

# SOUTH CENTRAL WATERFRONT

## VISION FRAMEWORK PLAN



The South Central Waterfront district, comprised of 35 properties, across from downtown Austin, is on the brink of wholesale redevelopment. The South Central Waterfront Vision Framework Plan sets a path to transform this district into a sustainable, equitable and beautiful mixed-use urban neighborhood. Under the plan, new investments will be leveraged to create a new public realm and will help build hundreds of units of affordable housing.

## BRINGING THE VISION TO LIFE

The South Central Waterfront Plan recommends developing new regulations, adopting innovative financial tools, fostering public-private partnerships, leveraging the city property at One Texas Center for affordable housing, and dedicating city investments in infrastructure. City staff is working with an advisory board, agencies, and community stakeholders to advance near and long-term strategic actions.



### South Central Waterfront Advisory Board

The South Central Waterfront Advisory Board was established in 2017 to provide a forum for communication among stakeholders and to make recommendations to the City Council on plan implementation.

Monthly meetings are open to the public. For information: [www.austintexas.gov/content/south-central-waterfront-advisory-board](http://www.austintexas.gov/content/south-central-waterfront-advisory-board)



### South Central Waterfront Regulating Plan

When adopted into the City's Land Development Code, the SCW Regulating Plan will set up the regulatory framework for properties to opt-in to the SCW Plan. This will unlock the development potential of the district and fuel the Plan's funding tools to finance the SCW Vision.



### Temporary Plaza at Barton Springs Rain Garden Plaza

The city and community partners are now implementing a pilot project to use low-cost and temporary materials to mockup the envisioned plaza. This yearlong trial will allow testing of design ideas, activation, and community partnerships that will help shape the permanent plaza in the future.



### Bouldin Creek Trail & Canopy Walk

The vision for the Bouldin Creek Canopy Walk is supported by both the City's plan and the 2017 Campus Master Plan for the Texas School for the Deaf. TSD and City staff and officials are exploring how this mutual vision can become a reality.



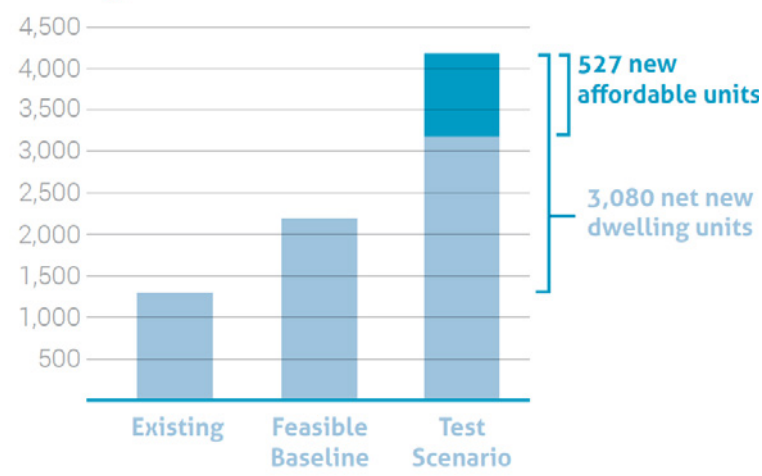
South Central Waterfront Initiative  
Planning & Zoning Department  
Urban Design Division

Learn More & Get Involved  
Visit [www.austintexas.gov/waterfront](http://www.austintexas.gov/waterfront)



# AFFORDABLE HOUSING IN THE SCW VISION PLAN

Housing Potential in the SCW District



## PLAN GOALS

“20% of future housing units developed in the area affordable to households at 60-80% area median income (AMI) for rental and 100-120% AMI for ownership”  
(pg. 94)

## USING CITY OWNED LAND FOR AFFORDABLE HOUSING

The SCW Plan describes affordable housing as a potential use of the One Texas Center parking lot. The Plan’s Test Scenario assumes the construction of a 150 unit family-friendly affordable housing complex.



## IMPLEMENTATION

### Refine Affordable Housing Implementation Strategy

This includes refining MFI target goals, identifying phased opportunities for site acquisition and implementation of various product types. Identify key partners and lead roles for each component of the toolkit.

- **Timeframe:** 0-1 years
- **Key Partners:** NHCD, Real Estate, and Potential private affordable housing partners

### 425 W RIVERSIDE PUD

**\$3.1 million**

in Total Community Benefits

with **\$1.5 million**

to Affordable Housing Trust Fund or equal to \$6 per non-residential bonus area square foot

## SCW REGULATING PLAN

For residential and mixed-use projects

- On-site affordable housing
  - Rental units: 80% median family income (MFI), affordable for 40 years
  - Ownership units: 120% MFI, affordable for 99 years
  - Percentage of units required determined by modeling
- Fee in lieu of on-site affordable units
- Off-site affordable housing
- Land donations

For non-residential projects

- Fee for bonus area granted

On the Boards

ECONorthwest is currently working with NHCD to provide guidance on establishing the Affordable Housing Fee for the district.