

DOWNTOWN AUSTIN PLAN

CURE and the Downtown Density Bonus Program

13 September 2011



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BACKGROUND

CURE (Central Urban Redevelopment) Combining District

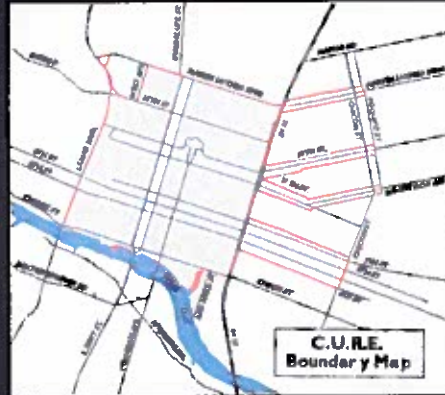
Section 25-2-163 of LDC: The CURE combining district may be used:

- for sustainable redevelopment of homes, multi-family housing, and small businesses;
- to accommodate high priority projects;
- to improve the natural environment; and
- to encourage high quality development with architectural design and proportion compatible with the neighborhood.

BACKGROUND

CURE (Central Urban Redevelopment) Combining District

Section 25-2-311 of LDC:
The CURE combining district may be applied only to properties located in the "central urban area," as shown on a map adopted by Ordinance No. 001130-110



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CURE (Central Urban Redevelopment) Combining District

Section 25-2-312 of LDC: The CURE combining district may be used to modify:

- permitted or conditional uses authorized in the base district;
- the site development standards [including height and FAR] applicable in the base district; or
- off-street parking or loading regulations, sign regulations, or landscaping or screening regulations applicable in the base district.

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2008:

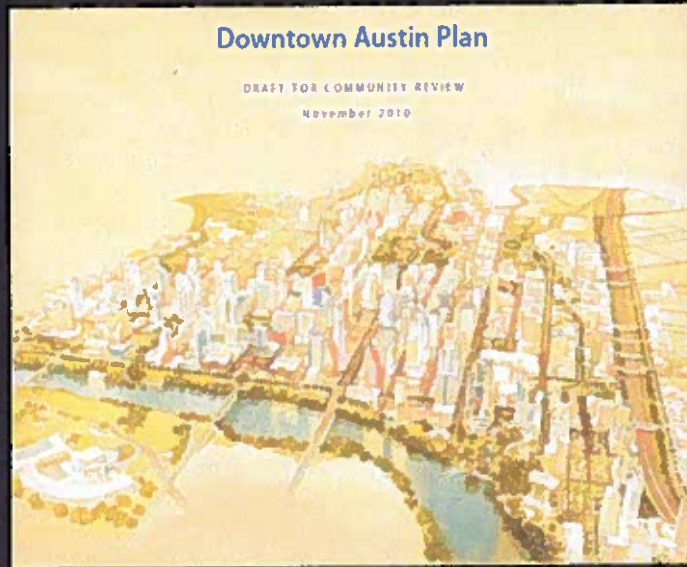
Section 25-2-586 of LDC: The "interim" Downtown Density Bonus Program.

Did not modify the CURE combining district.

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BACKGROUND

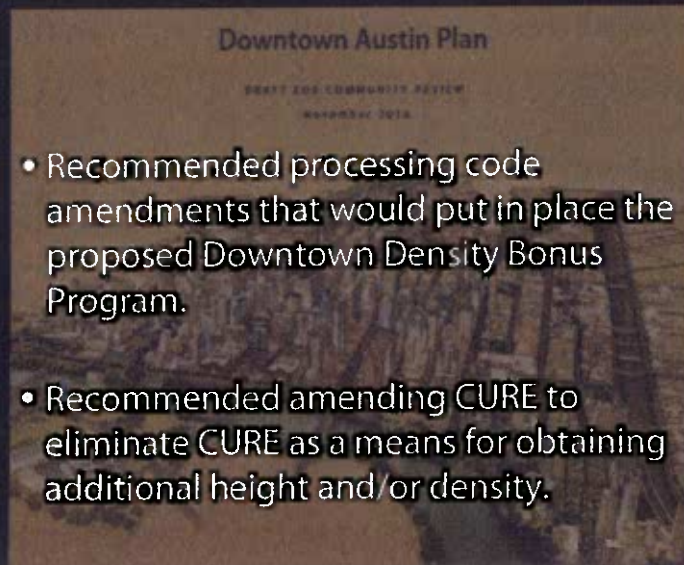
November 2010 – Draft Downtown Austin Plan:



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BACKGROUND

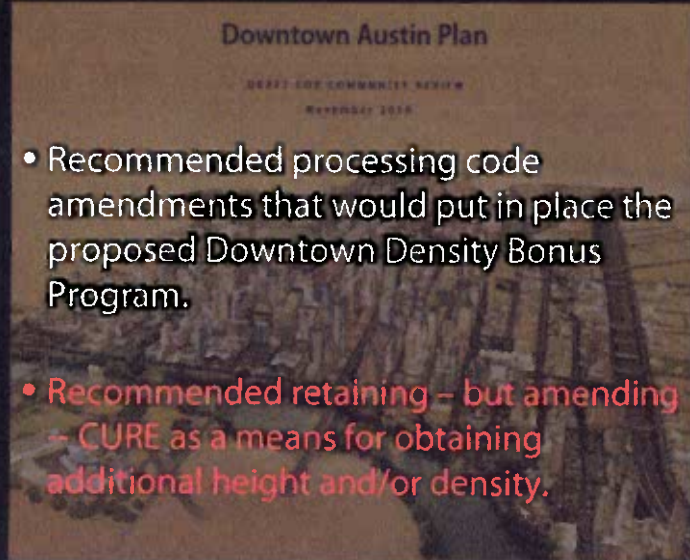
November 2010 – Draft Downtown Austin Plan:



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- Recommended processing code amendments that would put in place the proposed Downtown Density Bonus Program.
- Recommended amending CURE to eliminate CURE as a means for obtaining additional height and/or density.

Recommended **Amendment** to Draft Downtown Austin Plan:
Plan:

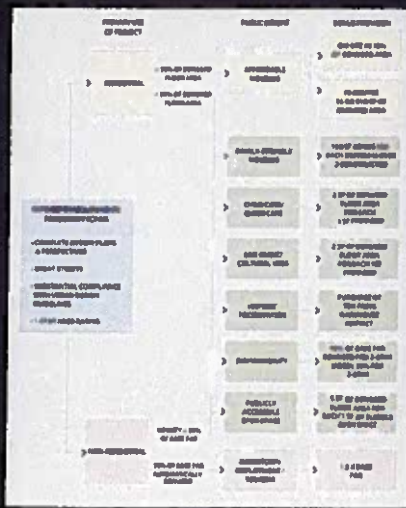


- Recommended processing code amendments that would put in place the proposed Downtown Density Bonus Program.
- Recommended retaining – but amending – CURE as a means for obtaining additional height and/or density.

Recommended **Amendment** to Draft Downtown Austin Plan:

A project seeking additional height and/or density could choose from two alternative routes to obtain that height or density :

1. Projects that wanted to be granted a density bonus administratively could proceed as described in the Downtown Density Bonus Program, with no approval by the Planning Commission or City Council required.



Recommended **Amendment** to Draft Downtown Austin Plan:

A project seeking additional height and/or density could choose from two alternative routes to obtain that height or density :

- Projects that chose not to use the administrative route could still seek CURE zoning, but would be required to identify the elements of the Density Bonus Program that could be achieved while keeping the project financially feasible.

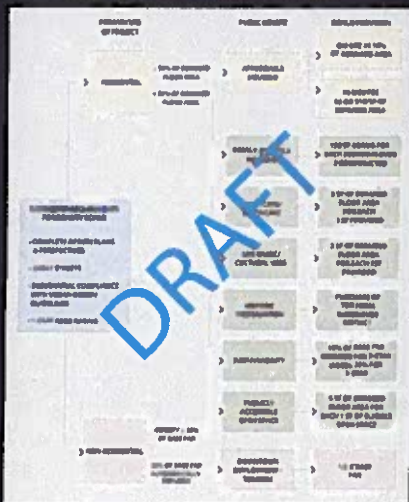


Recommended **Amendment** to Draft Downtown Austin Plan:

A project seeking additional height and/or density could choose from two alternative routes to obtain that height or density :

Applicant seeking CURE must demonstrate that the project has achieved the provisions of the Density Bonus Program to the maximum amount feasible.

i.e., an applicant must describe which community benefits can be achieved and which cannot.



Potential Benefits of Retaining CURE:

1. In the absence of CURE, projects that cannot fully comply with the DB Program will simply not seek additional density; and therefore we would not get any of the additional density or the community benefits.
2. Projects that take the CURE route will provide useful data for calibrating the Program to reflect market realities and changes.
3. Could be helpful interim step towards a DB Program that ultimately did not retain CURE.

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Questions/Discussion

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