

C20-2024-018

REZONING AND ORDINANCE AMENDMENT REVIEW SHEET (ADDENDUM)

Amendment: C20-2024-018 Downtown Density Bonus (DDB) Update Addendum

Description: Amend City Code Title 25 (Land Development) to create Downtown Density Bonus 400 Combining District (DDB400) and rezone property generally located west of north Interstate 35, east of Nueces Street, south of E 11th Street, and north of Lady Bird Lake to apply DDB400 and to create Downtown Density Bonus 850 Combining District (DDB850).

Revisions to the Staff Proposal:

Staff is proposing several revisions to the proposal included in the published staff report based on stakeholder feedback and continued review by agency partners:

Revision 1: Modify Non-Residential Redevelopment Requirements

The proposal reflected in the staff report includes certain requirements when redeveloping multifamily or commercial property. The redevelopment requirements support the goals of the Equitable Transit-Oriented Development Policy Plan and the Austin Strategic Housing Blueprint by increasing the supply of affordable housing while preserving existing affordable housing and community spaces.

Staff is proposing to modify the previously proposed redevelopment requirements for some existing legacy non-residential structures, extending the required period of operation for cocktail lounge, creative space, food sales, and small format uses. Through stakeholder engagement staff have heard concerns with the proposed language regarding the redevelopment requirements for the existing non-residential structures.

- EXISTING NON-RESIDENTIAL SPACE means a:
 - adult care services use (general or limited) that has operated for a minimum of 12 continuous months;
 - child care services use (general or limited) that has operated for a minimum of 12 continuous months;
 - cocktail lounge use that has operated for a minimum of ~~10~~ 20 continuous years;
 - creative space use that has operated for a minimum of ~~three~~ 10 continuous years;
 - food sales use that has operated for a minimum of ~~10~~ 20 continuous years with a gross floor area of 20,000 square feet or less; or
 - small format use that has operated for a minimum of ~~10~~ 20 continuous years with a gross floor area of 5,000 square feet or less.
- SMALL FORMAT USE means a use described in Chapter 25-2 (*Zoning*) that allows one or more of the following occupancies:
 - general retail sales;
 - personal services;
 - restaurant (general or limited).

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Staff will continue to review these requirements and refine the language and applicability in Phase 2 of the Downtown Density Bonus Update. Austin Planning and Austin Economic Development staff consider these requirements crucial for certain Cultural Districts and will utilize the additional time to ensure they are further developed and implemented in Phase 2.

Revision 2: Modify Urban Design Standards Related to Historic Preservation

The proposal reflected in the staff report includes mandatory and optional Urban Design Standards for projects participating in either Downtown Density Bonus 400 or Downtown Density Bonus 850.

Based on additional review and feedback from the Historic Preservation team within Austin Planning, staff are proposing to revise two of the optional Urban Design Standards. Below is the revised draft language for the proposal of the two Urban Design Standards that relate to Historic Preservation. Staff's revisions add clarity to the required building scale to be matched and clarity for the building façade that is to be preserved.

1. Match Historic Building Scale

- (A) For developments adjacent to a property that is currently listed as a City of Austin landmark or contributes to a local historic district:
- a. Developments must include a base ~~with a height that is within 15 feet of the height of the adjacent historic property.~~ **no taller than 15 feet above the point of the front wall of the adjacent historic property.**
 - b. Any portions of new buildings exceeding the height of the adjacent historic property's building façade by more than 15 feet must step back at least 15 feet from the face of the base façade.

2. Preserve Existing Building Façade

- ~~(A) Projects must preserve a minimum of 75% of the area of the street facing building façade of designated contributing historic properties and properties that meet an age threshold of 45 or more years.~~

For projects that preserve existing building façade(s) of building without historic designation

- (B) A project shall preserve the entire primary façade.
- a. The primary façade is typically the front-facing wall.
 - b. Where feasible, floors above the preserved façade shall be stepped back from the preserved façade at least 10 feet.