



**HOUSING &  
PLANNING**

# South Central Waterfront Regulating Plan Update

South Central Waterfront Advisory Board  
September 19, 2022

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# Regulating Plan: Council direction

## ■ 9/15/22 Resolution:

*“This Regulating Plan should include increased development entitlements bonuses and regulations that:*

- 1. maximize the number of affordable housing units within and nearby the District,*
- 2. maximize infrastructure investments, such as for new streets, parks, bicycle infrastructure and trails,*
- 3. maximize other community benefits,*
- 4. ensure enhanced environmental standards and protections,*
- 5. support the Project Connect transit investment the community is making, and*
- 6. help create a connected, pedestrian-oriented, mixed use district where thousands more Austinites can live, work, and play.”*

# Regulating Plan: Council direction

## ■ 9/15/22 Resolution:

*“...consider different approaches for increasing development entitlements and bonuses and implementing regulations, including but not limited to:*

- 1. establishing a density bonus program, perhaps with entitlements akin to the Downtown Density Bonus Program entitlements,*
- 2. allowing for the height, FAR, and entitlements necessary to best support the economics needed to achieve the required infrastructure and the desired community benefits for the District in the Vision Plan, or*
- 3. ensuring additional entitlements can only be achieved through a density bonus.”*



# Regulating Plan: Council direction

- 9/15/22 Resolution:

*“...ensure development entitlements are sufficient to sustain increases in market demand in the District for the next two decades in order to account for increased costs and to avoid continual requests from developers for amendments to this Regulating Plan for increased entitlements.”*

*“The Regulating Plan called for in this resolution may be in addition to other recommendations that the City Manager and the staff, the SCWAB, or the Planning Commission wish to bring forward to Council for consideration.”*

*“The City Manager is directed to complete needed changes to the Regulating Plan to satisfy the above direction, and return to Council with a draft Regulating Plan by June 2023.”*



# Regulating Plan: Council direction

- 9/15/22 Resolution:

*“Until such time that the City Council has approved the South Central Waterfront District Regulating Plan, projects within this District (the South Central Waterfront District) shall adhere to existing zoning entitlements. If an applicant proposes to exceed a property’s current base zoning entitlements through an application for a Planned Unit Development (PUD) or a density bonus program, the baseline used for any density bonus program or PUD shall be the existing zoning entitlements applicable to the property.”*



# Regulating Plan: Council direction

## ■ 9/15/22 Resolution:

*“As part of the development of the recommendations requested within this Resolution, the City Manager is further directed to work with and gather input from community stakeholders, including but not limited to representatives from the South River City Citizens (SRCC) Neighborhood Association and Bouldin Creek Neighborhood Association other adjacent neighborhoods, such as the Downtown Austin Neighborhood Association and Zilker Neighborhood Association, and representatives from environmental and parks organizations with an interest in the area, such as the Austin Parks Foundation and The Trail Foundation. Prior to bringing forward the proposed draft Regulating Plan to any board or commission, the City Manager shall prepare a memo summarizing the community input efforts undertaken and feedback received.”*



# Regulating Plan: Consultant services

- Review of staff work to date
- Update of input data and model assumptions
- Scenario testing
- Development of any needed policy recommendations





# Regulating Plan: Updated draft timeline

Item	Date (2022-2023)									
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Resolution from Council										
Consultant review, testing, and recommendations										
Draft Regulating Plan revisions										
Presentation to Boards and Commissions										

\*TBD: Public input



# Next Steps

- Updated timeline with more specifics
- Public participation plan
- Draft calibration review
- Draft Regulating Plan