

# South Central Waterfront

## REGULATING PLAN – UPDATE



South Central Waterfront Advisory Board

Sravya Garladdenne, Housing and Planning Department | July 19, 2021

# Agenda

- South Central Waterfront (SCW) Vision Framework Plan and the SCW Regulating Plan Overview
- What is in the SCW Regulating Plan
- Our Scope and Next Steps

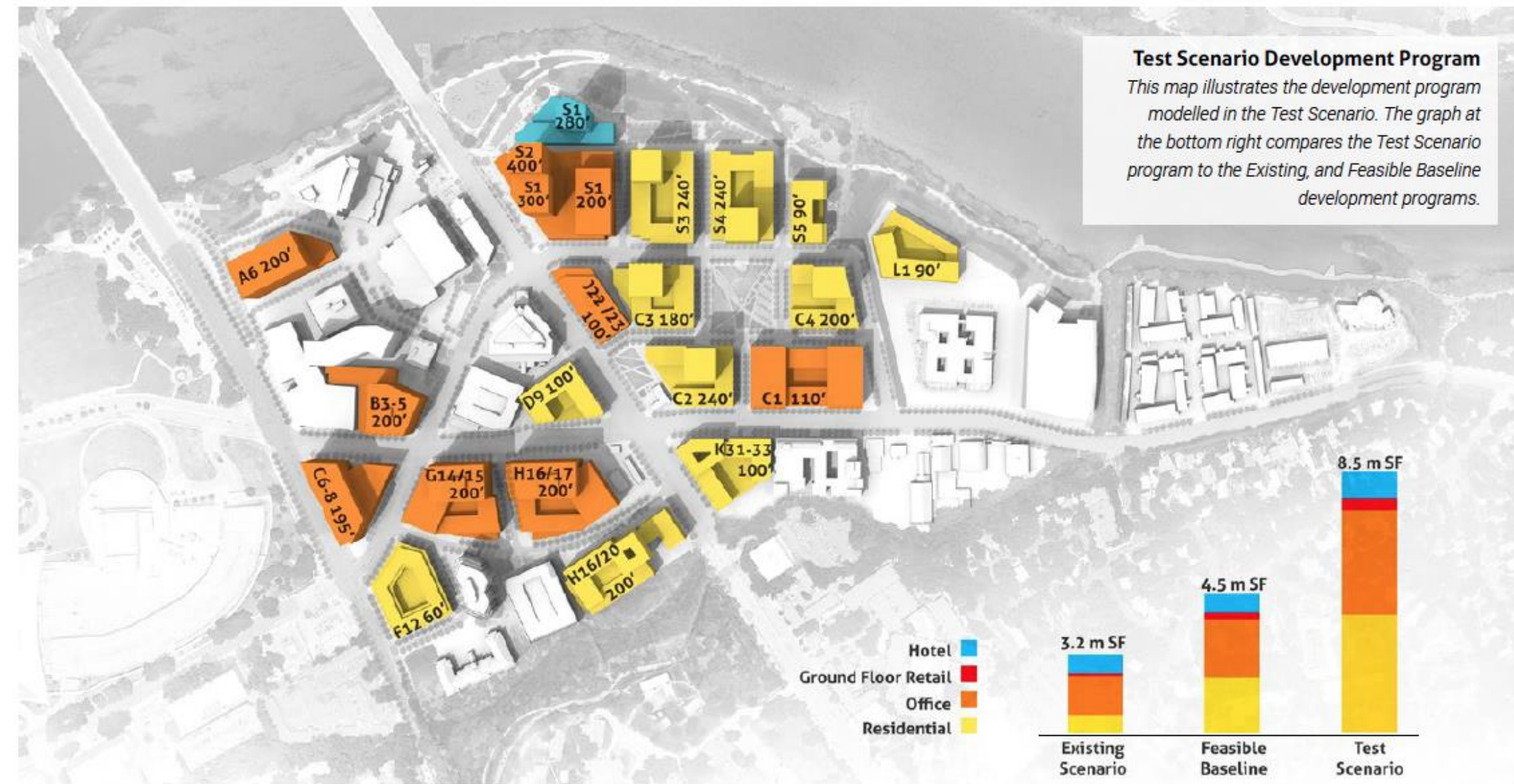
# Overview

# South Central Waterfront Vision Framework Plan

- Adopted by City Council in June 2016 as amendment to Imagine Austin
- Plan establishes network of connected green streets, parks trails and public open spaces.
- Provides additional entitlements on eligible parcels to incentivize contributions of open space, roadways, affordable housing, etc.
- Plan establishes goal of 20% of new residential units to be income-restricted affordable.
  - One Texas Center development provides City's contribution towards 20% goal



# South Central Waterfront Vision Framework Plan



Vision Framework Plan Preferred Scenario

A horizontal band of blue watercolor paint, with a textured, brush-stroke appearance, spans the width of the image. The paint is a vibrant blue and has irregular, feathered edges where it meets the white background.

What is in the Regulating Plan?

# South Central Waterfront: Draft Regulating Plan

## Table of Contents

**A. Purpose**

**B. Context**

**C. Applicability**

**D. Application Requirements**

**E. Affordable Housing**

**F. Required Streets**

**G. Required Public Open Space**

**H. Local Streets and Blocks**

**J. Pedestrian Priority Frontages**

**K. Streetscape**

**L. Land Uses**

**M. Lot Size and Intensity**

**N. Building Placement**

**P. Building Height and Form**

**Q. Frontage Types**

**R. Pedestrian Access**

**S. Parking**

**T. Impervious Cover**

**U. Common Open Space**

**V. Transportation Demand Management**

**W. Environmental Regulations**

## **Appendices:**

A. Definitions (to be developed)

B. Street Cross Sections

C. Open Space Costs

D. Streetscape Requirements

E. Allowable Land Use Table



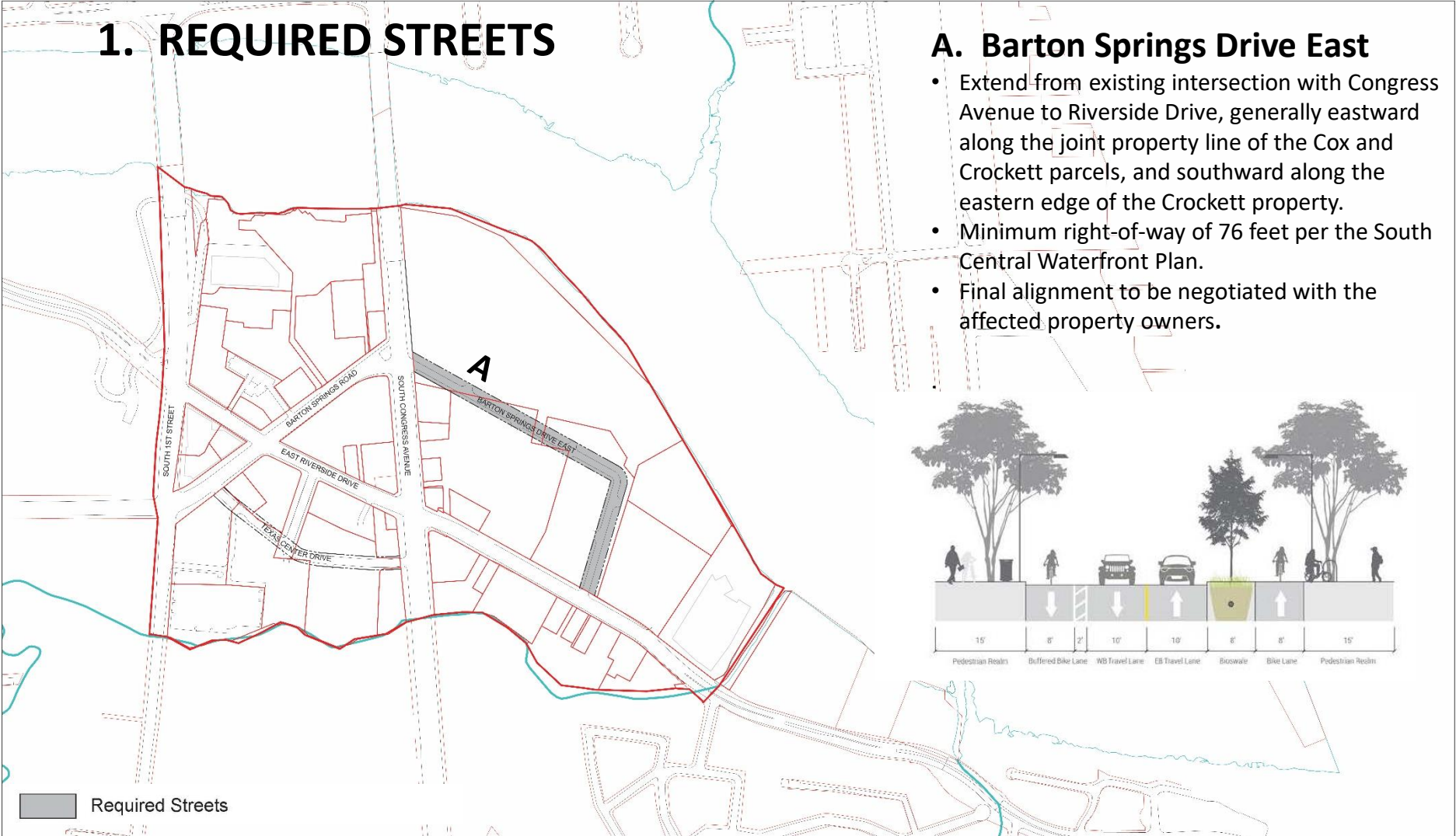
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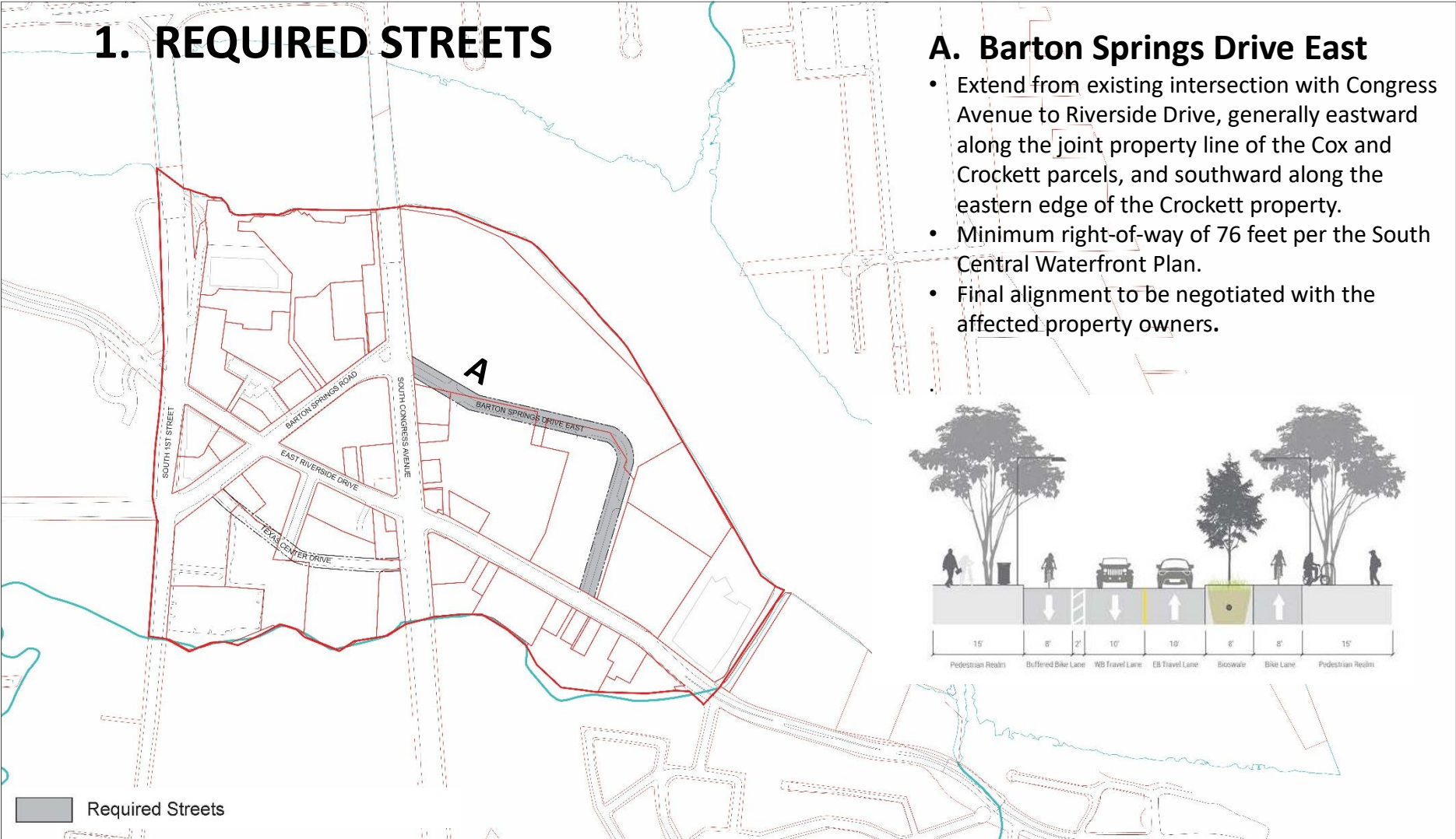
Eligible Sites and Allowable Height



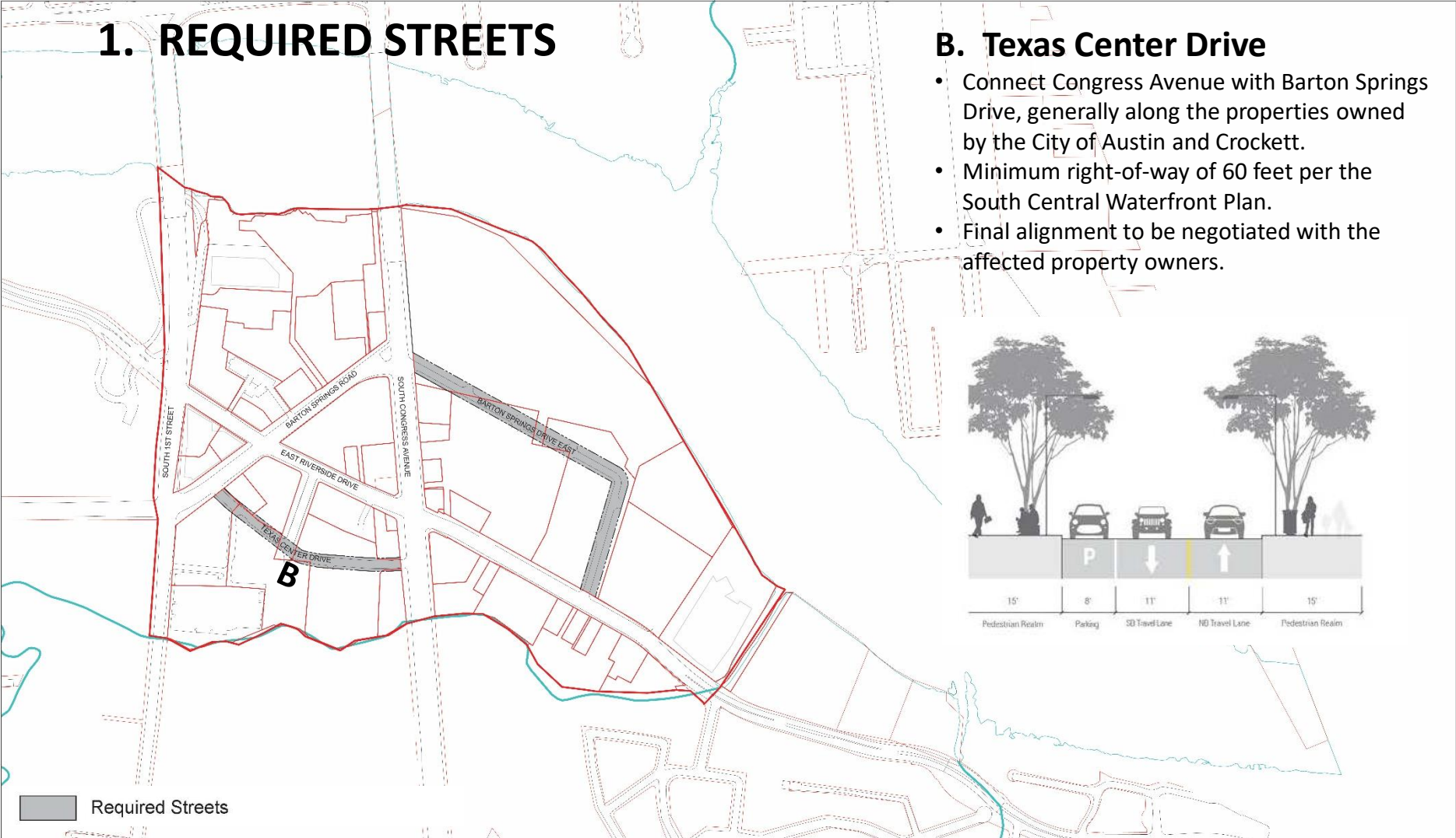
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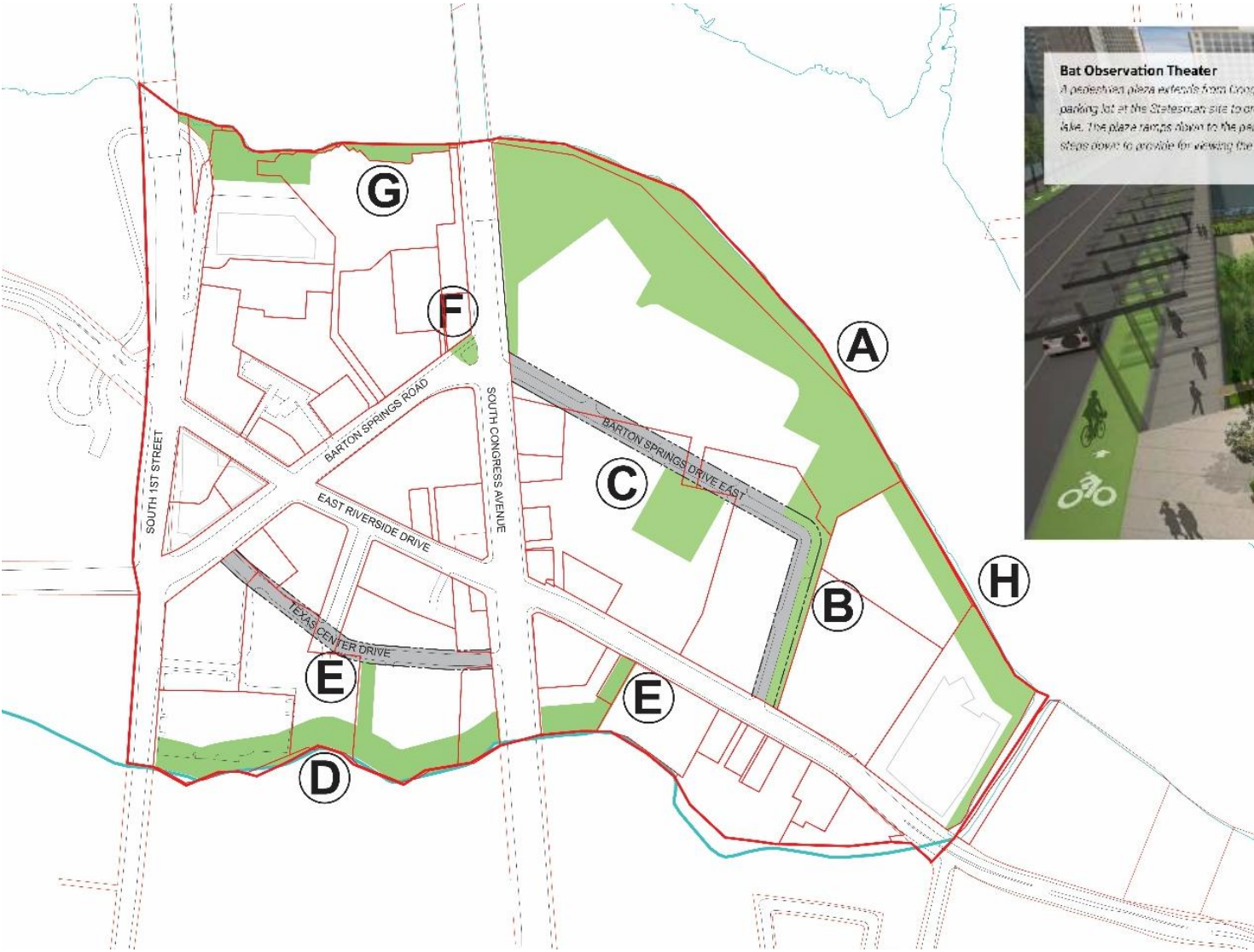


# South Central Waterfront: Draft Regulating Plan





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Required Open Space



# South Central Waterfront: Draft Regulating Plan

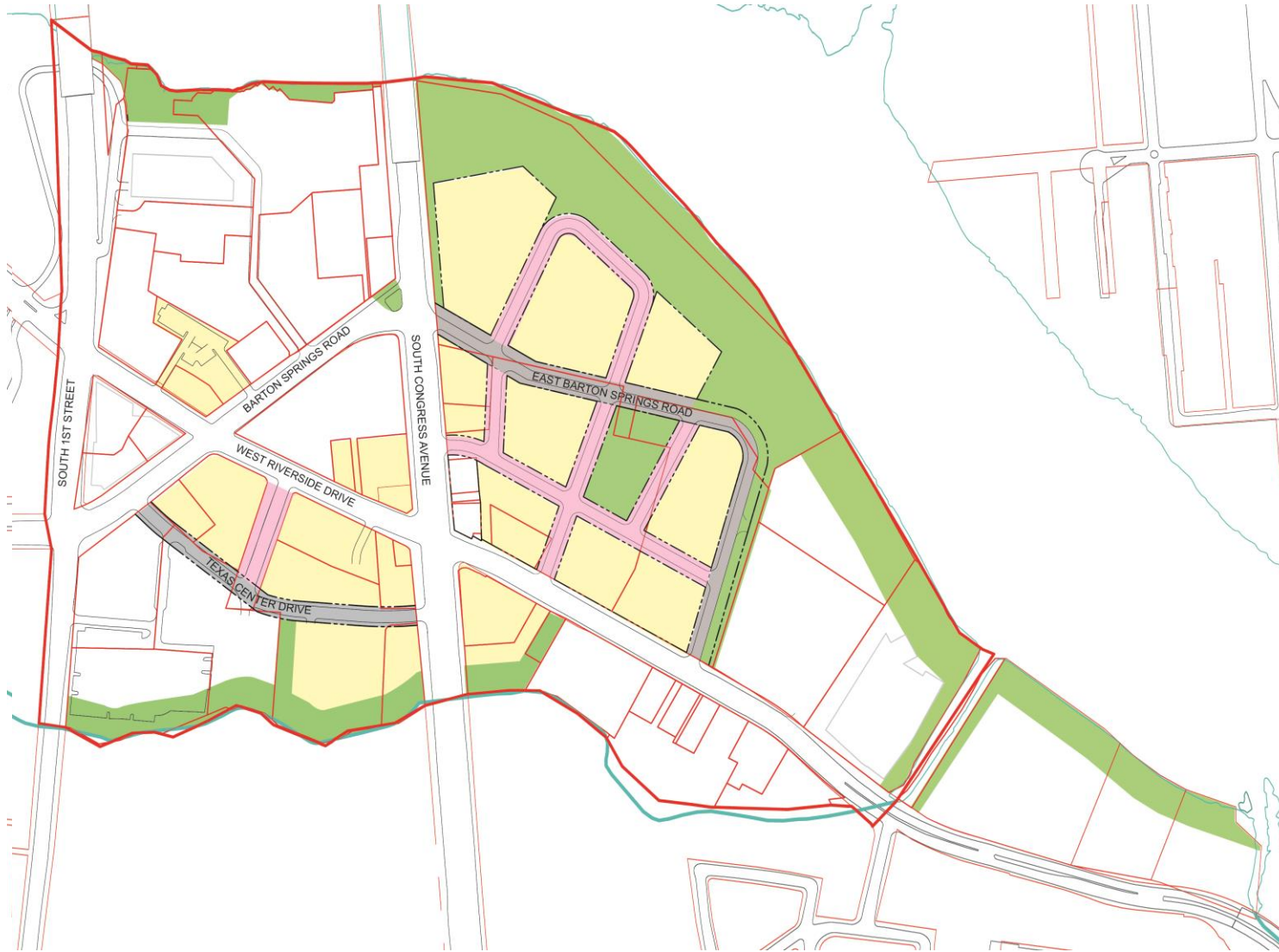


## Local Streets and Block Size

- Local streets shall have minimum right-of-way of 60 feet as per the South Central Waterfront Plan.
- Maximum perimeter of new blocks = 1400 feet
- Maximum block face of 400 feet
- At least two sides bounded by public streets with the third and fourth sides by at least one publicly accessible open space greater than 100' in depth, and one pedestrian way greater than 50' in width.

## Local Streets and Blocks

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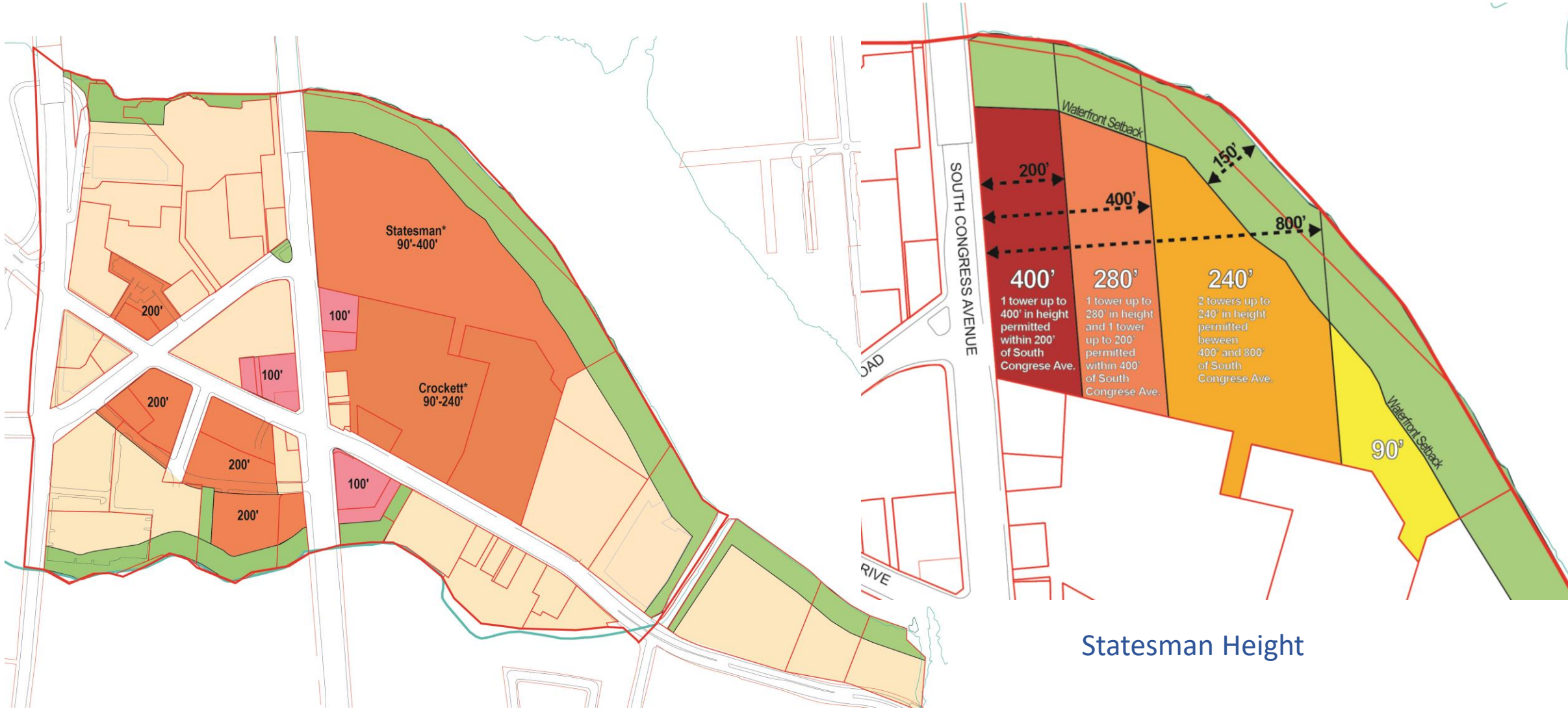
Local Streets and Blocks

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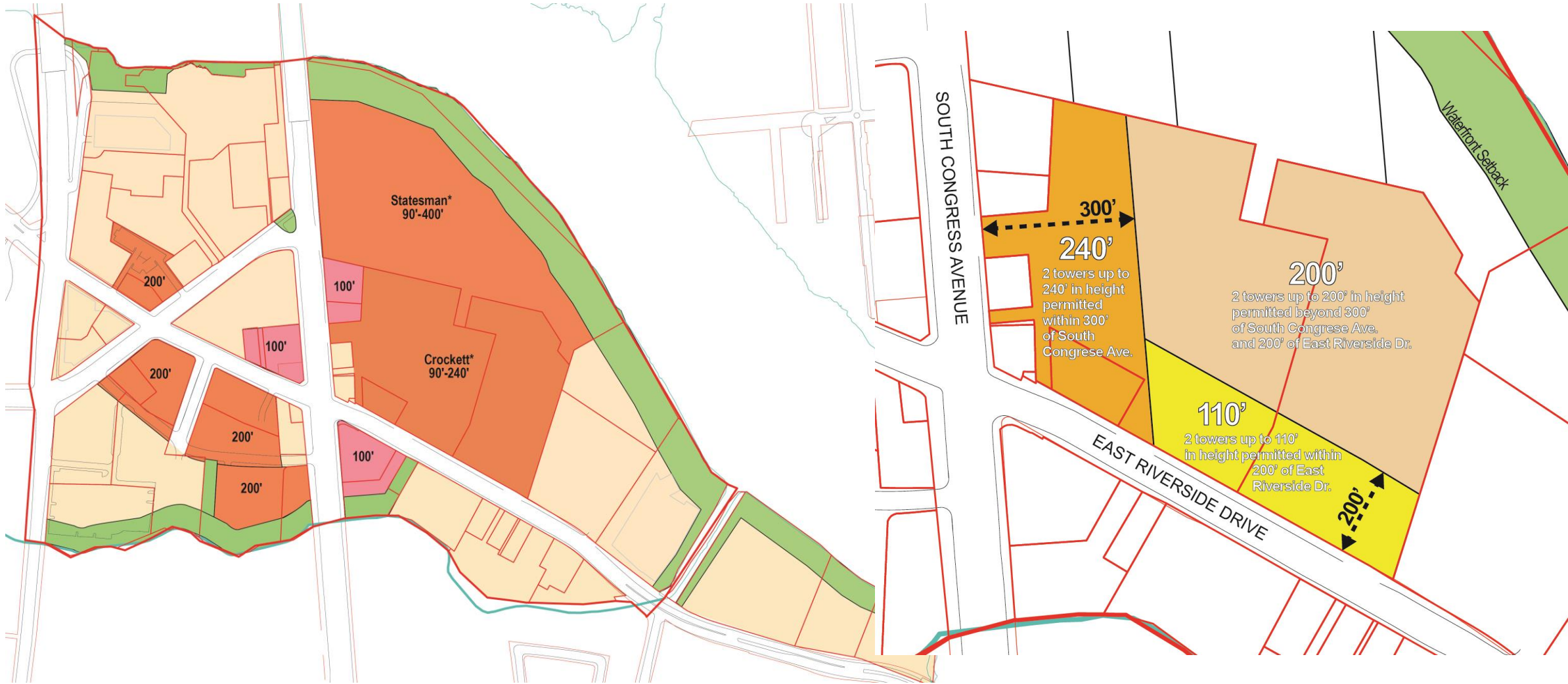


# South Central Waterfront: Draft Regulating Plan



Height

# South Central Waterfront: Draft Regulating Plan



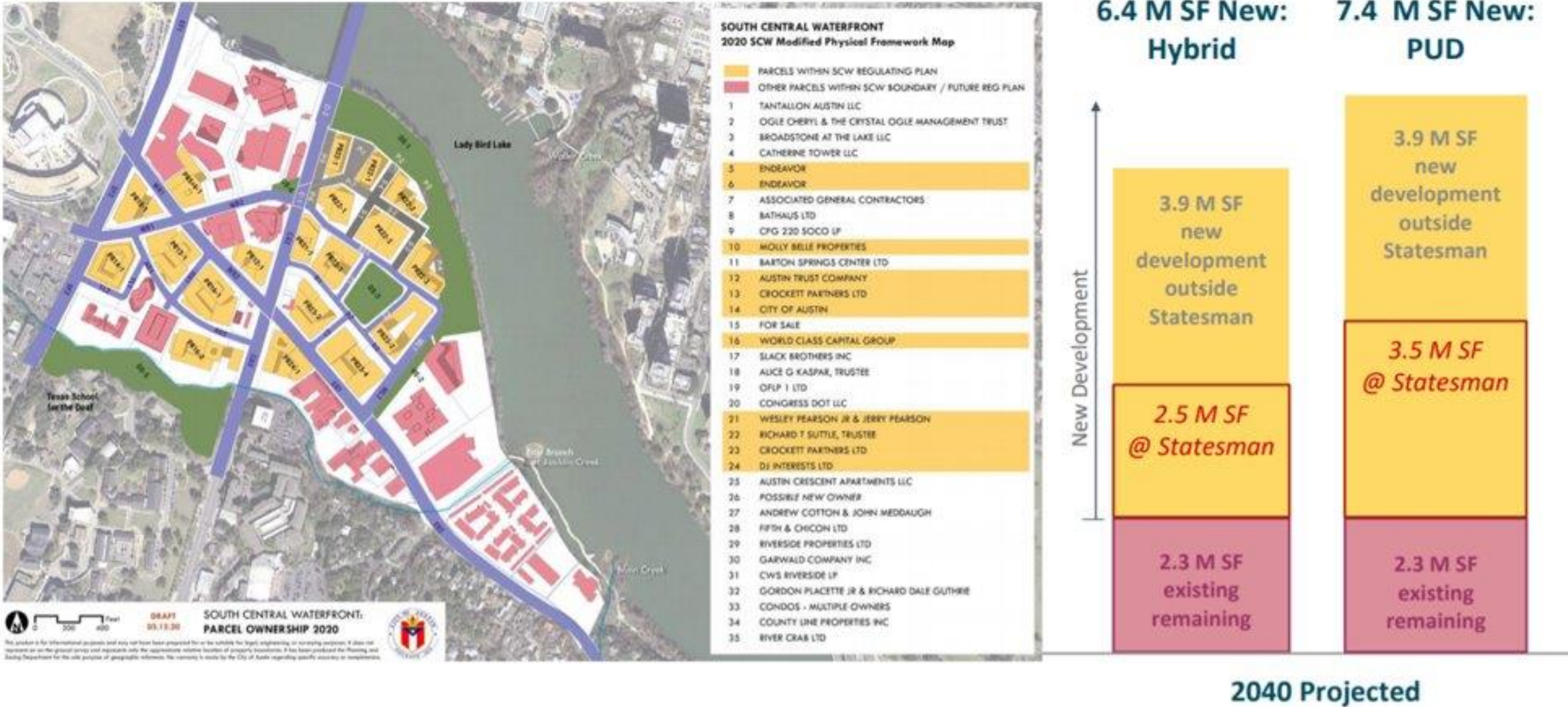
Crockett Height





# Our Scope and Next Steps

# Incorporate 2020 Updates to Physical & Financial Framework



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Regulating Plan  
Consultant:  
McCann  
Adams Studio

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# Refine Affordable Housing Strategy & Regulating Plan Requirements

- In-district vs Outside District
- Onsite Affordable Housing Requirement
- Leveraging One Texas Center for Affordable Housing – Not in Regulating Plan
- Depth of Affordability

**20% Affordable Housing  
Gap Finance**



# Next Steps: Engaging Other City Departments & Agencies

Austin Transportation  
Department

Street Sections

TDM

Parking

Watershed Protection, DSD  
Tree Team, Austin Water,  
PARD, Austin Energy

Environmental  
Regulations

Open Space

Project Connect Office,  
Austin Transit Partnership,  
& CapMetro

Blue and Orange  
Line Integration

Land Banking &  
Street Sections

## Next Steps: Engaging Other City Departments & Agencies

Law, Development Services Department, and AEDC

Development Agreements

TIRZ

District / Developer Fee  
Schedule

LDC Alignment

## Next Steps: Timeline Dependencies

- Regulating Plan process and interface with AEDC Master Agreements/TIRZ;
- Development of a Regulatory/Procedural structure;
- Work with HPD executives on a review timeline based on status of LDC.



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