

# Next Steps

	City Action	Timeframe		Key Partners	
		0-1 yr	2+ yr	City	Other
To Do	<b>Identify lead entity in City to coordinate efforts moving forward and assign lead person</b>	X		CMO	
Ongoing	<b>Create cross-departmental City team with assigned departmental points of contact</b>	X		Multiple Departments	
Completed	<b>Create a South Central Waterfront Advisory Group</b>	X		Council	
Ongoing	<p><b>Coordinate with ongoing city initiatives</b></p> <p>The adoption of the SCW Vision Framework Plan includes recommendations that should be coordinated with the following initiatives (not a complete list):</p> <ul style="list-style-type: none"> <li>● ✓ Congress Avenue Urban Design Study</li> <li>● CPO Strategic Capital Planning</li> <li>● ATD Transportation Criteria Manual</li> <li>● Bicycle and Sidewalk Master Plans</li> <li>● ✓ CodeNEXT</li> <li>● Revision of Watershed Ordinance and update of Watershed Master Plan</li> <li>● ✓ Downtown Austin Parking Strategy</li> <li>● Movability Austin</li> <li>● ✓ Project Connect</li> </ul>	X	X	ATD, CPO, Planning, PWD, Watershed, NHCD, Others	Downtown Austin Alliance, Downtown Austin Transportation Management Assoc., CapMetro
In Progress	<p><b>Closure of free-right turn lane and creation of Barton Springs Rain Gardens</b></p> <ul style="list-style-type: none"> <li>● Continue coordination with key properties and multiple departments to implement SCW Vision.</li> <li>● Develop Policy and program for Council consideration to facilitate conversion of ROW from transportation to public space.</li> <li>● ✓ Develop and implement tactical, interim, and long -term implementation to realize Barton Springs Rain Gardens.</li> </ul>	X		Planning, Transportation, Public Works, Water Energy, Real Estate, Legal	Affected Property Owners
Temporary Plaza Installation April 2018					
To Do	<b>Develop a SCW Public Art Master Plan</b>	X		Art in Public Places, Economic Development	Artists and arts groups
Ongoing	<p><b>Coordinate with Texas School for the Deaf / Texas Facilities Commission</b></p> <ul style="list-style-type: none"> <li>● Coordinate with the Texas Facilities Commission and the TSD to incorporate the SCW schematic designs into the TSD Master Plan.</li> <li>● Explore public/private partnerships, State and Federal funding, and other grants and philanthropic donors to realize the trail along Bouldin Creek.</li> </ul>	X		Parks, Planning, Public Works, Watershed	Texas School for the Deaf, Texas Facilities Commission

# Excerpt from SCW Plan: Implementation Chart

## UPDATE STATUS for South Central Waterfront Advisory Board: Feb. 19, 2018

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	0-1 yr	2+ yr	City	Other
<p><b>To Do</b></p> <p>- SCWAB recommend to Council, Oct. 2017</p> <p>- DAA proposal, Feb 2018</p> <p><b>Initiate Public Improvement District evaluation</b></p> <p>To evaluate the feasibility of a Public Improvement District, the City will need to engage property owners in a similar process to the tax increment study. The process should:</p> <ul style="list-style-type: none"> <li>✓ Engage with private property owners and the Downtown Austin Alliance. Since part of the area is already within a PID, the City will need to 1) assess the benefits and costs of expanding the PID or creating new one.</li> <li>✓ Identify potential PID eligible projects and programs and conduct detailed PID projections on project/program costs.</li> <li>Identify assessments required to achieve PID goals</li> <li>Complete the steps required for PID adoption, detailed in the Local Government Code Chapter 372. Improvement Districts in Municipalities and Counties (<a href="http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.372.htm">http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.372.htm</a>)</li> </ul>	X		Economic Development, Finance	Coordinate with taxing jurisdictions, Downtown Austin Alliance. Potential consultant support
<p><b>To Do</b></p> <p><b>Initiate Development Corporation / Authority Evaluation</b></p> <ul style="list-style-type: none"> <li>Evaluate potential structures for a South Central Waterfront Development Authority</li> </ul>	X		Economic Development, Finance, Legal	Potential consultant support
<p><b>To Do</b></p> <p><b>Transfer of Development Rights.</b></p> <p>Evaluate the potential of a TDR ordinance that defines TDR areas and develops a sender and receiver structure. The structure would address among other factors:</p> <ul style="list-style-type: none"> <li>How to value development rights.</li> <li>How the development rights can be used by the receiving entity (e.g., more FAR and/or height as well as other conditions such as possible affordable housing commitment either on site or a fee-in-lieu).</li> <li>Who is eligible to buy the rights (e.g., private property owners and developers, the City, non-profits). There are several possible "sender" properties. Three of these could include One Texas Center (related to affordable housing), the Cox properties (related to the waterfront park), and the Crockett properties (related to the plaza).</li> </ul>	X		Legal, CodeNEXT	Potential consultant support
<p><b>In Progress</b></p> <p>Draft Reg Plan reviews spring 2018</p> <p><b>Develop a Regulating Plan</b></p> <p>The City should aim to set up regulatory conditions that lead to changes in the entitlements to the area over time.</p> <ul style="list-style-type: none"> <li>Incorporate incentives and form-based code provisions to provide clarity for public realm and urban design intentions</li> </ul>		X	Coordinate with CodeNEXT staff and consultants	

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<p><b>To Do</b></p> <p>SCWAB recommend to Council Oct 2017</p>	<p><b>Evaluate the feasibility of Tax Increment Financing in the SCW</b></p> <p>Prepare a TIF/TIRZ feasibility study that builds on the preliminary projections in the SCW framework plan.</p> <ul style="list-style-type: none"> <li>clarify that the area meets statutory blight requirements ✓</li> <li>assess projected absorption potential for varying product types</li> <li>factor in possible sales tax increment in addition to property tax</li> <li>evaluate alternative boundaries</li> <li>make assumptions about projects that may be tax-exempt</li> <li>identify desired TIF eligible projects and programs ✓</li> </ul> <p>Additional information on the process to set up a TIRZ are summarized in the Local Economic Development Handbook.[1]</p>	X		Transportation, Economic Development, Finance	Coordinate with taxing jurisdictions. Potential consultant support.
<p><b>To Do</b></p>	<p><b>Evaluate the potential of a Parking Management District.</b></p> <p>The City should evaluate the potential for investment in district parking options that can provide public parking to support area uses.</p>	X		Transportation, Economic Development, Finance	
<p><b>Ongoing</b></p>	<p><b>Refine affordable housing implementation strategy</b></p> <p>This includes refining MFI target goals, identifying phased opportunities for site acquisition and implementation of various product types. Identify key partners and lead roles for each component of the toolkit.</p>	X		NHCD, Real Estate	Potential affordable housing partners.
<p><b>To Do</b></p>	<p><b>Initiate conversations with potential philanthropic donors.</b></p> <p>The City has had initial discussions with existing foundations and trusts such as The Trail Foundation, and the St. Davis Foundation about potential partnership. As part of continuing conversations, the City will discuss the feasibility of developing a South Waterfront Conservancy.</p>	X	X	City Council, Departments TBD	