HOUSING & PLANNING

South Central Waterfront Regulating Plan

Codes and Ordinances Joint Committee
May 5, 2022

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- Regulating Plan
  - How will it work?
  - What will it do?
  - What will it not do?
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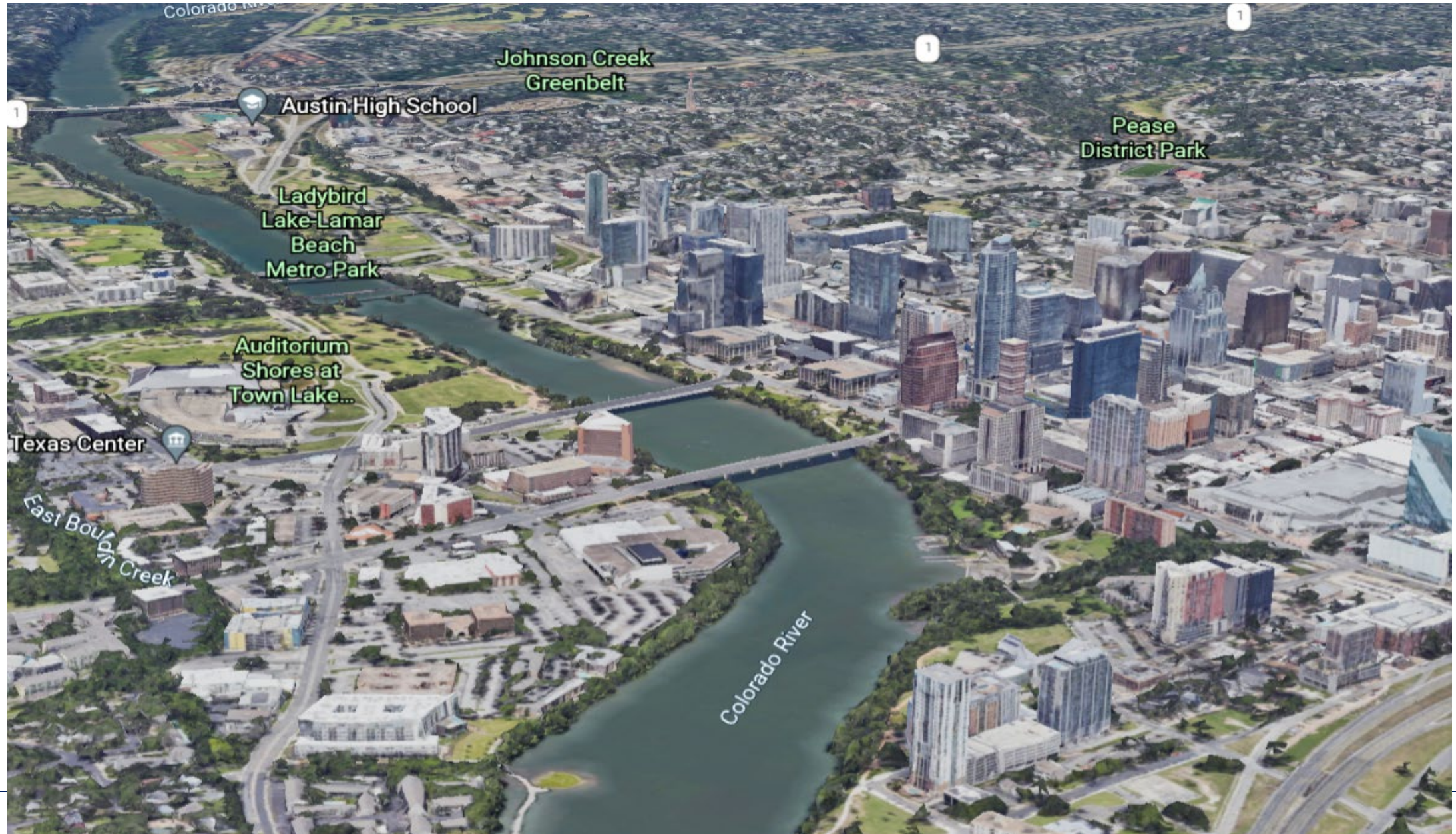
South Central Waterfront Illustrative Vision Plan


Johnson Creek Greenbelt
Austin High School
Pease District Park
Ladybird Lake-Lamar Beach Metro Park
Auditorium Shores at Town Lake...
Texas Center
East Bouldin Creek
Colorado River

Framework Plan (2016)

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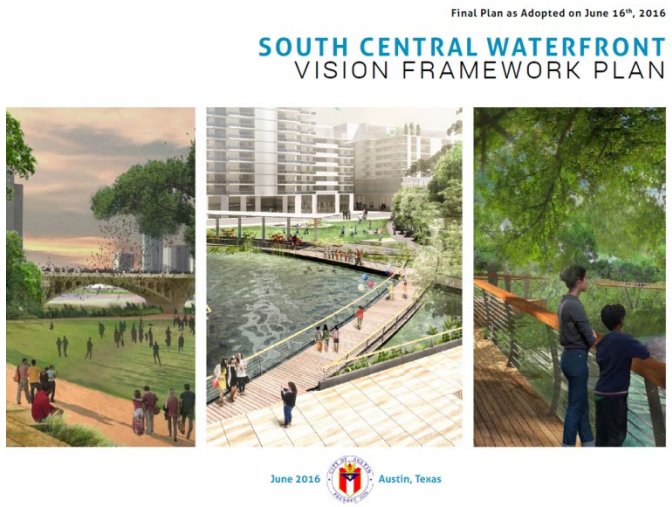
Overall Process



Regulating Plan Creation

Incorporation into LDC (Adoption)

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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

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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

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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

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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

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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

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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

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Other Considerations

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