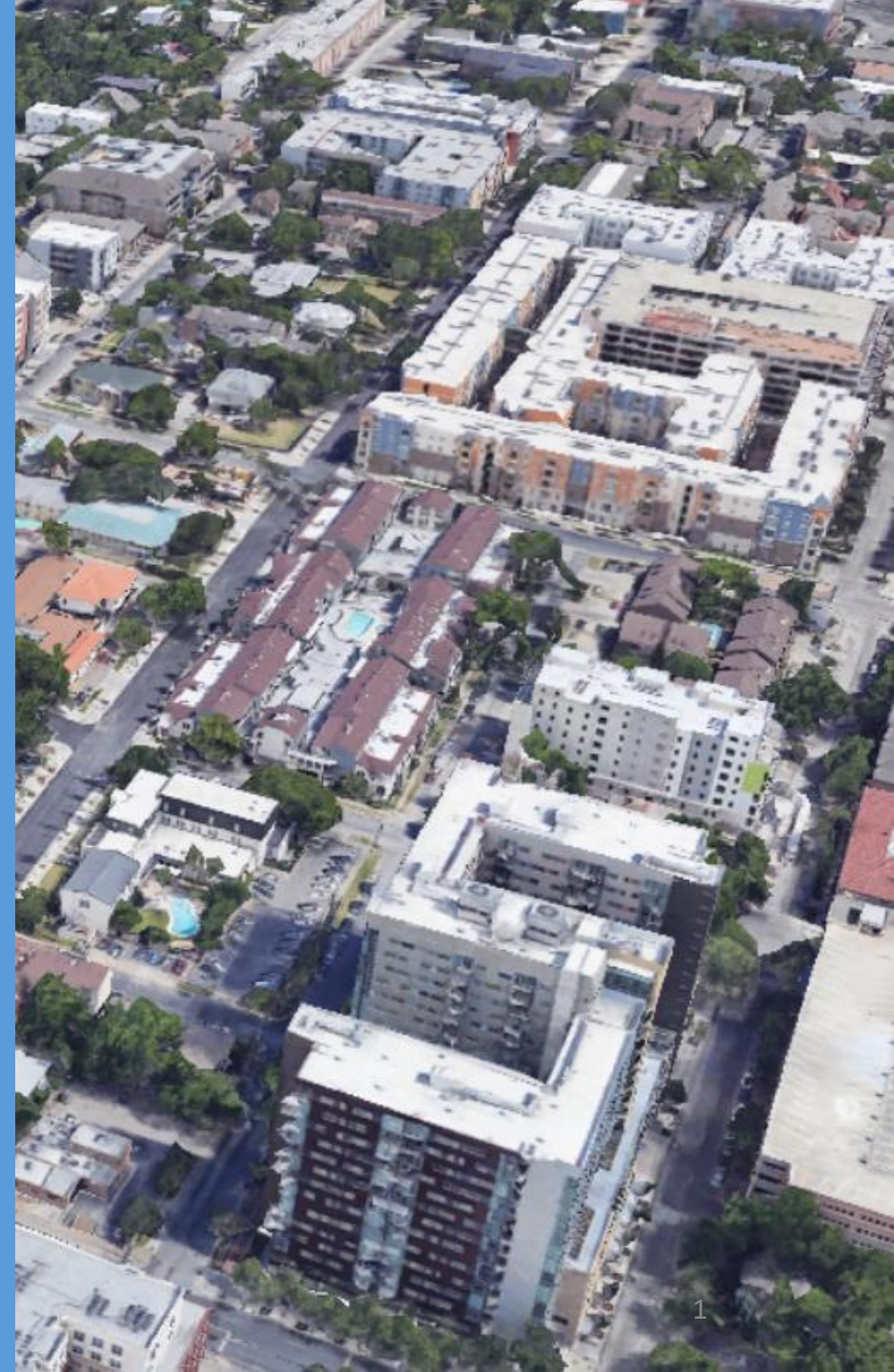


THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) CODE AMENDMENTS: Building Heights, Uses, Parking, & Signs

Urban Transportation Commission
November 12, 2019

Case # C20-2019-008

Mark Walters
Planning & Zoning Department



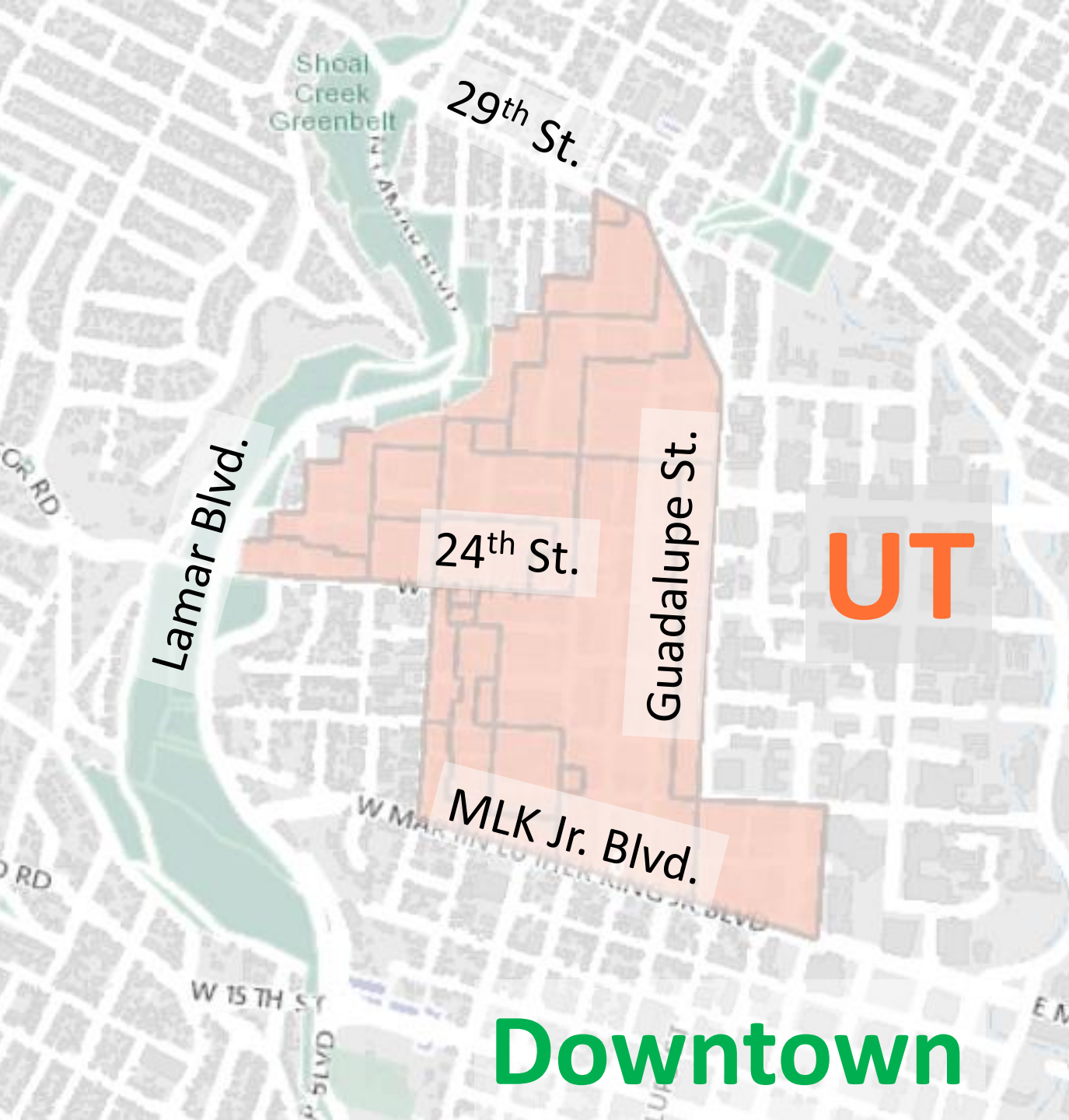
Presentation Overview



- **UNO Background and Overview**
- **Code Amendments**
 - Building Heights
 - Use Regulations
 - Parking
 - Signs
- **Relationship to Code Revision Process**

UNO Background and Context

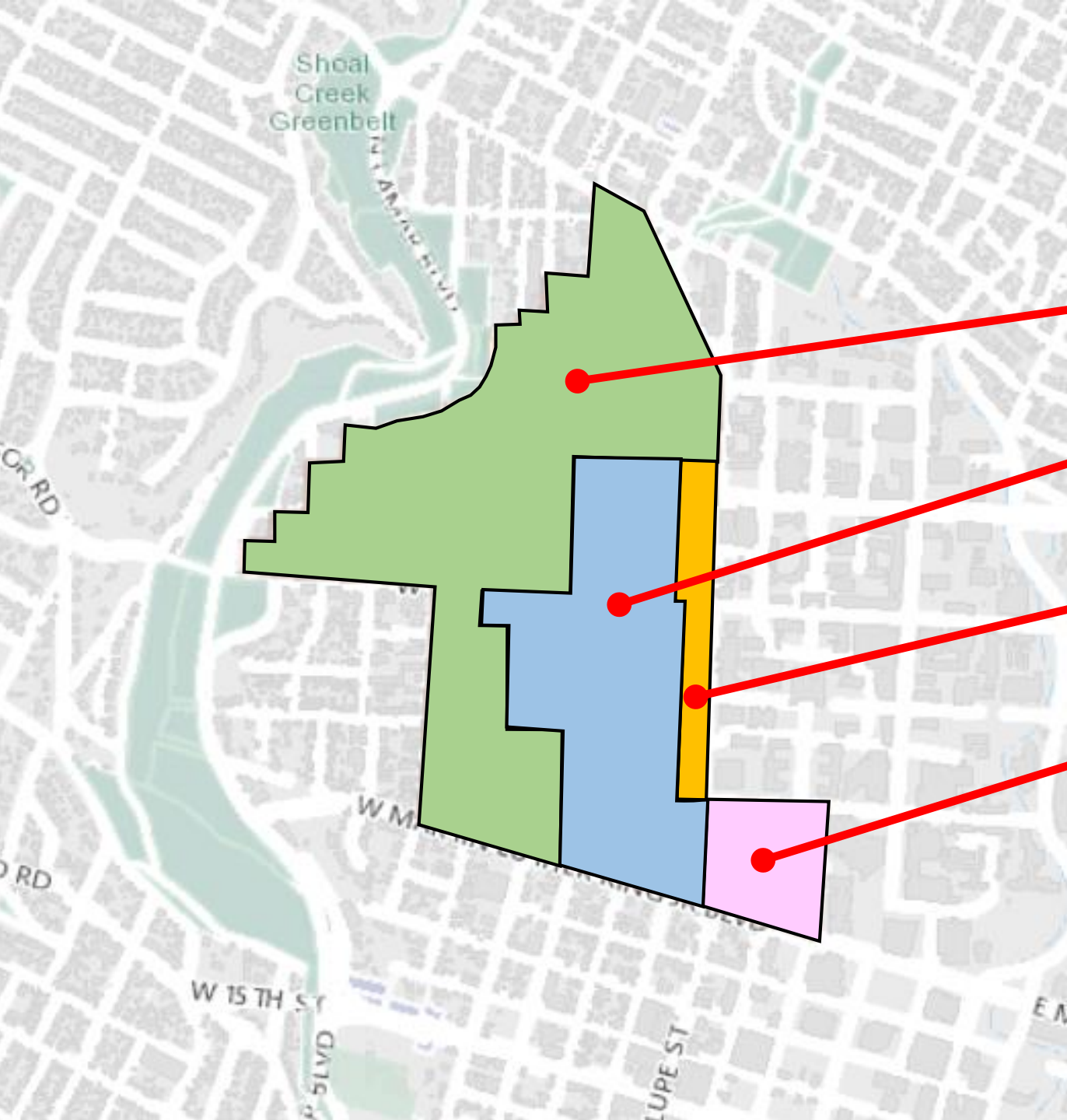




University Neighborhood Overlay (UNO)

- *Central Austin Combined Neighborhood Plan (2004)*
- Alternative set of development regulations
- Incentive-based regulations
- Intentionally transformational
- Urban standards to create an “Uptown District”
- Focus on the public realm

UNO Districts



Outer West Campus

Inner West Campus

Guadalupe

Dobie

University Neighborhood Overlay
Height Districts

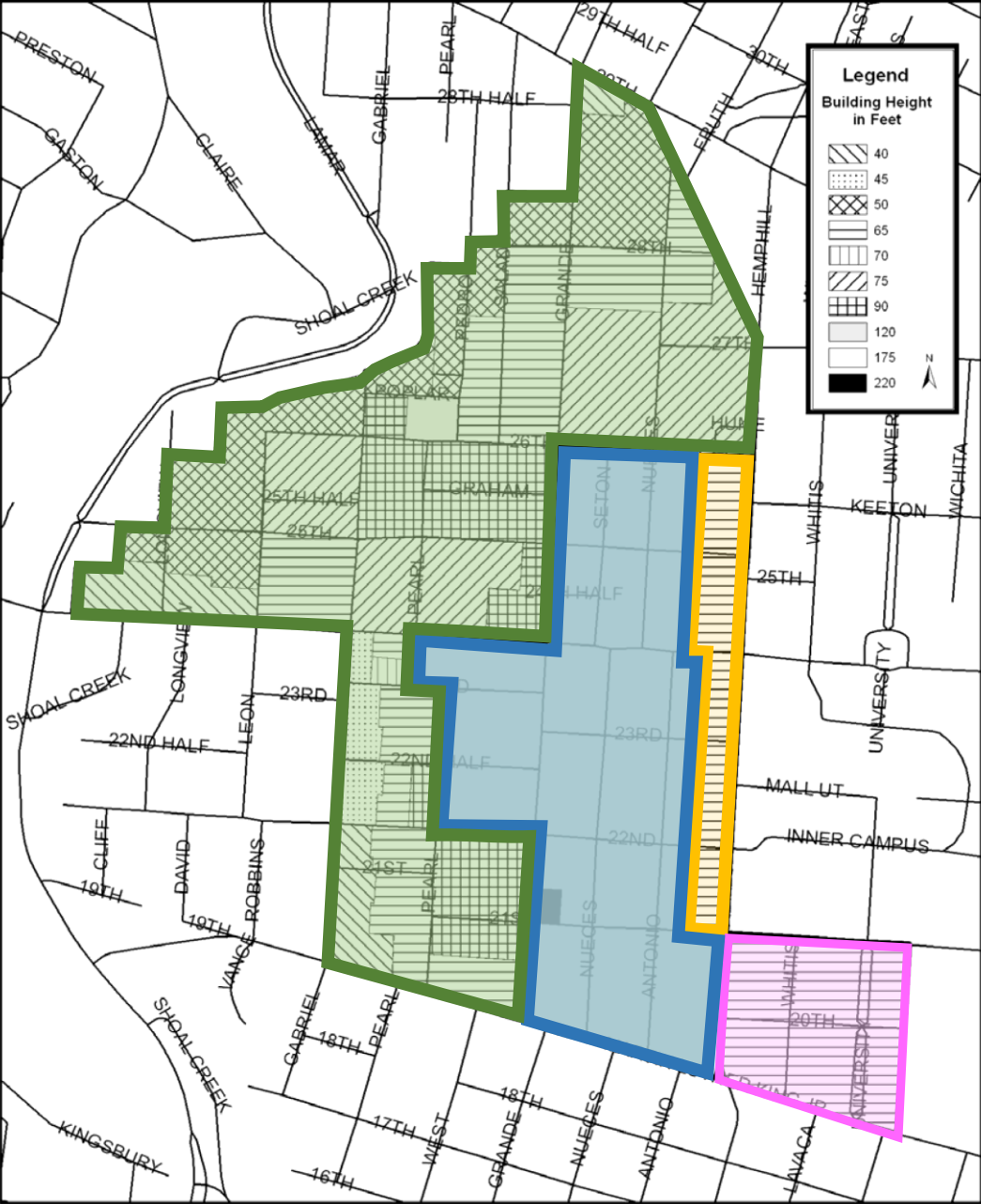
UNO Height Districts

Outer West Campus (40' to 120')

Inner West Campus (175' to 220')

Guadalupe (65')

Dobie (65')



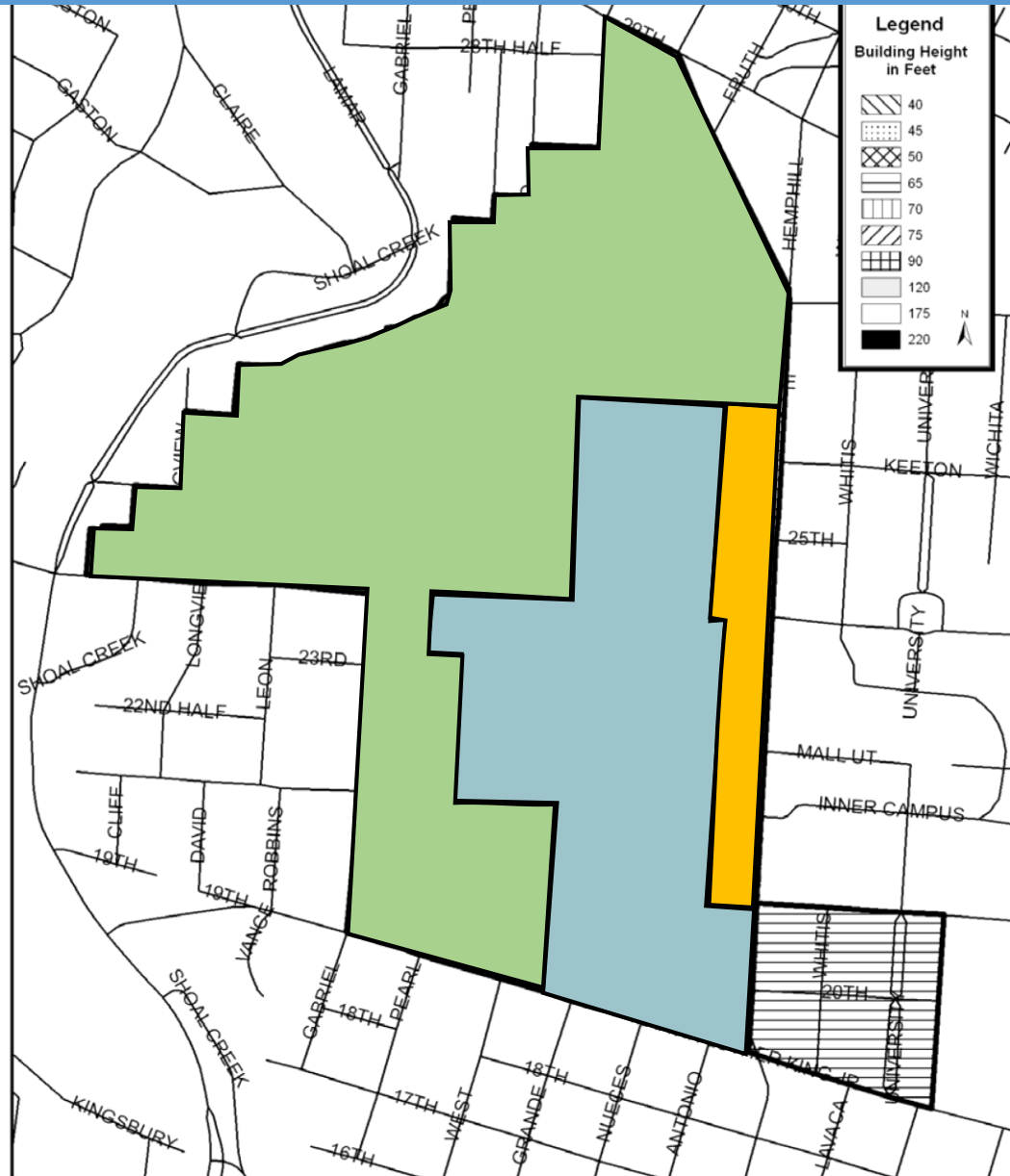
Code Amendments



Code Amendment Process

- Code amendments the result of agreements between nine community groups:
 - University Area Partners
 - Judges Hill NA
 - Eastwoods NA
 - Shoal Crest NA
 - West Campus NA
 - Heritage NA
 - North University NA
 - Heritage NA
 - Hancock NA
- Planning Commission initiated: March 26, 2019
- Codes and Ordinances: June 19 and August 21, 2019
- Planning Commission: August 27, 2019

Building Heights



Allow an additional **125'** of building height in the Inner West Campus Subdistrict,

and

an additional **25'** in the Outer West Campus Subdistrict and Guadalupe Subdistrict if:

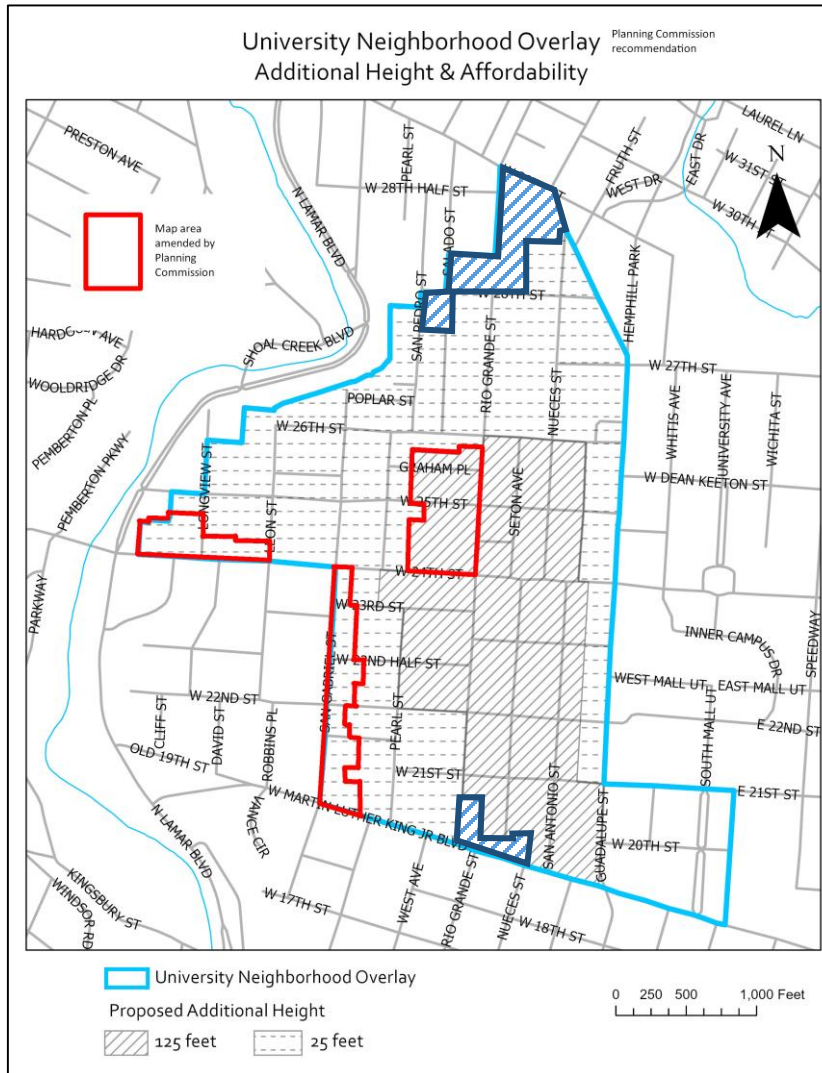
Building Heights

- 10% of units/bedrooms are set aside for individuals earning 60% of local MFI for 40 years; **and**
- 10% of units/bedrooms are set aside for individuals earning 50% of local MFI for 40 years; **and**
- An additional 10% of units/bedrooms are set aside for individuals earning 50% of local MFI for 40 years; **or**
- The applicant pays a one-time, annually-adjusted fee tied to the Consumer Price Index for each square foot of net rentable residential floor area.

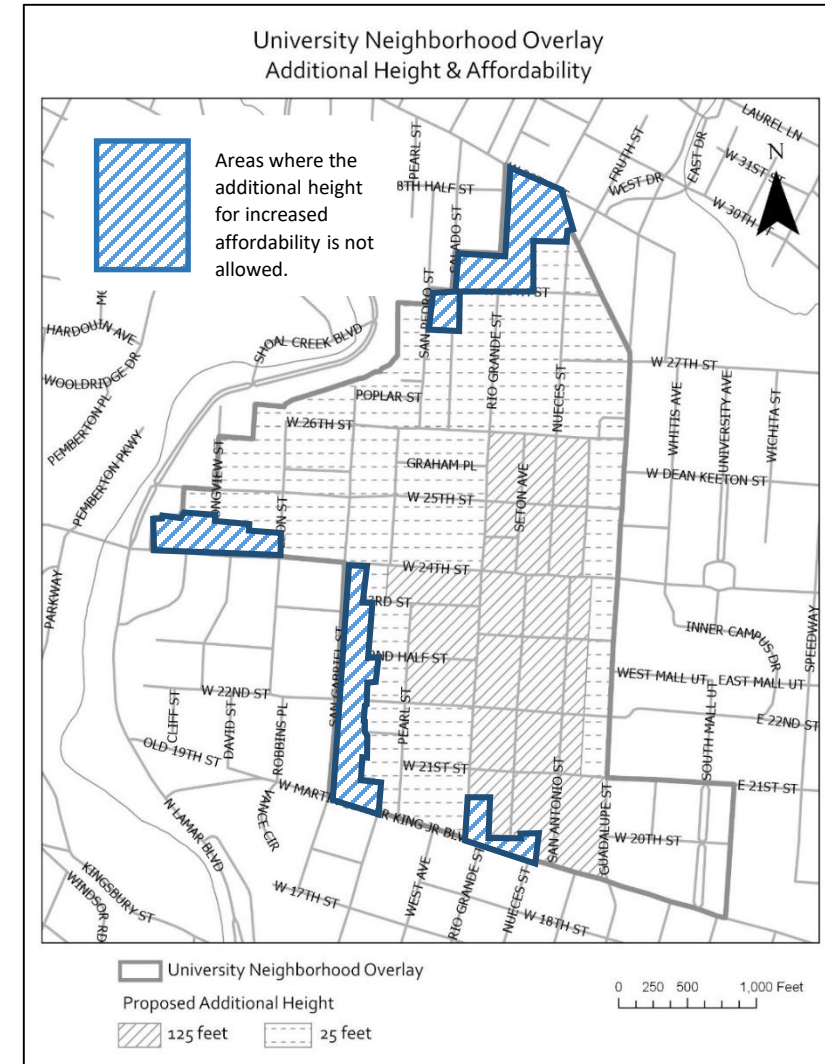
Building Heights

Density Bonus Areas

PC Recommendation



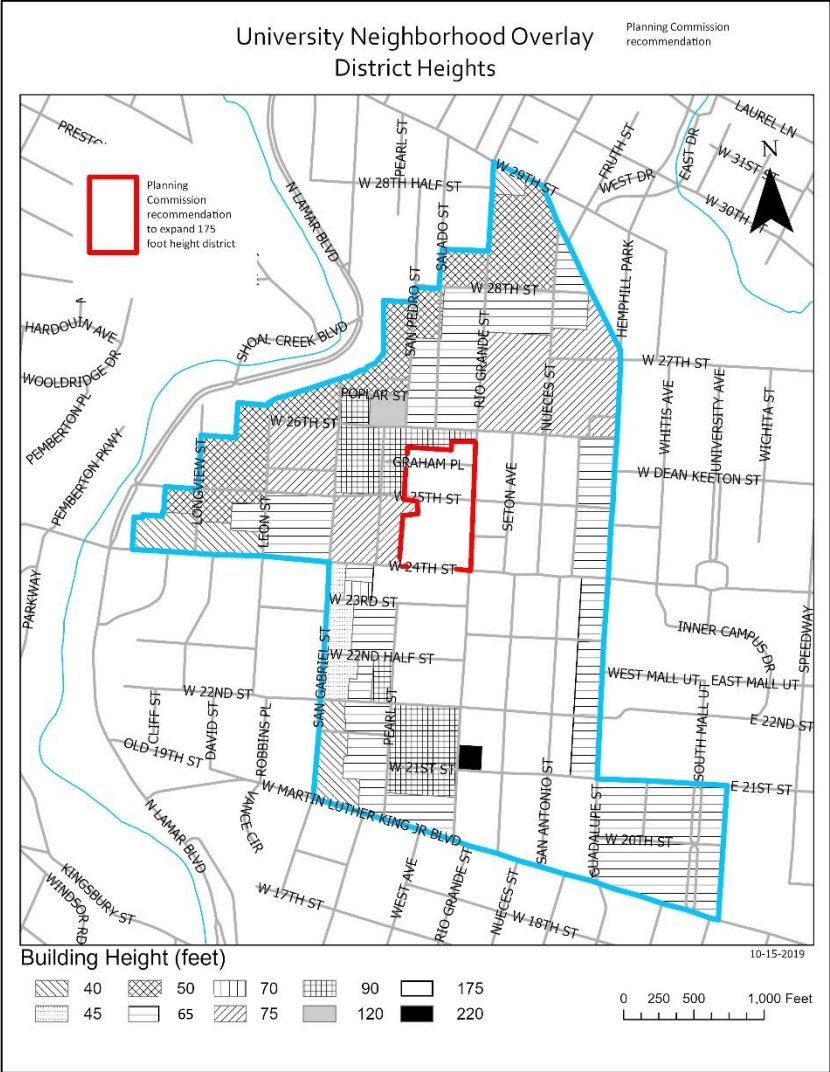
Staff Recommendation



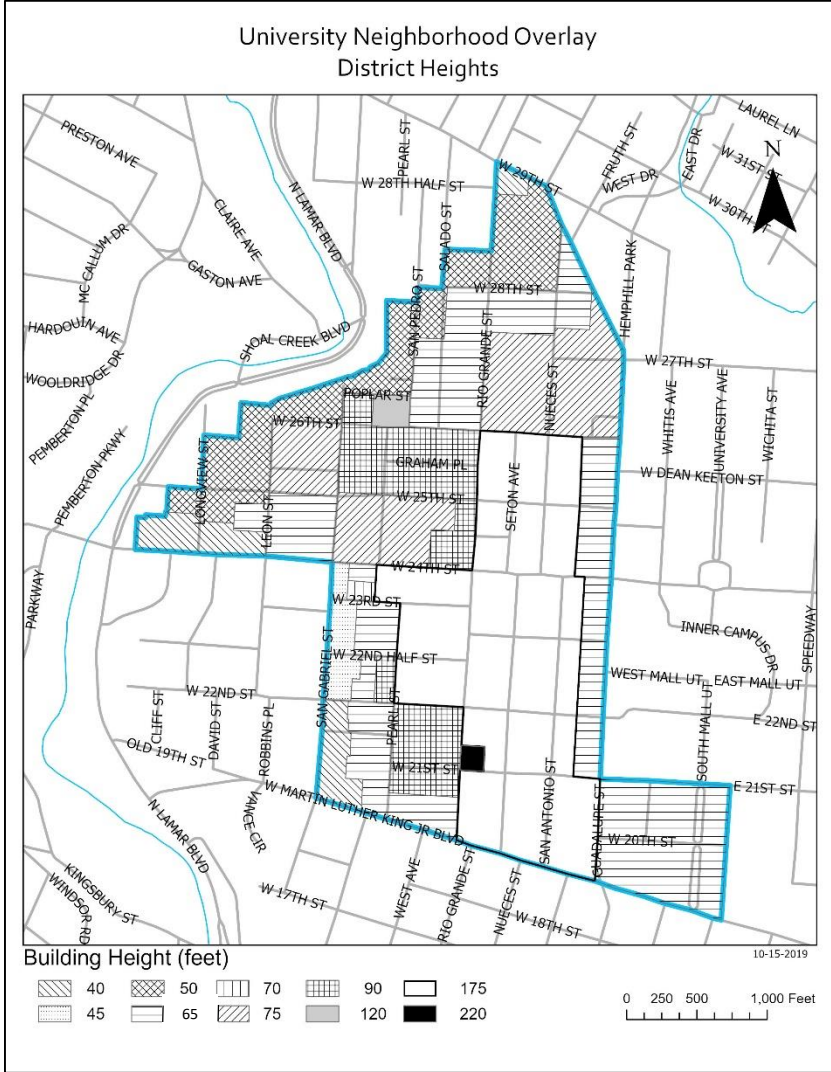
Building Heights

Height Districts

PC Recommendation



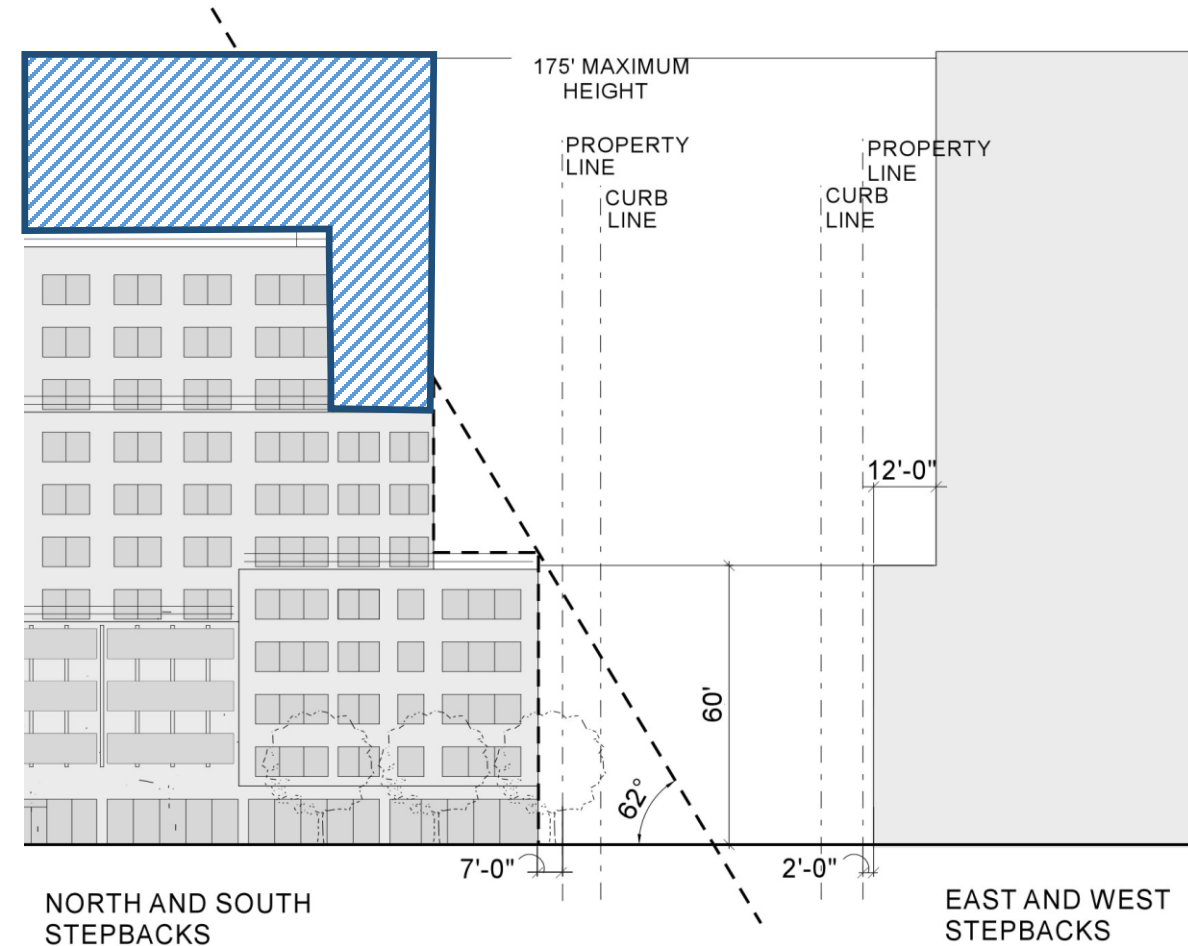
Current Code / Staff Recommendation



Building Heights

Remove Code section 25-2-758 (B)(2)

- Intended to reduce shadows and allow sunlight to penetrate to the ground on the Winter Solstice
- Would not allow north-facing sites to take advantage of the additional height for affordability provisions in these amendments



Use Regulations

- Allow “Local Uses” in residential base districts with permitted building heights of 50 or greater (Currently 75 feet)
- Allow the following uses in existing parking structures
 - Multi-Family Residential
 - Group Residential
 - Local Uses (Art Gallery/Workshop limited to 1,500 sq/ft)
 - Indoor Crop Production (w/limitations)
 - Convenience Storage (w/limitations)

Parking

- Eliminate all parking minimums for all uses in UNO
- PC gave direction to address accessible parking
- Based on discussion with Code Revision staff the recommendation is to add UNO to the regulations governing accessible parking in CBD and DMU zones the and P zones in Downtown:

§ 25-6-591 - PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD) AND THE DOWNTOWN MIXED USE (DMU) AND PUBLIC (P) ZONING DISTRICTS.

Signs

- A sign may not exceed 150 square feet of sign area (currently is 100 square feet), except along segments of Guadalupe Street and West 24th Street.
- A wall sign is permitted if it complies with specific regulations.
- Remove regulations requiring any sign above the 2nd story to be either engraved or inlaid into the building.

Relationship to Code Revision Process

- The substance of UNO is not being changed by Code Revision process
- Should these amendments be approved, Council can provide direction to include them in the draft revised Code between its **1st** and **2nd** readings

Questions

