

Summary of Board and Commission Comments on the Downtown Austin Plan

The following comments are those that have been received to date.

■ Parks Board

Date: January 25, 2011

Action: Recommend support for adoption and implementation of the Downtown Austin Plan.

■ Design Commission

Date: February 28, 2011

Action:

1. Recommend consideration of four squares and the future reclaiming of 4th square.
 2. Recommend density caps in the Market District be evaluated to avoid the restriction of redevelopment efforts for a dense mixed use sector.
 3. Recommend to reexamine some of the recommendations presented in the plan and recalibrate FAR and height limits to allow for the city to take advantage of what could be vibrant districts.
 4. Expressed concern that the mechanisms described to make the height caps in the historic warehouse district equitable will limit development without fair compensation.
 5. Recommended approval of the Master Plan and implementation recommendations including the creation of a Central City Economic Development Corporation.
-

■ Music Commission

Date: March 7, 2011

Action:

1. Recommend that the DAP should recognize live music as a desired use.
2. Recommend that a cocktail lounge should be a permitted use if the cocktail lounge qualifies as a Live Music Venue.
3. Recommend that the City of Austin Music Division should define what constitutes a Live Music Venue and determine who qualifies as a Live Music Venue based upon the following criteria:
 - Frequency of live music at the venue
 - Payment of compensation to musicians performing at the venue
 - Investment on advertising, PR, and marketing -- holding itself out as a live music venue;
 - Use of a sound engineer;
 - Quality sound equipment (investment in capital including staging PA system, monitors, lighting, a sound board and all necessary apparatus for a quality live music performance; and
 - Formulate exceptions as determined by the Music Division for iconic music venues who do not meet criteria.

■ Urban Transportation Commission

Date: March 8, 2011

Action: The Commission took no formal action.

■ Arts Commission

Date: March 21, 2011

Action: The Commission took no formal action.

■ **Downtown Commission**

Date: March 23, 2011

Action:

1. Recommend that if cocktail lounge becomes a conditional use, Live Music Venues should be excluded as a conditional use for cocktail lounges with specific criteria that address this use.
2. The Downtown Commission supports preservation of the Warehouse District. However, there needs to be a mechanism to equitably compensate property owners for the loss of their development rights or to incentivize historic preservation
3. Recommend considering the negative effects of requiring setbacks above 90' on sustainability, efficiency, marketability, development costs, lost development potential and unintended consequences.
4. Recommend modifying the Density Bonus maximums in the Market District areas along Lamar Blvd. from 5:1 FAR – 120' height and 3:1 FAR – 90' height to 8:1 FAR – 200' height.
5. Recommend establishing a standard operating procedure for downtown development agreements that clearly spell out 1) the density bonuses and height increases to be permitted and 2) the associated list, quantity, form, and, if possible, dollar-value of the public benefits to be provided by the developer.

6. The Downtown Commission supports affordable housing downtown and encourages the exploration of any and all mechanisms to encourage its development.
7. Green roofs are a worthy public benefit and should be included in the Density Bonus Plan.
8. Recommend all utilities in downtown should be located underground where possible including those currently in alleyways and on sidewalks. Additionally, the long term goal should be to replace or bury the power lines that currently traverse the Trail at Ladybird Lake in front of City Hall.

■ **Community Development Commission**

Date: April 12, 2011

Action:

1. Recommend that in order to assure a more inclusive future for downtown, adopt goals for creating homes affordable to full range of income groups.
2. Recommend that funds for development of affordable housing should create additional homes, not replace existing ones.
3. Recommend Transfers of development rights, including rights under density bonus programs need to contribute to affordable housing. Transferring development rights should not be structured so as to sidestep affordability.
4. Support Permanent Supportive housing recommendation.
5. Support use of areas with height restrictions as opportunity to create affordable housing.
6. Support use of public land to create affordable housing.

COMMENT FORM/Formulario de comentarios

File # MP-2011-0003
Downtown Austin Plan

Planning Commission Public Hearing Date: April 26, 2011
Fecha de audiencia pública ante la Comisión de Planificación:
26 de abril del 2011.

Comments/Comentarios:

My request is the current zoning restrictions stay in place - where the downtown Austin plan keeps the area primarily residential & leaves the noise ordinance of 10:00PM in place. I reside on Henderson, an area surrounded by a city park and many old residences. It is a beautiful area & retains the charm of old Austin

You may also send your written comments to the Planning and Development Review Department, *Puede también mandar sus comentarios por escrito al Departamento de Desarrollo Urbano,* P. O. Box 1088, Austin, TX 78767-8835.

Name /Nombre: Dana Weaver

Address/Domicilio: 901 W. 9th Street #607

- I am in favor
(Estoy a favor)
- I object
(Estoy en contra)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department is proposing an amendment to the Comprehensive Plan to adopt the Downtown Austin Plan as an element of the Comprehensive Plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed amendment area and affected neighborhood organizations be notified of this proposed amendment.

This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the request to the City Council. The Planning Commission meeting date and location are shown on this notice.

Please note that you will be mailed a separate notice for the City Council date.

COMMENT FORM/Formulario de comentarios

File # MP-2011-0003
Downtown Austin Plan

Planning Commission Public Hearing Date: April 26, 2011
Fecha de audiencia pública ante la Comisión de Planificación:
26 de abril del 2011.

Comments/Comentarios:

700 West 6th St. Austin 78701 512-658-2491
bobewoody@gmail.com
I'm against changes to the CBD zoning
that has existed for the 30 years
I've been in downtown.
This zoning has worked well, we should
leave it alone and allow the growth in
downtown to continue.

You may also send your written comments to the Planning and Development Review Department,
Puede también mandar sus comentarios por escrito al Departamento de Desarrollo Urbano,
P. O. Box 1088, Austin, TX 78767-8835.

Name /Nombre: Bob Woody

Address/Domicilio: 700 West 6th St. 78701
Since 1996

- I am in favor
(Estoy a favor)
 I object
(Estoy en contra)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department is proposing an amendment to the Comprehensive Plan to adopt the Downtown Austin Plan as an element of the Comprehensive Plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed amendment area and affected neighborhood organizations be notified of this proposed amendment.

This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the request to the City Council. The Planning Commission meeting date and location are shown on this notice.

Please note that you will be mailed a separate notice for the City Council date.

COMMENT FORM/Formulario de comentarios

File # MP-2011-0003
Downtown Austin Plan

Planning Commission Public Hearing Date: April 26, 2011
Fecha de audiencia pública ante la Comisión de Planificación:
26 de abril del 2011.

Comments/Comentarios:

I STRONGLY OBJECT TO ANY ZONING WHICH PERMITS BUILDING MORE THAN 6 STORIES ON LAND WEST OF GUADALUPE ST. IT WILL CAUSE ALL THE PROBLEMS OF TOO MUCH DENSITY, AND DETRACT FROM THE BEAUTY OF THE DOWNTOWN SKYLINE.

You may also send your written comments to the Planning and Development Review Department, *Puede también mandar sus comentarios por escrito al Departamento de Desarrollo Urbano,* P. O. Box 1088, Austin, TX 78767-8835.

Name /Nombre: JAMES GEISTER

Address/Domicilio: 901 W 9TH ST

- I am in favor
(Estoy a favor)
 I object
(Estoy en contra)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department is proposing an amendment to the Comprehensive Plan to adopt the Downtown Austin Plan as an element of the Comprehensive Plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed amendment area and affected neighborhood organizations be notified of this proposed amendment.

This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the request to the City Council. The Planning Commission meeting date and location are shown on this notice.

Please note that you will be mailed a separate notice for the City Council date.

COMMENT FORM/Formulario de comentarios

File # MP-2011-0003
Downtown Austin Plan

Planning Commission Public Hearing Date: April 26, 2011
Fecha de audiencia pública ante la Comisión de Planificación:
26 de abril del 2011.

Comments/Comentarios:

Our Rainey Neighbors Association will be sending
a formal letter in the next week. We are only in favor
of the hearing at this point in time

You may also send your written comments to the Planning and Development Review Department,
Puede también mandar sus comentarios por escrito al Departamento de Desarrollo Urbano,
P. O. Box 1088, Austin, TX 78767-8835.

Name /Nombre: Andre Suissa (Rainey Neighbors Assn) I am in favor
(Estoy a favor)
Address/Domicilio: _____ I object
(Estoy en contra)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department is proposing an amendment to the Comprehensive Plan to adopt the Downtown Austin Plan as an element of the Comprehensive Plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed amendment area and affected neighborhood organizations be notified of this proposed amendment.

This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the request to the City Council. The Planning Commission meeting date and location are shown on this notice.

Please note that you will be mailed a separate notice for the City Council date.