

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	25085	Agenda Number	105.
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Meeting Date:	6/27/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, to: 1) establish a streamlined Downtown Density Bonus Program; 2) modify the Central Urban Redevelopment combining district Code provisions, and 3) repeal City Code Section 25-2-586 (Affordable Housing Incentives in a Central Business District or Downtown Mixed Use zoning district).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	<p>December 15, 2005 – Council approved Resolution 20051215-056 authorizing the initiation of the Downtown Austin Plan and directing the City Manager to present the proposed scope of work for an RFQ to Council.</p> <p>December 8, 2011 – Council adopted the Downtown Austin Plan as an amendment to the Imagine Austin Comprehensive Plan.</p> <p>March 28, 2013 – Council approved Resolution 20130328-031 to initiate the code amendments to codify the “streamlined” Density Bonus Program identified above that will replace C.U.R.E. zoning.</p> <p>May 9, 2013 – Council approved Resolution 20130509-030 to initiate the code amendments to amend C.U.R.E. zoning so that it can no longer be used as a mechanism to obtain additional height or density.</p>
For More Information:	Erica Leak, 974-2856; Greg Dutton, 974-3509.
Boards and Commission Action:	<p>June 11, 2013 - Approved by the Planning Commission on an 8-0 vote with Commissioner Anderson absent, with amendments related to recalibration cycle, use of fees for permanent supportive housing, the definition of affordability, and the timeline for codifying other community benefits.</p> <p>June 11, 2013 - Reviewed by the Community Development Commission. No action taken.</p> <p>June 19, 2013 - To be reviewed by the Downtown Commission.</p>
MBE / WBE:	
Related Items:	

Additional Backup Information

This amendment has the following proposed changes:

The streamlined Density Bonus Program would consist of the following basic components: Gatekeeper Requirements; a fee-in-lieu per square foot as identified in the Downtown Plan or as updated; the concept of a "floor," derived from multiplying the desired "bonus" square footage times the appropriate fee-in-lieu; a requirement that minimum 50% of the bonus space must be achieved through paying a fee-in-lieu to a city-administered affordable housing fund; and a mechanism by which other community benefits proffered by the project could be considered to achieve any portion of the bonus space that is not achieved by providing affordable housing fee-in-lieu benefits.

The Central Urban Redevelopment (CURE) combining district will be amended so that CURE would no longer be a means of obtaining additional height and/or density (Floor-to-Area Ratio) in the Downtown Austin Plan area. All development seeking additional height and/or density in the Downtown Austin Plan area would need to use the streamlined Density Bonus Program to receive that additional height and/or density.

Staff recommends approval of this amendment.