



DOWNTOWN WORKING GROUP

LDC STAKEHOLDER AND WORKING GROUP
FEEDBACK

10/16/2019

Commissioners Anderson, Flores and Hempel

Contents

- Council directives related to Downtown
- Ideas for discussion
- Thoughts for future consideration

COUNCIL DIRECTIVES

- Code and map revisions should maximize potential for downtown 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. Generally, revisions to the Zoning map should not result in a downzoning of an existing use.
- In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore: i. options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing, tree preservation, parks, and mitigating flood risk. The application of nonzoning 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. Generally, revisions to the Zoning map should not result in a downzoning of an existing use.

COUNCIL DIRECTIVES

- Non-zoning regulations should provide flexibility to allow for higher unit yields for parcels within activity centers and activity corridors. The new LDC provisions should: i. Improve the City's fiscal health by (1) facilitating fiscally sound infrastructure investment for both public and private interests.
- The code should create alternative equivalent means to ensure the balance of needs, while protecting environment and sustainability (landscaping, parkland and tree preservation), public safety, transportation, utility and right of way needs. The application of non-zoning regulations to smaller, remaining downtown sites should allow for greater potential for employment and residential units than Draft 3.
- Code and map revisions should maximize potential for employment and residential units within Regional Centers, in accordance with the guidance in this document, with affordable housing benefits included and calibrated. Streamline City Codes and Permitting Processes. Relax Regulations on More Affordable Housing Products. The new code should prioritize all types of homes for all kinds of people in all parts of town.

IDEAS FOR DISCUSSION

PARKING

- Parking code currently in 2 tables; clean up to be in 1
- Incentivize how parking is built in downtown; tie into TIA/TDM

ZONING/FAR

- Areas north of Capitol could be denser
 - Option 1: Increase base FAR of DC/CC from 8 to 12
 - Option 2: remap parts of Downtown zoning to gain density north of Capitol area
- CC zoning
 - 1.0/2.0/3.0 FARs essentially down-zone many areas
 - FAR is limiting; limit all CC options (CC40, CC60, etc.) by height but allow greater FAR
 - 5.0 FAR limit and no height limit in CC60/40
- Count parking in FAR
- Disincentivize the large parking structures and above-ground parking

IDEAS FOR DISCUSSION

Downtown Density Bonus

- NW area of Downtown is currently not included
 - Include w/in DDB area
 - Limit to majority residential buildings
 - Consistent with DAP and Council's direction
 - Bonus: 1.5x whatever is being restricted, either FAR or height)

USES

- Drive-through uses; latest code bans in DC/CC but there may be a few st it
- Amplified sound compatibility/agent of change

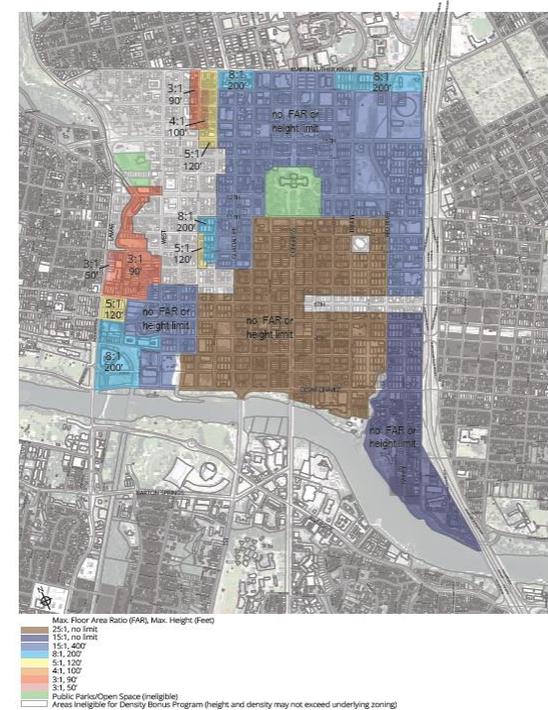


Figure 23-4E-2030(1) Downtown Density Bonus Program Map

IDEAS FOR DISCUSSION

OVERLAYS

- Downtown Overlay Updates
 - Improve regulations that Codify the DAP recommendations
 - Update development standards
 - Setback requirements, compatibility standards, screening, parking
- Waller Creek Overlay
 - Exempt Waller Creek from Downtown Civic Spaces overlay
 - Write overlay specifically for Waller Creek
 - Current Waller Creek Design Guidelines currently have no teeth
 - Desire for code to enable built environment to not preclude construction and use of Waterloo Greenway design
 - 60' setback for buildings from centerline of Waller Creek

Red River Cultural District

- How can code help to protect/encourage culture, arts, music?

AFTER THE CODE IS PASSED...THOUGHTS FOR FUTURE CONSIDERATION

Urban Design Guidelines

- Reconcile final LDC with the Urban Design Guidelines

Downtown District Planning

- Move the Downtown Austin Plan forward into the next layer of detail