CORE DISTRICT:
FORM AND CHARACTER ANALYSIS
January 20, 2009

Key Characteristics
- Strongest sense of downtown character and seat of State Government
- Numerous subareas with strong identity:
  East 6th, Congress Avenue, Red River Live Music corridor, Warehouse Area, Bremond Block, Convention Center/Brush Square area
- Congress Avenue and Sixth Street are best historic streets, yet activities/uses do not allow either street to reach its potential.
- Entire E/NE quadrant is highly underutilized and dominated by homeless services uses.
- Investment concentrated in SW quadrant and to some extent SE around Convention Center

Opportunities
- Approximately 30 acres of assembled, ¼-block or more parcels

Potential District-Specific Priorities
- Incentivize cultural and retail uses along Congress Avenue and redesign streetscape to more ped-friendly (wider through-zone, parallel parking).
- Strengthen day and nighttime viability of East 6th Street from both use/activity and public space standpoint.
- Preserve identity/integrity of Warehouse Area, which is very vulnerable due to no height/preservation regulations in place and due to parcel assembly in area.
- Strengthen identity around and enhance historic public squares.
- Invest in E/NE quadrants, including eventual purchase of the historic NE Square (where First Baptist Church is located), as part of large scale redevelopment project that could include federally-owned parcels west of NE Square.
- Address homeless services area with catalyst project/redevelopment of parcels immediately around it that can mitigate negative image.
- Increase competitiveness of office uses throughout the Core and Historic Squares districts.
UPTOWN DISTRICT:
FORM AND CHARACTER ANALYSIS
January 20, 2009

Key Characteristics
• Lacks sense of identity/character: no significant activity nodes, not a memorable area from an architectural, landscape, “people place” perspective. There is no public open space/parks.
• Guadalupe is a major gateway to Downtown from the north, Uptown District feels like a place to pass through, rather than arrive—no destinations.
• Emerging “Uptown Arts District” still very nascent and has no distinctive physical form/look.
• Support area to Capitol and Travis County.
• Western edge/San Antonio Street has some historic residential buildings.
• Primarily DMU zoning which aims to create a transition from CBD to less intense/dense areas outside the downtown.
• Numerous buildings over 10 stories
• Major arterials (Lavaca and Guadalupe) slice through district and bound its northern edge (MLK).
• Some of first high-rise condos in Downtown are located here.
• Some mid-rise State government offices are located here.

Opportunities
• About 13.5 acres of assembled properties over ½-block provide good opportunity for development at a higher intensity than DMU, as this is not a district with little need for compatibility – few sensitive and/or historic properties within district.

Potential District-Specific Priorities
• Develop a real mixed-use district with office, residential and hotel.
• Enhance activity node in area of 17th/Lavaca and Guadalupe for art galleries, local businesses, restaurants, retail (Clay Pit, Dog & Duck, Serrano’s, Women & Their Work, are positive examples of existing local businesses.
• Create Great streetscapes as well as a public gathering space/plaza as a focal point for the node above.
NORTHWEST DISTRICT:
FORM AND CHARACTER ANALYSIS
January 20, 2009

Key Characteristics
• Predominance of turn of century single-family residential character, although very little residential uses in area.
• Predominance of professional office (law) uses in single-family structures. Sense of stewardship is apparent.
• ACC and Pease influence central area of this district.
• Major City parks along western edge of district.
• Major mature canopies along many streets
• Major bluff line running north/south along western area of district
• Shoal Creek riparian environment creates unique western edge to district

Opportunities
• About 20 acres of assembled properties over ¼-block provide some opportunity for development at a somewhat higher intensity than GO or CS, which is predominant zoning in district. New development must maintain compatibility with historic single-family residential buildings/character. Areas where redevelopment could occur are along MLK, 15th, 12th (in proximity of Shoal Creek).

Potential District-Specific Priorities
• Prioritize residential uses and (quieter) neighborhood-serving retail, cafes,
• Preserve historic residential character—develop local historic (sub)districts as appropriate.
• Create 12th Street as an active, mixed-use street, anchored by educational institutions, parks, etc., linking to Capitol and Lamar Blvd.
• Concentrate activities/uses in the ACC area, such as affordable and local retail, restaurants,
• Improve Shoal Creek for hike-and-bike trail, restore native vegetation, etc.
• Initiate flood improvement project for Shoal Creek.
### APPENDIX D

**DAP Phase 2: Recent Downtown Austin Projects Comparison**

**Revised: March 4, 2009**

<table>
<thead>
<tr>
<th>Project and Principal Use Type</th>
<th>Project Location</th>
<th>Parcel Size</th>
<th>Existing Zoning</th>
<th>Zoning Granted</th>
<th>Units / SF</th>
<th>Building Height</th>
<th>Base Zoning FAR</th>
<th>Final Approved FAR or Height</th>
<th>Actual built FAR w/o parking</th>
<th>Actual built FAR incl. parking</th>
<th>Community Benefits/Amenities</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carr America</td>
<td>300 W. 6th St.</td>
<td>1.60 AC</td>
<td>CBD</td>
<td>443,530</td>
<td>22' &amp; 22 stories</td>
<td>8.1</td>
<td>6.1</td>
<td>6.37:1</td>
<td>Smart Growth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plaza Lofts Condos</td>
<td>8th Street and</td>
<td>0.27 AC</td>
<td>CBD-DP</td>
<td>54 units, retail, 6 garage levels; 105,374 SF</td>
<td>14 stories</td>
<td>8.7 (entitlement beyond CBD?)</td>
<td>8.7</td>
<td>8.6</td>
<td>10.8 *</td>
<td>Great Streets w/ CDA-reimbursement</td>
<td>Apr-02</td>
<td></td>
</tr>
<tr>
<td>Nolan Park Condos</td>
<td>401 W. 8th St.</td>
<td>1.034 AC</td>
<td>EMU-CURE</td>
<td>99 units, retail, office, 11 stories</td>
<td>130'</td>
<td>2</td>
<td>5.54' max. hgt.</td>
<td>5.7</td>
<td>Great Streets</td>
<td>Sep-02</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hampton Inn &amp; Suites Hotel</td>
<td>400 San Jacinto Blvd.</td>
<td>0.67 AC</td>
<td>CBD</td>
<td>209 rooms</td>
<td>16 stories*</td>
<td>12</td>
<td>12</td>
<td>5.4</td>
<td>6.0</td>
<td>Partial Great Streets w/ CDA-reimbursement</td>
<td>Dec-02</td>
<td></td>
</tr>
<tr>
<td>Convention Center Hilton Hotel and Condos</td>
<td>400 E. 6th Street</td>
<td>1.871 AC</td>
<td>CBD</td>
<td>360 hotel rooms, meeting rooms, restaurant, condo, retail</td>
<td>85 stories</td>
<td>11</td>
<td>10.2</td>
<td>Great Streets w/ CDA-reimbursement</td>
<td>Dec-03</td>
<td></td>
<td>8.7</td>
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<tr>
<td>Bexar Office Building</td>
<td>401 Congress Ave.</td>
<td>1.65 AC</td>
<td>CBD</td>
<td>20 units, retail, restaurant; 23 stories 51.5'</td>
<td>13</td>
<td>5</td>
<td>5.96' max. hgt.</td>
<td>6.3</td>
<td>Great Streets w/ CDA-reimbursement</td>
<td>Jan-04</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td>South Downtown Block 20</td>
<td>501 Lavaca Street</td>
<td>1.75 AC</td>
<td>CBD</td>
<td>407,416sf Mixed Use Residential</td>
<td>8-st, 109'</td>
<td>6</td>
<td>Great Streets</td>
<td>Sep-02</td>
<td></td>
<td>8.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin City Lofts</td>
<td>500 W. 9th St.</td>
<td>0.778 AC</td>
<td>CBD</td>
<td>60 units, retail, 172,405 SF</td>
<td>100'</td>
<td>6</td>
<td>5.2</td>
<td>7.6</td>
<td>Great Streets - Smart Growth Program</td>
<td>Mar-04</td>
<td></td>
<td>8.4</td>
</tr>
<tr>
<td>Residence Inn / Courtyard by Marriott</td>
<td>500 E. 6th Street</td>
<td>1.12 AC</td>
<td>CBD</td>
<td>463 rooms, meeting rooms, restaurant, retail, 281,418 SF</td>
<td>90' and 111'</td>
<td>6</td>
<td>5.6</td>
<td>7.3</td>
<td>Great Streets w/ CDA-reimbursement</td>
<td>Sep-06</td>
<td></td>
<td>8.7</td>
</tr>
<tr>
<td>Milo Condos (aka 54 Rainey St.)</td>
<td>Rainey Street</td>
<td>1.517 AC</td>
<td>SF-3 &amp; WD</td>
<td>256 units; 13 stories; 220,231 SF</td>
<td>130'</td>
<td>5</td>
<td>5.120' max. hgt.</td>
<td>6.3</td>
<td>Great Streets w/ CDA-reimbursement</td>
<td>Sep-05</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td>The Shore Condos</td>
<td>Davis and Rainey Streets</td>
<td>1.91 AC</td>
<td>SF-3, MF-3, CS</td>
<td>192 units, 5 flrs. Parking, 22 stories, 683,588 SF</td>
<td>230'24'</td>
<td>8.1</td>
<td>8.1</td>
<td>7.9</td>
<td>$10,000 improvements to Bike &amp; Hike Trail*</td>
<td>Jan-08</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td>AMU Condos- Block 22</td>
<td>401 W. 3rd Street</td>
<td>1.77 AC</td>
<td>CBD and CBD-H</td>
<td>271 units, retail, restaurant; 400,551 SF</td>
<td>310'4-story Tower</td>
<td>8</td>
<td>4.4</td>
<td>5.5 (430 cars)</td>
<td>Great Streets</td>
<td>Mar-08</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td>The Monarch Apartments (aka ZOM Street Creek Ph. II)</td>
<td>4th Street and Wyatt Ave.</td>
<td>2.148 AC</td>
<td>SMU</td>
<td>28 units, 7,318 SF retail, restaurant; 28 story tower and 5 story parking garage; 527,629 SF</td>
<td>229'5-story Tower</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>Great Streets</td>
<td>Apr-08</td>
<td></td>
<td>8.5</td>
</tr>
<tr>
<td>360 Condos</td>
<td>3rd and Nueces Streets</td>
<td>1.266 AC</td>
<td>CBD-DC</td>
<td>130 units, retail, 528,468 SF</td>
<td>150'</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>Great Streets - built improvements and sound proofed Music Hall</td>
<td>May-08</td>
<td></td>
<td>8.9</td>
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Revised: March 4, 2009
<table>
<thead>
<tr>
<th>Project and Principal Use Type</th>
<th>Project Location</th>
<th>Parcel Size</th>
<th>Existing Zoning</th>
<th>Zoning Granted</th>
<th>Jobs / SF</th>
<th>Building Height</th>
<th>State Zoning FAR</th>
<th>Final Approved FAR or Height</th>
<th>Actual built FAR w/o parking</th>
<th>Actual built FAR incl. parking</th>
<th>Community Benefits/Amenities</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legacy at Town Lake</td>
<td>43 Rainey Street</td>
<td>72 AC</td>
<td>CBD</td>
<td>CBD</td>
<td>107 units, 1046sf retail</td>
<td>332'</td>
<td>6:1</td>
<td>n/a</td>
<td>0.01:1</td>
<td></td>
<td>Adhere to Design Standards and Great Streets, provide affordable housing, Dedicated 500 per unit to Shoal Creek improvements</td>
<td>Sep-08</td>
</tr>
<tr>
<td>Spring Condos</td>
<td>3rd Street and Bowie</td>
<td>0.62 AC</td>
<td>DMU</td>
<td>DMU-CURE-CO</td>
<td>263 units, retail; 42 stories, 53,692 SF</td>
<td>120'</td>
<td>5</td>
<td>23 : 1, 400' max. height</td>
<td>11.1</td>
<td></td>
<td></td>
<td>Nov-08</td>
</tr>
<tr>
<td>Hotel Van Zandt and Condos</td>
<td>3rd and Rainey Streets</td>
<td>0.14 AC</td>
<td>CBD</td>
<td>n/a</td>
<td>254 hotel rooms, 7 units</td>
<td>17-st</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Dec-08</td>
</tr>
<tr>
<td>Block 21 (Of Hotel (Condos and Austin City Limits))</td>
<td>2nd. and Lavaca Streets</td>
<td>0.176 AC</td>
<td>CBD</td>
<td>CBD-CURE-CO</td>
<td>250 hotel rooms, 290 units, 6 stories and 760,000 SF</td>
<td>36-st</td>
<td>8</td>
<td>2</td>
<td></td>
<td></td>
<td>Great Streets, ACL sound stage financial support (?), Shoal Creek Park Improvements</td>
<td>Mar-09</td>
</tr>
<tr>
<td>Seaholm (Tower and Underground Areas)</td>
<td>3rd Street at West Ave.</td>
<td></td>
<td></td>
<td></td>
<td>743245 sf</td>
<td>36.5-st</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td></td>
<td>May-09</td>
</tr>
<tr>
<td>Austonian Condos</td>
<td>2nd Street and Congress Ave.</td>
<td>0.68 AC</td>
<td>CBD</td>
<td>CBD-CURE-CO</td>
<td>191 units, retail</td>
<td>58-st, 65'</td>
<td>8</td>
<td>21 : 1, 700' max. height</td>
<td>22.43</td>
<td></td>
<td>$250,000 to affordable housing</td>
<td>Jul-09</td>
</tr>
<tr>
<td>La Vida Lavaca</td>
<td>1701 Lavaca</td>
<td>405 Ac</td>
<td>DMU / CS</td>
<td>DMU / CS</td>
<td>33 units, 74,400 sf total</td>
<td>119.95' / 45.99</td>
<td>5.1 / 2.1</td>
<td>6:1 / 5:1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Ashton</td>
<td>101 Colorado</td>
<td>0.015 AC</td>
<td>CBD</td>
<td>CBD</td>
<td>199 units, 705sf retail</td>
<td>412'-3&quot;, 40-st</td>
<td>8</td>
<td>0:6:1</td>
<td></td>
<td>TBD</td>
<td></td>
<td>Spring 2009</td>
</tr>
<tr>
<td>Block 51 Condos</td>
<td>6th &amp; Nueces</td>
<td>0.18 AC</td>
<td>CBD</td>
<td>CURE</td>
<td>450 Condos, 116 of retail, 25,000 SF new Post Office</td>
<td>480'</td>
<td>8</td>
<td>0.03</td>
<td>9.3</td>
<td>15.7</td>
<td>New Downtown Post Office, $300,000 to Austin Parks Foundation, Great Streets</td>
<td>Dec-09</td>
</tr>
<tr>
<td>Shoal Creek Offices</td>
<td>6th Street and West Ave.</td>
<td>0.337 AC</td>
<td>DMU &amp; GO</td>
<td>DMU-CO-CURE</td>
<td>12,693 SF office, 4,400 SF retail, 4,000 SF restaurant</td>
<td>9-st / 83'</td>
<td>5 &amp; 1</td>
<td>36' max, height</td>
<td>TBD</td>
<td>TBD</td>
<td></td>
<td>Apr-10</td>
</tr>
<tr>
<td>Block 52 Condos/Hotel</td>
<td>6th &amp; Guadalupe</td>
<td>0.77 AC</td>
<td>CBD</td>
<td>CURE</td>
<td>350 units, 150 hotel rooms, 25,000 SF retail</td>
<td>360'</td>
<td>4</td>
<td>51:00</td>
<td>TBD</td>
<td>TBD</td>
<td>Great Streets</td>
<td>Early 2011</td>
</tr>
<tr>
<td>CLBB Tower Condos /PBDO</td>
<td>7th and Rio Grande</td>
<td>0.407 AC</td>
<td>GR and CBD-CO</td>
<td>CBD-CO</td>
<td>154 units, T-400 SF retail</td>
<td>32-st</td>
<td>1</td>
<td>0:1</td>
<td>TBD</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>201 Congress Office Tower</td>
<td>9th and Congress</td>
<td>0.49 AC</td>
<td>CBD-NHHD, CA</td>
<td>CURE</td>
<td>900,000 SF office and retail tower</td>
<td>360' (office) AT470' (17-st hotel/condo)</td>
<td>8</td>
<td>20</td>
<td>TBD</td>
<td>TBD</td>
<td>Affordable Housing, Great Streets at owner's expense</td>
<td></td>
</tr>
<tr>
<td>9th and Brazos</td>
<td>121 E. 6th Street</td>
<td>0.02 AC</td>
<td>CBD, CC, NHHD, PS</td>
<td>CURE</td>
<td>300 room hotel and 200 condos slender tower</td>
<td>390'</td>
<td>8</td>
<td>20</td>
<td>TBD</td>
<td>TBD</td>
<td>Affordable Housing, Great Streets at owner's expense</td>
<td></td>
</tr>
<tr>
<td>1705 Guadalupe</td>
<td>1705 and 1715 Guadalupe Street</td>
<td>0.05 AC</td>
<td>DMU</td>
<td>DMU-CURE</td>
<td>Mixed Use</td>
<td>390'</td>
<td>120' / 5</td>
<td>350' / 12.5</td>
<td>TBD</td>
<td>TBD</td>
<td>Affordable Housing, Great Streets at owner's expense</td>
<td></td>
</tr>
<tr>
<td>Whole Hotel</td>
<td>311, 301 Colorado St. and 114 W. 3rd St.</td>
<td>0.51 AC</td>
<td>CBD</td>
<td>CBD-CURE</td>
<td>353 room hotel, Mixed Use</td>
<td>19-st</td>
<td>8</td>
<td>0:2</td>
<td>TBD</td>
<td>TBD</td>
<td>Affordable Housing Fund contributions, Great Streets at owner's expense</td>
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</tbody>
</table>
APPENDIX E

TEST SITES FOR PROPOSED DENSITY BONUS PROGRAM

CS1 - SE Corner of Congress Avenue & 7th Street
CS2 - Colorado between 5th & 6th Streets
CS3 - NE Corner of Colorado & 4th Street
UT1 - SE Corner of MLK Blvd. & San Antonio
UT2 - Lavaca between 17th & 18th Streets
UT3 - NE Corner of San Antonio & 12th Street
NW1 - SW Corner of MLK Blvd. & San Antonio
NW2 - 12th Street between West Ave. & Shoal Creek Blvd.
NW3 - West Avenue between 7th & 8th Streets

TEST SITES

APPENDIX E 69
## DOWNTOWN AUSTIN PLAN

### DENSITY BONUS ANALYSIS OF NINE DOWNTOWN SITES

**December 19, 2008**

```
<table>
<thead>
<tr>
<th>SITE LOCATION</th>
<th>SITE AREA (SF)</th>
<th>ALLOWABLE FLOOR AREA (GSF)</th>
<th>MAXIMUM IMPERVIOUS COVER (%)</th>
<th>BASE ZONING SCENARIO</th>
<th>PROPOSED ZONING SCENARIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE-1</td>
<td>25,481</td>
<td>203,844</td>
<td>100%</td>
<td>Office</td>
<td>Office</td>
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<tr>
<td>CORE-2</td>
<td>43,827</td>
<td>350,614</td>
<td>100%</td>
<td>Office</td>
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<tr>
<td>CORE-3</td>
<td>43,827</td>
<td>350,614</td>
<td>100%</td>
<td>Hotel</td>
<td>Hotel</td>
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<tr>
<td>CORE-2ALT</td>
<td>18,485</td>
<td>147,882</td>
<td>100%</td>
<td>Hotel</td>
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<tr>
<td>UPTOWN-1</td>
<td>22,447</td>
<td>112,237</td>
<td>100%</td>
<td>Residential</td>
<td>Residential</td>
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<tr>
<td>UPTOWN-2</td>
<td>35,806</td>
<td>179,032</td>
<td>100%</td>
<td>Hotel</td>
<td>Hotel</td>
</tr>
<tr>
<td>UPTOWN-3</td>
<td>22,683</td>
<td>22,683</td>
<td>80%</td>
<td>Office</td>
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<tr>
<td>NW-1</td>
<td>27,678</td>
<td>55,355</td>
<td>95%</td>
<td>Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>NW-2</td>
<td>40,061</td>
<td>80,121</td>
<td>95%</td>
<td>Hotel</td>
<td>Hotel</td>
</tr>
<tr>
<td>NW-3</td>
<td>34,774</td>
<td>34,774</td>
<td>80%</td>
<td>Residential</td>
<td>Residential</td>
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```

```
<table>
<thead>
<tr>
<th>ZONING OVERLAYS</th>
<th>SITE LOCATION</th>
<th>SITE AREA (SF)</th>
<th>ALLOWABLE FLOOR AREA (GSF)</th>
<th>MAXIMUM IMPERVIOUS COVER (%)</th>
<th>BASE ZONING SCENARIO</th>
<th>PROPOSED ZONING SCENARIO</th>
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<tbody>
<tr>
<td>CA</td>
<td>CORE-1</td>
<td>25,481</td>
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<td>100%</td>
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<tr>
<td>NHHD</td>
<td>CORE-1</td>
<td>25,481</td>
<td>203,844</td>
<td>100%</td>
<td>Office</td>
<td>Office</td>
</tr>
<tr>
<td>NWHD</td>
<td>CORE-1</td>
<td>25,481</td>
<td>203,844</td>
<td>100%</td>
<td>Office</td>
<td>Office</td>
</tr>
<tr>
<td>None</td>
<td>UPTOWN-2</td>
<td>35,806</td>
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<td>100%</td>
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<th>Floor Area</th>
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<th>Proposed FAR</th>
<th>Height</th>
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1. CA: Congress Avenue Overlay
2. NHHD: East Sixth Street National Historic District
3. DC: Downtown Creek Overlay

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1. CA = Congress Avenue Overlay
2. NHHD: East Sixth Street National Historic District
3. DC = Downtown Creek Overlay

2 This Alternative is a variation of the Core-2 Alternative, but with the parking ratio reduced to 1 space for each 1,033 square feet of floor area.

3 Construction Types

*1 = High Rise Concrete Frame
*2 = Mid Rise Concrete Frame
*3 = Low Rise Steel Frame up to 4 Floors
*4 = Concrete Podium with Wood Frame Above
CORE DISTRICT - SITE 1
SE Corner of Congress Avenue & 7th Street

BASE ZONING SCENARIO
Residential
202,410 sf (FAR 7.9)*
235 ft (16 Floors)
464 Cars (3 Levels Below/7 Levels Above)

*Includes 5,580 sf of ground level retail and 2,250 sf of ancillary commercial.

Existing Zoning = CBD
Maximum FAR = 8.0
Site Area = 25,481 sf
Maximum Floor Area = 203,844 sf
Maximum Height = Unlimited
Maximum Impervious Cover = 100%

DENSITY BONUS SCENARIO
Residential
289,360 sf (FAR 11.4)*
345 ft (24 Floors)
584 Cars (3 Levels Below/9 Levels Above)

*Includes 5,580 sf of ground level retail and 2,250 sf of ancillary commercial.
CORE DISTRICT - SITE 2
Colorado between 5th & 6th Streets

BASE ZONING SCENARIO
Office
350,100 sf (FAR 8.0)*
190 ft (13 Floors)
814 Cars (3 Levels Below/4 Levels Above)

DENSITY BONUS SCENARIO
Office
485,100 sf (FAR 11.1)*
270 ft (19 Floors)
1058 Cars (3 Levels Below/6 Levels Above)

Existing Zoning = CBD
Maximum FAR = 8.0
Site Area = 43,827 sf
Maximum Floor Area = 350,614 sf
Maximum Height = Unlimited
Maximum Impervious Cover = 100%

*Includes 12,600 sf of ground level retail.
CORE DISTRICT - SITE 2
(Reduced On-Site Parking)
Colorado between 5th & 6th Streets

BASE ZONING SCENARIO
Office
350,100 sf (FAR 8.0)*
190 ft (13 Floors)
814 Cars (3 Levels Below/4 Levels Above)

Existing Zoning = CBD
Maximum FAR = 8.0
Site Area = 43,827 sf
Maximum Floor Area = 350,614 sf
Maximum Height = Unlimited
Maximum Impervious Cover = 100%

*Includes 12,600 sf of ground level retail.

DENSITY BONUS SCENARIO
Office
1,092,600 sf (FAR 24.9)*
540 ft (37 Floors)
1058 Cars (3 Levels Below/6 Levels Above)

*Includes 12,600 sf of ground level retail.
CORE DISTRICT - SITE 3
NE Corner of Colorado & 4th Street

BASE ZONING SCENARIO
Hotel
147,380 sf (FAR 8.0)*
248 ft (20 Floors)
215 Cars (3 Levels Below/4 Levels Above)

DENSITY BONUS SCENARIO
Hotel
231,880 sf (FAR 12.5)*
400 ft (34 Floors)
293 Cars (3 Levels Below/7 Levels Above)

*Includes 8,700 sf of ground level retail.

Existing Zoning = CBD
Maximum FAR = 8.0
Site Area = 18,485 sf
Maximum Floor Area = 147,882 sf
Maximum Height = Unlimited
Maximum Impervious Cover = 100%
BASE ZONING SCENARIO
Office
106,375 sf (FAR 4.7)*
118 ft (8 Floors)
262 Cars (3 Levels Below/3 Levels Above)

*Includes 4,900 sf of ground level retail.

DENSITY BONUS SCENARIO
Office
194,425 sf (FAR 8.7)*
240 ft (16 Floors)
454 Cars (3 Levels Below/7 Levels Above)

*Includes 4,900 sf of ground level retail.

UPTOWN DISTRICT - SITE 1
SE Corner of MLK Blvd. & San Antonio
UPTOWN DISTRICT - SITE 2
Lavaca between 17th and 18th Streets

BASE ZONING SCENARIO
Residential
178,200 sf (FAR 5.0)*
118 ft (9 Floors)
284 Cars (2 Levels Below/2 Levels Above)

*Dense Bonus Scenario
Residential
305,600 sf (FAR 8.5)*
304 ft (24 Floors)
488 Cars (3 Levels Below/3 Levels Above)

Existing Zoning = DMU
Maximum FAR = 5.0
Site Area = 35,806 sf
Maximum Floor Area = 179,032 sf
Maximum Height = 120'
Maximum Impervious Cover = 100%

*Includes 10,200 sf of ground level retail.
UPTOWN DISTRICT - SITE 3
NE Corner of San Antonio & 12th Street

BASE ZONING SCENARIO
Hotel
22,575 sf (FAR 1.0)*
50 ft (3 Floors)
37 Cars (0 Levels Below/1 Level Above)

*Includes 7,875 sf of ground level retail.

EXISTING ZONING
Hotel
Maximum FAR = 1.0
Site Area = 22,683 sf
Maximum Floor Area = 22,683 sf
Maximum Height = 60'
Maximum Impervious Cover = 80%

DENSITY BONUS SCENARIO
Hotel
87,300 sf (FAR 3.8)*
116 ft (8 Floors)
111 Cars (3 Levels Below/0 Levels Above)

*Includes 7,875 sf of ground level retail.
NORTHWEST DISTRICT - SITE 1
SW Corner of MLK Blvd. & San Antonio

BASE ZONING SCENARIO
Hotel
53,700 sf (FAR 1.9)*
60 ft (4 Floors)
80 Cars (1 Level Below/1 Level Above)

*Includes 6,900 sf of ground level retail.

Existing Zoning = CS
Maximum FAR = 2.0
Site Area = 27,678 sf
Maximum Floor Area = 55,355 sf
Maximum Height = 60'
Maximum Impervious Cover = 95%

DENSITY BONUS SCENARIO
Hotel
209,700 sf (FAR 7.6)*
175 ft (14 Floors)
275 Cars (3 Levels Below/2 Levels Above)

*Includes 6,900 sf of ground level retail.
NORTHWEST DISTRICT - SITE 2
12th Street between West Ave & Shoal Creek Blvd.

BASE ZONING SCENARIO
Office
78,300 sf (FAR 2.0)*
60 ft (4 Floors)
192 Cars (1 Level Below/2 Levels Above)

*D-density Bonus Scenario
Office
164,700 sf (FAR 4.1)*
125 ft (8 Floors)
410 Cars (3 Levels Below/2 Levels Above)

Existing Zoning = CS
Maximum FAR = 2.0
Site Area = 40,061 sf
Maximum Floor Area = 80,121 sf
Maximum Height = 60'
Maximum Impervious Cover = 95%

*Includes 13,500 sf of ground level retail.

*Includes 13,500 sf of ground level retail.
NORTHWEST DISTRICT - SITE 3
West Avenue between 7th & 8th Streets

BASE ZONING SCENARIO
Residential
34,525 sf (FAR 1.0)*
50 ft (4 Floors)
60 Cars (1 Level Below/2 Levels Above)

*Includes 0 sf of ground level retail.

Existing Zoning = GO
Maximum FAR = 1.0
Site Area = 34,774 sf
Maximum Floor Area = 34,774 sf
Maximum Height = 60'
Maximum Impervious Cover = 80%

DENSITY BONUS SCENARIO
Residential
94,100 sf (FAR 2.7)*
125 ft (10 Floors)
140 Cars (3 Levels Below/4 Levels Above)

*Includes 0 sf of ground level retail.
ANALYSIS OF PROPOSED DENSITY BONUS PROGRAM
April 22, 2009

ANALYSIS OF NINE CASE-STUDY SITES FOR ACHIEVING DENSITY BONUS

Core District Site 1: Residential Project pursuing 86,000 square feet of bonused floor area (from 8.0 to 11.4 FAR) could achieve their bonused area by:

- Paying $860,000 into the Housing Assistance Fund for all of the bonused area; or
- Paying $430,000 into the Fund for 43,000 square feet of bonused area, and pursuing bonuses with the five menu items, (e.g., 10,000 square feet for providing a 5,000 square foot child care facility, 3,750 square feet for providing 25 three-bedroom units (10% of the units in the building); and by purchasing 29,250 square feet from the Warehouse District TDR program at a cost that would be less than the housing fee; or
- Paying $430,000 into the Housing Assistance Fund and achieving a 2-star Austin Energy Green Building rating which would increase the base FAR by 50% (101,924 square feet).

Core District Site 2: Office Project pursuing 134,486 square feet of bonused floor area (from 8.0 to 11.1 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development.

Core District Site 2 (Alternative): Office Project pursuing 741,986 square feet of bonused floor area (from 8.0 to 24.9) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 175,308 square feet
- Achieving the 50% FAR bonus for Austin Energy Green Building 2-star rating= 175,308 square feet
- Introducing a 5,000 square foot live music or cultural non-profit facility = 10,000 square feet
- The remaining 381,370 square feet would need to be achieved with purchases of Warehouse District TDR.

*Note: No commercial development has ever achieved an FAR greater than 12.0 in the downtown, so it is highly unlikely that we would ever see a project of this intensity or size in the near future.

Core District Site 3: Hotel Development pursuing 84,000 square feet of bonused floor area (from 8.0 to 12.5 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 74,000 square feet.
- Taking credit for its 5,000 square foot cocktail lounge as a live music venue= 10,000 square feet.

Uptown District Site 1: Office Development in DMU zone pursuing 82,000 square feet of bonused floor area (from 5.0 to 8.7 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 56,000 square feet; and achieving the 2-star AEGB rating = 56,000 square feet; or
- Applying the 50% FAR bonus for office and hotel development = 56,000 square feet and purchasing 28,000 square feet of floor area from the Warehouse District.
Uptown District Site 2: Residential Development in DMU zone pursuing 126,000 square feet of bonused floor area, (from 5.0 to 8.5 FAR) could achieve its bonused floor area by:
- Paying $630,000 into the Housing Assistance Fund for all of the bonused area; or
- Paying $315,000 into the Fund for 63,000 square feet of bonused area, and pursuing bonuses with the five menu items (e.g., 10,000 square feet for providing a 5,000 square foot child care facility, 4,500 square feet for providing 30 3-bedroom units (10% of total), and by purchasing 48,500 square feet from the Warehouse District TDR program at a cost that would be less than the housing fee; or
- Paying $315,000 into the Housing Assistance Fund (for 63,000 square feet of bonused area) and achieving the 50% FAR bonus (89,514 square feet) for achieving a 2-star AEGB rating.

Uptown District Site 3: Hotel Development in GO zone pursuing 64,600 square feet of bonused floor area, (from 1.0 to 3.8 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 11,340 square feet; and
- Applying the 50% FAR bonus for AEGB 2-star rating = 11,340 square feet; and
- Taking credit for its 5,000 square foot cocktail lounge as a live music venue= 10,000 square feet; and
- The remaining 31,920 square feet could be purchased from the Warehouse District TDR.

*Alternatively, this property could use the City’s existing process for a zoning change from GO to DMU, or increase the base zoning as part of the district planning process.

Northwest District Site 1: Hotel Development in CS zone pursuing 154,345 square feet of bonused floor area, (from 2.0 to 7.6 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 27,678 square feet; and
- Applying the 50% FAR bonus for AEGB 2-star rating = 27,678 square feet; and
- Taking credit for its 5,000 square foot cocktail lounge as a live music venue= 10,000 square feet; and
- The remaining 88,989 square feet could be purchased from the Warehouse District TDR.

*Alternatively, this property could use the City’s existing process for a zoning change from CS to DMU, or increase the base zoning as part of the district planning process.

Northwest District Site 2: Office Development in CS zone pursuing 84,600 square feet of bonused floor area, (from 2.0 to 4.1 FAR) could achieve its bonused floor area by:
- Applying the 50% FAR bonus for office and hotel development = 40,061 square feet; and
- Applying the 50% FAR bonus for AEGB 2-star rating = 40,061 square feet; and
- The remaining 4,478 square feet could be purchased from the Warehouse District TDR.

*Alternatively, this property could use the City’s existing process for a zoning change from CS to DMU, or increase the base zoning as part of the district planning process.

Northwest District Site 3: Residential Development in GO zone pursuing 59,326 square feet of bonused floor area (from 1.0 to 2.7 FAR) could achieve its bonused floor area by:
- Paying $296,630 into the Housing Assistance Fund for all of the bonused area; or
• Paying $148,315 into the Fund for 29,663 square feet of bonused area, and pursuing bonuses with the five menu items (e.g., 5,000 square feet for providing a 2,500 square foot child care facility, 1,200 square feet for providing eight 3-bedroom units (10% of total), and by purchasing 23,463 square feet from the Warehouse District TDR program at a cost that would be less than the housing fee; or
• Paying $253,130 into the Housing Assistance Fund (for 50,626 square feet of bonused area) and achieving the 50% FAR bonus (17,387 square feet) for achieving a 2-star AEGB rating.