

## AGENDA



Thursday, November 19, 2009

**Planning and Development Review**  
**RECOMMENDATION FOR COUNCIL ACTION**

**Item No. 38**

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**Subject:** Approve a resolution initiating Code amendments to implement the recommendations of the Downtown Austin Plan Density Bonus Report.

**For More Information:** Jim Robertson, 974-3564; Erika Leak, 974-2856; Sylvia Arzola, 974-6448.

**Boards and Commission Action:** Reviewed by Community Development Commission, Downtown Commission, Design Commission. To be reviewed by Planning Commission on December 8, 2009.

**Prior Council Action:** December 15, 2005 - Council resolution directing the City Manager to initiate and create the Downtown Austin Plan.

October 5, 2006 - Council approved negotiation and execution of an agreement with ROMA Design Group for the Downtown Austin Plan.

March 27, 2008 - Council approved amendment of the professional services agreement to develop a Downtown Affordable Housing Strategy and a Downtown Density Bonus and Incentives Program.

September 24, 2009 - Council postponed action to November 5, 2009.

November 5, 2009 - Council postponed action to November 19, 2009.

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On December 15, 2005 the City Council approved a resolution directing the City Manager to initiate and create the Downtown Austin Plan. On October 5, 2006, the City Council authorized the selection of ROMA Design Group (ROMA) to provide professional services for the Downtown Austin Plan. On March 27, 2008 the Council approved an amendment of the Downtown Plan professional services agreement to develop a Downtown Affordable Housing Strategy and a Downtown Density Bonus and Program.

Over approximately the last 10 months the Consultant team has developed strategies for achieving affordable housing and a program of density bonuses that address affordable housing and other community priorities. The Downtown Density Bonus Program and Affordable Housing Strategy Reports are attached and a summary of the Density Bonus Program is provided below.

Staff is requesting Council authorization to develop code amendments and ordinances to create a density bonus program based on the Density Bonus Program report. The proposed code amendments and ordinances will be presented to community and downtown stakeholders, and relevant boards and commissions prior to returning to Council. Staff anticipates this process will take approximately six to nine months.

Attached is a summary of the recommendations.