



Downtown Austin Plan Implementation Update

June 26, 2024

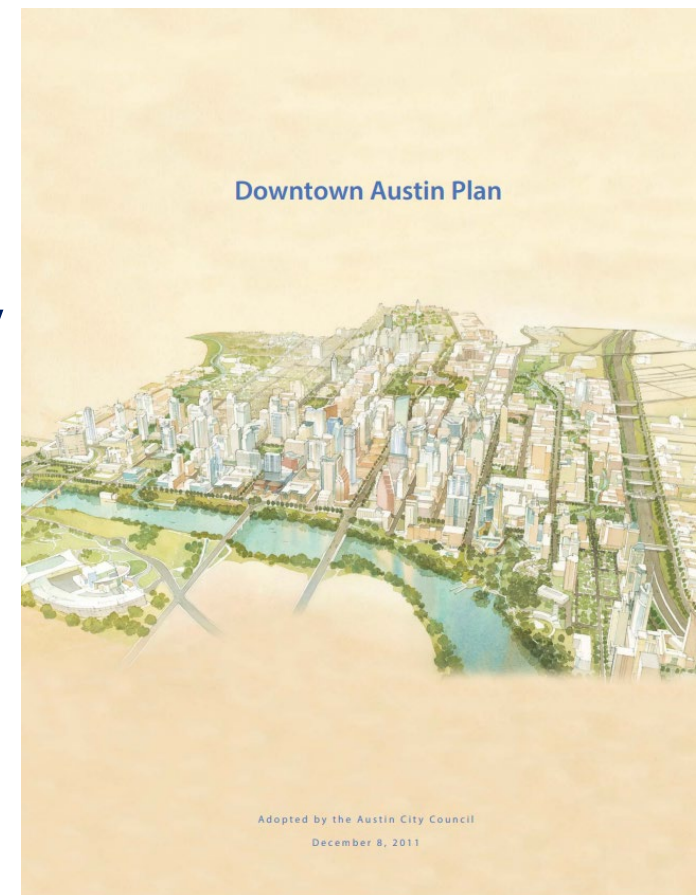
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About the Downtown Austin Plan

- Adopted in December 2011
- 109 recommendations for implementation were included in the plan.
 - In 2018, 75% (82) recommendations were partially complete or underway.
 - 19% (21) were completed or ongoing.
 - 6% (6) were not yet initiated.
- Active tracking was paused in 2018 due to focus on rewriting the Land Development Code, the pandemic, and staffing shortages.





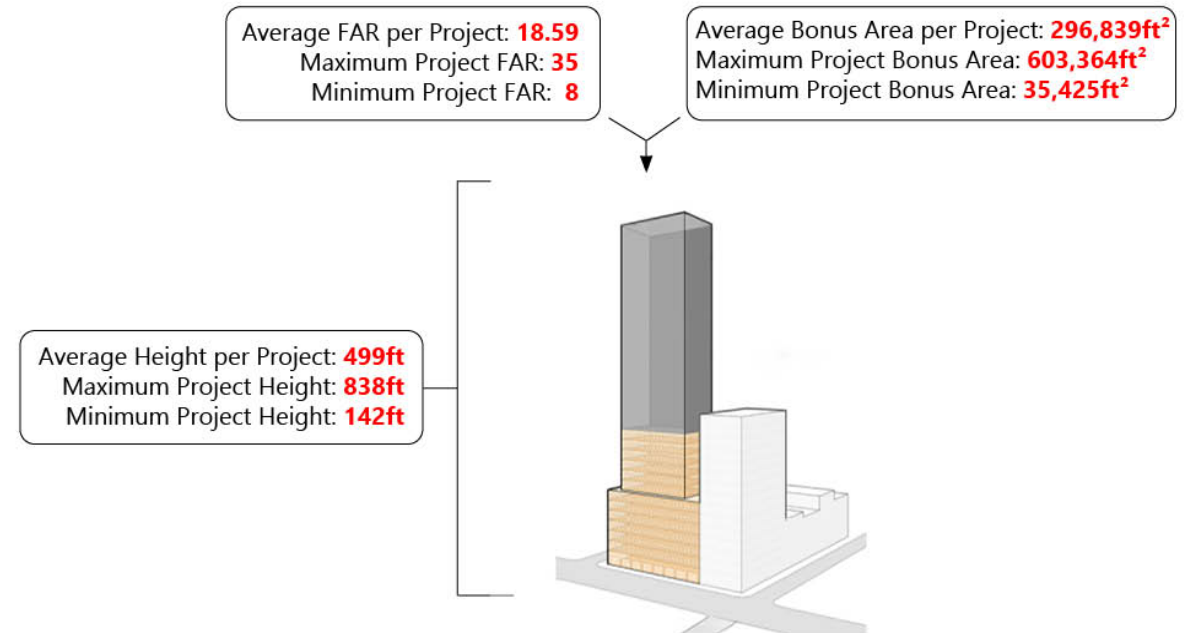
Downtown Density Bonus Program (DDBP)



Downtown Density Bonus Program (DDBP)

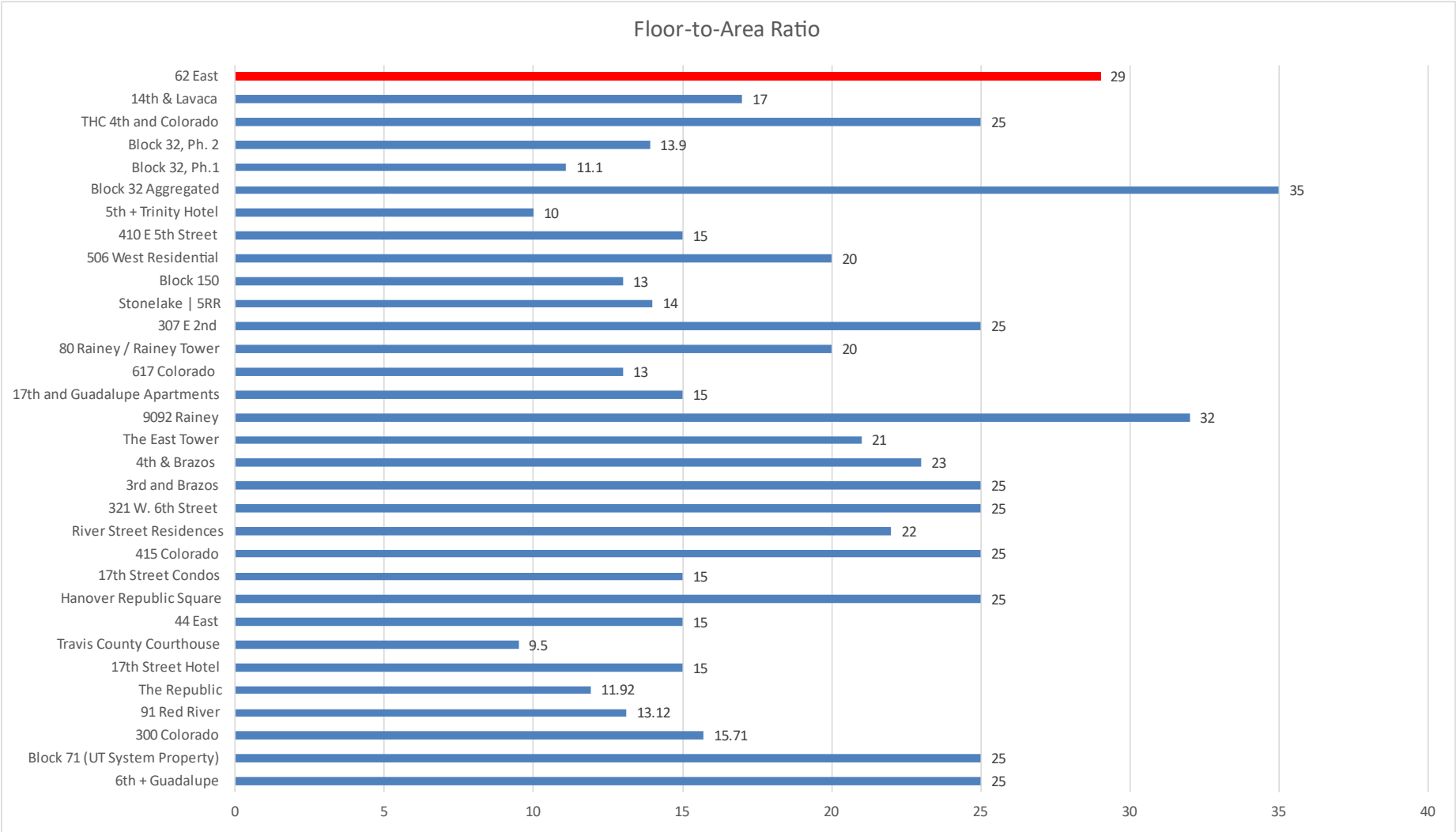
- June 2013, City Council adopted an ordinance to create the DDBP
- Since 2018, 37 projects have taken advantage of this program
- To date, ~\$13M fees-in-lieu paid, ~\$32.8M pending*
- 81 affordable housing units created, 721 proposed*

Downtown Density Bonus Metrics - Since January 1st, 2018

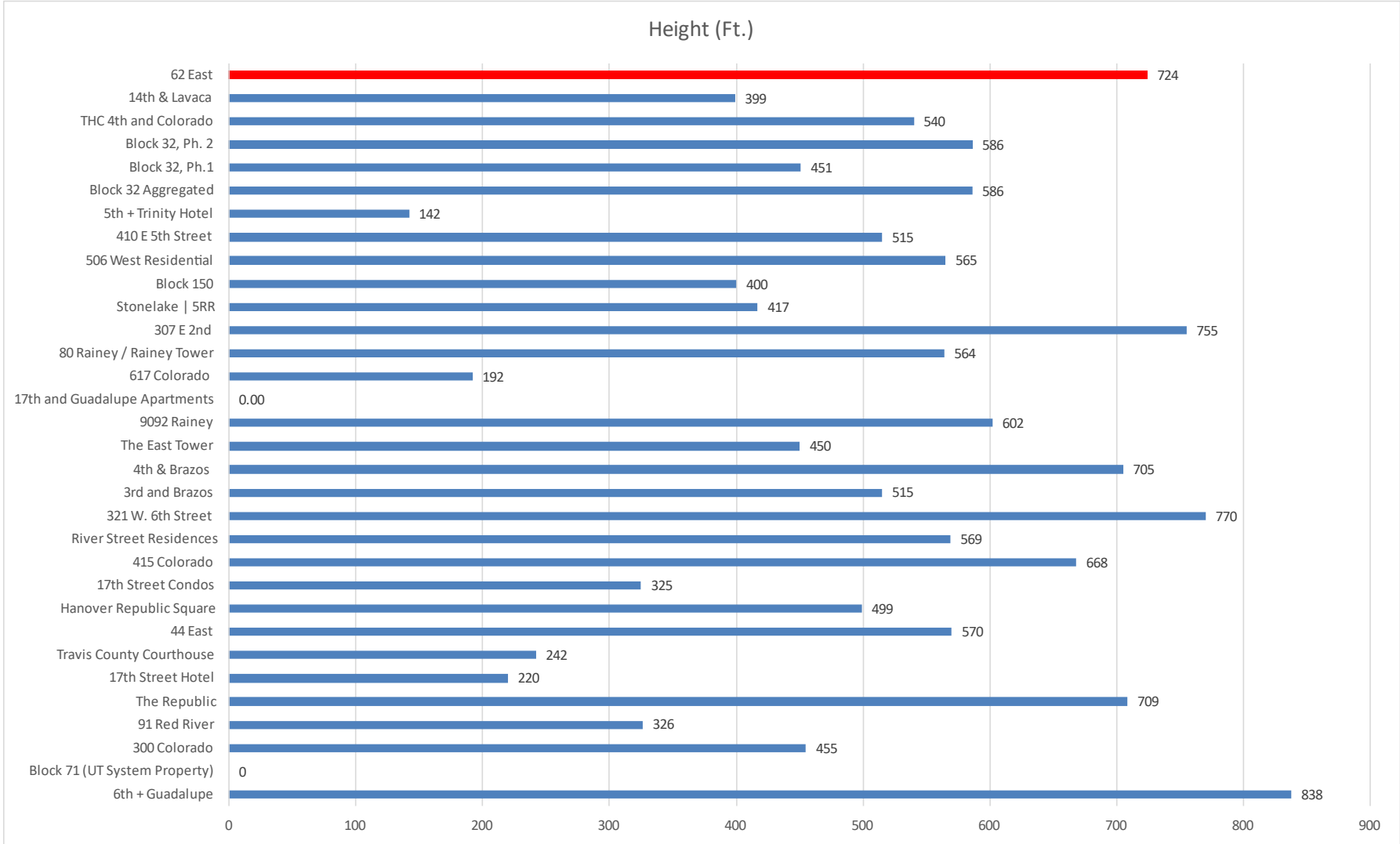


*Includes Rainey Subdistrict

Floor-to-Area Ratios



Building Heights





DDBP Fee Calibration Updates

- In 2022, City Council approved changes to the affordable housing in-lieu-fees based on staff recommendations as shown below.

Downtown Density Bonus Program – FY24 Fees		
Base Zoning or District	Residential	Commercial
CBD	\$12	\$9
All Other Base Zones	\$10	\$6
Rainey (All Other Base Zones)	\$5	Fee determined by base zone.

Fees are represented as a fee per square foot of bonus area

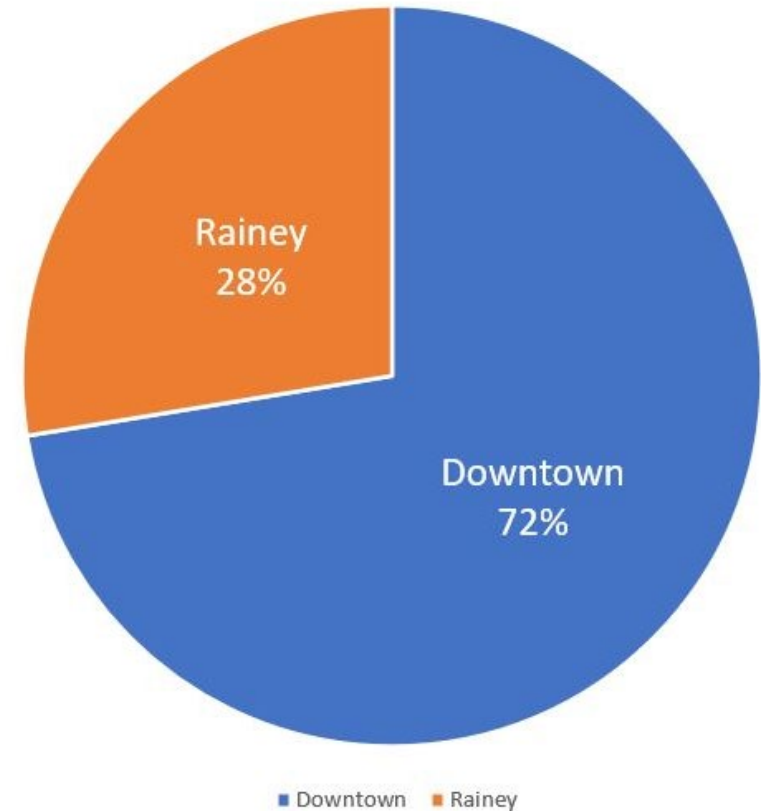
Great Streets Program



Great Streets Program

- Since 2018, approximately 24 projects have been approved with Great Streets.
- 231 block faces with Great Streets elements have been installed throughout Downtown.

Area Breakdown for Great Streets Installation or Approval Since January 1st, 2018





Great Streets Program

- The Urban Design team is writing a 25-year update to the Great Streets Plan estimated to be completed in Summer 2025. This includes:
 - An assessment of the existing streetscape improvements that have been implemented in development projects since the Plan’s creation;
 - A variety of community, public, and stakeholder outreach;
 - And a revamping of the Plan itself considering the findings and outcomes of the assessments and outreach
- Urban Design has completed a comprehensive, block by block conditions assessment of the streetscape elements installed under the Great Streets Program throughout downtown Austin over the last 24 years.



DAP Recommendation Update - Great Streets

■ Public Realm

- Require all new development to build Great Streets sidewalks or contribute to the Great Streets Development Program Fund.
 - A total of 231 block faces have been implemented with Great Streets standards.
 - Developers continue to participate in the Great Streets Development Program.
 - A code amendment was initiated for a Great Streets fee-in-lieu.
 - Only applicable for projects that are located along TxDOT frontages that cannot comply with Great Street Standards.
- Streamline the license agreement process for Great Street improvements.
 - Urban Design has appointed a staff member to review license agreements and site plans.
- Ensure that planned transit facilities (including urban rail), incorporate Great Streets improvements.
 - Urban Design will work with the Project Connect Team to create sections that meet the needs of both Great Streets and Project Connect.



DAP Recommendation Update - Great Streets

■ Transportation & Parking

- Improve pedestrian facilities in all streets and implement the Great Streets Master Plan.
 - The Great Streets Plan is being implemented through the Downtown Density Bonus Program since it's a gatekeeper requirement.
- Manage on-street parking and loading areas in a more efficient manner.
 - Several projects in Downtown have decreased on-street parking to allow for increased pedestrian zones, transit, and bike lanes.

■ Utilities & Infrastructure

- Dry Utilities: Utility franchises should be better coordinated within the framework of Downtown planning and capital improvements.
 - Great Streets continues to work with utility departments and applicants to coordinate the placement of trees and utilities. In many cases, utilities are relocated to allow for the installation of trees.



Austin Core Transportation (ACT) Plan



Austin Core Transportation (ACT) Plan

- The Austin Core Transportation (ACT) Plan is in the final stages of plan development and is anticipated to be completed by the end of Summer 2024. The final draft will be presented to Boards and Commissions before going to City Council for adoption.
- Coordination and reconciliation with the Great Streets Program will be a required essential step in the successful implementation of the (ACT) Plan.



Palm District Plan Update



Palm District Plan

- Planning Commission approved Palm District Plan
– July 25, 2023
- City Council adoption of Plan and Companion Resolution (No. 20230921-102)
– September 21, 2023





Palm District Plan: Next Steps

- **Palm School Site Concept Planning**
 - Travis County Steering Committee Introduction – *Jul. 2024*
- **Convention Center Expansion**
 - City Council Approved Design and Construction Contracts – *Oct. 2023*
 - Concept Design Completion – *Summer 2024*
 - Demolition and New Construction – *Apr. 2025 thru Jan. 2029*
- **Waterloo Gateway Development**
 - Construction underway of the Confluence – *Summer 2024*
 - *Biofiltration Pond, Stormwater Infrastructure, Retaining Walls, and Elevated Boardwalk.*
- **Palm Park Design**
 - Updated Design & Community Engagement Report – *Summer 2024*

Rally Austin (Austin Economic Development Corporation)



Rally Austin (AEDC)

- Created by the City Council in 2021 to carry out development projects and consulting services as the City's non-profit local government corporation.
- Leverages public and private real estate assets to create inclusive community benefits and equitable economic outcomes for Austin.
- Cultural Trust program forges public-private partnerships to preserve Austin's cultural assets, including:
 - Blocks 16 and 18 in the E. 11th Street Corridor
 - Austin Convention Center
 - I-35 Expansion
 - Citywide Asset Mapping Initiatives

Cultural and Business Incentives



Cultural and Business Incentives

- Economic Development Department provides a variety of grants and loans for economic development purposes:
 - Chapter 380
 - Business Expansion Incentive Program and Place Based Enhancement Program.
 - The Creative Space Assistance Program
 - Offers grants between \$5k - \$50k to creative organizations and independent artists.
 - Live Music Fund Event Program
 - Supports equitable economic growth in the music sector.
 - Family Business Loan Program
 - Offers low-interest loans to small businesses that are expanding and creating jobs.
 - Cultural Arts Funding
 - Supports Cultural Arts Programs for the Austin community.

District Development and Support



District Development and Support

- (EDD) Strategic planning and implementation of place-based initiatives:
 - Economic and Cultural District framework policy
 - Creative District Combining District
 - District Development Support
 - 5th Street Mexican-American Heritage Corridor
 - Red River Cultural District
 - East 6th Street Public Improvement District, managed by Sixth Street Austin.
- (FSD) Oversee Public Improvement District (PID) Policy and the Downtown Public Improvement District (DPID), managed by the Downtown Austin Alliance.



District Development and Support

- Special revenue funds (Rainey Street and Red River in downtown) support economic and cultural development projects through collection of:
 - Temporary use of right-of-way fees
 - Alley vacation sales payments
 - License agreement payments from development projects
- Eligible use of funds are evaluated/determined during development of the fund and align with specific district functions.

Leveraging Historic Preservation Fund



Historic Preservation Fund

- In 2019 the City established the Heritage Tourism Division to actively manage the Historic Preservation Fund (paid through Hotel Occupancy Taxes).
- Pro-actively recruits tourism-marketed historic designated projects (capital, planning, educational, or marketing) to apply for funding to restore architecturally and culturally historic properties.
- Funded Downtown Projects include:
 - Brush Square Plan,
 - Austin History Center Renovation,
 - Seaholm Intake Building Phase I,
 - Old Bakery and Emporium,
 - O. Henry and Susanna Dickinson Museums, and
 - 5th Street Mexican American Heritage Corridor Wayfinding

Thank You



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