



## **Summary of Board and Commission Comments on the Downtown Austin Plan**

### ■ **Parks Board**

**Date:** January 25, 2011

**Action:** Recommend support for adoption and implementation of the Downtown Austin Plan.

### ■ **Design Commission**

**Date:** February 28, 2011

**Action:**

1. Recommend consideration of four squares and the future reclaiming of 4<sup>th</sup> square.
2. Recommend density caps in the Market District be evaluated to avoid the restriction of redevelopment efforts for a dense mixed use sector.
3. Recommend to reexamine some of the recommendations presented in the plan and recalibrate FAR and height limits to allow for the city to take advantage of what could be vibrant districts.
4. Expressed concern that the mechanisms described to make the height caps in the historic warehouse district equitable will limit development without fair compensation.
5. Recommended approval of the Master Plan and implementation recommendations including the creation of a Central City Economic Development Corporation.

### ■ **Music Commission**

**Date:** March 7, 2011

1. Recommend that the DAP should recognize live music as a desired use.
2. Recommend that a cocktail lounge should be a permitted use if the cocktail lounge qualifies as a Live Music Venue.
3. Recommend that the City of Austin Music Division should define what constitutes a Live Music Venue and determine who qualifies as a Live Music Venue based upon the following criteria:
  - Frequency of live music at the venue
  - Payment of compensation to musicians performing at the venue
  - Investment on advertising, PR, and marketing -- holding itself out as a live music venue;
  - Use of a sound engineer;
  - Quality sound equipment (investment in capital including staging PA system, monitors, lighting, a sound board and all necessary apparatus for a quality live music performance; and
  - Formulate exceptions as determined by the Music Division for iconic music venues who do not meet criteria.

**Action:** Took formal vote and executed a resolution at the March 7, 2011 regular meeting.

■ **Urban Transportation Commission**

**Date:** March 8, 2011

**Action:** The Commission took no formal action.

■ **Waterfront Planning Advisory Board**

**Date:** March 14, 2011

**Action:** Request the Downtown Austin Plan acknowledge the precedence of the Waterfront Overlay provisions over any conflicts in the Downtown Austin Plan.

■ **Arts Commission**

**Date:** March 21, 2011

**Action:** Recommended that the development of a major art museum in Downtown Austin should be included in the Downtown Plan

■ **Downtown Commission**

**Date:** March 23, 2011

1. Recommend that if cocktail lounge becomes a conditional use, Live Music Venues should be excluded as a conditional use for cocktail lounges with specific criteria that address this use.
2. The Downtown Commission supports preservation of the Warehouse District. However, there needs to be a mechanism to equitably compensate property owners for the loss of their development rights or to incentivize historic preservation
3. Recommend considering the negative effects of requiring setbacks above 90' on sustainability, efficiency, marketability, development costs, lost development potential and unintended consequences.
4. Recommend modifying the Density Bonus maximums in the Market District areas along Lamar Blvd. from 5:1 FAR – 120' height and 3:1 FAR – 90' height to 8:1 FAR – 200' height.
5. Recommend establishing a standard operating procedure for downtown development agreements that clearly spell out 1) the density bonuses and height increases to be permitted and 2) the associated list, quantity, form, and, if possible, dollar-value of the public benefits to be provided by the developer.
6. The Downtown Commission supports affordable housing downtown and encourages the exploration of any and all mechanisms to encourage its development.
7. Green roofs are a worthy public benefit and should be included in the Density Bonus Plan.
8. Recommend all utilities in downtown should be located underground where possible including those currently in alleyways and on sidewalks. Additionally, the long term goal should be to replace or bury the power lines that currently traverse the Trail at Ladybird Lake in front of City Hall.

**Action:** Took formal vote and executed recommendations at the March 23, 2011 regular meeting.

■ **Community Development Commission**    **Date:** April 12, 2011

1. Recommend that in order to assure a more inclusive future for downtown, adopt goals for creating homes affordable to full range of income groups.
2. Recommend that funds for development of affordable housing should create additional homes, not replace existing ones.
3. Recommend Transfers of development rights, including rights under density bonus programs need to contribute to affordable housing. Transferring development rights should not be structured so as to sidestep affordability.
4. Support Permanent Supportive housing recommendation.
5. Support use of areas with height restrictions as opportunity to create affordable housing.
6. Support use of public land to create affordable housing.

**Action:** Took formal vote and executed recommendations at the April 12, 2011 regular meeting.