA ITEM #3**

Date: April 15, 2024

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

Motioned By: Chair Stephenson

Seconded By: Board Member Sullivan

**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. Pursue all available funding options and regulatory changes necessary to deliver the four key open spaces identified in the Vision Framework Plan.**

Rationale. Four key Open Space projects were identified in the Vision Framework Plan to act as City-led catalysts for South Central Waterfront development: Statesman Waterfront Park, Barton Springs Plaza Rain Gardens, Crockett Square/Cox Marketplace, and Bouldin Creek Trails. These large parks projects were integral to the 2018 SCW Regulating Plan Draft and have been heavily promoted to the public in every subsequent SCW publication. However, the Combining District program does not even mention the original parks vision, and is instead predicated on a Developer “Opt-In” and “Build your own Menu” approach to community benefits that only delivers site-specific pocket parks and fee-in-lieu parks dollars that can be spent anywhere. As such, it fails to address the creation of promised open spaces on a district-wide level.

***Vote:***

*For:*

*Against:*

*Abstain:*

*Absent:*

Attest: \_\_\_\_\_  
Chair Jim Stephenson

DRAFT