



Austin Design Commission

Recommendation 20171023-04B

Date: October 23, 2017

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

Motion by: David Carroll Second By: S. Franco

Recommendation

The Austin Design Commission makes eleven recommends on the second 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 second draft of the CodeNEXT text and maps:

- 23-3E-1: 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.
- 23-3E-1060: The Commission supports the proposal to add a Downtown Development Bonus Fee for non-residential projects.
- 23-3E-1060B: The code does not reference any kind of approximate fee in lieu schedule for different areas of the city that can be adjusted at the time of site plan. A reference fee matrix will be very helpful.
- 23-3E-1070: Who is the designated review group that aids in determining fee in lieu schedule. Should Design Commission have input? Assigning a public service task force to help determine adequate market adjustment per year. City's fee schedule published at time of the project's site plan submittal. Is there a current fee schedule to reference approximate fee in lieu?
- 23-3E-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.
- 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.

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

- 23-3E-2050: The Commission recommends that the Community Benefit requirements be expanded to all projects opting into the Downtown Density Bonus Program.
- 23-3E-2050: 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. The applicant should be required to file a restrictive covenant agreeing to go beyond the basic Community Benefits if not providing onsite affordable housing.
- 23-3E-4020D1: The location of affordable housing in “high opportunity areas” should not be left to the discretion of the Housing Director. How are these determined? These should be clearly defined as in close to public transportation, business districts, parks. How do we ensure dedicated land would provide a similar/equivalent housing opportunity? The applicant should provide a vicinity plan locating the project in context and showing a minimum 9 block area around the project with the location and nature of nearby business districts, transit facilities, and parks.
- 23-4D-5010: The Commission believes MS2B and higher zoning should be included in the Citywide Affordable Housing Bonus Program. These have been mapped on many of the Imagine Austin Activity Corridors where affordable housing has been directed.
- 23-9C-2020A: The Commission supports lowering the threshold for requiring a Traffic Impact Analysis.

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

Rationale

n/a

Vote: 7-0

For: David Carroll, Aan Coleman, Beau Frail, Samuel Franco, Martha Gonzalez, Conor Kenny, Evan Taniguchi
 Against: n/a
 Abstain: n/a
 Absent: Katie Halloran, Melissa Henao-Robledo, Ben Luckens, Bart Whatley

Attest: 