



Austin Design Commission

Recommendation 20170724-04B

Date: July 24, 2017

Subject: Design Commission recommendations regarding first draft of CodeNEXT code and map

Motion by: Beau Frail Second By: Martha Gonzalez

Recommendation

The Austin Design Commission makes ten recommends on the first draft of the CodeNEXT code and map, including on the Downtown Density Bonus program.

Description of Recommendation to Council

Per LDC §25-2-586, the Design Commission evaluates and makes recommendations to the Planning and Zoning Director regarding whether density bonus projects substantially comply with the Urban Design Guidelines, one of the three Gatekeeper Requirements for the Density Bonus Program. The Design Commission proposes the following recommendations to the first draft of the CodeNEXT text and maps:

1. The Commission supports the proposal to add a Downtown Development Bonus Fee for non-residential projects.
2. The Commission proposes that all downtown have a two-tiered Density Bonus program, like the current program in the Rainey Street District. The first FAR tier could have a properly calibrated affordable housing requirement, without a fee-in-lieu option. The second FAR tier could have a fee-in-lieu option.
3. The Commission recommends that the Community Benefit requirements be expanded to all uses opting into the Downtown Density Bonus Program.
4. The Commission suggests Community Benefits include mobility alternatives that support biking & pedestrian transit and manages off street parking and ride-share loading availability to reduce street traffic and support Vision Zero's mission to reduce pedestrian fatalities.
5. 23-3E 2040: Changes to Design of Proposed Building. If the design of a building substantially changes after the Downtown Density Bonus is approved then the applicant should be required to return to the Design Commission to present these changes.
6. The Commission strongly encourages that the fee-in-lieu be properly calibrated so that onsite affordable housing becomes a viable option for developers.
7. The Commission supports the proposed lower threshold for requiring a Traffic Impact Analysis.

David Carroll, Chair

Martha Gonzalez, Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Katie Halloran

Conor Kenny

Melissa Henao-Robledo

Ben Luckens

Evan Taniguchi

Bart Whatley

Katie Mulholland,
Executive Liaison

Nichole Koerth,
Staff Liaison

8. The Commission believes T4MS Zoning should be included in the Citywide Affordable Housing Density Bonus Program. It has been mapped on many of the Imagine Austin Activity Corridors where affordable housing should be directed.
9. The Commission suggests that the proposed Density Bonus of Max Dwelling Units per Acre should be more equitable and mapped in more areas of the city. There is a vast area of west Austin where it has not been applied. Density should not be the burden of one neighborhood.
10. The Commission requests that a rationale be provided for determining map boundaries to establish form-based versus use-based zoning for all areas of the city, but especially in central Austin and within one mile of Core Transit Corridors.

Thank you for this opportunity to participate in the CodeNEXT process.

Rationale

n/a

Vote: 9-0

For: David Carroll, Beau Frail, Samuel Franco, Martha Gonzalez, Melissa Henao-Robledo, Conor Kenny, Ben Luckens, Evan Taniguchi, Bart Whatley

Against: n/a

Abstain: n/a

Absent: Aan Coleman, Katie Halloran

Attest:


