



MEMORANDUM

TO: Mayor and Council Members

FROM: Lauren Middleton-Pratt, Director, Planning Department

DATE: August 30, 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 September 12, 2024 City Council meeting, staff has created additional backup materials. To provide context for all back-up materials posted, we offer Mayor and Council the following information:

For September 12, 2024 Consideration

- **Aug 30 – SCW Backup Description Memo** This memo.
- **Draft Ordinance – Staff Version (Version 2)** September 12, 2024 Ordinance for the South Central Waterfront based on staff recommendations for the South Central Waterfront. Version 2 includes updates since May 30, 2024.
- **Exhibit A – Staff Version (Version 2)** September 12, 2024 draft Combining District and Density Bonus Code based on staff recommendations. Version 2 includes updates since May 30, 2024.
- **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.
- **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 September 10, 2024 City Council Work Session** Presentation for Council on the South Central Waterfront Combining District and Density Bonus Program.

- **Highlights (Post PC)** Key updates to the source document made by boards and commission, the public, and staff including updates since May 30.
- **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. Includes updates since May 30.
- **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 September 12, 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 September 12, 2024.
- **Recommendation for Action**

Initially Posted for May 30, 2024, Re-Posted for September 12, 2024

- **Draft Ordinance – Staff Version (Version 1)** May 30, 2024 version of the Ordinance for the South Central Waterfront based on staff recommendations for the South Central Waterfront.
- **Exhibit A – Staff Version (Version 1)** May 30, 2024 version of the draft Combining District and Density Bonus Code based on staff recommendations.

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