



HOUSING &
PLANNING



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South Central Waterfront Regulating Plan

South Central Waterfront Advisory Board
April 18, 2022

Content

- Regulating Plan
 - How will it work?
 - What will it do?
 - What will it not do?
 - Gives and gets
- Other Considerations
- Next Steps



Overall Process



Regulating Plan
Creation



Incorporation
into LDC
(Adoption)



Regulating Plan: how will it work?

Developer Provides:

- On-site affordable housing
- Fee-in-lieu affordable housing
- Other public realm benefits



Developer Gets:

- Increased entitlements



Regulating Plan: how will it work?

- Opt-in, voluntary
- Works in conjunction with existing WFO (does not replace it)
- Mechanically similar to University Neighborhood Overlay (UNO)
- Amendment to the land development code



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
- Open space, streetscape, frontage, building height, land uses, parking



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: gives and gets*

- Public goods:
 - Affordable housing
 - On and off-site, 10%+ set aside
 - Improved streetscape
 - Enhanced open space
 - Improved pedestrian experience
- Additional entitlements:
 - Height subdistricts up to 400'
 - Additional land uses
 - Additional floor area
 - No site area requirements
 - No minimum parking required

*All properties in the district eligible to participate



Other Considerations

- TIRZ in process
- Project Connect:
 - Blue Line stop (above ground) + bridge
 - Orange Line stop (underground)
- Changed market since 2016
- Acuña ruling



Next Steps

- Regulating plan:
 - Concepts: April/May 2022
 - Draft code: May/June 2022
 - Adoption: June/July/August 2022