RESIDENTIAL

COMPLETE DESIGN PLANS & PERSPECTIVES

GREAT STREETS

SUBSTANTIAL COMPLIANCE WITH URBAN DESIGN GUIDELINES

1-STAR AEGB RATING

RESIDENTIAL

> 50% OF BONUSED FLOOR AREA

< 50% OF BONUSED FLOOR AREA

AFFORDABLE HOUSING

ON-SITE IN 10% OF BONUSED AREA

IN-LIEU FEE $5 OR $10/SF OF BONUSED AREA

FAMILY-FRIENDLY HOUSING

150 SF BONUS FOR EACH BEDROOM OVER 2 CONSTRUCTED

CHILD CARE/ELDER CARE

2 SF OF BONUSED FLOOR AREA FOR EACH 1 SF PROVIDED

LIVE MUSIC/CULTURAL USES

2 SF OF BONUSED FLOOR AREA FOR EACH 1 SF PROVIDED

HISTORIC PRESERVATION

PURCHASE OF TDR FROM WAREHOUSE DISTRICT

SUSTAINABILITY

15% OF BASE FAR BONUSED FOR 2-STAR (AEGB); 20% FOR 3-STAR

PUBLICLY ACCESSIBLE OPEN SPACE

5 SF OF BONUSED FLOOR AREA FOR EACH 1 SF OF ELIGIBLE OPEN SPACE

DOWNTOWN EMPLOYMENT/TOURISM

1.5 X BASE FAR

GATEKEEPER REQUIREMENTS FOR DENSITY BONUS

- COMPLETE DESIGN PLANS & PERSPECTIVES
- GREAT STREETS
- SUBSTANTIAL COMPLIANCE WITH URBAN DESIGN GUIDELINES
- 1-STAR AEGB RATING

DRAFT
PROPOSED DENSITY BONUS PROGRAM PATHWAYS
Downtown Austin Plan
Prepared by ROMA Austin for the City of Austin
Revised September 15, 2009