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24           **WHEREAS**, 11 percent of UNO households do not own a vehicle compared  
25 to six percent citywide; and

26           **WHEREAS**, UNO’s design standards include reducing parking minimums,  
27 allowing greater density, and enhancing sidewalks have created a safer, more  
28 walkable neighborhood for its thousands of residents and visitors compared to  
29 Austin overall; and

30           **WHEREAS**, despite its walkability, getting to a supermarket still requires a  
31 car-trip or careful planning for UNO residents, as there are still areas in UNO  
32 where they cannot reach a grocery store within 25 minutes; and

33           **WHEREAS**, UNO was updated in 2014 and 2019 to increase the number of  
34 income-restricted units in West Campus, deepen affordability, extend the  
35 affordability period, and address some of the equity concerns from the original  
36 iteration, setting a precedent for updating UNO to better address the needs of the  
37 students residing in the area; and

38           **WHEREAS**, on January 9, 2024, the Planning Commission initiated an  
39 amendment to City Code Title 25 to remove height limits for Inner West Campus;  
40 and

41           **WHEREAS**, UNO’s success in creating thousands of mixed-income  
42 housing units adjacent to transit has helped increase ridership for existing bus  
43 routes along Guadalupe and future Project Connect Phase 1 Light Rail; and

44           **WHEREAS**, Resolution No. 20240201-054 initiated an Equitable Transit  
45 Oriented District (“ETOD”) Overlay that would allow up to 120 feet of height,  
46 with an exploration of additional height above 120 feet, for non-single family

properties within one-half mile of the Project Connect Phase 1 Austin Light Rail project alignment, excluding existing overlays and regulating plans; and

**WHEREAS**, according to the Case Study, the remaining redevelopment potential in the current UNO boundary is limited; and

**WHEREAS**, since 2019, issues have been identified necessitating a further update to UNO to address equity and livability issues such as windowless bedrooms, SMART bedroom dispersion, and mobility enhancements for people walking and rolling; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates amendments to City Code Title 25 (*Land Development*) to amend the UNO to achieve the following:

1. Sleeping rooms with windows or openings that allow access to natural light, including exploring options for natural ventilation;
2. Functionally equivalent market-rate units and affordable bedrooms that include windows and openings;
3. Expansion of the UNO affordable housing bonus program to additional areas in the UT Campus area, including areas that are adjacent to the current bonus area;
4. Height limits achievable with participation in the UNO density bonus program in alignment with the Planning Commission's recommendation to remove height limits for Inner West Campus and Dobie;

5. Height limits that are similar to height limits that can be achieved with participation in the ETOD overlay, at minimum;
6. An appropriate step down of heights in expansion areas;
7. Subdistrict boundaries that expand Inner West Campus;
8. Increased ground floor commercial development requirements in areas receiving increased entitlements;
9. Amended design guidelines to further encourage ground floor activation and store fronts instead of parking, and further concealment of parking structures and dumpsters;
10. Enhanced sidewalks, bikeways, and pedestrian realm improvements on key corridors for east-west travel to the University of Texas from West Campus to expand capacity to move people and increase safety; and
11. Tenant protections that reflect any recommendations that result from the City's comprehensive density bonus updates.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to make programmatic updates to UNO that, to the extent feasible, achieve the following objectives:

1. Avoiding concentrating income restricted bedrooms by requiring property owners to disperse affordable bedrooms throughout residential units in a development participating in the SMART housing program;

2. Upgrading the Affordable Housing Online Search Tool (“AHOST”) so that students have dynamic, frequently updated information regarding affordable housing options for students;
3. Requiring participating property owners to provide sufficient support to students in the case of delayed move-in dates beyond the start of a lease, in coordination with the University of Texas at Austin;
4. Requiring all rental developments participating under UNO to be inspected every five years for code violations;
5. Reducing the likelihood that participating property owners price-fix rents via software algorithms; and
6. Extending the required period of affordability for existing affordable units within UNO through funding after evaluating the relative efficacy of preventing the expiration of affordable units in existing buildings or securing affordable units in new construction.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to initiate the following regarding mobility improvements in West Campus:

1. Expand the boundaries of UNO’s Parking Benefit District (“PBD”) to more areas of West Campus, in coordination with UNO density bonus expansion;
2. Explore the merits of converting UNO’s PBD to a Parking and Transportation Management District (“PTMD”);

3. Ensure broad stakeholder representation of residents and businesses in PBD/PTMD oversight, especially student representation;
4. Engage the West Campus community, especially renters, to identify projects to be funded by the PBD/PTMD, including but not limited to street repair, sidewalks, curb ramps, and in-street scooter corrals;
5. Explore and provide recommendations to convert 23rd Street from Rio Grande Street to Guadalupe to a pedestrianized street;
6. Utilize a data-driven, community-informed approach to identifying and implementing micro-mobility parking spaces, in coordination with MetroBike expansion planning, and prioritize on-street corrals;
7. Identify potential funding opportunities and a timeline for street safety improvements for high injury network streets within and adjacent to UNO; and
8. Explore, with CapMetro and the University of Texas, a more holistic approach to campus shuttles and other mobility options to expand accessibility to grocery stores and other healthy food destinations.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to explore:

1. Creating commercial development incentives or requirements, especially on corridors receiving enhanced pedestrian and bikeway requirements, that encourage and maintain useful stores for everyday livability and locations that sell produce and healthy food such as grocery stores and markets; and

- 136 2. Modifying development requirements to discourage above-ground  
137 parking and encourage shared parking and underground parking in  
138 areas with no height limits.

139 The City Council initiates amendments to Title 25 (*Land Development*) to  
140 the extent necessary to implement any recommendations that result from exploring  
141 these ideas.

142 **BE IT FURTHER RESOLVED:**

143 The City Manager is directed to engage area stakeholders on proposed  
144 changes to UNO and return with a final ordinance for Council approval by Spring  
145 2025.

146  
147 **ADOPTED:** \_\_\_\_\_, 2024 **ATTEST:** \_\_\_\_\_

148 Myrna Rios  
149 City Clerk  
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