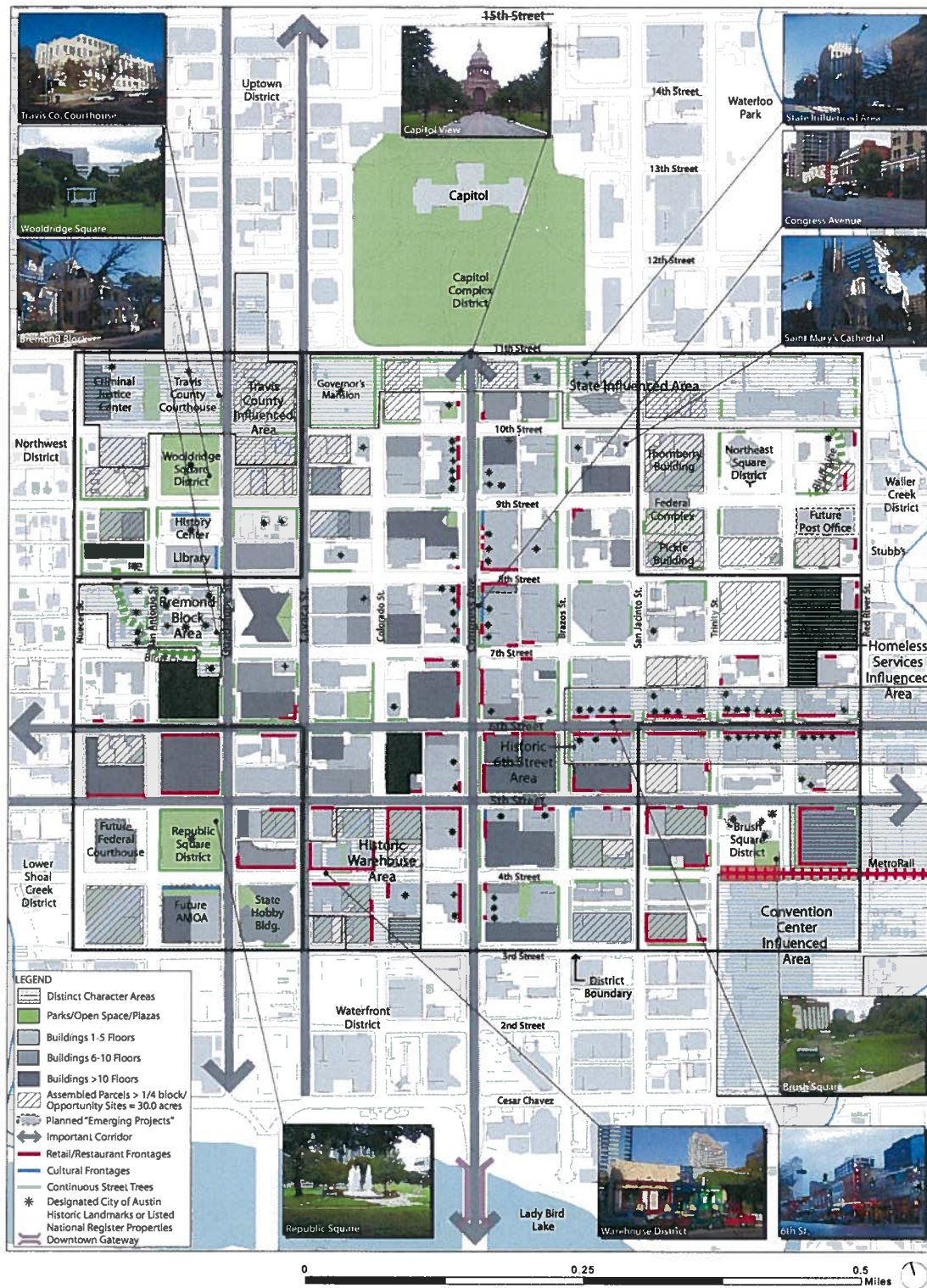


APPENDIX C



DRAFT
CORE AND SQUARES DISTRICTS FORM AND CHARACTER ANALYSIS
Downtown Austin Plan

Prepared by ROMA for the City of Austin

FEBRUARY 17, 2009

(Note: Map Source is City of Austin 2003 GIS Data.)

**CORE DISTRICT:
FORM AND CHARACTER ANALYSIS**
January 20, 2009

Key Characteristics

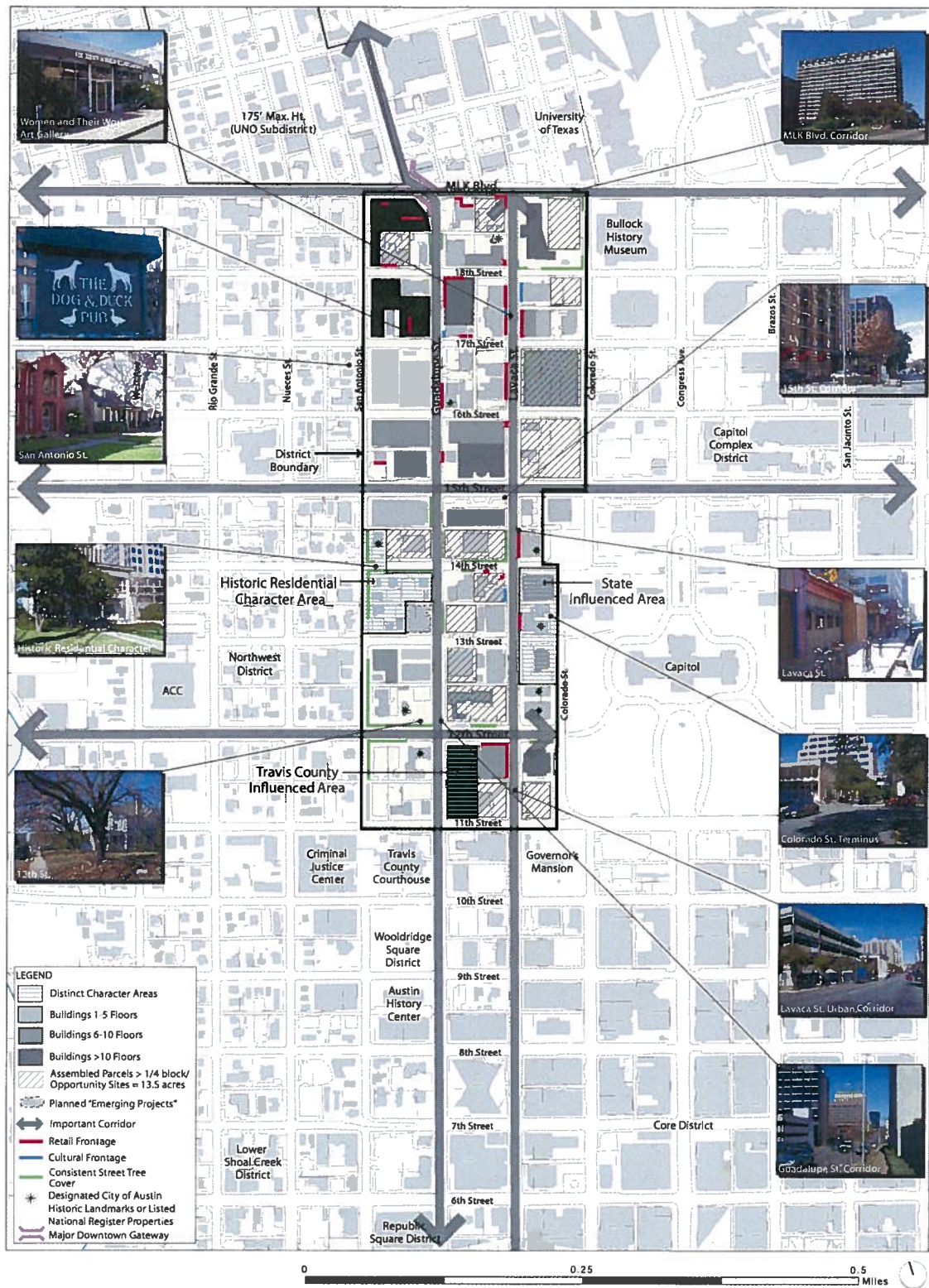
- Strongest sense of downtown character and seat of State Government
- Numerous subareas with strong identity:
East 6th, Congress Avenue, Red River Live Music corridor, Warehouse Area, Bremond Block, Convention Center/Brush Square area
- Congress Avenue and Sixth Street are best historic streets, yet 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.



DRAFT
 UPTOWN DISTRICT FORM AND CHARACTER ANALYSIS
Downtown Austin Plan
 Prepared by ROMA for the City of Austin
 FEBRUARY 17, 2009
 (Note: Map Source is City of Austin 2003 GIS Data.)

**UPTOWN DISTRICT:
FORM AND CHARACTER ANALYSIS**
January 20, 2009

Key Characteristics

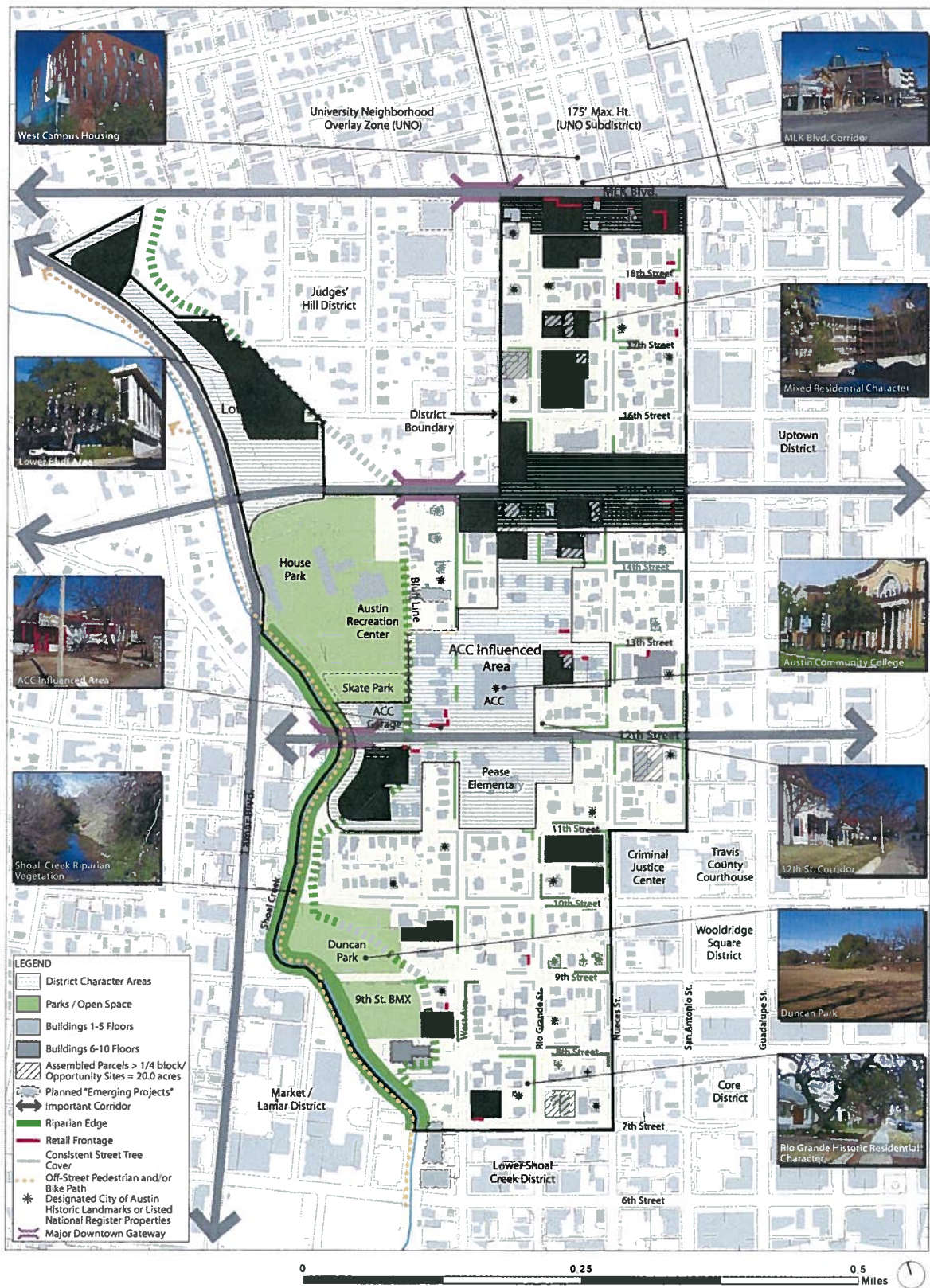
- Lacks sense of identity/character: no significant activity nodes, not a memorable area from an architectural, landscape, “people place” perspective. There is no public open space/parks.
- Guadalupe is a major gateway to Downtown from the north, Uptown District feels like a place to pass through, rather 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 ¼-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

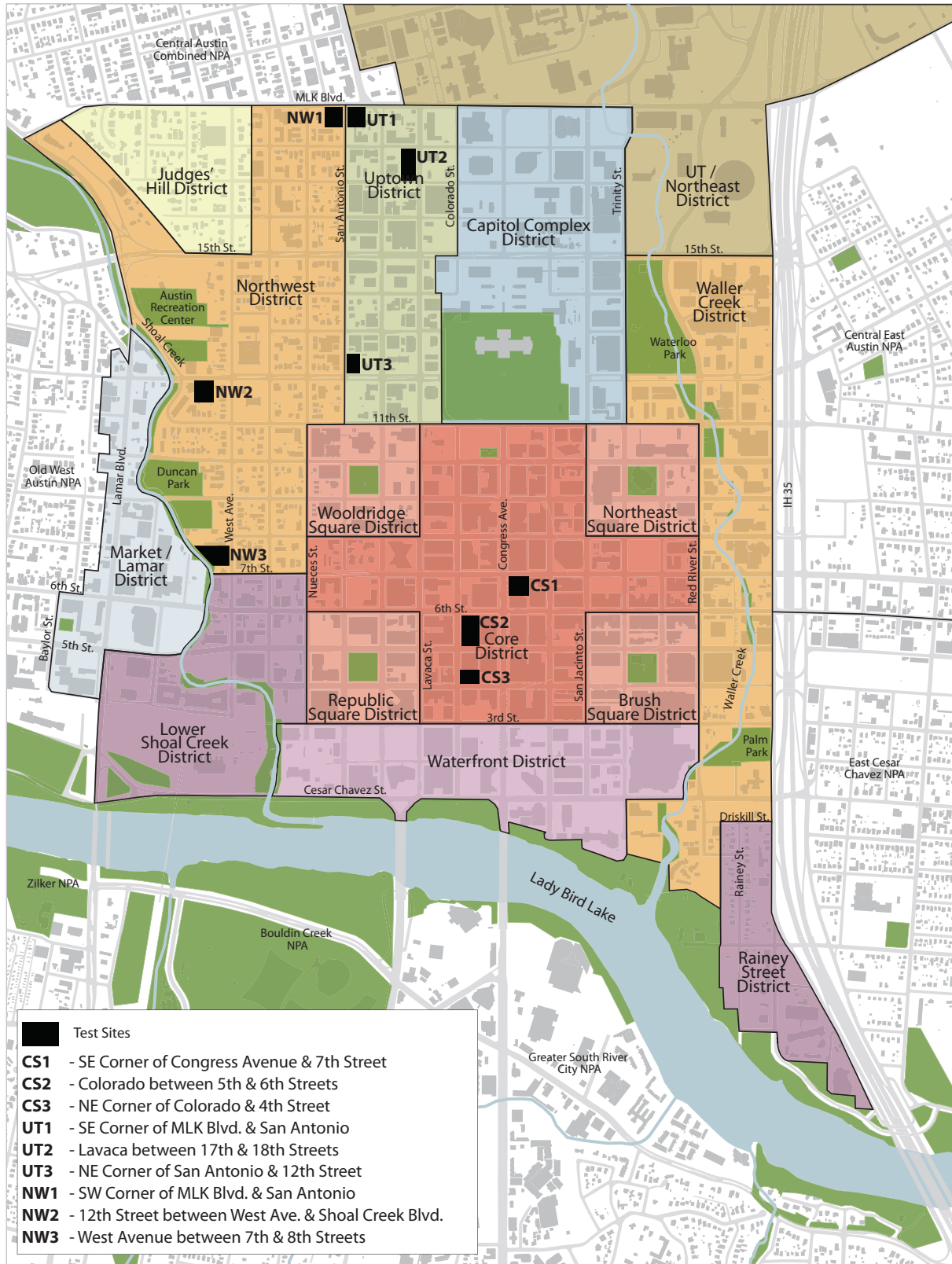
- Prioritize residential uses and (quieter) neighborhood-serving retail, cafes,
- Preserve historic residential character—develop local historic (sub)districts as appropriate.
- Create 12th Street as an active, mixed-use street, anchored by educational institutions, parks, etc., linking to Capitol and 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 Comparision												
Revised: March 4, 2009												
Project and Principal Use Type	Project Location	Parcel Size	Existing Zoning	Zoning Granted	Units / SF	Building Height	Base Zoning FAR	Final Approved FAR or Height	Actual built FAR w/o parking	Actual built FAR incl. parking	Community Benefits/Amenities	Completion
Carr America	300 W. 6th St.	1.60 AC	CBD		443,530	325', 22 stories	8:1	8:1	6.37:1		Smart Growth	
Plaza Lofts Condos	5th Street and Guadalupe	0.27 AC	CBD-DP	n/a	54 Units, retail 4 garage levels; 103,274 SF	14 stories	8.7 (entitlement beyond CBD?)	8.7	8.8	10.8 *	Great Streets w/ COA reimbursement	Jul-02
Nokonah Condos	901 W. 9th Street	1.004 AC	DMU-CURE	DMU-CURE	99 units, retail, office; 11 stories	120'	2	7; 546' max. hgt.	3.7	6.1		Sep-02
Hampton Inn & Suites Hotel	200 San Jacinto Blvd.	0.67 AC	CBD	n/a	209 rooms	16 stories*	12	12	5.5	8.0	Partial Great Streets w/ COA reimbursement - Smart Growth Program	Dec-02
Convention Center Hilton Hotel and Condos	500 E. 4th Street	1.971 AC	CBD	CBD-CURE	806 hotel rooms, meeting rooms, restaurant, condos, retail	26 stories	8	11	10.01		Great Streets w/ COA reimbursement	Dec-03
Frost Office Building	401 Congress Ave.	1.615 AC	CBD	CBD-CURE	office, retail, restaurant	33 stories 515'	8	12	7.96; ~511' height	8.3	Great Streets w/ COA reimbursement - Smart Growth Program	Jan-04
Amli Downtown-Block 20	201 Lavaca Street	1.75 AC	CBD	CBD	497,843sf Mixed Use Residential	6-st, 109'	8		4.1			
Austin City Lofts	800 W. 5th Street	0.778 AC	CBD	n/a	82 units, retail; 172,465 SF	170'	8	n/a	5.2	7.6	Great Streets - Smart Growth Program	Mar-04
Residence Inn / Courtyard by Marriott	300 E. 4th Street	1.17 AC	CBD CBD-H	CBD	449 rooms, meeting rooms, restaurant, retail; 281,898 SF	120' and 111'	8	n/a	5.6	7.3	Great Streets w/ COA reimbursement	Sep-06
Milago Condos (aka 54 Rainey St.)	Rainey Street	1.517 AC	SF-3 & WO	DMU-CO	250 units; 13 stories; 320,231 SF	130'	5	(? 130' height, exceed 120' allowed)	4.8	7.3		Sep-06
The Shore Condos	Davis and Rainey Streets	1.91 AC	SF-3, MF-3, CS	CBD	192 units, 5 flrs. Parking; 22-23 stories, 665,568 SF	229'-240'	8:1	8:1	7.9:1		\$10,000 improvements to Hike & Bike Trail*	Jan-08
AMLI Condos-Block 22	401 W. 3rd Street	1.77 AC	CBD and CBD-H	n/a	231 units, retail, restaurant; 340,551 SF	18-st res. Tower	8	—	4.4	6.5 (430 cars)	Great Streets	Mar-08
The Monarch Apartments (aka ZOM, Shoal Creek Ph. II)	5th Street and West Ave.	2.148 AC	DMU	CBD-CO	305 units, 7,818 SF retail, restaurant; 29 story tower and 6.5 story parking garage; 527,529 SF	29-st ~315'	5	8	6	8 *		Apr-08
360 Condos	3rd and Nueces Streets	1.286 AC	CBD- DC	CBD-CURE	430 units, retail; 528,468 SF	563'	8	10:1	9.4	15.2 (848 cars)	Great Streets - built improvements and sound proofed Music Hall	May-08

Project and Principal Use Type	Project Location	Parcel Size	Existing Zoning	Zoning Granted	Units / SF	Building Height	Base Zoning FAR	Final Approved FAR or Height	Actual built FAR w/o parking	Actual built FAR incl. parking	Community Benefits/Amenities	Completion
Legacy at Town Lake	43 Rainey Street	.72 AC		CBD	187 units, 1046sf retail	332'	8:1	n/a	9.01:1			Sep-08
Spring Condos	3rd Street and Bowie	0.622 AC	DMU	DMU-CURE-CO	263 units, retail; 42 stories; 301,692 SF	120'	5	12 : 1, 400' max. hgt.	11.1		Adhere to Design Standards and Great Streets, provide affordable housing. Dedicated 500 per unit to Shoal Creek improvements	Nov-08
Hotel Van Zandt and Condos	Davis and Rainey Streets	1.14 AC	CBD	n/a	254 hotel rooms, 7 units	17-st	8					Dec-08
Block 21 (W Hotel /Condos and Austin City Limits)	2nd. and Lavaca Streets	0.176 AC	CBD	CBD-CURE-CO	250 hotel rooms, 250 units; 36 stories and 780,000 SF	36-st	8	12			Great Streets, ACL sound stage financial support (?)	Mar-09
Seaholm (Tower and Underground Areas)	3rd Street at West Ave.				743245 sf	26.5-st			TBD	TBD		May-09
Austonian Condos	2nd Street and Congress Ave.	0.68 AC	CBD	CBD-CURE-CO	195 units, retail	58-st, 683'	8	25 : 1, 700' max. hgt.	22.43		\$250,000 to affordable house	Jul-09
La Vista Lavaca	1701 Lavaca	.406 AC	DMU / CS	DMU / CS	33 units, 74,400 sf total	119.95' / 45.99	5:1 / 2:1	8:1 / 5:1	TBD	TBD		Oct-09
The Ashton	101 Colorado	1.015 AC	CBD	CBD	199 units, 705sf retail	412'-3", 40-st	8		9.6:1			Spring 2009
Block 51 Condos	6th & Nueces	1.18 AC	CBD	CBD-CURE	430 Condos, 11k sf retail, 25,000 SF new Post Office	450'	8	10.00	9.9	15.7	New Downtown Post Office, \$200,000 to Austin Parks Foundation, Great Streets	Dec-09
Shoal Creek Offices	6th Street and West Ave.	1.337 AC	DMU & GO	DMU-CO-CURE	112,683 SF office, 4,400 SF retail, 4,000 SF restaurant	6-st ~83'	5 & 1	136' max. height	TBD	TBD		Apr-10
Block 52 Condos/Hotel	6th & Guadalupe	1.77 AC	CBD	CBD-CURE	550 units, 150 hotel rooms, 25,000 SF retail	500'	8	11.00	TBD	TBD	Great Streets	Early 2011
CLB Tower Condos 7RIO	7th and Rio Grande	0.407 AC	GR and CBD-CO	CBD-CURE-CO	158 units, 7,400 SF retail	32-st	1	11	TBD	TBD		
501 Congress Office Tower	5th and Congress	.49 AC	CBD-NRHD, CA	CBD-CURE	500,000 SF office and retail tower	360' (office) & 740' (47-st hotel/condo)	8	30	TBD	TBD	Affordable Housing, Great Streets at owner's expense	
5th and Brazos	121 E. 6th Street	1.00 AC	CBD- CC, NRHD, PS	CBD-CURE	300 room hotel and 200 condos slender tower	as high as 830'	8	30	TBD	TBD	Affordable Housing, Great Streets at owner's expense	
1705 Guadalupe	1705 and 1715 Guadalupe Street	.65 AC	DMU	DMU-CURE	Mixed Use	350'	120' / 5	350' / 12.5	TBD	TBD	Affordable Housing, Great Streets at owner's expense	
Westin Hotel	311, 301 Colorado St. and 114 W. 3rd St.	.51 AC	CBD	CBD-CURE	303 room hotel, Mixed Use	18-st	8	12	TBD	TBD	Affordable Housing Fund contributions, Great Streets at owner's expense	

APPENDIX E



TEST SITES FOR PROPOSED DENSITY BONUS PROGRAM

DOWNTOWN AUSTIN PLAN
DENSITY BONUS ANALYSIS OF NINE DOWNTOWN SITES
December 19, 2008

	CORE				UPTOWN			NORTHWEST		
	CORE-1	CORE-2	CORE-2ALT ²	CORE-3	UPTOWN-1	UPTOWN-2	UPTOWN-3	NW-1	NW-2	NW-3
SITE LOCATION	Congress Ave at 7th St	Colorado St btwn 5th/6th	Colorado St btwn 5th/6th	Colorado St at 4th St	San Antonio at MLK (SE)	Lavaca btwn 17th & 18th	San Antonio at 12th (SE)	San Antonio at MLK (SW)	12th St at Shoal Ck	West Ave btwn 7th/8th
EXISTING BASE ZONING	CBD	CBD	CBD	CBD	DMU	DMU	GO	CS	CS	GO
ZONING OVERLAYS ¹	CA	NRHD	NHRD	None	None	None	None	None	None	DC
SITE AREA (SF)	25,481	43,827	43,827	18,485	22,447	35,806	22,683	27,678	40,061	34,774
ALLOWABLE FAR	8.0	8.0	8.0	8.0	5.0	5.0	1.0	2.0	2.0	1.0
ALLOWABLE FLOOR AREA (GSF)	203,844	350,614	350,614	147,882	112,237	179,032	22,683	55,355	80,121	34,774
ALLOWABLE HEIGHT (FT)	Unlimited	Unlimited	Unlimited	Unlimited	120'	120'	60'	60'	60'	60'
MAXIMUM IMPERVIOUS COVER (%)	100%	100%	100%	100%	100%	100%	80%	95%	95%	80%
BASE ZONING SCENARIO										
Predominant Land Use	Office	Office	Office	Hotel	Office	Residential	Hotel	Hotel	Office	Residential
Assumed Floor Area (SF)	202,410	350,100	350,100	147,380	106,375	178,200	22,575	53,700	78,300	34,525
Assumed FAR	7.9	8.0	8.0	8.0	4.7	5.0	1.0	1.9	2.0	1.0
Height FT (Floors incl parking)	235' (16)	190' (13)	190' (13)	248' (20)	118' (8)	118' (9)	50' (3)	60' (4)	60' (4)	50' (4)
Total Parking Spaces (Levels)	464 (10)	814 (7)	814 (7)	215 (7)	262 (6)	284 (4)	37 (1)	80 (2)	192 (3)	60 (3)
Below Grade Parking Spaces (Leve	180 (3)	366 (3)	366 (3)	111 (3)	184 (3)	204 (2)	0 (0)	40 (1)	64 (1)	20 (1)
Above Grade Parking Spaces (Leve	224 (7)	448 (4)	448 (4)	104 (4)	118 (3)	80 (2)	37 (1)	40 (1)	128 (2)	40 (2)
Parking Ratio (SF/parking space)	436	430	430	685	428	627	610	671	408	575
Construction Type ³	*1	*1	*1	*1	*2	*2	*4	*4	*3	*4
BONUS ZONING SCENARIO										
Predominant Land Use	Office	Office	Office	Hotel	Office	Residential	Hotel	Hotel	Office	Residential
Proposed Floor Area (SF)	289,360	485,100	1,092,600	231,880	194,425	305,600	87,300	209,700	164,700	94,100
Proposed FAR	11.4	11.1	24.9	12.5	8.7	8.5	3.8	7.6	4.1	2.7
Proposed FAR Bonus	3.4	3.1	16.9	4.5	3.7	3.5	2.8	5.6	2.1	1.7
Proposed Bonus Floor Area (SF)	85,516	134,486	741,986	83,998	82,188	126,569	64,617	154,345	84,579	59,326
Proposed Height FT (Floors incl pkg	345' (24)	270' (19)	540' (37)	400' (34)	240' (16)	304' (24)	116' (8)	175' (14)	125' (8)	125' (10)
Proposed Height Bonus (FT)	n/a	n/a	n/a	n/a	120'	184'	56'	115'	65'	65'
Total Parking Spaces (Levels)	584 (12)	1058 (9)	1058 (9)	293 (10)	454 (10)	488 (6)	111 (3)	275 (5)	410 (5)	140 (7)
Below Grade Parking Spaces (Leve	404 (9)	366 (3)	366 (3)	111 (3)	144 (3)	306 (3)	111 (3)	195 (3)	282 (3)	60 (3)
Above Grade Parking Spaces (Leve	180 (3)	692 (6)	692 (6)	182 (7)	310 (7)	182 (3)	0 (0)	80 (2)	128 (2)	80 (4)
Parking Ratio (SF/Parking Space)	495	459	1,033	791	428	626	786	763	402	672
Construction Type ³	*1	*1	*1	*1	*1	*1	*2	*1	*2	*2

1 CA: Congress Avenue Overlay
NHRD: East Sixth Street National Historic Register District
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)

**Includes 12,600 sf of ground level retail.*

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%

DENSITY BONUS SCENARIO

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

**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)

**Includes 12,600 sf of ground level retail.*



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%

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)

**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%

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.*



UPTOWN DISTRICT - SITE 1

SE Corner of MLK Blvd. & San Antonio

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.*

Existing Zoning = DMU
Maximum FAR = 5.0
Site Area = 22,447 sf
Maximum Floor Area = 112,237 sf
Maximum Height = 120'
Maximum Impervious Cover = 100%

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 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)

**Includes 10,200 sf of ground level retail.*

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%

DENSITY BONUS SCENARIO

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

**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 = GO
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)

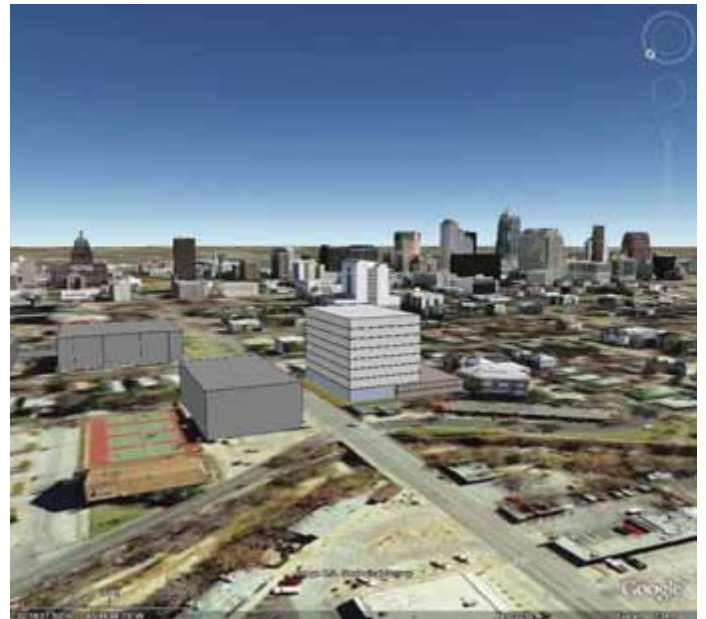
**Includes 13,500 sf of ground level retail.*

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%

DENSITY BONUS SCENARIO

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

**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.