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**City of Austin Planning Commission
Memo to Austin City Council**

Downtown Austin Plan

Items for Consideration during Implementation

Adopted by unanimous vote on August 9, 2011

Following a review by the Planning Commission's Neighborhood Plan Subcommittee, the full Planning Commission acted on a list of recommendations for Council consideration during the implementation phase of the Downtown Austin Plan. The ordering of these recommendations does not represent prioritization. In addition, individual Commissioners may communicate their own ideas to the Council; ideas presented here were consensus items.

1. 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.
2. 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.
3. As part of the implementation plan, develop a mechanism that first estimates, then tracks, potential economic impact of Downtown development on the Austin population.
4. Take specific steps in the implementation plan to coordinate the Downtown Plan with the Comp Plan to ensure they are moving the same direction.
5. Assign responsibility and timeline for DAP implementation. Specify the functions and role of the Central City Economic Development Corporation (e.g., funding, applicable City department).
6. 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. Develop a means to track compliance and penalize non-compliance of contracted/promised benefits
7. Consider locating utilities in downtown 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.

8. 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. Implementation should work to guarantee no net loss in affordable housing across all income levels (e.g., 0 – 120% MFI).

9. 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.

10. 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.

11. Prioritize the completion of the historical survey update for Downtown.

12. The problems with cocktail lounge uses available in all the CBD seem to come more from the Rainey Street area. Consider making cocktail lounge a conditional use in the Rainey Street and in other specific areas, rather than making it a conditional use throughout Downtown.

13. Although it is implied, specify that buildings with historic landmark status are not eligible for density bonuses.

14. Support and maintain the Warehouse District as defined in the Downtown Plan by protecting the area with appropriate height buffers for 5th Street adjacent buildings, and by promoting development of a market for transfer of development rights (TDRs).