

A Vision Framework for Austin's South Central Waterfront



Waterfront Talkabout # 5
July 8, 2015

X Marks the Spot - South Central Waterfront



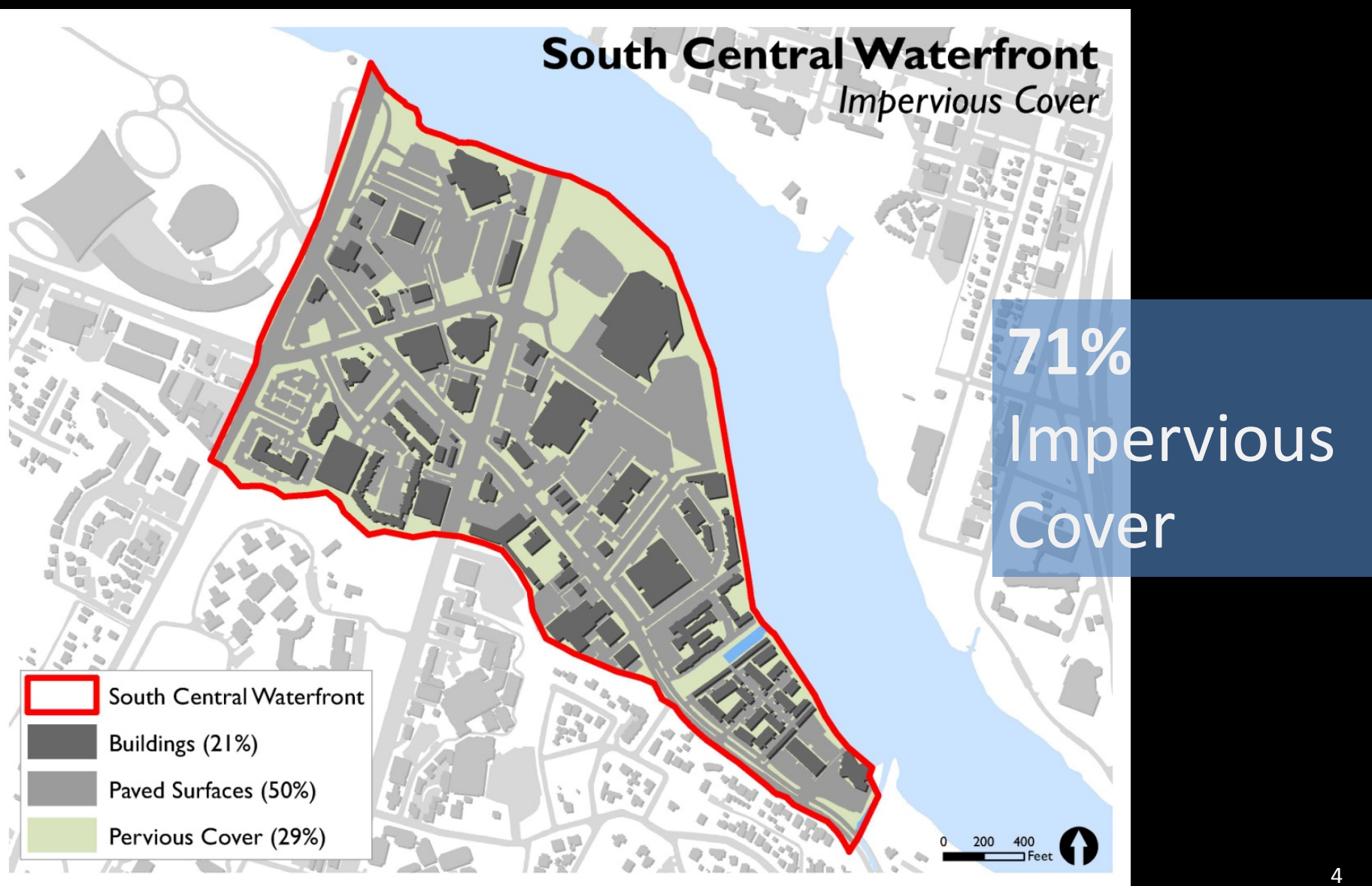
SCW Today: “Bone Structure”



97 acres

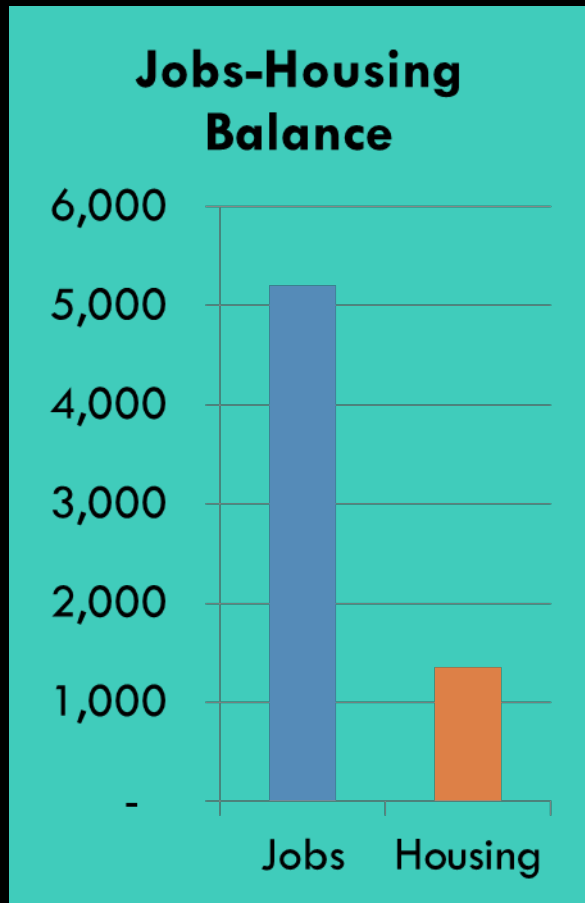
= 33
downtown
blocks

SCW Today – “Skin Condition”

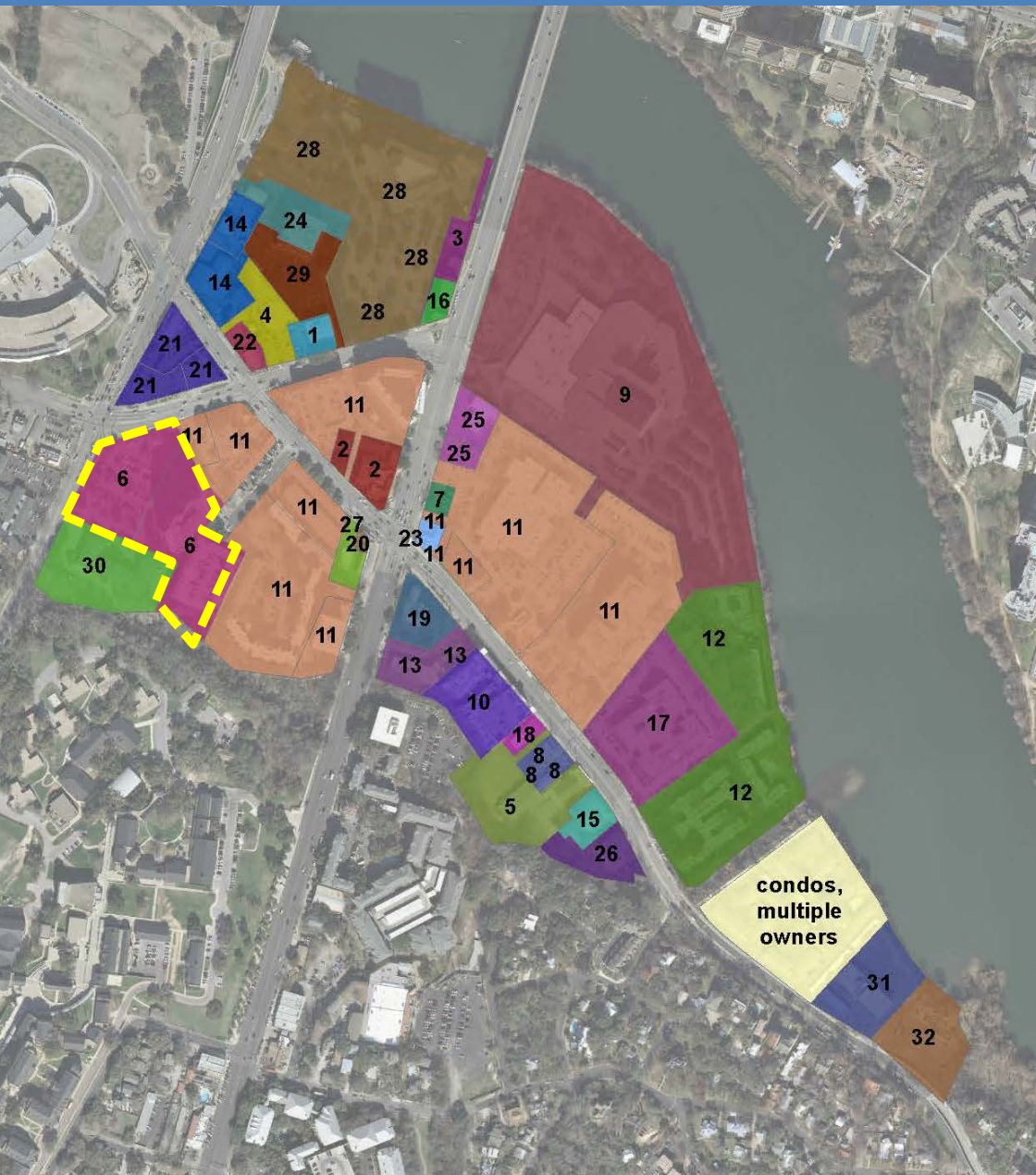


SCW Today - Auto-oriented Jobs Center

- **Jobs to Housing** (dwelling units) **Ratio: 3.5**



Patchwork of Parcels

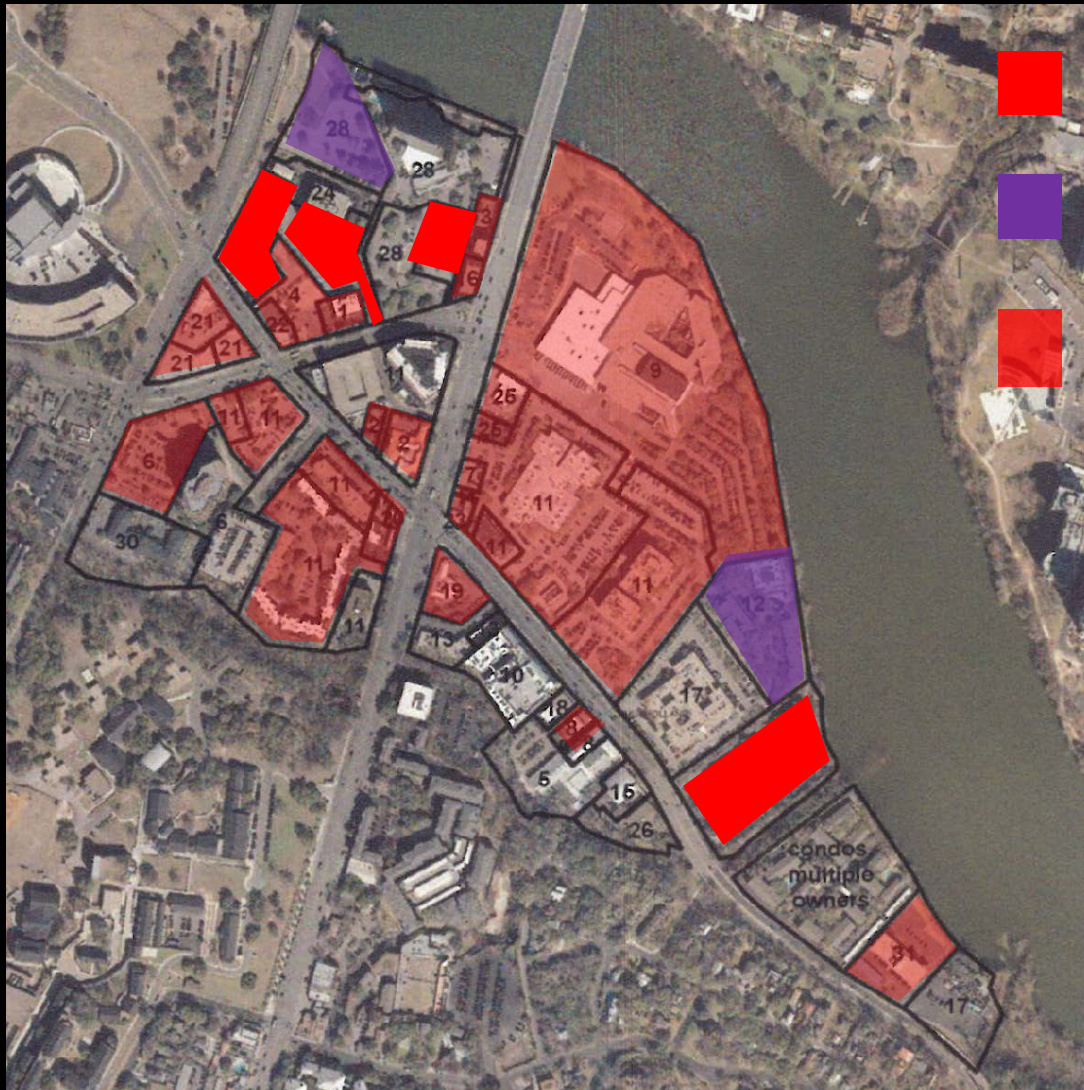


31 private property owners

1 City of Austin property



Change is coming



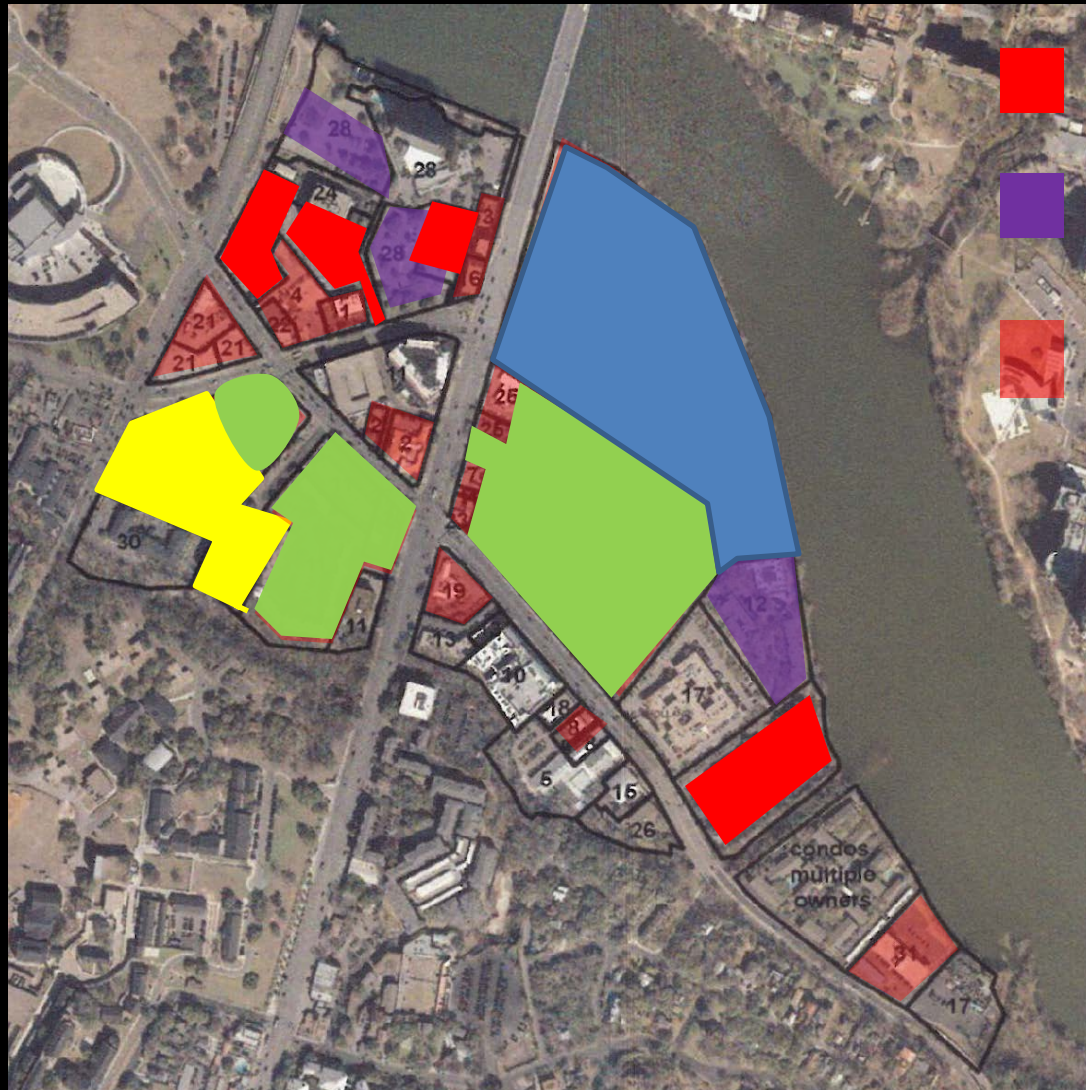
Already underway

Already PUD entitled

At "Tipping Point"

\$1.2 +
Billion in
private
investment

Blocks of Opportunity



Already underway

Already PUD entitled

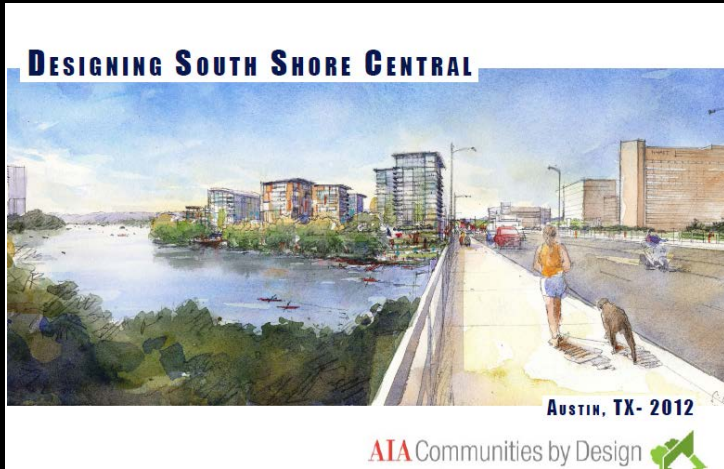
At "Tipping Point"

City of Austin – 5 acres

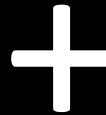
Crockett – 18 acres

Statesman/Cox – 18 acres

Planning since 2012



2012



TEXAS URBAN
FUTURES LAB
University of Texas
School of Architecture

2013



2013: Sustainable Places Project (SPP)



Community Engagement: 2014

Community Partners

- Sustainable Places Project
- Austin Board of Realtors – **Smart Growth Grant** from the National Association of Realtors
- Texas School for the Deaf
- American Institute of Architects Austin
- Austin Foundation for Architecture
- Local design volunteers – 200+ hours
- UT Community & Regional Planning program
- Kansas University School of Architecture
- Local Talkabout Speakers



What we've heard: Community Values

- ❑ Open space ALONG the waterfront
- ❑ Access TO the waterfront
- ❑ People-focused design (walkable/bikeable)
- ❑ Highest quality architecture & design
- ❑ Variety of transportation options
- ❑ Green network throughout the district
- ❑ Variety of affordable housing options in district
- ❑ Green approaches to water quality
- ❑ Economically viable & realistic

South Central Waterfront Initiative

Interim Draft Vision Framework Report | August 2014



City of Austin

Planning and Development Review Department

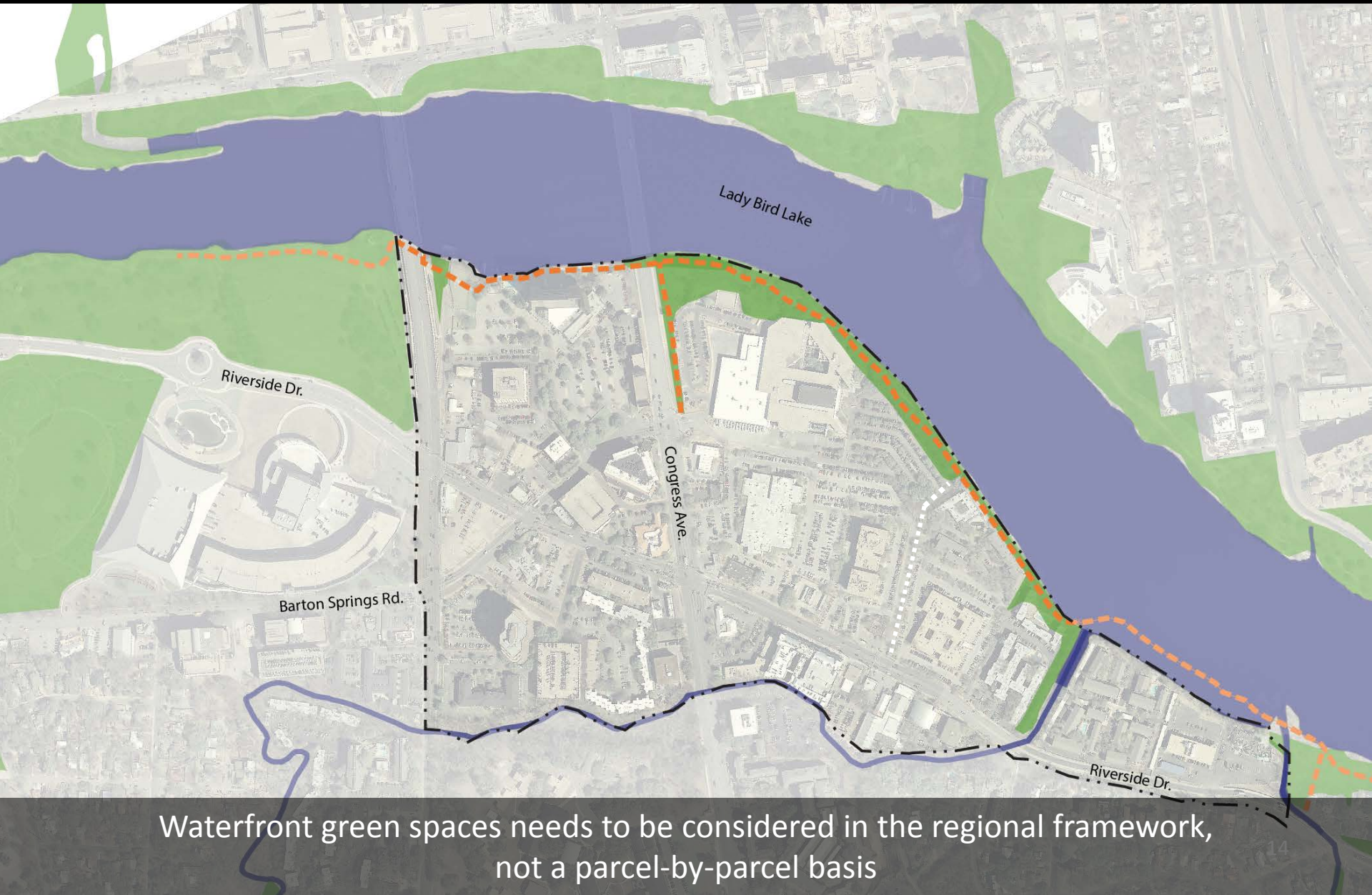
Urban Design Division

To realize Community Values: A Vision Framework

A **Vision Framework** must include:

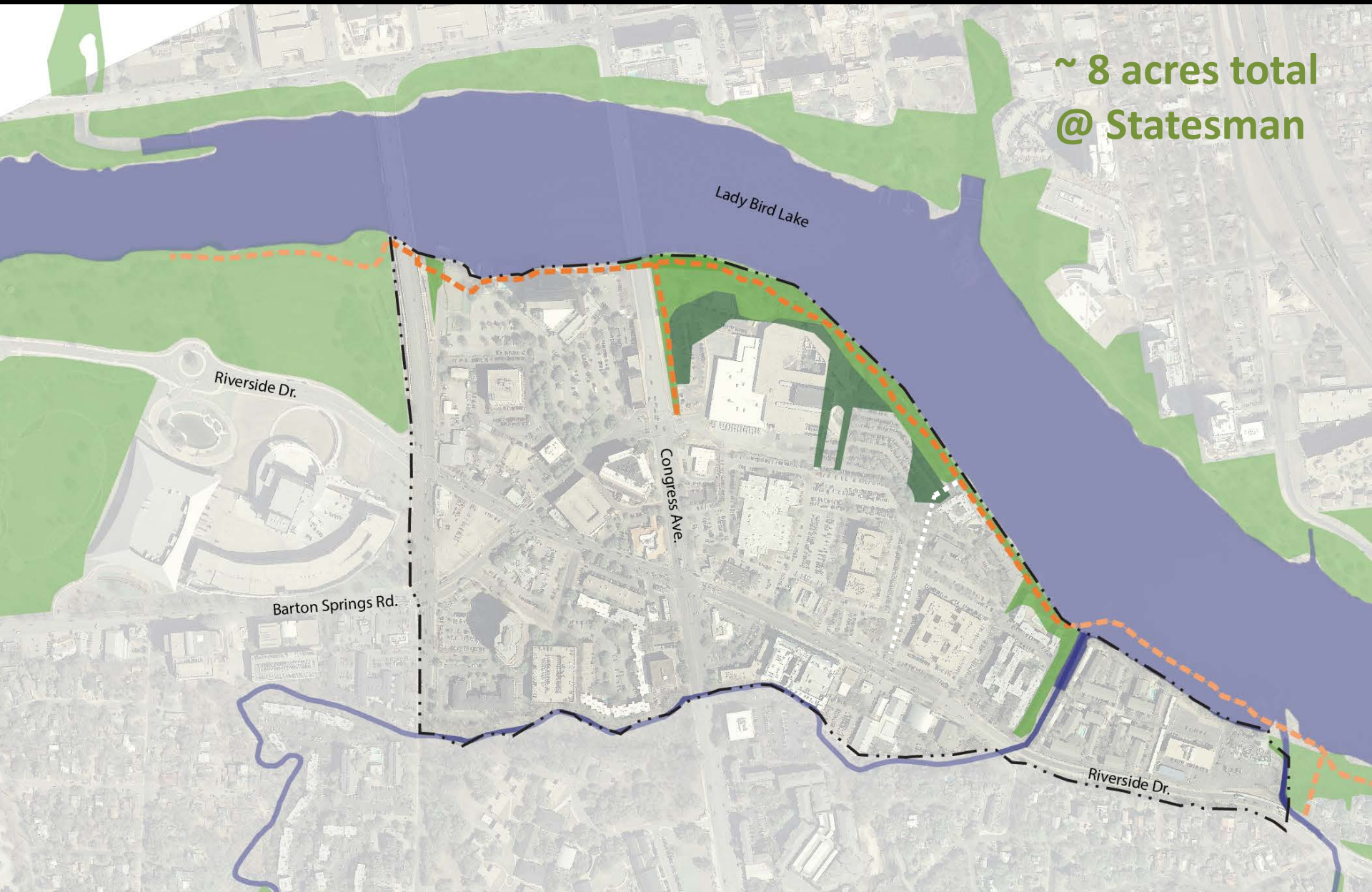
- A **Physical Framework** for a district-wide vision, not a parcel by parcel approach, to providing a connecting network of streets, pedestrian connections, open space, & green infrastructure.
- A **Financial Framework** to capture the district-wide value of investments, both private and public, to realize the Physical Framework and to include creation of affordable housing
- Involvement of the **City as active partner**

Physical Framework: existing green space & trails on waterfront



Waterfront green spaces needs to be considered in the regional framework,
not a parcel-by-parcel basis

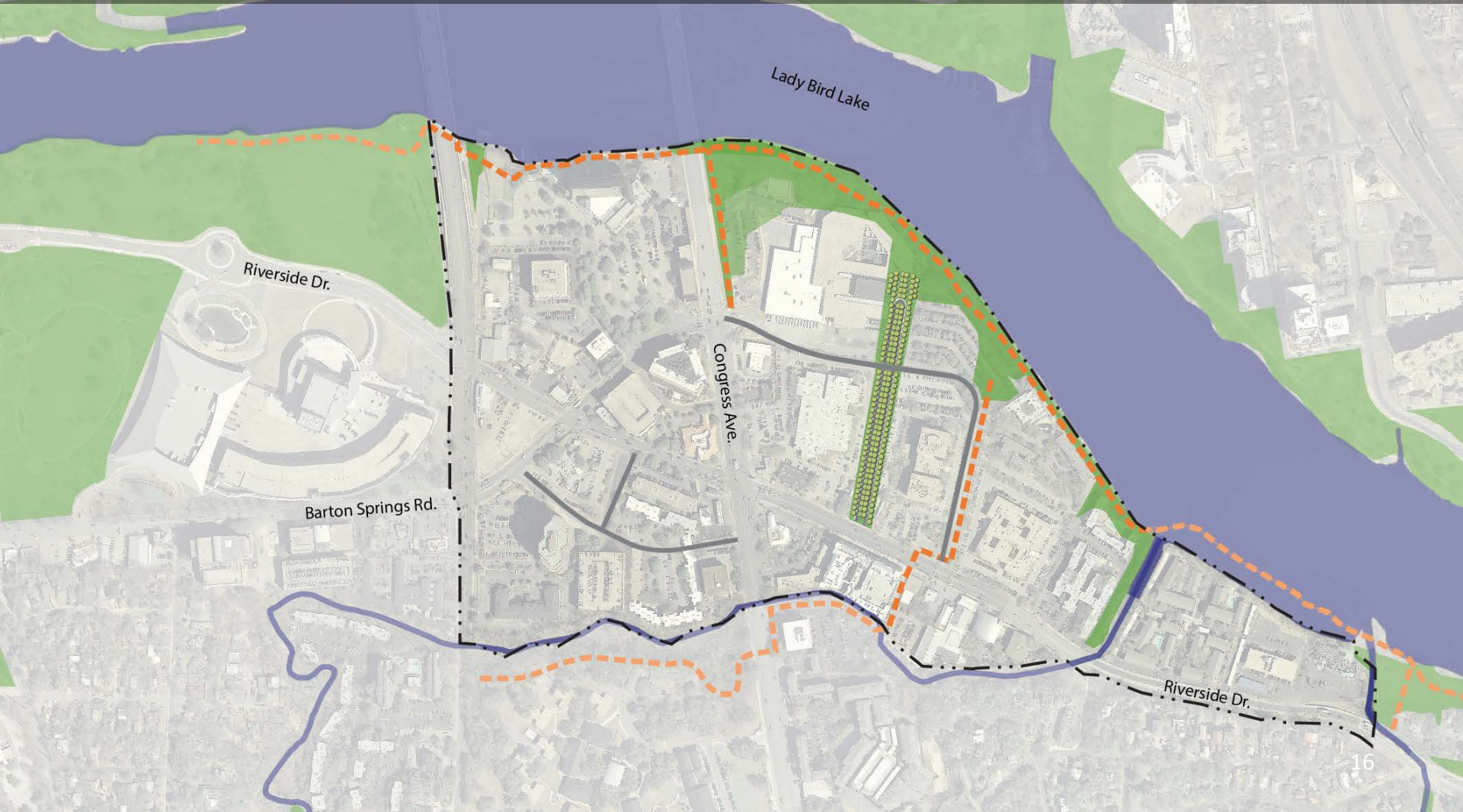
Physical Framework: additional green space on waterfront



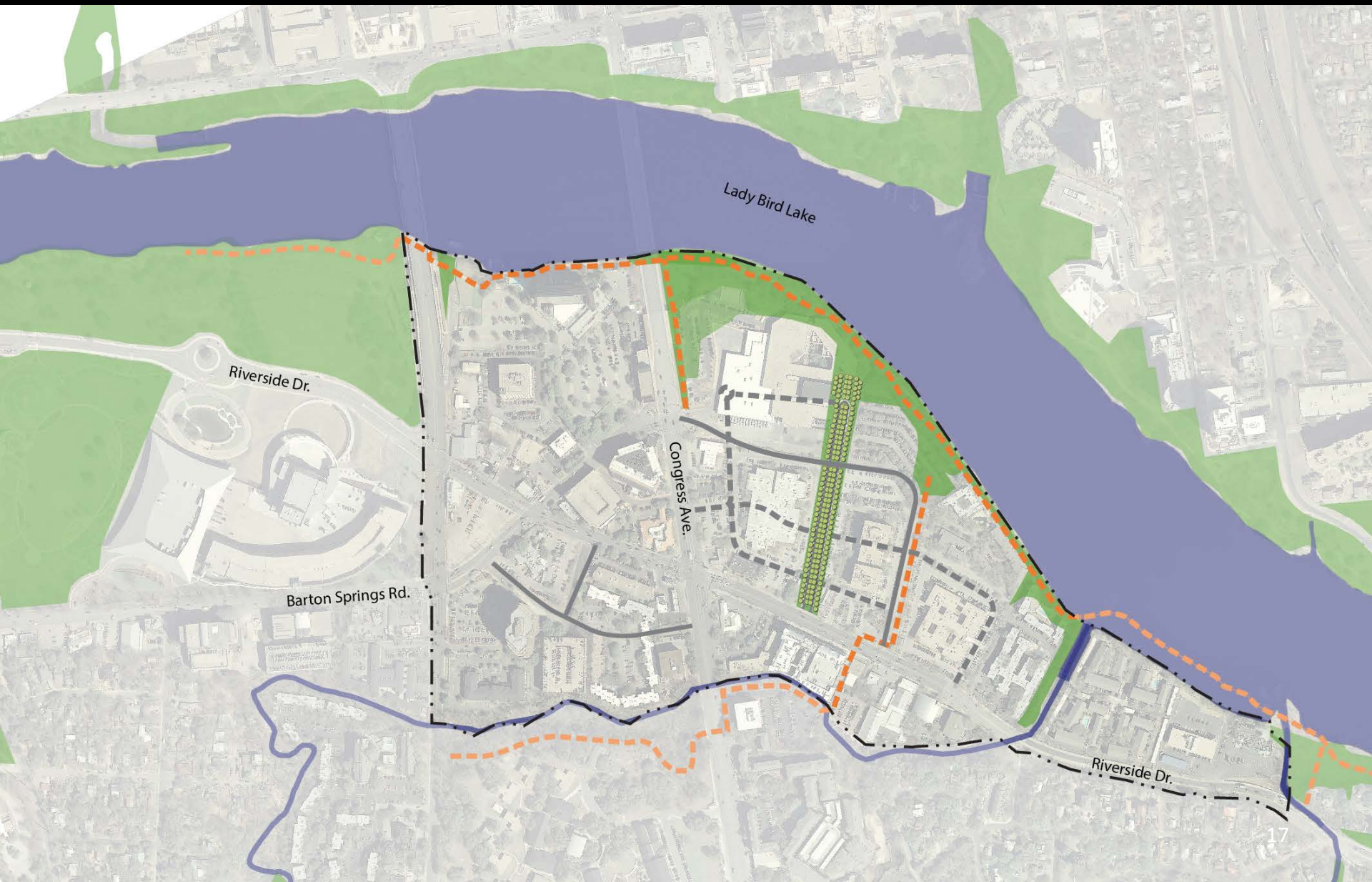
Physical Framework: City-partnered **rambla**, roads, & **trails**

Key components to the district-wide physical framework to **balance**:

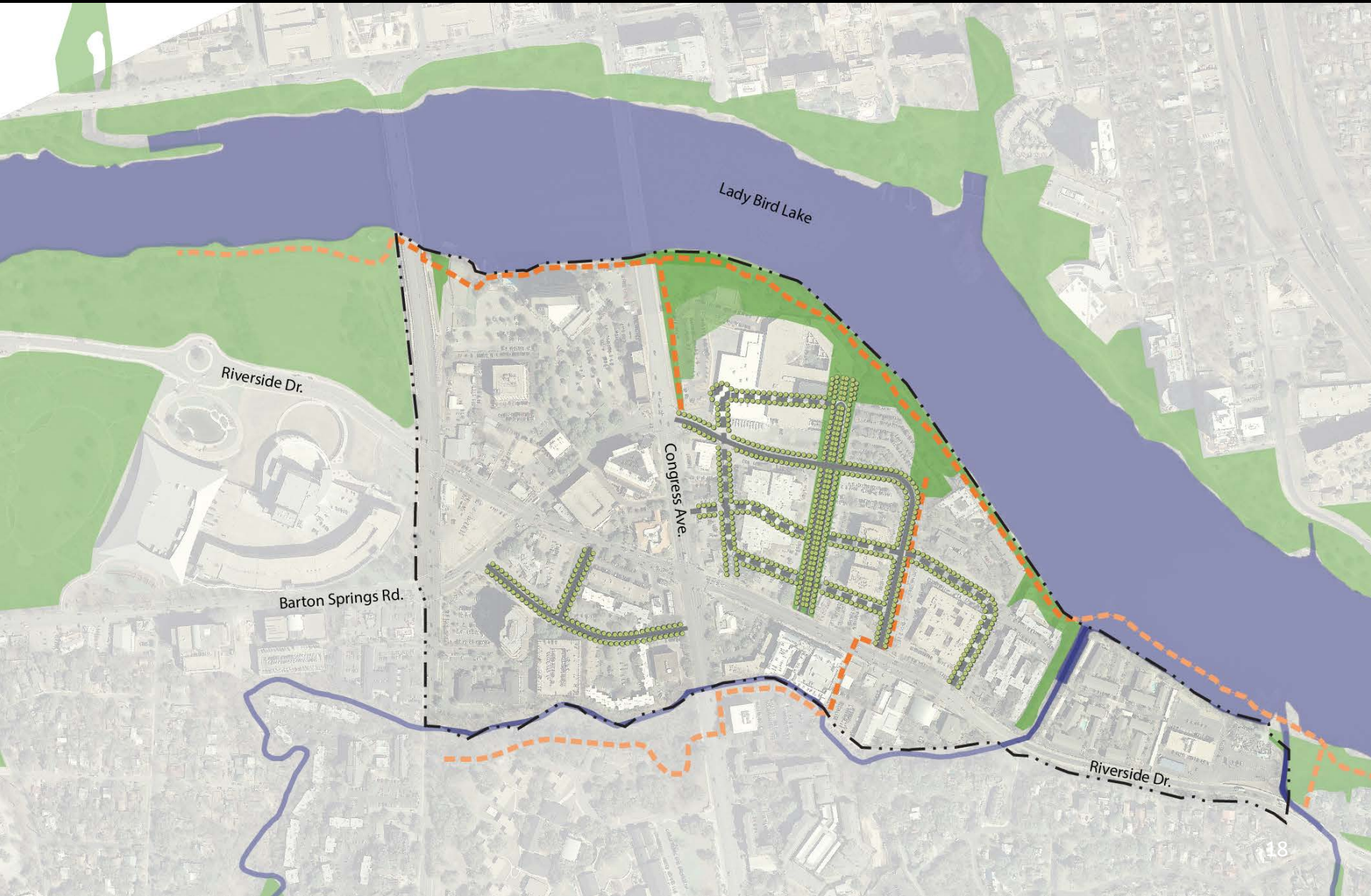
- waterfront green space
- connectivity throughout the district
- connections to the neighborhoods.



Physical Framework: developer's roads added in

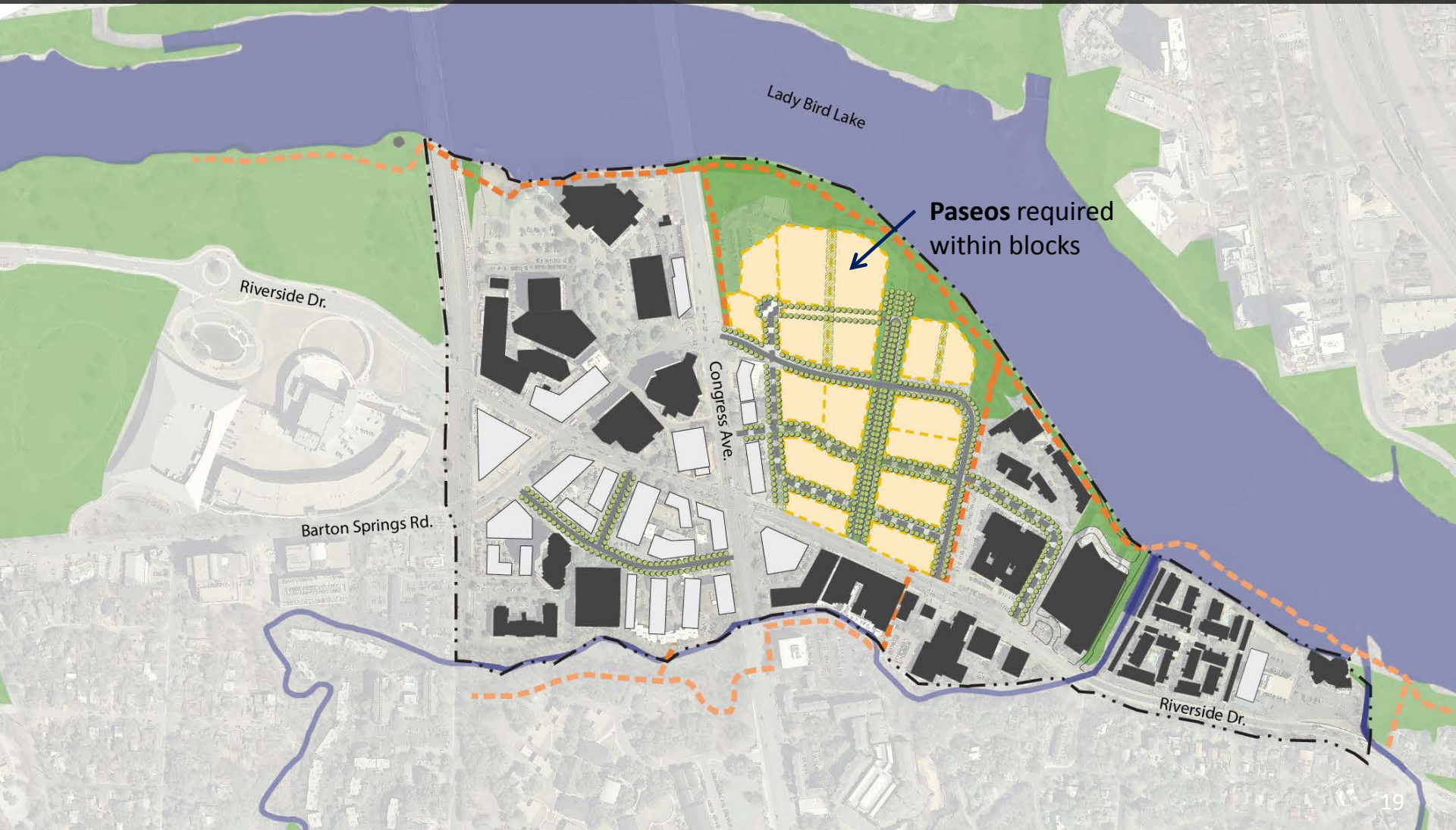


Physical Framework: trees required on all new roads



Physical Framework:

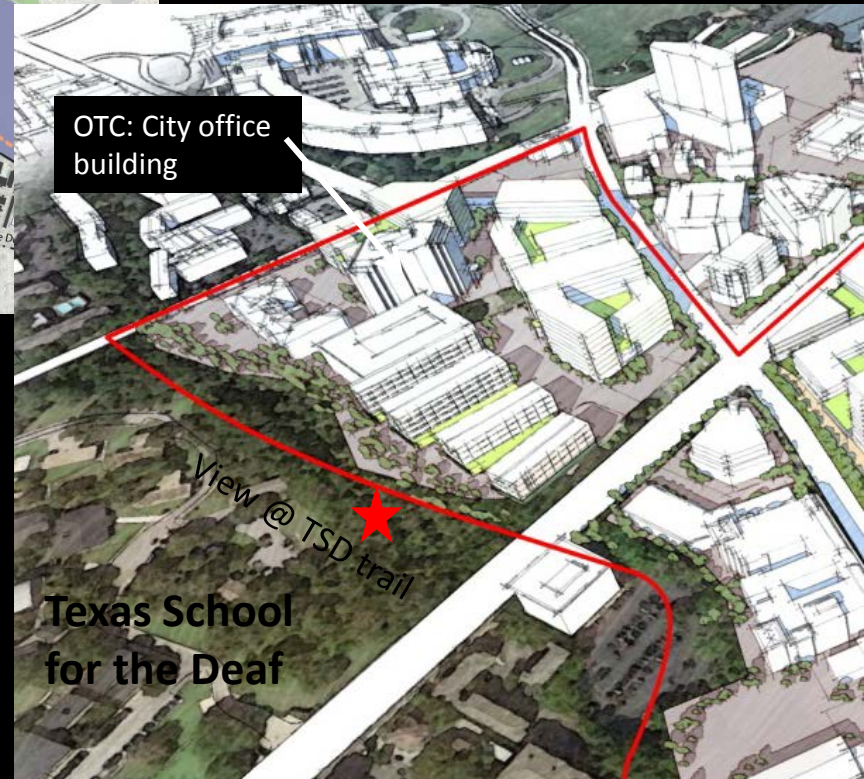
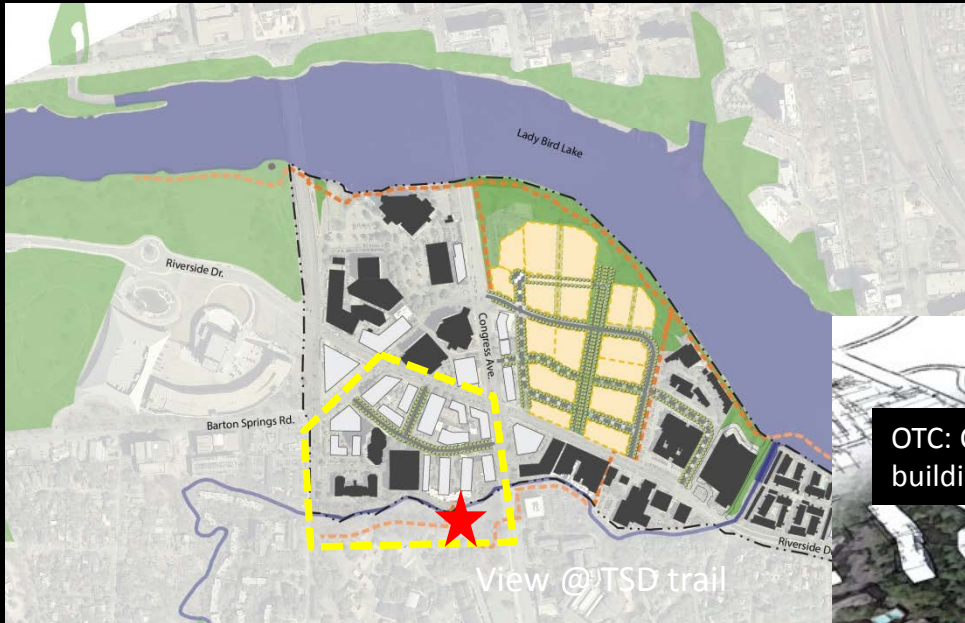
Black buildings are existing/soon-to-be existing footprints unlikely to redevelop.
Gray buildings, placeholders for imagined redeveloped building footprints, are “tipping parcels.”
Yellow blocks on the Statesman/Crockett are not building footprints but development parcels.



Physical Framework: new connector road from Riverside to lake



Physical Framework: One Texas Center (OTC) Block



New streets through the block, and mix of office and housing

City and Crockett could cooperate to mix/distribute housing & office across the block

A district Financial Framework could support affordable housing on this block.

Physical Framework: Bouldin Creek Trail

Urban Trail, looking across creek to housing



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- Involvement of the **City as active partner**

Financial Framework: Lessons from Portland South Waterfront



City had to provide certainty for development to follow plan

Financial Framework: Lessons from Portland South Waterfront

Public committed:

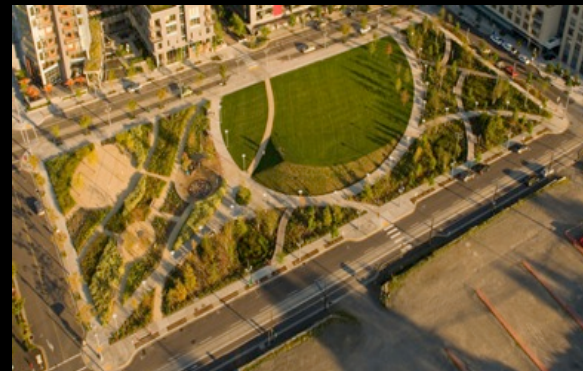
- Investment in infrastructure
- Revised zoning district
- Park site acquisition
- Political support
- Staffing resources



Workforce family housing

Public received:

- District jump start
- Open space & greenways
- Affordable housing & jobs
- Better formed development
- Minority/women/small business and work force equity programs
- LEED buildings
- Tax Increment Financing generation
- Gap payment obligations
- Infrastructure cost-sharing
- First right of refusal



Financial Framework: Lessons from Portland South Waterfront

- Development Agreement
 - **\$1B Private Investment** (\$3B over 20 years)
 - **\$100M Public Investment** (key streets; tram & streetcar; park; affordable housing)
 - 2000 market-rate housing units; 400 affordable units
 - Neighborhood Infrastructure: greenway, parks, pedestrian bridge, aerial tram, streetcar, key streets, room for light rail
 - Sustainable buildings and environment



City as active partner: Financial Toolkit

Helping build the Physical Framework

- Tax Increment (loans, site acquisition, infrastructure, affordable housing fund)
- Land Banking
- Development Agreements
- Transportation funds (state/fed)
- Parking fees (bonds)
- Public Improvement District
- Tax Credits (Housing, Historic, NMTC, Energy)
- Tax Abatements (market and affordable housing)
- Eminent Domain
- Bonuses
 - Transfer of Development Rights
 - Public land monetization
 - Sole Source Impact Fees
 - Earmarks (ped bridge)



Next Steps

EPA consultant team to design the **physical framework**

- ✓ EPA-hired **CMG Landscape Architects**
- ✓ Green infrastructure network

Financial consultant to design the **financial framework**

- ✓ **ECONorthwest** *economics / finance / planning*
- ✓ Integrated w/ EPA

Public meetings/design intensive

- ✓ **September 1-3**

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www.austintexas.gov/waterfront



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CMG Landscape Architecture