

South Central Waterfront Initiative



EPA Greening of America's Capitals Design Workshops
September 3, 2015

X Marks the Spot - South Central Waterfront



Austin, TX, USA

E. Bouldin Creek

Texas
School
for the
Deaf

Blunn Creek

SCW Today: “Bone Structure”

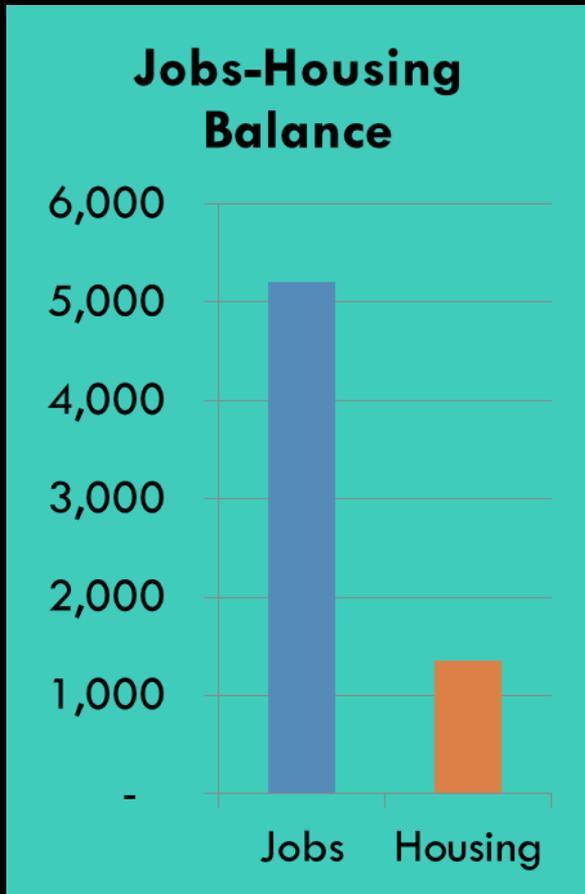


97 acres

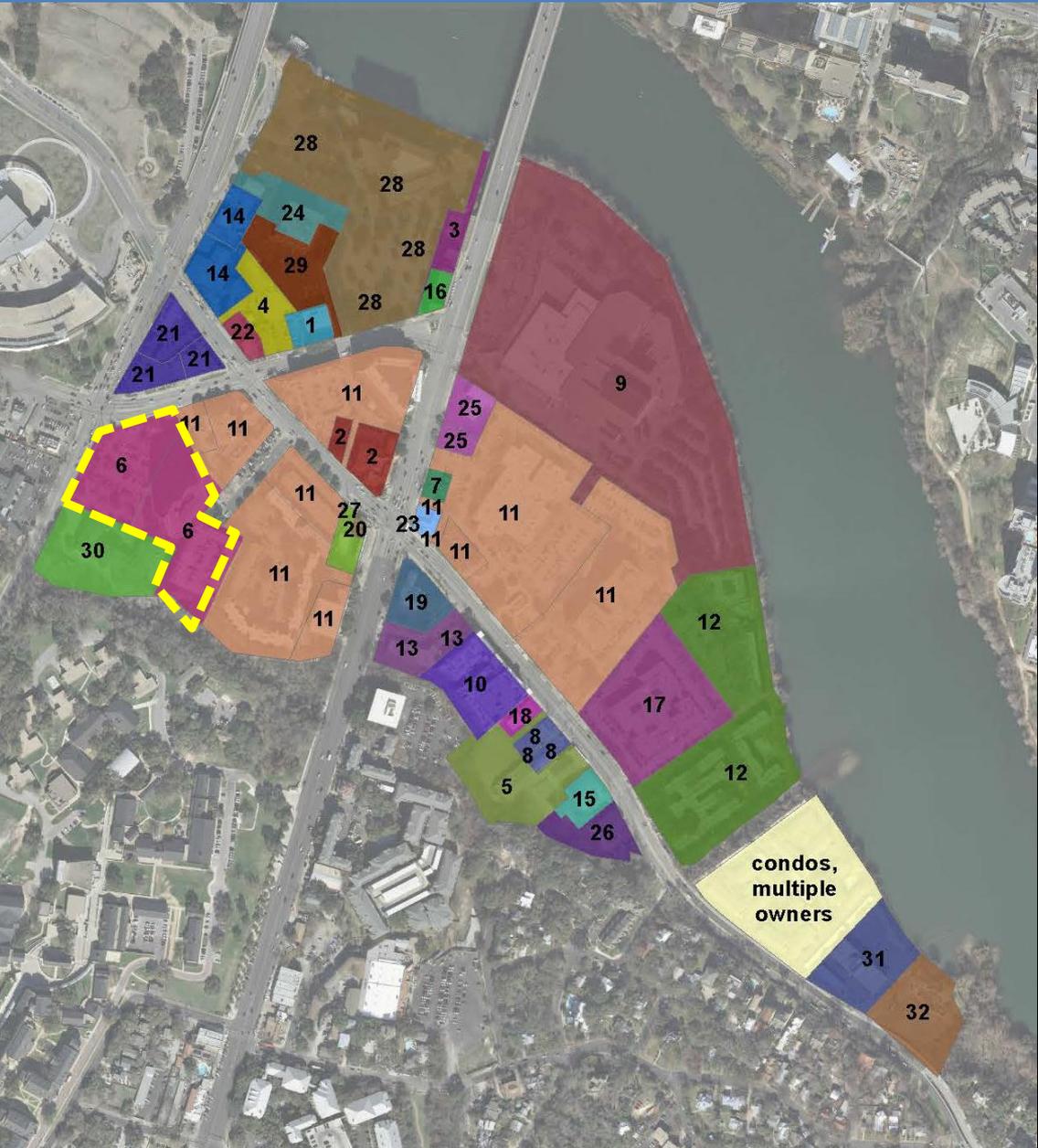
= 33
downtown
blocks

SCW Today - Auto-oriented Jobs Center

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



Patchwork of Parcels

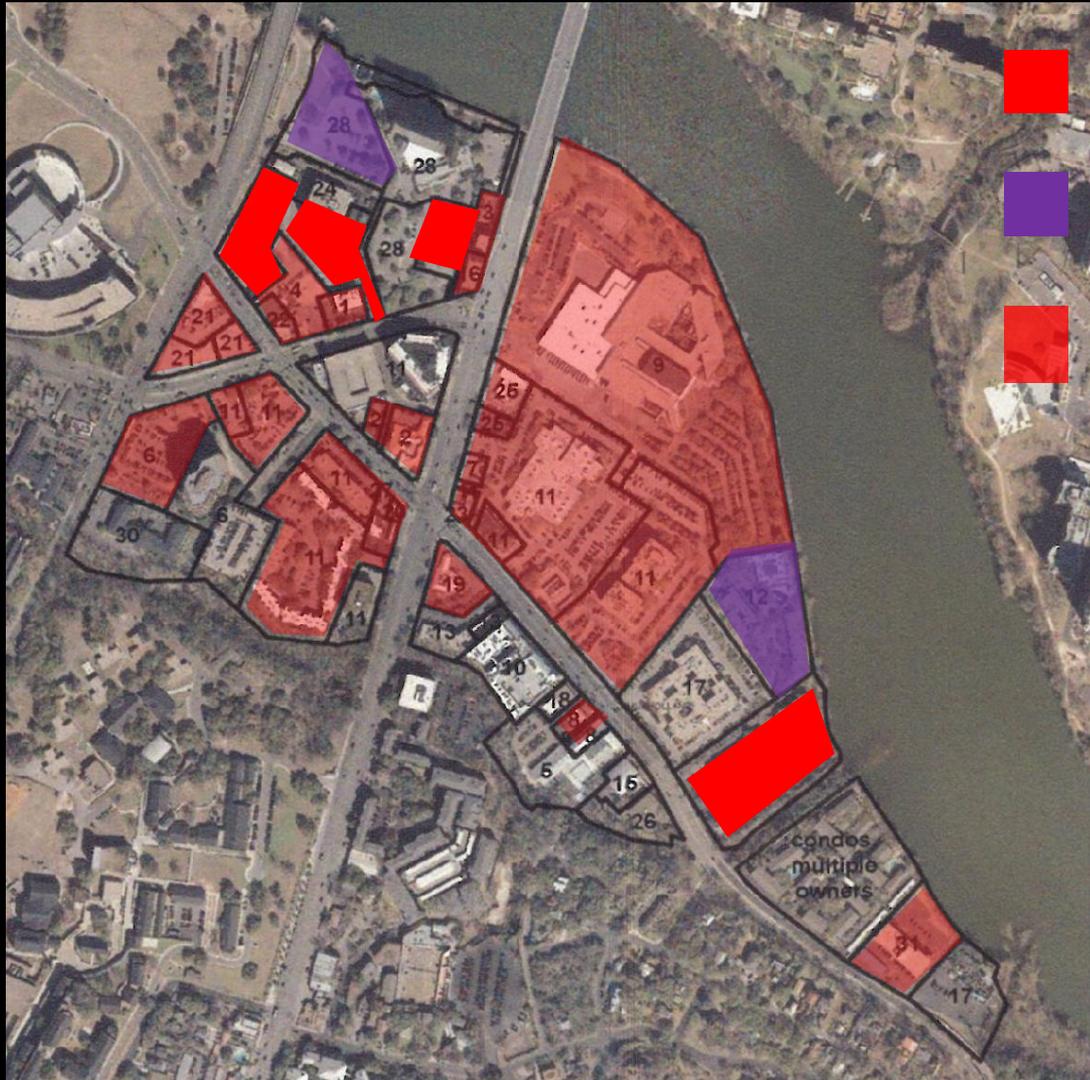


31 private property owners

1 City of Austin property



Change is coming



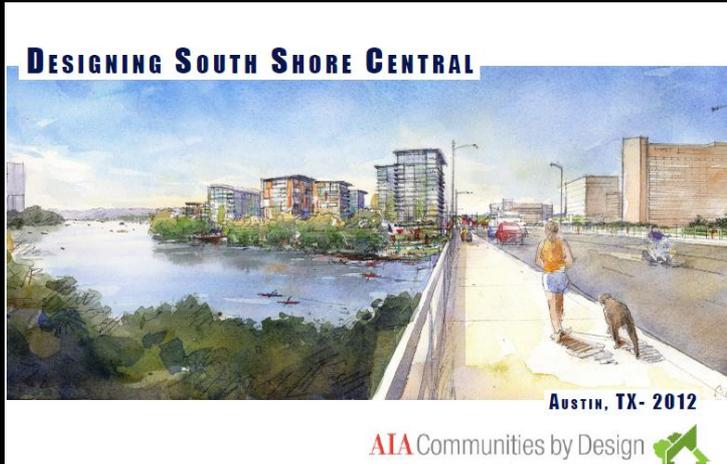
Already underway

Already PUD entitled

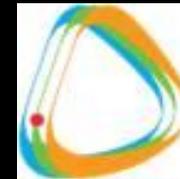
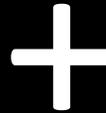
At "Tipping Point"

\$1.2 +
Billion in
private
investment

Planning since 2012



2012

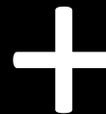


**TEXAS URBAN
FUTURES LAB**
University of Texas
School of Architecture

2013



2013: Sustainable Places Project (SPP)



South Central Waterfront Initiative

Interim Draft Vision Framework Report | August 2014



City of Austin

Planning and Development Review Department

Urban Design Division

What we've heard: Community Values

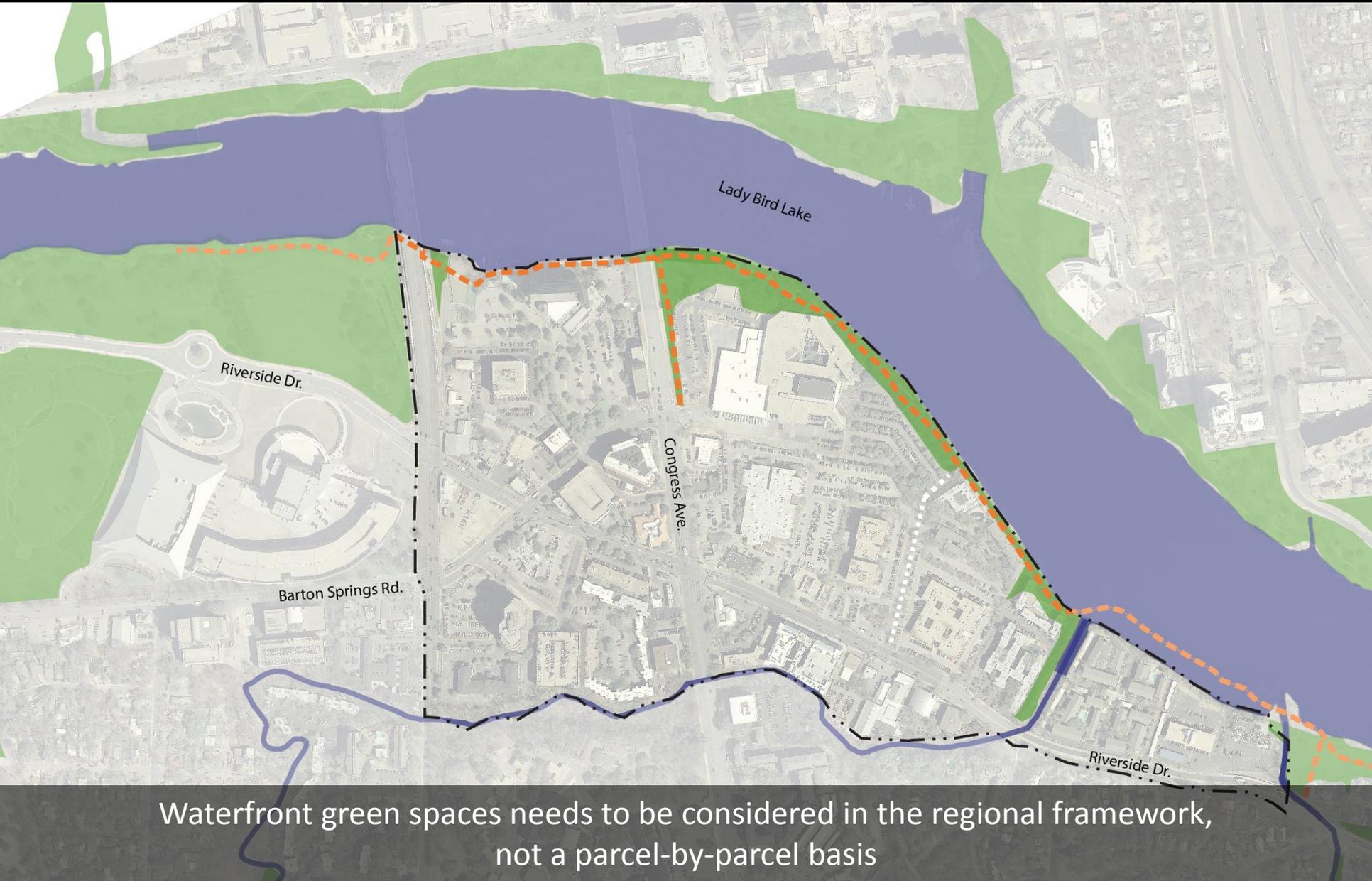
- ❑ Open space ALONG the waterfront
- ❑ Access TO the waterfront
- ❑ People-focused design (walkable/bikeable)
- ❑ Highest quality architecture & design
- ❑ Variety of transportation options
- ❑ Green network throughout the district
- ❑ Variety of affordable housing options in district
- ❑ Green approaches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

To realize Community Values: A Vision Framework

A Vision Framework must include:

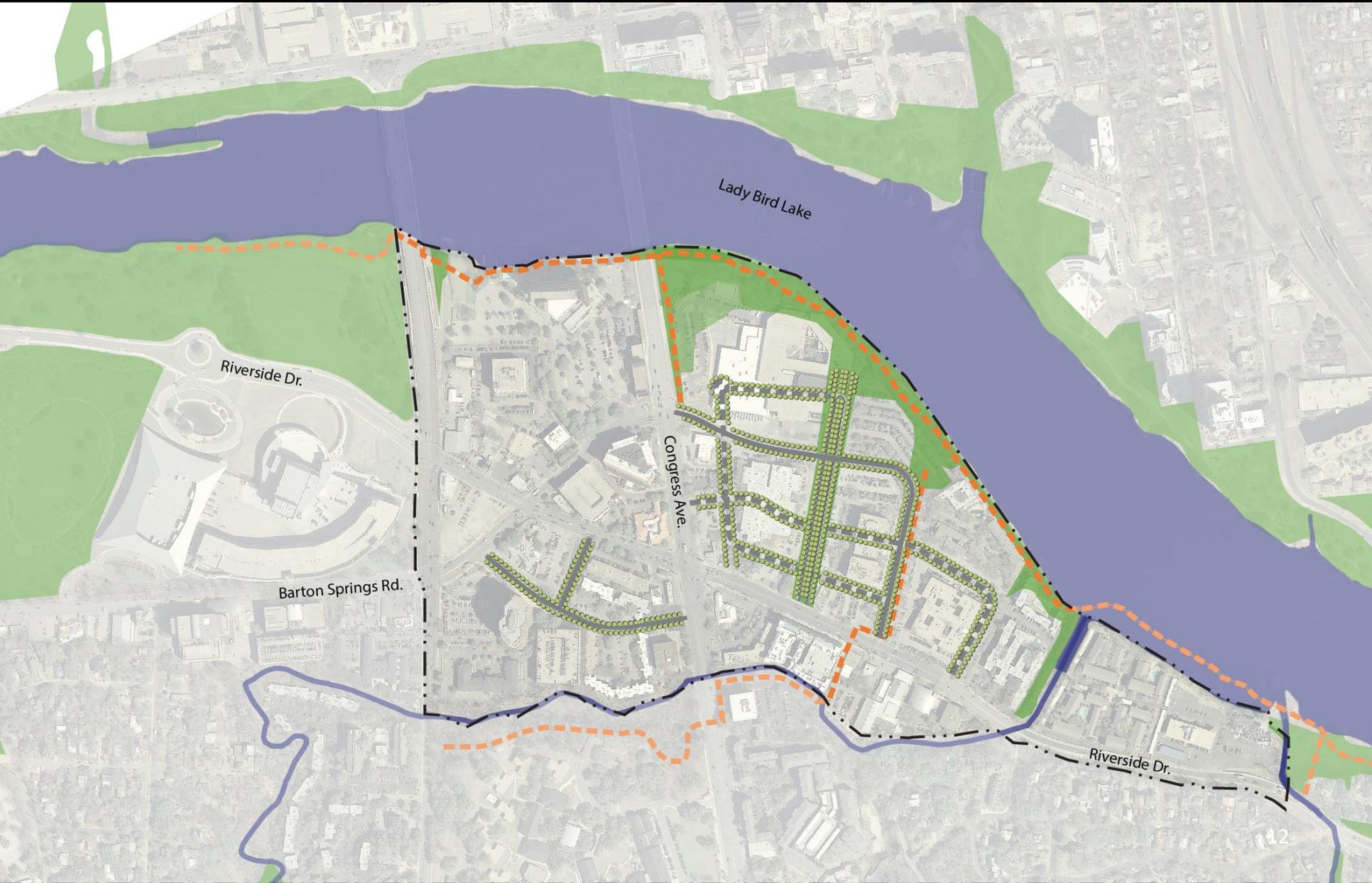
- A **Physical Framework** for a district-wide vision, not a parcel by parcel approach, to providing a connecting network of streets, pedestrian connections, open space, & green infrastructure.
- A **Financial Framework** to capture the district-wide value of investments, both private and public, to 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 Vision: Green Infrastructure Network



Physical Framework example: renew road from Riverside to lake



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- 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**

Financial Framework: Lessons from Portland South Waterfront



City had to provide certainty for development to follow plan

Financial Framework: Lessons from Portland South Waterfront

- **\$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

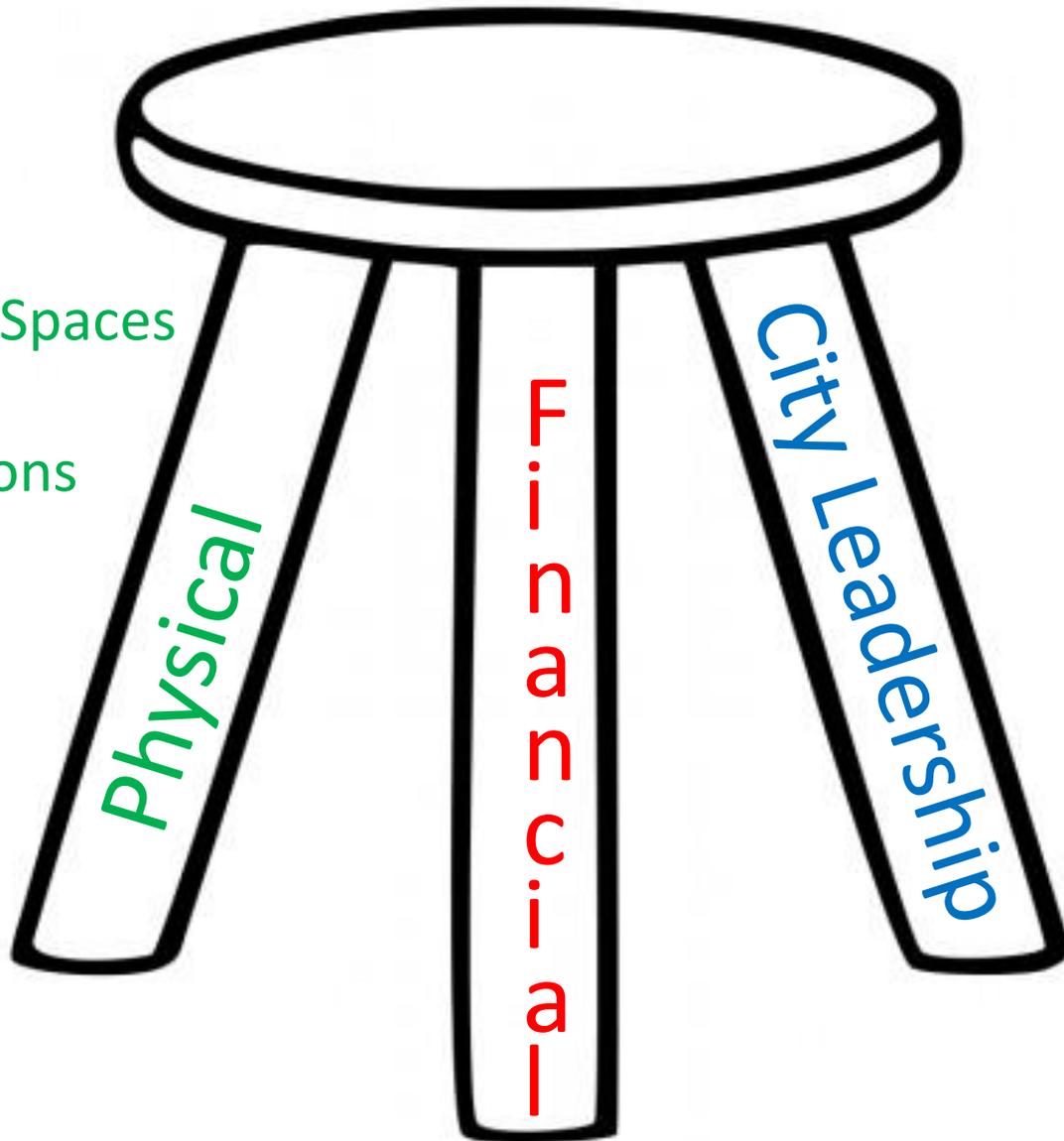


Workforce family housing

City as active partner: Financial Toolkit

- **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)**





Parks & Open Spaces

Trail Connections

Green Streets

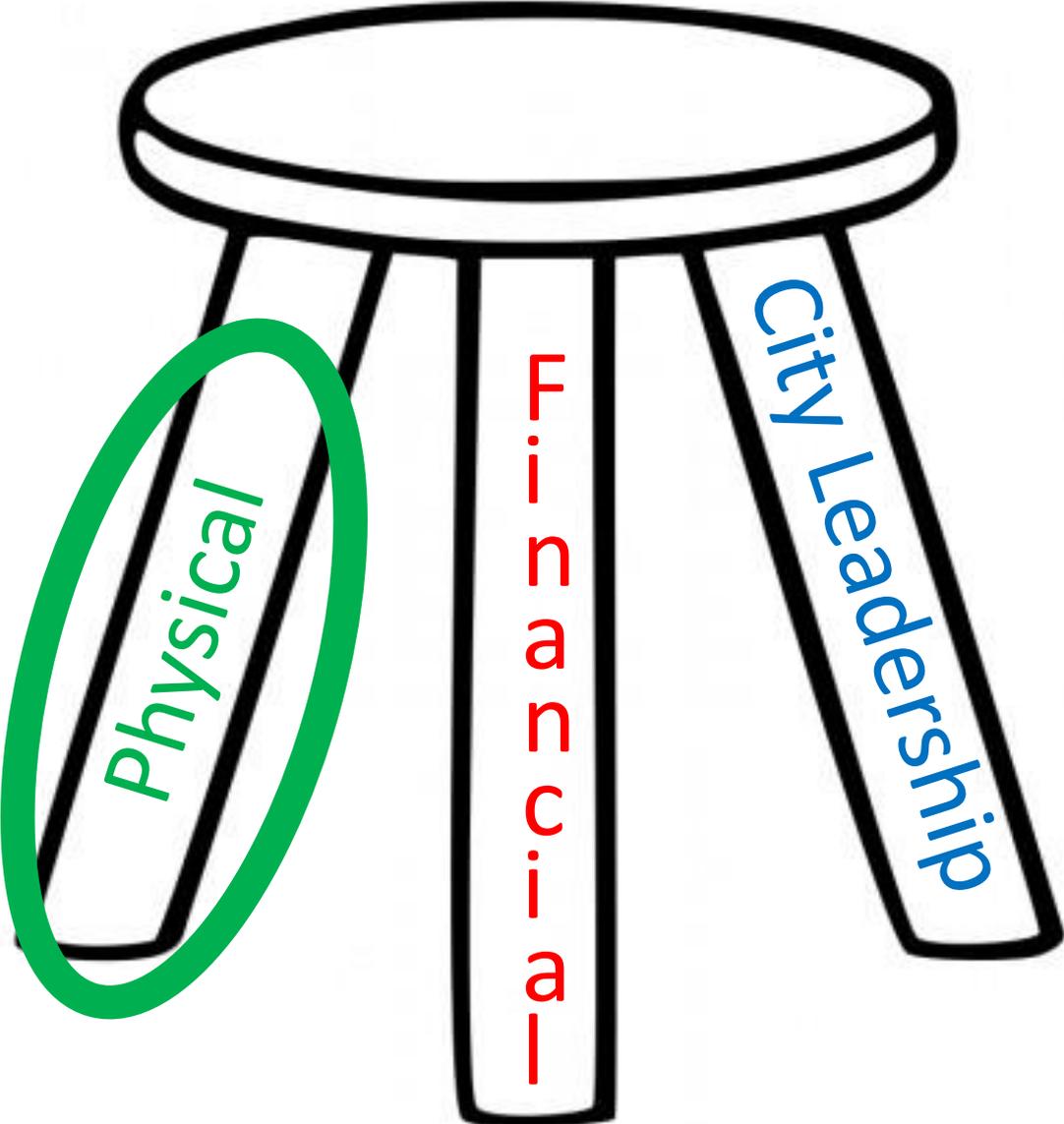
Strategic Investments

Public/Private Partnerships

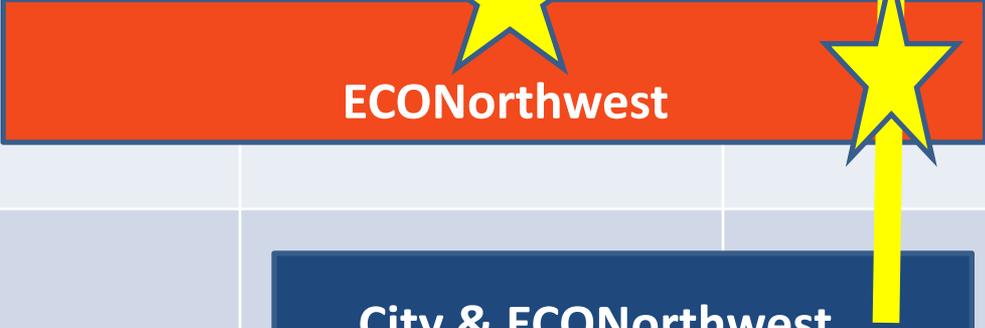
Support Affordable Housing

Funding Tools for Infrastructure
Development Bonuses
Public Return on Investment

EPA Greening of America's Capitals



SCW Initiative – Work Plan & Schedule

Framework Elements	Summer	Fall	Winter
Physical	 EPA Greening	 City and local consultants	
Financial		 ECONorthwest	
City Initiatives		 City & ECONorthwest	

 = key public Workshops

South Central Waterfront Initiative



www.austintexas.gov/waterfront