

Item E-02

# Overview of the University Neighborhood Overlay (UNO)

Planning Commission Briefing  
December 11, 2018

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Planning and Zoning Department



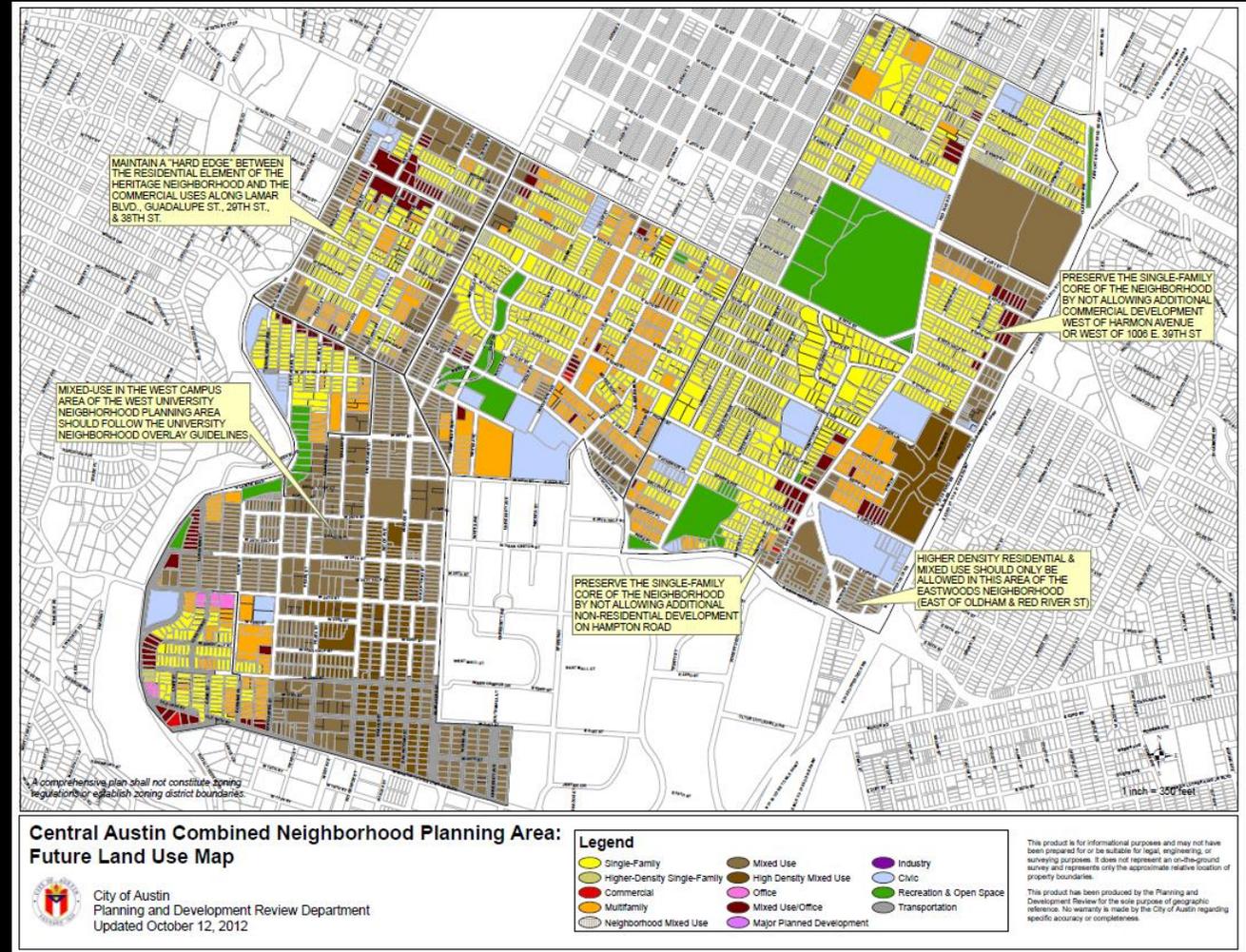


# Presentation

- Background
- UNO Overview
- UNO Districts
- Development Standards
- Parking
- Affordability
- UNO by the Numbers

# Central Austin Combined Neighborhood Plan—2004

- Reaction to controversial student housing zoning case
- A “package deal”
- Public-private working partnership
- Adopted in tandem with parking meter management district
- Adopted concurrently with the plan



## West Campus Design Guidelines

for the UNIVERSITY NEIGHBORHOOD OVERLAY

a component of the  
Central Austin Combined Neighborhood Plan

February 2004

V.8 DRAFT

prepared for the UNIVERSITY AREA PARTNERS

by the office of  
COTERA+REED ARCHITECTS

and assisted by Taylor Simpson Parking Consultants

# Design Guidelines

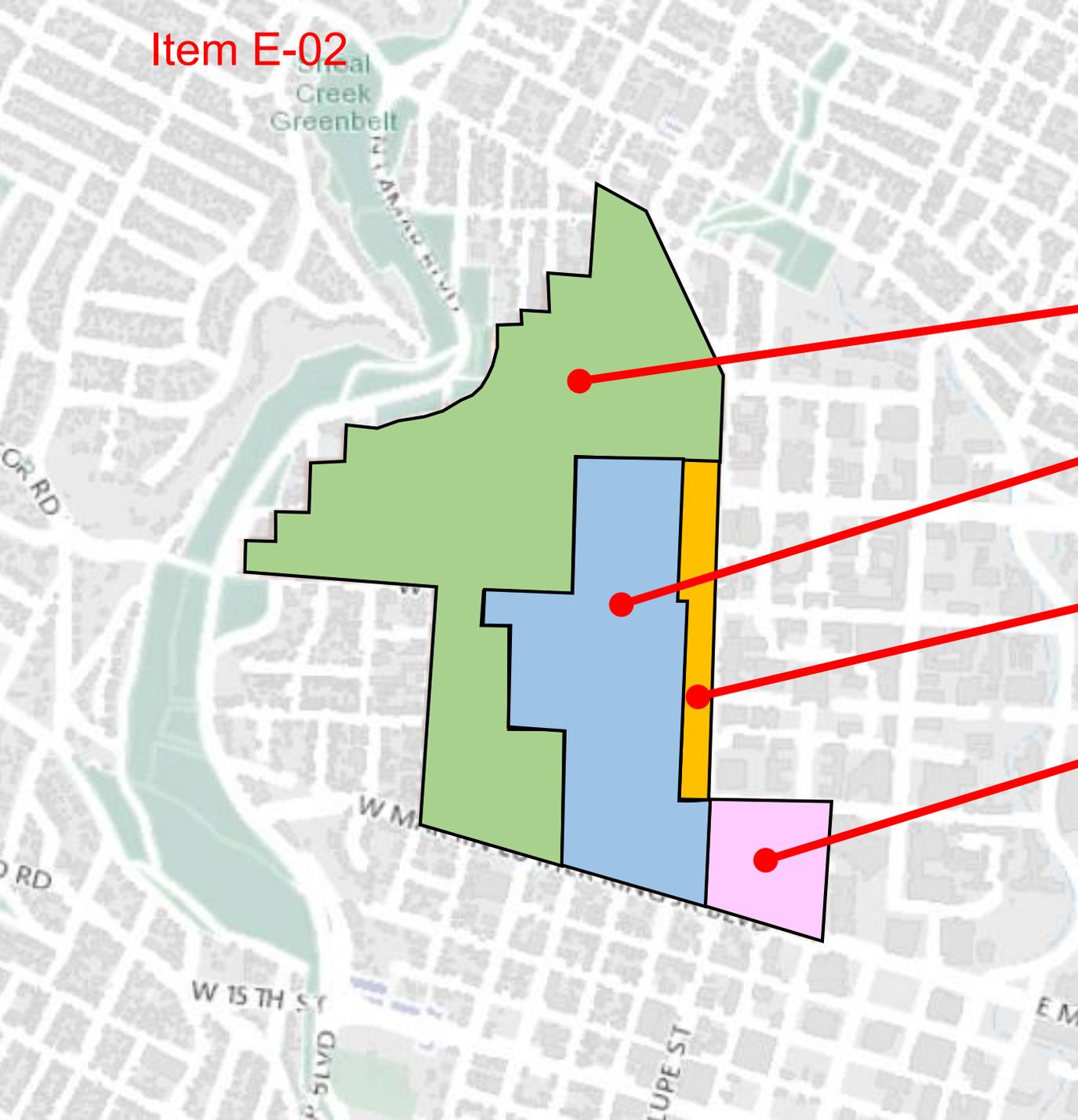
- Commissioned by West Campus property owners group
- Collaborative process
- Basis for the for the UNO code language and criteria manual

# UNO Overview

- An incentive-based overlay
- Alternative set of development regulations
- Intentionally transformational
- Urban standards to create an “Uptown District”
- Affordability required
  - On-site
  - Pay into UNO Trust Fund
- Focus on the public realm



# UNO Districts



Outer West Campus

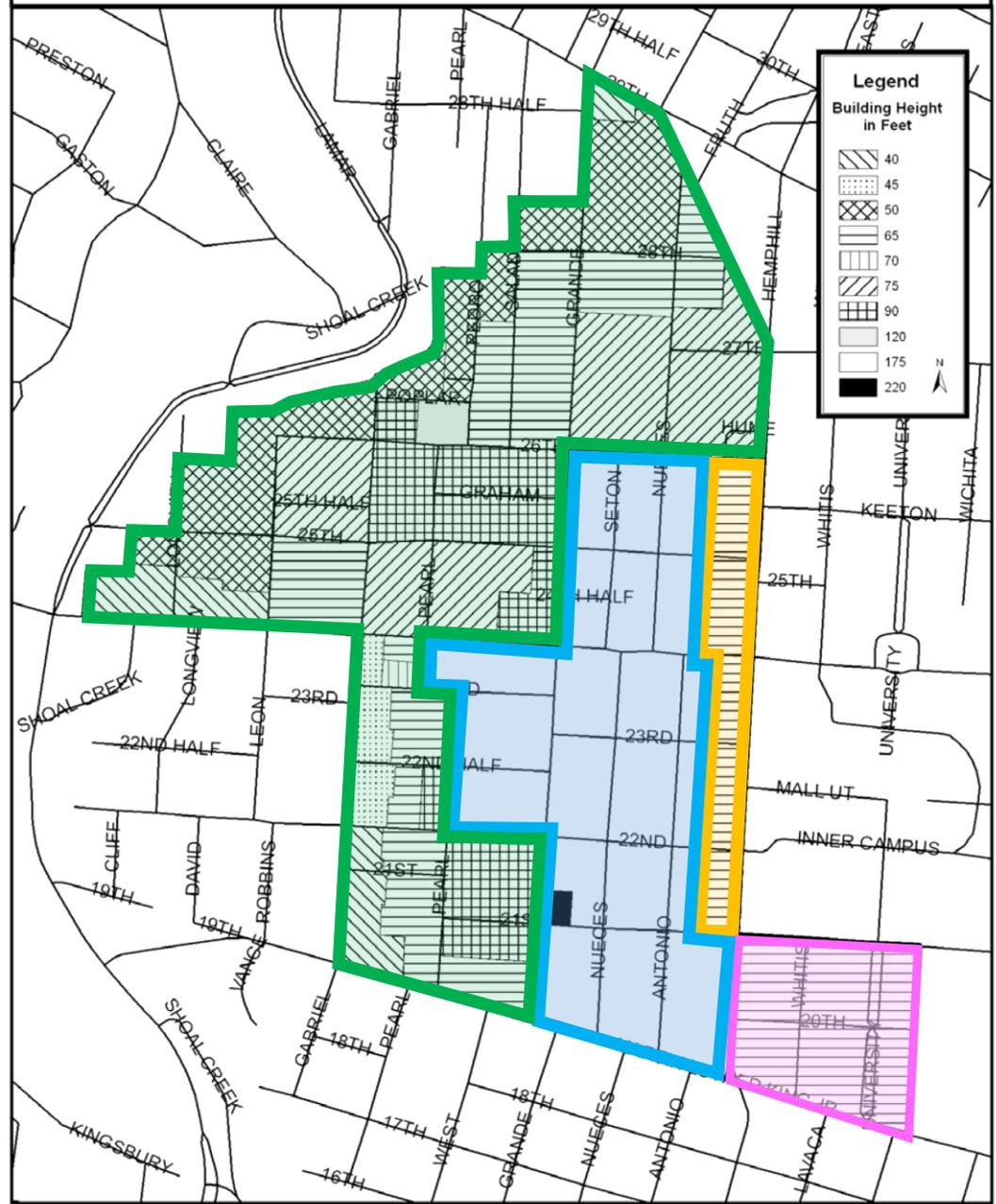
Inner West Campus

Guadalupe

Dobie

# University Neighborhood Overlay Height Districts

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Outer West Campus (40' to 120')

Inner West Campus (175' to 220')

Guadalupe (65')

Dobie (65')

# Development Standards

- One-Star Green Building and SMART Housing
- Parking garages must have active uses at ground level
- Min. lot area of 2,500 sq./ft.
- Special provisions for small sites
- No compatibility requirements within the district
- Shallow or no setbacks



# Development Standards

- Building must be 12' from back of the curb/establishes min. 12' wide sidewalk
- Street trees, pedestrian-scale lighting, and street furniture required
- 42% of the ground floor facing a street must be occupied
- Vehicular access limited on north/south streets
- On north/south streets the buildings must face the street



# Development Standards

- Alley access required if possible
- No Floor-to-Area Ratio (FAR)
- No max. building coverage, only generous impervious cover requirements
- No open space requirements
- Projects must comply with design guidelines



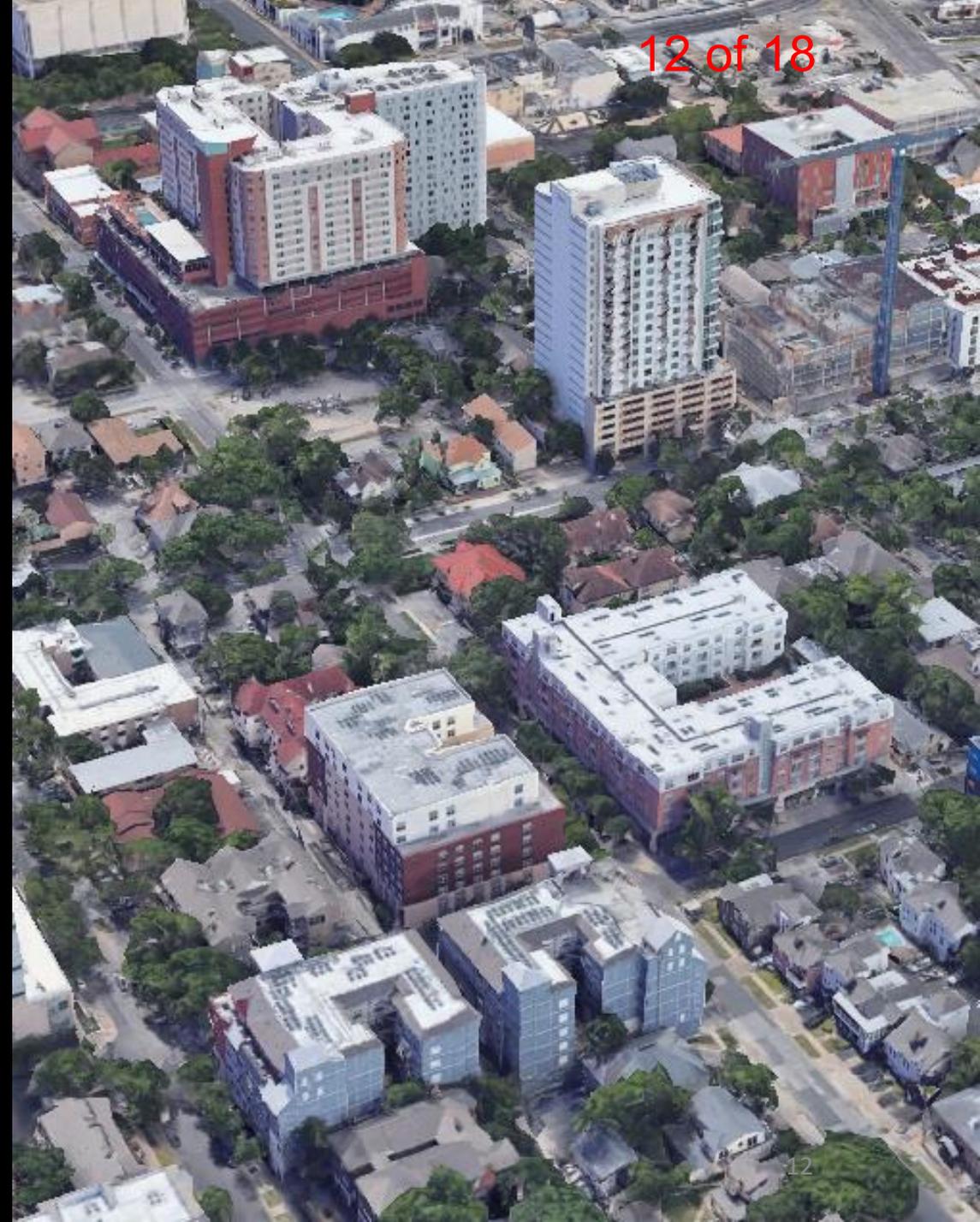
# Parking

- Overall 40% reduction in UNO
- No parking for commercial uses less than 6,000 sq./ft. along MLK Boulevard and Guadalupe, 29<sup>th</sup>, and 24<sup>th</sup> Streets
- 60% reduction for MF sites with car share or where 10% of units are affordable to persons at 50% MFI
- Unit and parking space leased separately
- Surface parking largely prohibited
- No drive-throughs



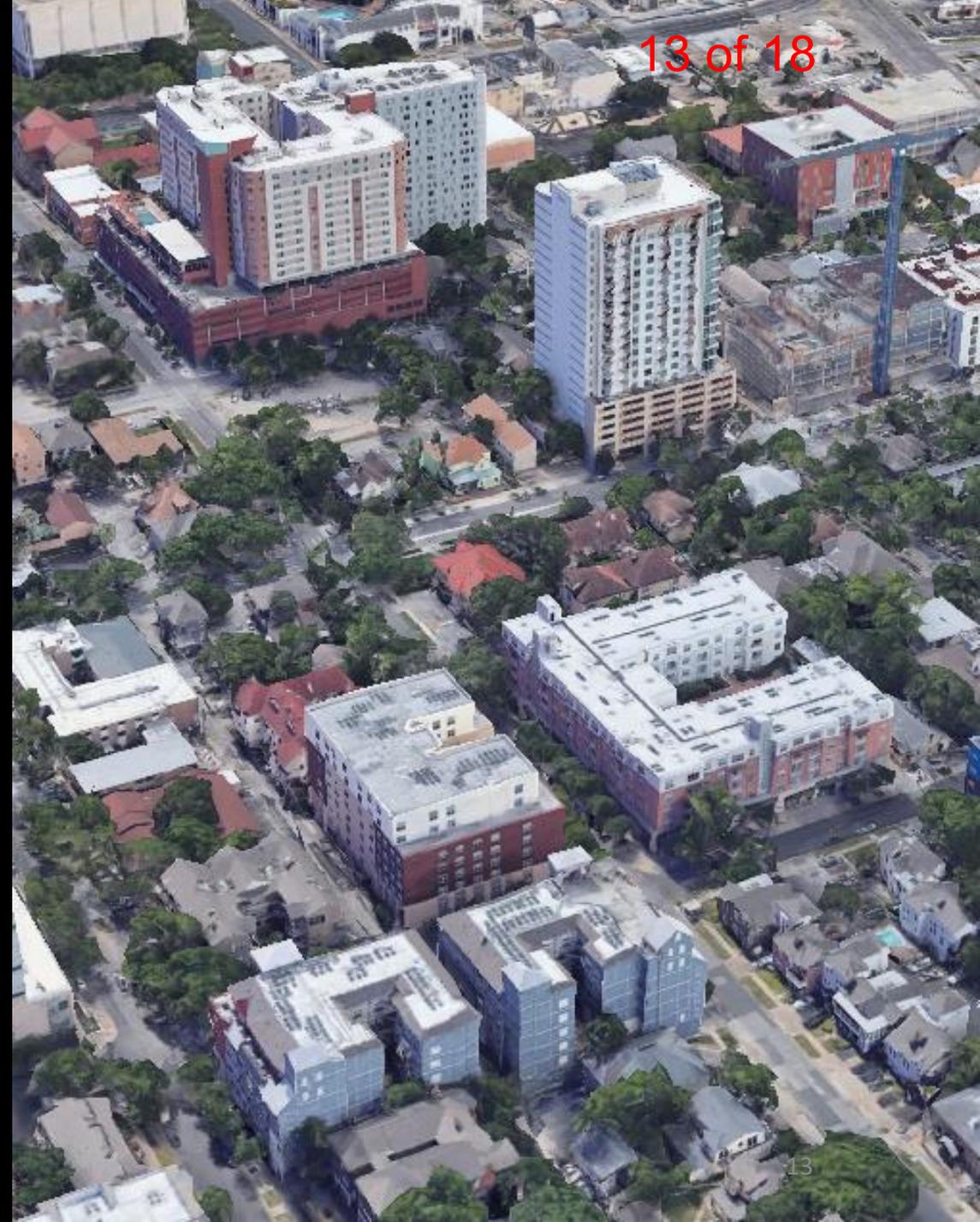
# Affordability

- 40 year affordability period for MF established after 2014
- 10% of units for persons at 60% MFI
- Starting in 2014, 10% of units for persons at 50% MFI OR pay \$1.00 for each per sq./ft. of net rentable MF (adjusted annually to Consumer Price Index)
- Under certain conditions hotels/motels must comply with fee and if it has condos it may pay \$2.00 per sq./ft.



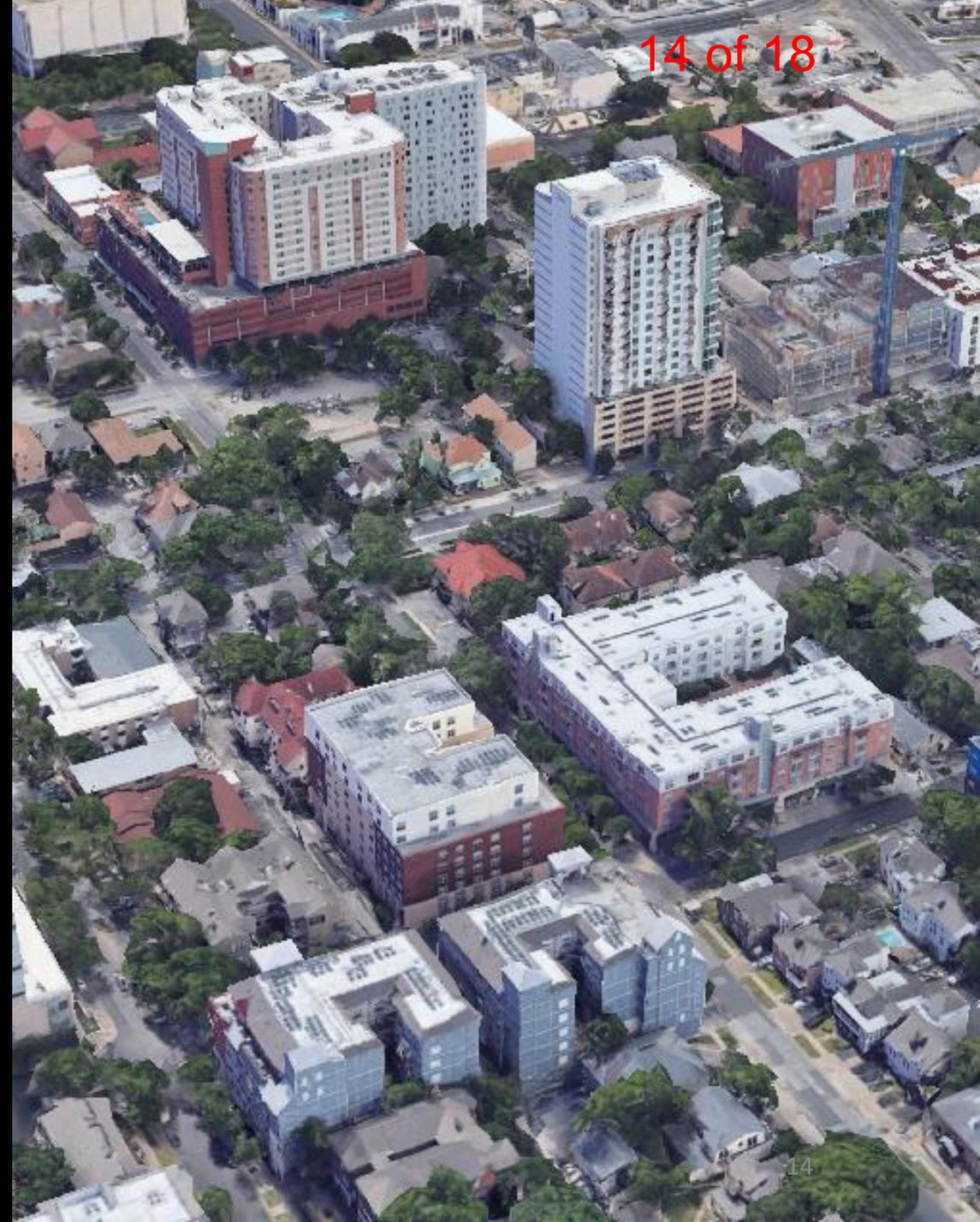
# Affordability

- University Neighborhood District Housing Trust Fund applicability
  - 30% of units/bedrooms for persons below 50% MFI
  - Qualifying projects receive 100% SMART Housing fee waivers
- Resident affordability levels tied to University of Texas financial aid requirements



# Affordability

- In 50' or taller Outer West Campus height district, a project may add 15' if :
  - 10% of units are for persons at 60% MFI, **and**
  - 10% of units are for persons at 50% MFI, **and**
  - Pay into Trust Fund **or** add another 10% of units for persons at 50% MFI





# UNO Versus Citywide Density Bonus Programs

UNO	Citywide
<ul style="list-style-type: none"><li>• 800 Onsite affordable units/bedrooms built</li><li>• 447 Affordable units in pipeline</li><li>• \$2,760,313 Fee-in-lieu</li></ul>	<ul style="list-style-type: none"><li>• 692 Affordable units</li><li>• \$1,940,915 Fee-in-lieu</li></ul>

# UNO Versus Citywide Density Bonus Programs

Density Bonus Policy	Total Affordable Units	Fee-In-Lieu Collected
UNO	800	\$2,760,313
Vertical Mixed Use	465	NA
Plaza Saltillo TOD	175	\$491,139
Rainey District (expired)	41	\$0
Justin Lane TOD	0	\$0
Martin Luther King TOD	0	\$0
East Riverside Corridor	0	\$0
North Burnet-Gateway	0	\$581,536
Downtown Density Bonus*	0	\$868,240

*\* Numerous projects under development, fee-in-lieu funds will be released at issuance of certificates of occupancy*

West Campus

# Questions?