



# South Central Waterfront Regulating Plan

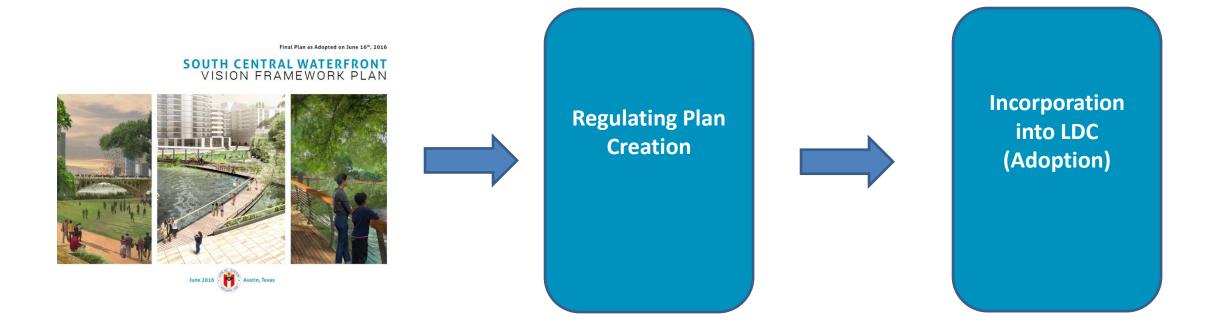
South Central Waterfront Advisory Board May 2, 2022

#### 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: 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'
  - CBD land uses
  - Additional floor area (FAR)
  - No site area requirements
  - No minimum parking required

\*All properties in the district eligible to participate



#### Next Steps

- Regulating plan:
  - Summary of plan: SCWAB 5/16/22
  - Regulating plan draft: SCWAB 6/20/22
  - SCWAB working groups?
  - SCWAB recommendation 7/18/22
  - COJC recommendation 8/17/22
  - PC recommendation 8/23/22
  - Council adoption: 9/1/22



#### Other Considerations

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