| 1 2 | RESOLUTION NO.  |
|-----|---|
| 3   | WHEREAS, the Austin City Council adopted the North Burnet/Gateway                   |
| 4   | Neighborhood Plan in 2006, the 2035 North Burnet/Gateway Master Plan in 2007,       |
| 5   | and the North Burnet/Gateway Regulating Plan in 2009; and                           |
| 6   | WHEREAS, the City of Austin adopted the Imagine Austin Comprehensive                |
| 7   | Plan in 2012, which described the North Burnet/Gateway area as a Regional Center    |
| 8   | where "the greatest density of people and jobs and the tallest buildings in the     |
| 9   | region will be located;" and  |
| 10  | WHEREAS, the North Burnet Gateway/Regulating Plan provides clear and                |
| 11  | consistent standards in addition to flexibility and responsiveness to market        |
| 12  | conditions and fluctuations (Section 1.1.10) to promote pedestrian-friendly design  |
| 13  | while also allowing for individuality, creativity, and artistic impression (Section |
| 14  | 1.1.2); and   |
| 15  | WHEREAS, the North Burnet/Gateway Regulating Plan permits                           |
| 16  | Alternative Equivalent Compliance to encourage creative and original design, and    |
| 17  | to accommodate projects where an alternative design meets the intent of the plan    |
| 18  | (Section 1.4.1); and  |
| 19  | WHEREAS, Alternative Equivalent Compliance is not available for the                 |
| 20  | requirement that "a building façade at the 6th story and above must be stepped back |
| 21  | 30 feet from the ground-level building façade line" for "Front and Street Side      |
| 22  | Upper-Story Building Facades" (Section 4.2, Figure 4-1 of the North Burnet/         |
| 23  | Gateway Regulating Plan); and   |
| 24  | WHEREAS, similar regulating plans, such as the MLK, Plaza Saltillo, and             |
| 25  | Lamar Justin Transit Oriented Development (TOD) Regulating Plans, either do not     |
| 26  | require building step-backs, or in the case of the East Riverside Corridor (ERC)    |

| 27       | Regulating Plan, the step-backs are eligible for Alternative Equivalent                      |
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| 28       | Compliance; and  |
| 29       | WHEREAS, alternative creative solutions can be preferable with the 30 foo                    |
| 30       | step-back requirement at the 6 <sup>th</sup> floor when the step-back results in the bulk of |
| 31       | office lobby space being pushed further back into the floor plate, thereby providing         |
| 32       | less active space at the building street level; and  |
| 33       | WHEREAS, allowing at least a portion, if not all of the façade to come all                   |
| 34       | the way out to the property line can make buildings more dynamic and engaged                 |
| 35       | with the street; NOW, THEREFORE,   |
| 36       | BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:                                    |
| 37       | The City Council initiates amendments to the North Burnet/Gateway                            |
| 38       | Regulating Plan to add Front and Step-backs as a street side upper-story building            |
| 39       | development standard that allows Alternative Equivalent Compliance and directs               |
| 40       | the City Manager to process the amendments.  |
| 41       | <b>ADOPTED:</b> , 2019 <b>ATTEST:</b>  |
| 42       | Jannette S. Goodall  |
| 43<br>44 | City Clerk   |