

# Great Streets

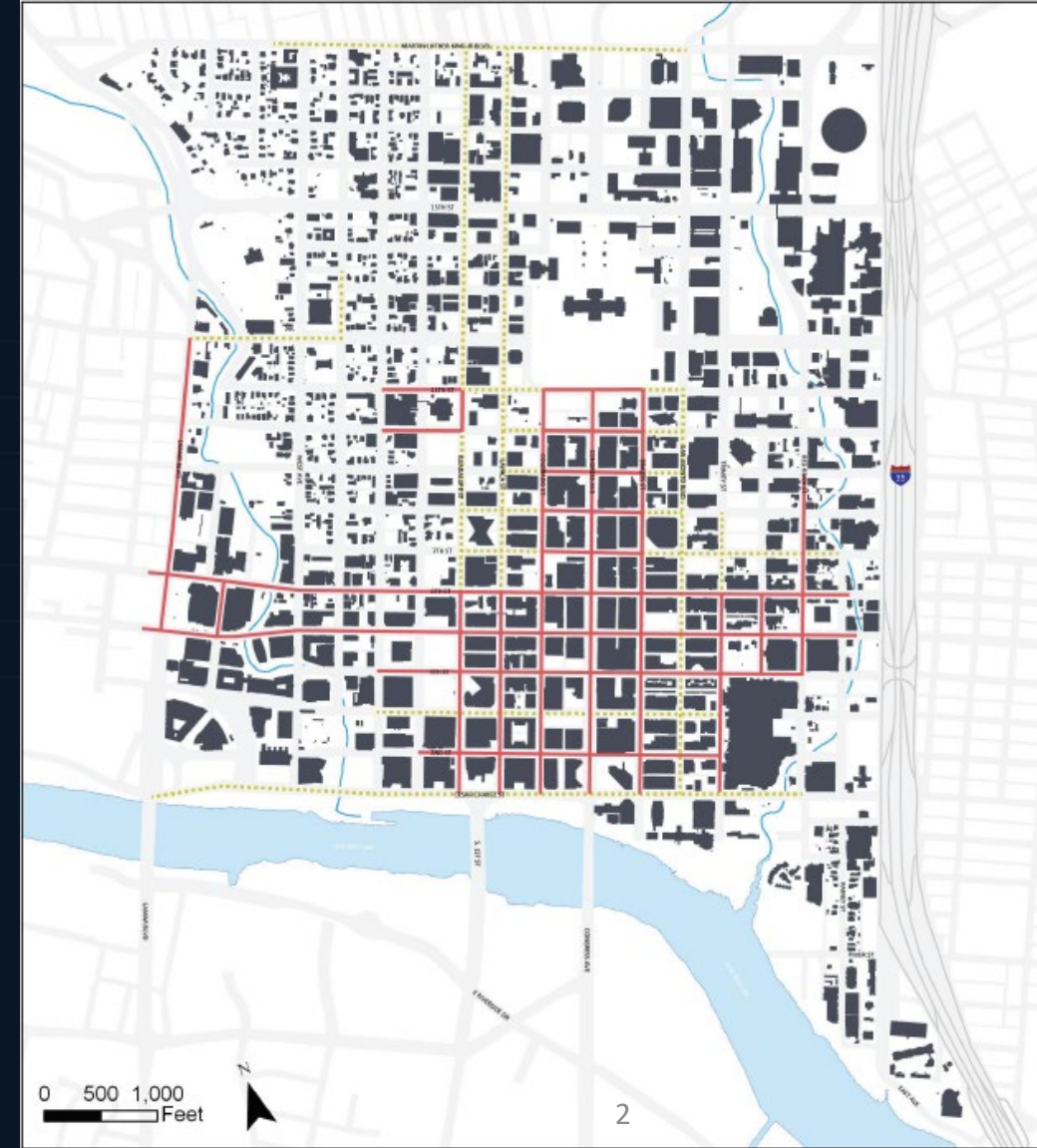
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**Code Amendment to 25-2-586  
(Downtown Density Bonus Program)**

# Applicability of Great Streets Standards

Certain properties in Downtown are eligible to participate in the Downtown Density Bonus Program (the Program) as outlined in 25-2-586. In accordance with Program requirements, the applicant is required to execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Street Standards (the Standards).

General Boundary of Great Streets with  
locations of improvements highlighted

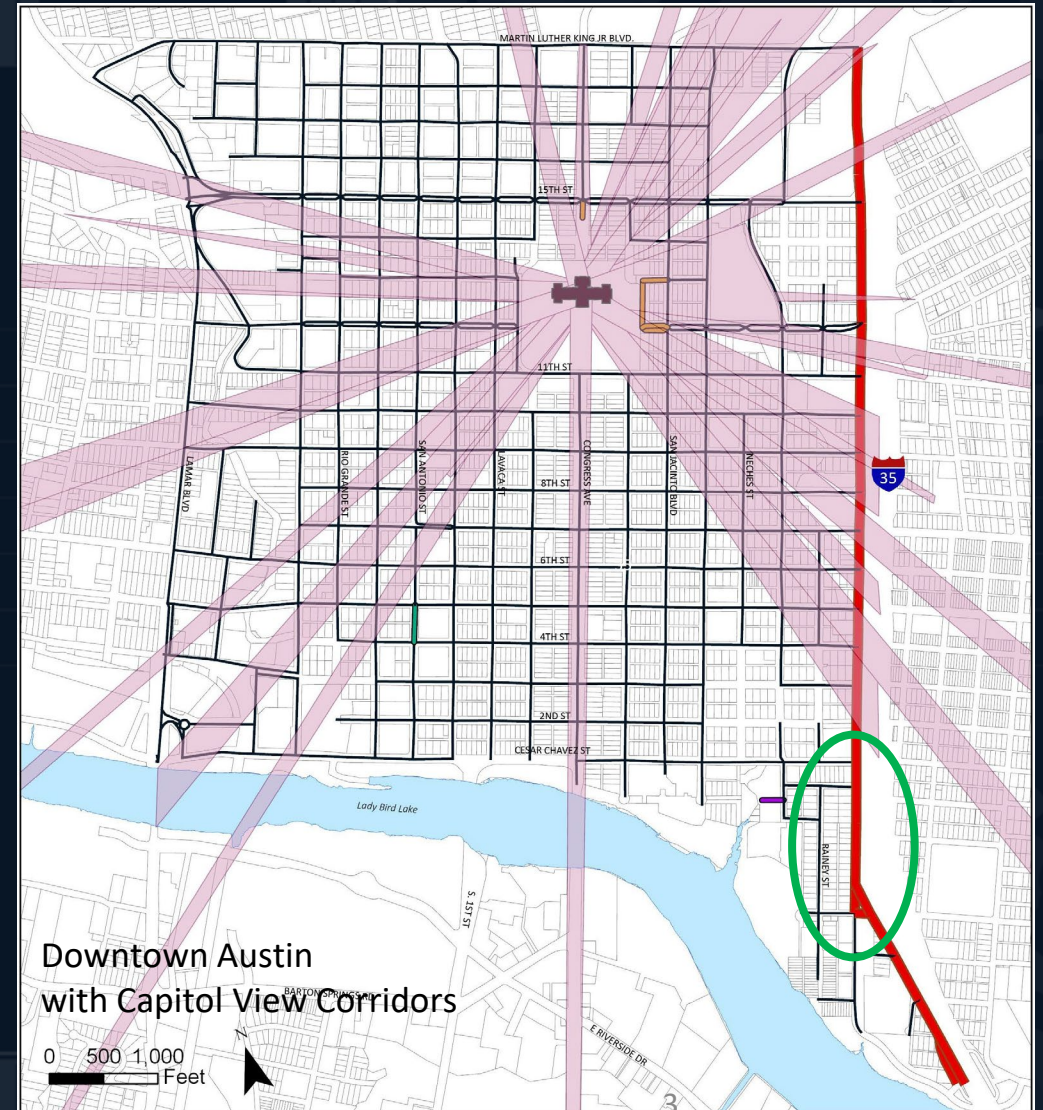




# Conflict with extra-jurisdictional control

- Properties in the Rainey St. Subdistrict of the Waterfront Overlay are eligible to participate in the Program per 25-2-739.
- Certain properties in the subdistrict front on Texas Department of Transportation (TxDOT) right-of-way (ROW).
- On such portion where properties front said ROW, the City of Austin has no jurisdiction to require streetscape improvements. Any proposed improvements outside private property on said frontage are to be coordinated with TxDOT.

TxDOT ROW and jurisdiction:  
5,584 linear feet outside of CVC



# Council Direction

Resolution [No. 20220728-093](#) initiates a Code Amendment to 25-2-586

1. Bring forward a recommendation for **establishing a fund** into which such fees-in-lieu can be deposited and creating an administrative process for allocating these funds only for the provision of Great Streets within the areas of Downtown included in the Great Streets and Downtown Density Bonus Program boundaries.
2. Create a fee-in-lieu for properties located along TxDOT frontages that cannot comply with Great Streets standards in the range of **\$55-\$60 per square foot** of frontage along the TxDOT right of way. (**currently approx. 234 linear feet ~ 4,206 sq. ft.**).
3. **Adjust the fee for construction periodically**, but not more than once per fiscal year, to account for increases in the cost of construction.

# Council Direction

Resolution [No. 20220728-093](#) initiates a Code Amendment to 25-2-586

4. Create an additional up-front, one-time cost in the amount of 10% of the cost for construction (**\$5.50-\$6 per square foot**) to **cover maintenance** of any Great Streets improvements, including landscape elements, trash receptacles, benches, bike infrastructure, and streetlights.
5. **Create a specific fund within the Public Works Department** for the design, construction, and maintenance of Great Street CIP projects within the downtown area.
6. A deposit of the fee-in-lieu would be required to be posted to the fund prior to the issuance of a Certificate of Occupancy (CO) for the building;



# Next Steps



Codes and Ordinances Joint Committee – October 19, 2022



Public hearing at Planning Commission – November 9, 2022



Public hearing at City Council – December 8, 2022



**URBAN  
DESIGN**  
HOUSING & PLANNING