

To: South Central Waterfront Advisory Board
From: Alan Holt, Principal Planner; Planning & Zoning
Date: April 20, 2020
RE: Update on SCW Implementation Planning

In order to keep the April virtual meeting of the SCWAB focused on time-critical issues, I am providing this brief update memo instead of the usual staff presentation.

A. Pending Updates on recently presented draft materials:

So far in 2020, key draft deliverables have been posted and presented to the SCWAB (except for the cancelled March meeting). These materials are integral for the completing the updates for the Physical Framework & Costs; the Financial Framework; and to completing the draft Regulating Plan.

Some modifications to these recently presented materials are in the work. These modifications will be complete by and presented to May 2020 SCWAB meeting. Those previously presented draft reports are highlighted below, with a brief explanation of updates/modifications now being made:

1. [Update Report on the SCW Street Typology and Section \(draft: Jan. 10, 2020\)](#)
 - a. Change: Armadillo Drive (AD1 & AD2) is being changed from a Collector Street to a Local Street.
2. [Draft \(March 12, 2020\): Update Report on the SCW Physical Framework & Project Costs](#)
 - a. Modify: Adjust cost for Armadillo Drive from a Collector Street to a Local Street (very small cost impact)
 - b. Modify: Coordinate with Austin Transportation Department (ATD) to use the methodology from the [Street Impact Fee Study](#) Report to calculate the developer's baseline infrastructure contribution (before-bonus requirement) for street infrastructure. This calculation will inform and modify the developer's baseline contribution in the SCW Physical Framework & Project Cost, and inform the update of the Financial Framework.
3. [Draft \(March 12, 2020\): Update Report on the SCW Modified Physical Framework & Project Costs](#)
 - a. Ditto from 2a
 - b. Ditto from 2b

B. Pending Deliverables in the works:

Consultants and staff are working on updates and new draft deliverables which are targeted for presentation for the SCWAB May meeting.

1. Draft 1: 2020 Update to the SCW Financial Framework (with ECONorthwest. Support by McCann Adams Studio)
 - a. ECONorthwest and staff expect to present the first draft of the 2020 Update/Financial Framework. This draft will include:

- i. Calibration of the “bonus community contribution requirement” (in-kind or fee) to attain the SCW development entitlements as per the 2016 Plan.
 - ii. Affordable housing scenarios, gap finance requirements, and options
 - 1. Depth of afford vs number of units
 - 2. Ownership vs rental
 - 3. Within district vs outside of district
 - iii. Scenarios, financial analysis and option for affordable housing @ One Texas Center
- 2. 2020 Update to the draft SCW Regulating Plan (with McCann Adams Studio)
 - a. Update to the draft SCW Regulating Plan (last public draft December 2019). The May 2020 Draft incorporates updated environmental standards, previously presented to the SCWAB in spring 2019, plus numerous updates which incorporate refined information from the latest updates to the Physical Framework & Project Costs. The new draft also anticipates the role of the potential Economic Development Corporation, previously a “missing link” in the Regulating Plan.
 - b. New study to see how “affordability unlocked” and other pending affordable housing bonus provision that apply elsewhere might be used with “non-tipping” parcels, with modifications, in the SCW.