

STAFF RESPONSE TO PLANNING COMMISSION RECOMMENDATIONS

1. Planning Commission Recommendation:

On the Braker Pointe tract (a portion of Tract 10) revise Figure 4-2 (Max. FAR by Right) and Figure 4-4 (Max. Height by Right) to reflect the base height and FAR allowed under the previous LI-PDA zoning prior to the 2006 Whole Foods zoning case (This change would allow 1.07: 1 FAR and 117 feet in height by Right).

Staff Recommendation: Staff concurs with this proposed change.

Recommendation Details: See attached Revised Figures 4-2 and 4-4.

2. Planning Commission Recommendation:

On the Morse Family tract (a portion of Tract 7) revise Figure 4-2 (Max. FAR by Right) and Figure 4-6 (Max. Impervious Cover) to reflect the base FAR and impervious cover allowed under the previous CS zoning prior to the 2007 zoning change to MF-4. (This change would allow 2:1 FAR and 95% impervious cover).

Staff Recommendation: Staff concurs with this proposed change.

Recommendation Details: See attached Revised Figure 4-2 and 4-6.

3. Planning Commission Recommendation:

Revise Section 1.2.3 of the 9/3/08 Draft NBG Regulating Plan to be consistent with the applicability standards in LDC Chapter 25-2, Subchapter E: Design Standards & Mixed Use, Sections 1.2.2 and 1.2.3. (Note: City Council may consider amendments to the applicability section of Subchapter E later this year. The Planning Commission recommends that if Section 1.2 of Subchapter E is not amended by January, 2009, that staff bring a proposal to amend Section 1.2.3 of the NBG Regulating Plan back to Planning Commission and City Council for consideration.)

Staff Recommendation: Staff concurs with this proposed change, but recommends the addition of minimum design standard requirements to the NBG Regulating Plan for projects seeking a development bonus.

Recommendation Details: See minimum design standard requirements in the attached revisions to Article 1, Sections 1.2.3 and 1.5, and Article 6, Section 6.2.1 of the 9/3/08 Draft NBG Regulating Plan.

4. Planning Commission Recommendation:

Revise the NBG Regulating Plan "Background" section to reflect the vision for the area to be more bicycle-friendly.

Staff Recommendation: Staff concurs with this proposed change.

Recommendation Details: The Background section of the 9/3/08 Draft NBG Regulating Plan, paragraph 3, 1st sentence would be revised as follows:

The North Burnet/Gateway (NBG) Master Plan presents a long-term vision for the area to redevelop the existing low density, auto-oriented commercial, warehouse and industrial uses into a higher density urban mixed-use neighborhood that is more pedestrian- and bicycle-friendly and takes advantage of the links to commuter rail transit and the area's key position within Austin's Urban Core.

5. Planning Commission Recommendation:

Amend Appendix A of the NBG Regulating Plan to include a new collector street cross-section that shows a separated off-street bicycle path.

Staff Recommendation: Staff concurs with this proposed change. Staff also recommends requiring the off-street bikeway cross-section for specific new collector streets designated on the NBG Collector Street Plan. This is to ensure consistent bike facilities from property to property as the new collector streets are built.

Recommendation Details: Appendix A would be revised to add two new Primary Collector - Off-Street Bikeway Option cross-sections (see attachment) and Section 3.5.2 would be revised as follows:

2. The collector street shown on Figure 3-12 running north-south located east of Burnet Road and west of the railroad tracks shall follow the Primary Collector Street (35 M.P.H or less) off-street bikeway option cross-section.

The collector street cross-sections with an off-street bikeway option are recommended due to:

- The overarching goal of the Bicycle and Pedestrian Program to encourage cycling for all ages and levels of experience. Off-street facilities increase the perception of safety for novice and children cyclists and are routinely requested during our outreach efforts.
- Planning for off-street facilities in this way allows for the development of an off-street bicycle network, one of the recommendations of the City of Austin Street Smarts Task Force.
- This off-street system will compliment the existing and proposed on-street system on the existing roadways through the TOD; creating a bi-level system through the TOD of on and off-street facilities that serve experienced to novice cyclists.

Please note that separated paths require unique, site specific planning and engineering. It is recommended that the City of Austin Bicycle Program (per Planning Commission's recommendation #6 below) be involved in the site planning process as the system is built out. It is important that the bikeway be signed and marked as a one-way facility.

6. Planning Commission Recommendation:

Amend the NBG Regulating Plan to require development projects in the TOD Subdistrict to consult with the City of Austin Bicycle and Pedestrian Program about possible ways to achieve separated off-street bicycle paths.

Staff Recommendation: Staff concurs with this proposed change.

Recommendation Details: The following text would be added to Section 3.5.8 [*Pedestrian, Bicycle, and Vehicular Circulation*] of the 9/3/08 Draft NBG Regulating Plan:

E. Development projects in the TOD Subdistrict shall consult with the City of Austin Bicycle and Pedestrian Program prior to or during the Project Circulation Plan review about possible ways to achieve separated off-street bikeways.

7. Planning Commission Recommendation:

Amend the NBG Regulating Plan Development Bonus section to change the fee-in-lieu payment from \$6 per square foot of bonus area to \$10 per square foot of bonus area.

Staff Recommendation: Staff recommends no change from the 9/3/08 Draft NBG Regulating Plan (fee-in-lieu remains \$6 per sq. ft.).

Recommendation Details: The staff proposal in the 9/3/08 Draft NBG Regulating Plan (\$6 per square foot) is consistent with the recently-adopted fee-in-lieu level for Planned Unit Development (PUD) areas and is significantly higher than the amount adopted for the University Neighborhood Overlay district. Setting a fee-in-lieu level that is too high may have the unintended consequence of discouraging participation in density bonus programs in the North Burnet / Gateway area.

8. Planning Commission Recommendation:

Amend the NBG Regulating Plan Development Bonus section to state that residential projects seeking a development bonus may not be granted a fee-in-lieu of providing housing on-site administratively.

Staff Recommendation: Staff recommends no change from the 9/3/08 Draft NBG Regulating Plan (allow granting of fee-in-lieu for residential projects to be handled administratively).

Recommendation Details: For the North Burnet / Gateway zoning district, a fee-in-lieu is recommended as an available alternative in order to provide some measure of flexibility and increase the likelihood that developments will take utilize a development bonus.

9. Planning Commission Recommendation:

Amend the NBG Regulating Plan Development Bonus section to state that NHCD shall allocate money from the Housing Assistance Fund within 2 miles of the intersection of Burnet Rd. and Braker Lane.

Staff Recommendation: Staff concurs with this proposed change.

Recommendation Details: The following text revisions would be made to Article 6, Section 6.2.1.G.1:

1. The Director of the Austin Neighborhood Housing and Community Development Dept. (NHCD) ~~may~~ shall allocate money from the Housing Assistance Fund collected under Subsection F for the financing or production of affordable units within 2 miles of the intersection of Burnet Rd. and Braker Ln. that meet the following criteria: ...

10. Planning Commission Recommendation:

Planning Commission recommends that when the City-owned properties in the NBG area are redeveloped, the City strive to reach a 25% affordable housing goal on those properties.

Staff Recommendation: Staff concurs with this recommendation.

Recommendation Details: No revisions to the NBG Regulating Plan are required. The Planning Commission recommendation is a policy recommendation for the City Council to consider when the City-owned properties in the NBG area are redeveloped.

Figure 4-2 : Maximum Floor - to - Area - Ratio (FAR) by Right (with no Development Bonus)

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Figure 4 - 4 : Maximum Height by Right (with no Development Bonus)

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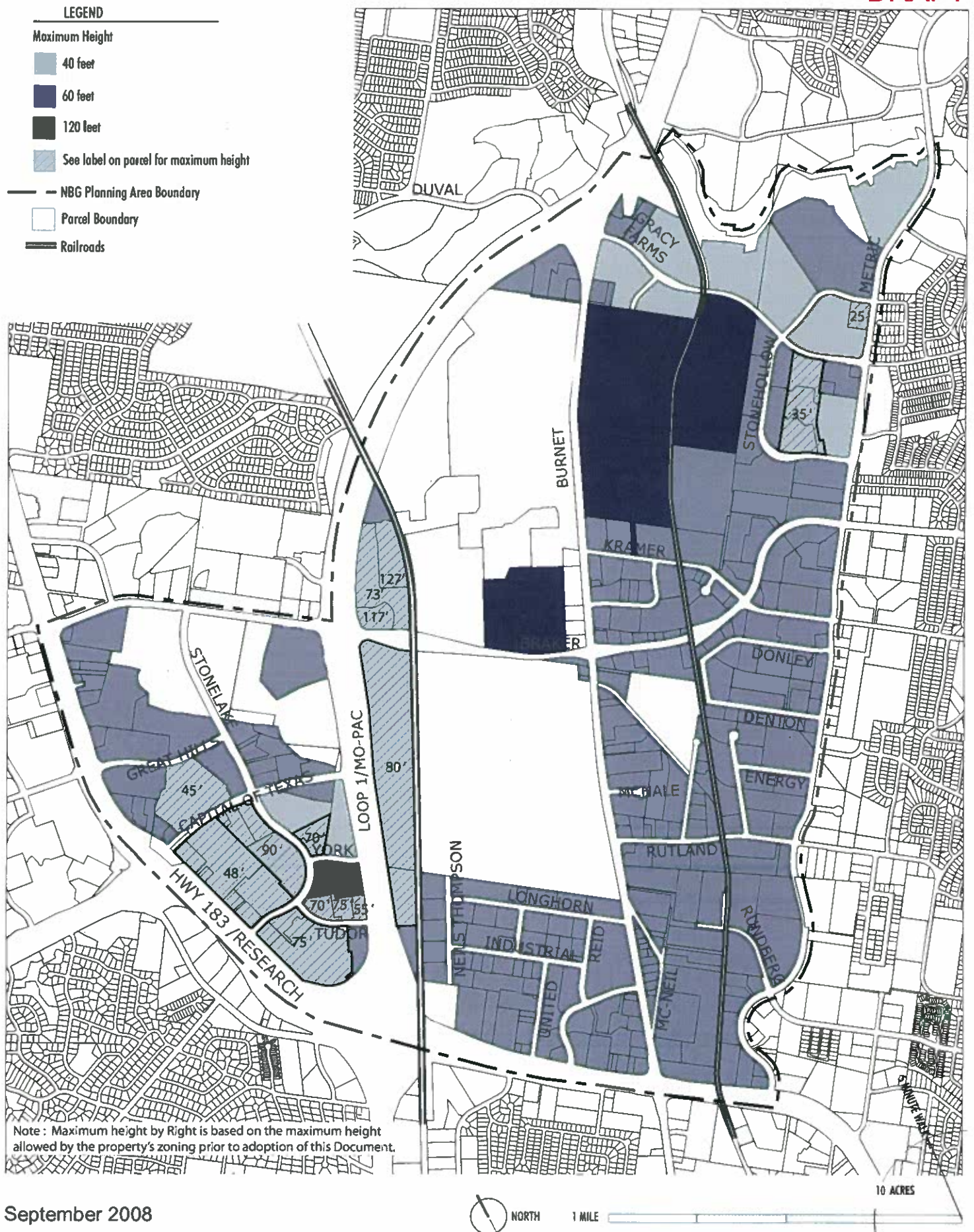
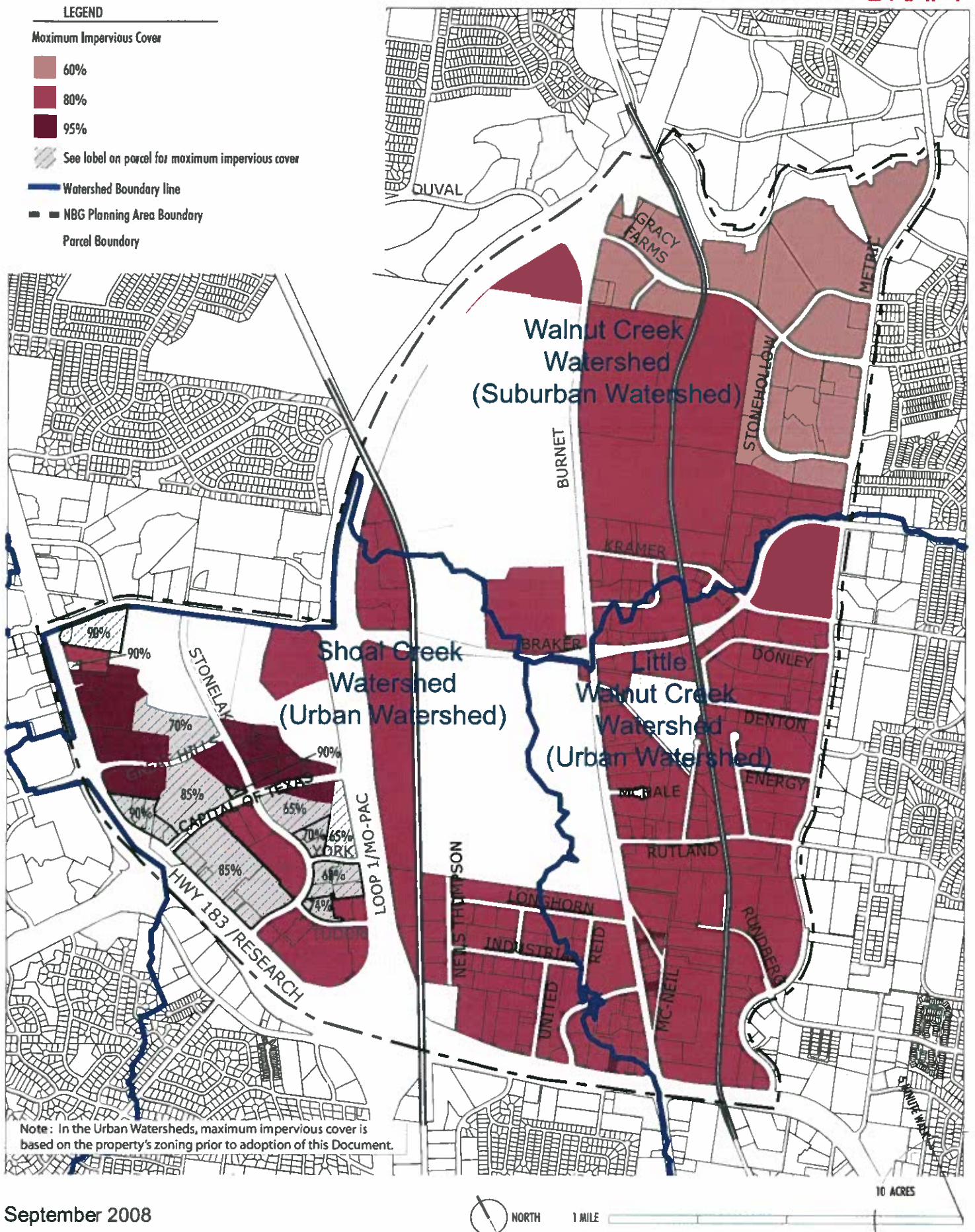
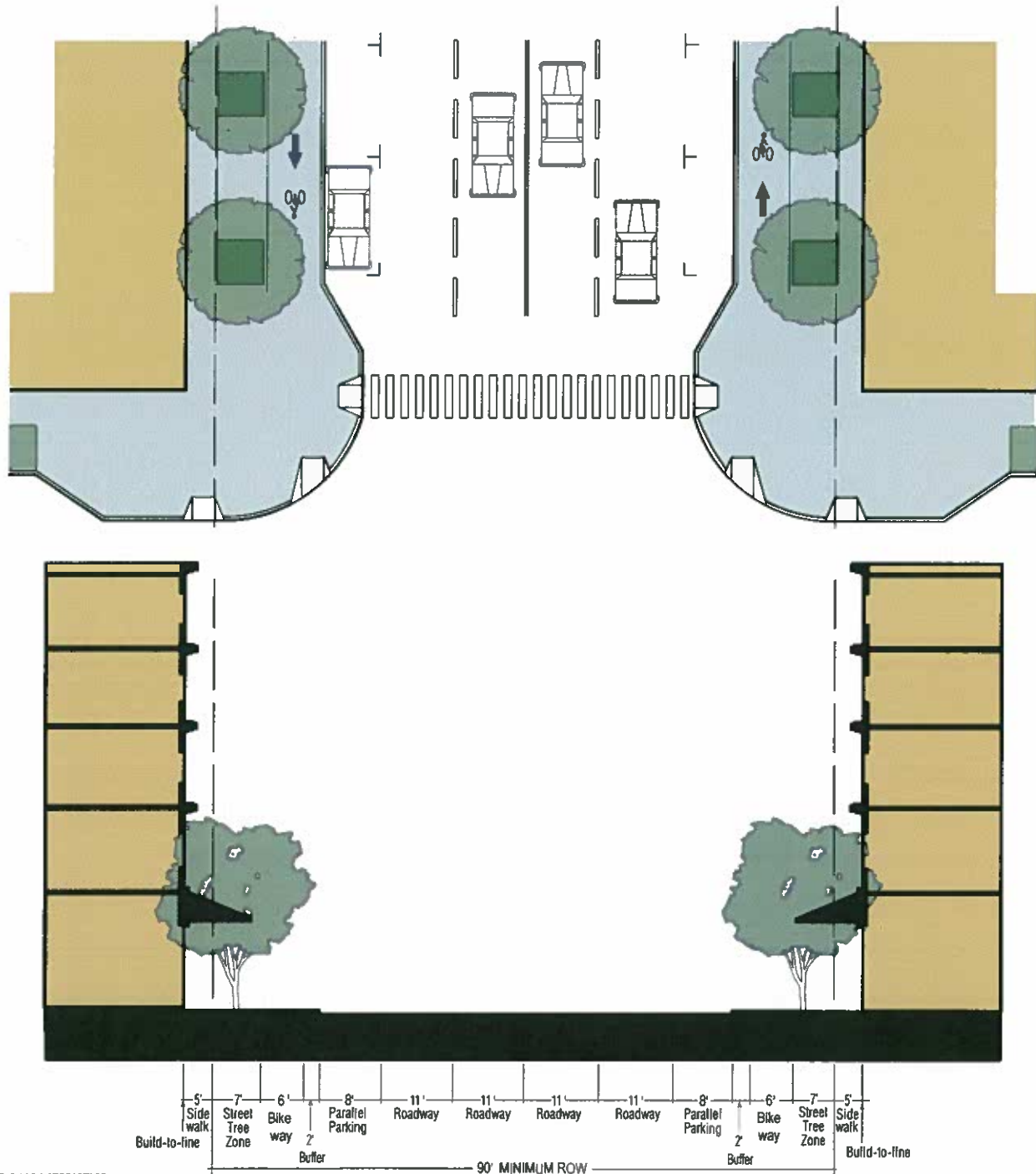


Figure 4-6 : North Burnet / Gateway (NBG) Zoning District
Watershed and Maximum Impervious Cover Map

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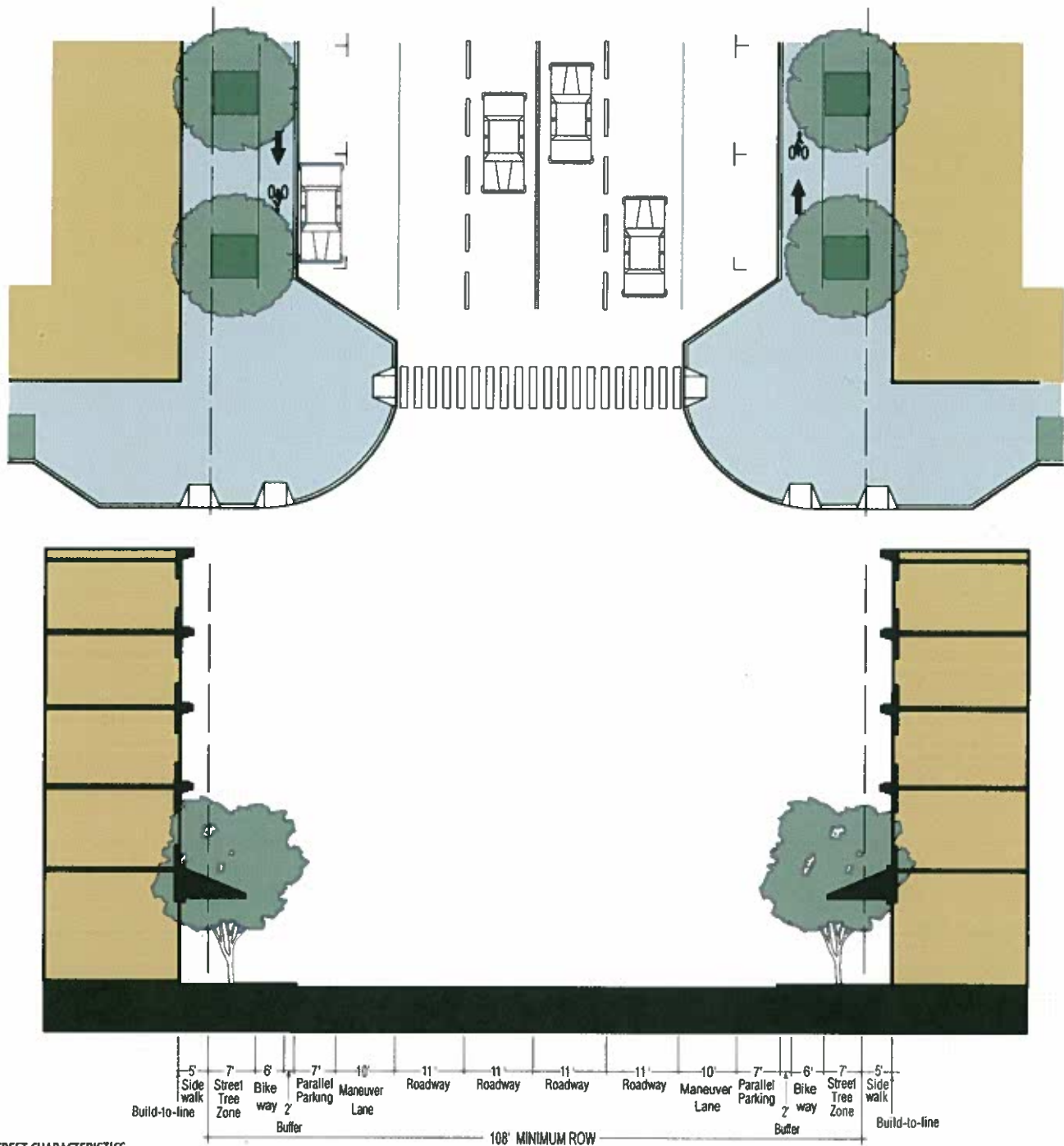


PLANNING COMMISSION RECOMMENDATION
 OFF-STREET BIKEWAY OPTION
 STREET TYPE: PRIMARY COLLECTOR WITH PARALLEL PARKING (35 M.P.H or less)



OFF-STREET BIKEWAY OPTION

STREET TYPE: PRIMARY COLLECTOR WITH PARALLEL PARKING (greater than 35 M.P.H)



STREET CHARACTERISTICS

Min. Right of Way	108'
Pavement Width	78'
Target Speed	greater than 35 mph
Parking	parallel, both sides
Curb Radius	20'