



**HOUSING &  
PLANNING**

# South Central Waterfront Regulating Plan

South Central Waterfront Advisory Board  
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# Overall Process



Regulating Plan  
Creation



Incorporation  
into LDC  
(Adoption)



# Regulating Plan: how will it work?

- Mechanically similar to University Neighborhood Overlay (UNO)
- Developer decides to participate
- Site plan filed in compliance with regulating plan
- Process is administrative



# Regulating Plan: how will it work?

## **Developer Provides:**

- On-site affordable housing
- Fee-in-lieu affordable housing
- Parks, open space, trails, infrastructure improvements



## **Developer Gets:**

- Increased entitlements



# Regulating Plan: what will it do?

- Control physical buildout
- Lay out public benefits and developer incentives
- Include requirements for Affordable Housing provided by private developments that utilize bonus entitlements
- Streets, blocks, open space, streetscape, frontage, building placement, building height, land uses, parking and transportation, impervious cover

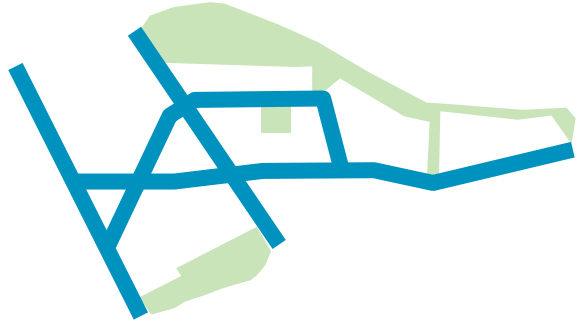


# Regulating Plan: what will it not do?

- Does not mandate participation
- Does not speak to financing, funding sources, or public-private partnerships
- Does not allow wiggle room or negotiating
- Part of a larger toolbox - will not achieve the framework vision by itself



# Regulating Plan: Physical framework focus



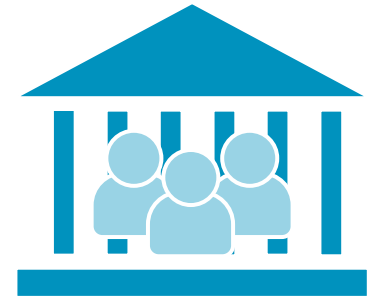
## Physical Framework

**Green Streets,  
Pedestrian Connections  
& Open Space** for a great  
& green public realm



## Financial Framework

**Value Capture & cost  
sharing, Strategic Capital  
Investments and Bonus  
Entitlements** to fund  
public realm and  
20% affordable housing



## City Leadership

**Leverage City assets  
and establish agencies  
and rules to achieve  
Public-Private  
Partnerships** to achieve  
community goals





# Regulating Plan: what questions remain?

- Are there financial tools robust enough to fill financing gap?
- Are the public benefits and developer incentives properly balanced?
- Should all properties within the area be eligible?



# Next Steps

- Financial toolbox feasibility
- Statesman PUD resolution
- Regulating plan revisions and adoption



# Contact Information

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