



MEMORANDUM

TO: Mayor and Council Members

FROM: Lauren Middleton-Pratt, Director, Planning Department

DATE: July 5, 2024

SUBJECT: South Central Waterfront Combining District and Density Bonus Program Backup Materials

Following the May 30, 2024 postponement of the South Central Waterfront Combining District (SCWCD) and the South Central Waterfront Density Bonus Program (DBSCW) to the July 18, 2024 City Council meeting, staff has created additional backup materials. To provide context for all back-up materials posted, we offer Mayor and Council with the following information:

For July 18, 2024 Consideration

- **July 18 – SCW Backup Description Memo** This memo.
- **Draft Ordinance – Staff Version (Version 2)** Ordinance for the South Central Waterfront based on staff recommendations for the South Central Waterfront. **Will be posted week of July 8**
- **Exhibit A – Staff Version (Version 2)** Draft Combining District and Density Bonus Code based on staff recommendations. Version 2 includes updates since May 30, 2024. **Will be posted week of July 8**
- **Staff Report (Version 2)** Updated report on the support of staff’s version of the South Central Waterfront Combining District and Density Bonus Program including adjustments made since May 30, 2024. **Will be posted week of July 8**
- **Staff Recommended Amendments to the Draft Ordinances Since May 30, 2024** Explanation of adjustments made to staff’s Version 2 of Exhibit A. **Will be posted week of July 8**
- **Council Q and A** Questions posed and associated staff answers on the South Central Waterfront Combining District and Density Bonus Program.
- **South Central Waterfront Affordability Impact Statement**
- **Developer Q and A** Questions from the South Central Waterfront development community and staff responses.
- **SCW Density Bonus Consultant Analysis** Economic & Planning Systems’ (EPS) and Hayat Brown’s Economic Analyses for the South Central Waterfront Combining District and Density Bonus Program.

- **Staff Presentation for July 16, 2024 City Council Work Session** Presentation for the July 18 Council date on the South Central Waterfront Combining District and Density Bonus Program. **Will be posted week of July 8**
- **Highlights (Version 2)** Key updates to the source document made by boards and commission, the public, and staff including updates from May 30. **Will be posted week of July 8**
- **Staff Response to PC Recommendations** Responses to each recommendation and explanation of if staff incorporated into Staff Version 1 or, if not, staff reasons as to why. Initially posted for May 30, 2024 and re-posted for July 18, 2024.
- **Draft Ordinance – PC Version** Ordinance for the South Central Waterfront based on Planning Commission recommendations on April 18, 2024 for the South Central Waterfront. Initially posted for May 30, 2024 and re-posted for July 18, 2024.
- **Exhibit A – PC Version** Draft Combining District and Density Bonus Code based on Planning Commission recommendations on April 18, 2024 for the South Central Waterfront. Initially posted for May 30, 2024 and re-posted for July 18, 2024.
- **Recommendation for Action**

Initially Posted for May 30, 2024, Re-Posted for July 18, 2024

- **Draft Ordinance – Staff Version (Version 1)** Ordinance for the South Central Waterfront based on staff recommendations for the South Central Waterfront.
- **Exhibit A – Staff Version (Version 1)** Draft Combining District and Density Bonus Code based on staff recommendations.
- **Highlights (Version 1)** Key updates made to the source document based on boards and commission, the public, and staff input dated May 20, 2024.
- **Staff Presentation (Version 1)** Presentation for the May 30 Council date on the South Central Waterfront Combining District and Density Bonus Program.
- **Staff Report (Version 1)** Report on the support of staff's version of the South Central Waterfront Combining District and Density Bonus Program.
- **Recommendation for Action**

Should you have any questions, please contact April Geruso, Planning Division Manager, at April.Geruso@austintexas.gov or (512) 974-9364.

CC: T.C. Broadnax, City Manager
Veronica Briseño, Assistant City Manager