



**HOUSING &
PLANNING**

South Central Waterfront Regulating Plan

South Central Waterfront Advisory Board
May 2, 2022

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- Regulating Plan
 - How will it work?
 - What will it do?
 - What will it not do?
 - Gives and gets
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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'
 - 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