



**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 Number 20240415-003

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.

2. **Remove the mandatory adoption of bird friendly design criteria.**

Rationale. While well-intentioned, the adoption of bird-friendly design criteria should remain a credit option under AEGB, not a prerequisite. The credit is not yet properly calibrated for use on high-rise buildings of this scale, and as currently drafted imposes a multi-million dollar premium that will serve to decrease density and limit community benefit fee-in-lieu dollars for critical affordable housing, parks, and infrastructure improvement. By capping glazing reflectivity, more solar heat gain passes into the building, necessitating larger/upgraded mechanical systems that cost more to build and consume more electricity in perpetuity. The resulting dark glass also decreases visible light transmittance into the building, which conflicts with the AEGB Daylighting credit and with Subchapter E requirements for high-VLT glazing at the first and second floors of each project.

Vote: 6-0 in favor

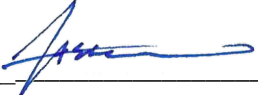
For: Chair Stephenson, Vice Chair Maxwell, Board Member Sullivan, Board Member Cohen, Board Member Puzycki, Board Member Woods

Against: None

Abstain: None

Absent: Board Member Bazan, Board Member Ladner

Attest: _____



Chair Jim Stephenson

Vote:

For:

Against:

Abstain:

Absent:

Attest: _____
Chair Jim Stephenson

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