

Downtown Austin Plan

Items for Consideration during Implementation

On June 15, 2011, the Neighborhood Plan Subcommittee discussed implementation strategies for the Downtown Austin Plan using a list provided by the Planning Commission. As part of the discussion, subcommittee members identified strategies to be offered as consent *or* discussion items to be reviewed at a future Planning Commission hearing.

Items Offered for Consent

Develop 3-D simulations of what new buildings will look like from the nearest single-family house or from the most exposed nearby single-family house. These simulations should take into account elevation differences, existing buildings, and tree canopy (both on and off). Use these simulations to assess zoning changes from lower DMU-X heights to higher DMU heights or to CBD.

Annually review Downtown parking issues, including assessment of the need for handicapped parking, business and City compliance with ADA, under-supply of bike parking, assessment of parking that interferes with pedestrian movement, etc.

I believe we should, as part of the implementation plan, develop a mechanism that first estimates, then tracks, potential economic impact on the Austin population.

I believe we should take specific steps, in the implementation plan, to coordinate with the Comp Plan to ensure they are moving the same direction.

Assign responsibility and timeline for DAP implementation.

Establish 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, because not all density bonus pathways are equal.

Recommend all utilities in downtown 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 Lady Bird Lake in front of City Hall.

The housing affordability goals for Downtown should be across the income spectrum of those who work Downtown, and affordable housing should be dispersed throughout downtown to the greatest extent possible.

The Imagine Austin Plan, not the Downtown Plan, is the appropriate vehicle for establishing housing affordability goals for neighborhoods within a two mile radius of Downtown and throughout the City. The Downtown Plan should not be the mechanism for amending other adopted neighborhood plans.

Fifth Street from Republic Square to Saltillo Plaza should become a Great Street through the Downtown Plan with appropriate public investment to reflect its historic role in the various Latino communities that have existed and been displaced from Downtown throughout its history.

Prioritize the completion of the historical survey update for Downtown.

~~Make clear that if a density bonus is granted but the contracted/promised benefits are not provided in the construction of the building /project that a CO will not be granted.~~ **Develop a means to track compliance and penalize non-compliance of contracted/promised benefits.**

Specify the functions and role of the Central City Economic Development Corporation (e.g., funding, applicable City department).

Items Offered for Discussion

~~I would like to remove the~~ **Create a procedure to waive or modify the** requirement for building setbacks above 90 feet from the implementation plan. **if appropriate.** ~~I should've made this statement at the meeting, but I don't support this particular issue.~~

~~"Panhandle" properties to be considered part of the Uptown/Capitol District.~~

~~Additional height/density for properties in the "Panhandle" area.~~

"Panhandle" district - maintain existing district boundaries and entitlements or modify the boundaries so the Panhandle is part of the Uptown/Capitol District with additional height and density.

The problems with CS-1 uses available in all the CBD seem to come more from the Rainey Street area. Perhaps make it a conditional use in that area, rather than a conditional use throughout Downtown.

Although it is implied, specify that buildings with historic landmark status and those falling within the capitol view corridors are not eligible for density bonuses.

Support and maintain the Warehouse District as defined in DAP and protect with appropriate height buffers for 5th Street adjacent buildings.

Other Items

Consider removing Judge's Hill from the official "Downtown" area.