



# DOWNTOWN WORKING GROUP

---

LDC IMPROVEMENTS, POLICIES AND  
PERFORMANCE MEASURES

9/26/2019

# Contents

- Scope
- Current LDC Deficiencies
- Relevant Staff Direction
- Relevant Targets and Goals from Comprehensive Plan
- Data Sources

# Scope

- In Scope
  - Downtown map
  - Downtown Density Bonus Program
  - Downtown zoning categories
  - Parking requirements
  - Lot size and intensity (FAR)
  - Building placement
  - Building height
  - Impervious cover
  - Applicable overlay zones
  - Uses



# CURRENT LDC DEFICIENCIES

## Code Diagnosis (Reference: May 5, 2014 “LDC Diagnosis”)

- Current Density Bonus Programs are not yielding needed results
- High parking requirements are prohibiting compatible, small scale infill development in appropriate places
- Large amounts of off-street parking are beginning to chip away at, and compromise the character of communities throughout the city
- The regulations are encouraging the creation of auto dependent density.

# LDC REVISION POLICIES-DOWNTOWN

## Austin Strategic Housing Blueprint Implementation Plan

- Housing in activity centers and corridors
- Affordable housing

# LDC REVISION POLICIES-DOWNTOWN

## Council 5/2/2019 Directives

- Code and map revisions should maximize potential for employment and residential units within Downtown, in accordance with the Downtown Austin Plan and the guidance in this document, with affordable housing benefits included and calibrated.
- The application of non-zoning regulations to smaller, remaining downtown sites should allow for greater potential for employment and residential units than Draft 3, with affordable housing benefits included and calibrated in accordance with the Downtown Austin Plan and the direction of this document.

# POLICY PERFORMANCE MEASURES

- New Housing Capacity - 405,000 Units
- Population Density within 1/4-mile walking distance of TPN, IA Corridors, and IA centers – 16 people/acre [Discuss other related measures.ie; unit capacity within 1/2 mile of rapid transit corridor]
- Employment Density within 1/4-mile walking distance of TPN, IA Corridor, and IA Centers – 8 people/acre [Discuss other related measures]
- Drive-alone mode to work/All Non drive-alone modes to work – 50%/50% by 2039 [Measured as VMT/Should this be related to new development?]
- Eliminate parking minimums within 1/4 mile of IA centers and corridors and TPN. [Council -unless parking needed to minimize disruptions]