

## **The Community's Vision For Downtown Austin**

**One:** A dense and livable pattern of development that supports a vibrant day and nighttime environment.

**Two:** An interconnected pattern of streets, parks, and public spaces that instill a unique sense of place and community.

**Three:** A multi-modal transportation system that is convenient, sustainable, affordable, and a viable alternative to the automobile.

**Four:** A beloved fabric of historic places, buildings, and landscapes that celebrate the unique journey Austin has taken over the past 170 years.

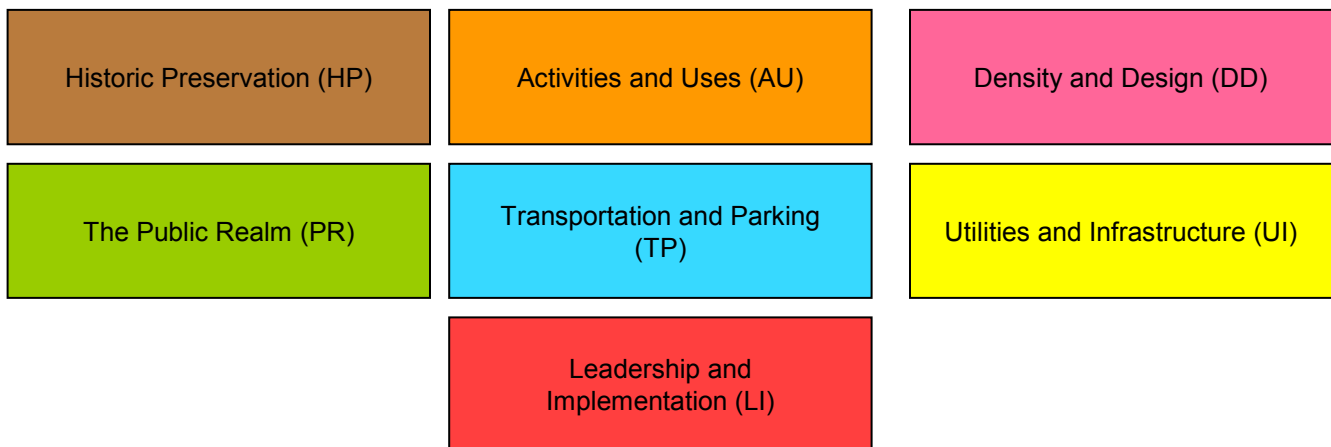
**Five:** A variety of districts and destinations that support the creative expression of its citizenry through art, music, theater, dance, and performance.

**Six:** A green “necklace” of trails extending from Lady Bird Lake, and along Waller and Shoal Creeks into surrounding neighborhoods.

**Seven:** A wide range of housing choices for individuals and families with diverse social and economic backgrounds.

**Eight:** An array of innovative businesses – small and large – that are attracted to the Downtown by its rich human capital and unique sense of place.

## **The Plan Elements**



Vision Element One  
A dense and livable pattern of development  
that supports a vibrant day and nighttime  
environment.

AU-1.1: Replace single-use zoning districts with downtown mixed-use zoning designations.

AU1.2: Prioritize or incentivize certain uses in certain districts of Downtown.

AU-1.3: Prioritize and incentivize certain ground-level uses along certain streets.

AU-1.4: Explore ways to mitigate the potential negative effects of an over-concentration of cocktail lounges.

AU-3.1: Reinforce existing retail and entertainment districts.

AU-3.2: Promote ground-level retail and restaurant uses along particular Downtown streets.

AU-3.3: Establish a concentration of retail, entertainment, and cultural uses in City-sponsored redevelopment projects.

AU-4.5: Build on the East 6<sup>th</sup> Street brand and improve it as a high-quality daytime and night-time entertainment and visitor destination.

AU-7.1: Enhance and expand the range of Downtown social services in a manner that is compatible with other land uses and the public realm.

DD-1.1: Maintain existing height and density limits as a baseline with some adjustments based on the surrounding context.

DD-1.2: Finalize and adopt a Downtown Density Bonus Program that allows developers and the community to equitably share the benefits of additional height and density above the existing regulations.

DD-1.3: Employ additional density incentives to achieve specific community objectives.

DD-1.4: Establish specific scale-compatibility standards that are tailored to the downtown context.

DD-2.1: Require setbacks and built-to lines that are appropriate to the form and character of the street.

DD-2.3: Limit curb cuts, drop-offs, and porte-cocheres that interrupt the continuity of the pedestrian path and experience.

Vision Element One (cont'd)  
A dense and livable pattern of development  
that supports a vibrant day and nighttime  
environment.

DD-2.4: Establish standards  
for the treatment of commercial  
building fronts.

DD-2.5: Establish standards  
for the treatment of new  
residential building fronts.

DD-3.2: Create buildings that  
provide spatial definition of  
streets.

DD-3.3: Step towers back  
from streets.

DD-3.4: Provide space  
between towers.

DD-3.5: Encourage tall and  
slender towers.

DD-3.6: Prohibit highly-  
reflective glass cladding on  
buildings.

DD-3.7: Integrate parking  
garages into the architecture of  
a building.

DD-3.8: Establish a higher  
standard of green building  
consistent with overall city  
goals to be established in the  
updated Comprehensive Plan.

PR-1.1: Provide adequate  
funding for the maintenance  
and operation of all City-  
controlled Downtown parks.

PR-1.2: Program and design  
parks to serve the diverse  
needs of Downtown residents,  
families, workers, and visitors.

PR-1.3: Improve Downtown's  
urban greenways and adjoining  
public parks, as natural refuges  
and pathways.

PR-1.4: Improve the historic  
squares of the original City  
Plan.

PR-1.6: Pursue public/private  
funding sources and  
management structures for  
improving and maintaining  
Downtown parks.

PR-2.1: Provide incentives  
and design criteria that  
promote high-quality open  
space within private  
developments.

Vision Element One (cont'd)  
A dense and livable pattern of development  
that supports a vibrant day and nighttime  
environment.

PR-3.2: Require all new development to build Great Streets sidewalks or contribute to the Great Streets Development Program fund.

PR-3.6: Improve Congress Avenue in keeping with its role as the Main Street of Texas.

PR-3.8: Establish a public restroom program in Downtown.

TP-1.1: Improve pedestrian facilities in all streets and implement the Great Streets Master Plan.

TP-1.4: Reduce or remove the barrier of the IH 35 edge.

TP-1.5: Establish a comprehensive way-finding system for all modes of transportation.

UI-4.2: Austin Energy should develop design and location options for underground electric vaults to better achieve goals of pedestrian-oriented, ground-floor uses and facades.

LI-1.1: Establish a Central City Economic Development Corporation.

## Vision Element Two

An interconnected pattern of streets, parks,  
and public spaces that instill a unique sense  
of place and community.

AU-3.2: Promote ground-level  
retail and restaurant uses  
along particular Downtown  
streets.

AU-7.1: Enhance and expand  
the range of Downtown social  
services in a manner that is  
compatible with other land  
uses and the public realm.

DD-1.2: Finalize and adopt a  
Downtown Density Bonus  
Program that allows  
developers and the community  
to equitably share the benefits  
of additional height and density  
above the existing regulations.

DD-1.4: Establish specific  
scale-compatibility standards  
that are tailored to the  
downtown context.

DD-2.1: Require setbacks and  
built-to lines that are  
appropriate to the form and  
character of the street.

DD-2.3: Limit curb cuts, drop-  
offs, and porte-cocheres that  
interrupt the continuity of the  
pedestrian path and  
experience.

DD-3.2: Create buildings that  
provide spatial definition of  
streets.

PR-1.1: Provide adequate  
funding for the maintenance  
and operation of all City-  
controlled Downtown parks.

PR-1.2: Program and design  
parks to serve the diverse  
needs of Downtown residents,  
families, workers, and visitors.

PR-1.4: Improve the historic  
squares of the original City  
Plan.

PR-1.5: Improve the PARD-  
owned Old Bakery and  
Emporium and surrounding  
parkland on Congress Avenue.

PR-1.6: Pursue public/private  
funding sources and  
management structures for  
improving and maintaining  
Downtown parks.

PR-1.7: Special entities, such  
as non-profit conservancies,  
should be encouraged to assist  
with park improvements,  
operations, management, and  
maintenance.

PR-1.8: Allocate additional  
sources of funds to Downtown  
parks.

PR-2.1: Provide incentives  
and design criteria that  
promote high-quality open  
space within private  
developments.

Vision Element Two (cont'd)

An interconnected pattern of streets, parks,  
and public spaces that instill a unique sense  
of place and community.

PR-3.1: Maintain, extend, and  
restore Downtown's grid  
system of streets and alleys.

PR-3.2: Require all new  
development to build Great  
Streets sidewalks or contribute  
to the Great Streets  
Development Program fund.

PR-3.3: Streamline the license  
agreement process for Great  
Streets Improvements.

PR-3.6: Improve Congress  
Avenue in keeping with its role  
as the Main Street of Texas.

PR-3.8: Establish a public  
restroom program in  
Downtown.

TP-1.1: Improve pedestrian  
facilities in all streets and  
implement the Great Streets  
Master Plan.

TP-1.4: Reduce or remove the  
barrier of the IH 35 edge.

TP-1.5: Establish a  
comprehensive way-finding  
system for all modes of  
transportation.

TP-3.3: Create a more  
continuous system of off-street  
and multi-use trails.

LI-1.2: Encourage and support  
public/private partnerships and  
conservancies aimed at  
building and operating parks  
and open space  
improvements.

### Vision Element Three

A multi-modal transportation system that is convenient, sustainable, affordable, and a viable alternative to the automobile.

DD-2.1: Require setbacks and built-to lines that are appropriate to the form and character of the street.

DD-2.3: Limit curb cuts, drop-offs, and porte-cocheres that interrupt the continuity of the pedestrian path and experience.

PR-1.3: Improve Downtown's urban greenways and adjoining public parks, as natural refuges and pathways.

PR-3.1: Maintain, extend, and restore Downtown's grid system of streets and alleys.

PR-3.2: Require all new development to build Great Streets sidewalks or contribute to the Great Streets Development Program fund.

PR-3.3: Streamline the license agreement process for Great Streets improvements.

PR-3.4: The design and construction of Great Streets improvements should accompany and be closely coordinated with transit improvements, including urban rail.

PR-3.6: Improve Congress Avenue in keeping with its role as the Main Street of Texas.

TP-1.1: Improve pedestrian facilities in all streets and implement the Great Streets Master Plan.

TP-1.2: Convert certain Downtown streets to two-way operation.

TP-1.3: Maintain alleys as the principal means of loading, servicing, and parking access.

TP-1.4: Reduce or remove the barrier of the IH 35 edge.

TP-1.5: Establish a comprehensive way-finding system for all modes of transportation.

TP-2.1: Establish an urban rail system to connect Downtown with other Central Austin destinations and passenger rail systems.

TP-2.2: Concentrate major bus routes along designated Downtown corridors.

Vision Element Three (cont'd)

A multi-modal transportation system that is convenient, sustainable, affordable, and a viable alternative to the automobile.

TP-2.3: Create high-quality, state-of-the-art transit stops and transfer facilities.

TP-3.1: Establish bicycle priority streets that provide facilities for all levels of bicyclists along key north-south and east-west corridors.

TP-3.2: Introduce shared lane markings ("sharrows") on streets where cyclists can safely share the lane with automobiles.

TP-3.3: Create a more continuous system of off-street and multi-use trails.

TP-3.4: Increase bicycle parking in Downtown.

TP-3.5: Require shower and locker facilities in office developments.

TP-3.6: Introduce bike-sharing.

TP-3.7: Ensure that urban rail facilities promote bike safety.

TP-4.1: Manage and coordinate Downtown parking.

TP-4.2: Promote public/private partnerships to provide shared parking facilities within new development.

TP-4.3: Establish an in-lieu fee system that allows developers to contribute to centralized off-site parking as an alternative to providing parking on site.

TP-4.4: Provide incentives for on-site, car-share spaces and recharging facilities.

TP-4.5: Manage on-street parking and loading areas in a more efficient manner.

TP-4.6: Create a way-finding system and real-time parking displays that guide visitors to key public parking facilities.

TP-5.1: Assist in establishing a Central City Transportation Management Association.

Vision Element Three (cont'd)

A multi-modal transportation system that is convenient, sustainable, affordable, and a viable alternative to the automobile.

UI-6.1: Continue to prioritize maintenance improvements to Downtown streets and alleys, and coordinate and fund "complete" street reconstruction.

### Vision Element Four

A beloved fabric of historic places, buildings, and landscapes that celebrate the unique journey Austin has taken over the past 170 years.

HP-1.1: Update and disseminate the Comprehensive Cultural Resources Survey and Preservation Plan, beginning with Downtown, and plan for periodic updates.

HP-2.1: Adopt form-based development standards to protect and complement the unique character of historic downtown buildings, streets, and districts.

HP-2.2: Adopt standards and incentives to protect the Warehouse District.

HP-2.3: Introduce stepback provisions and other design standards for building additions within the East 6<sup>th</sup> Street National Register Historic District.

HP-2.4: Introduce stepback provisions and other design standards for building additions within the Congress Avenue National Register Historic District.

HP-3.1: Improve the capacity of the City's Historic Preservation Office and that of the Historic Landmark Commission.

HP-3.2: Create a historic preservation funding source and incentives that encourage preservation projects available to both public and private property owners, as well as tenants.

DD-1.4: Establish specific scale-compatibility standards that are tailored to the downtown context.

DD-2.1: Require setbacks and built-to lines that are appropriate to the form and character of the street.

DD-3.1: Promote a compatible relationship between new and historic buildings.

PR-1.1: Provide adequate funding for the maintenance and operation of all City-controlled Downtown parks.

PR-1.4: Improve the historic squares of the original City Plan.

PR-1.5: Improve the PARD-owned Old Bakery and Emporium and surrounding parkland on Congress Avenue.

PR-1.6: Pursue public/private funding sources and management structures for improving and maintaining Downtown parks.

PR-3.6: Improve Congress Avenue in keeping with its role as the Main Street of Texas.

Vision Element Four (cont'd)

A beloved fabric of historic places, buildings,  
and landscapes that celebrate the unique  
journey Austin has taken over the past 170  
years.

TP-1.5: Establish a  
comprehensive way-finding  
system for all modes of  
transportation.

### Vision Element Five

A variety of districts and destinations that support the creative expression of its citizenry through art, music, theater, dance, and performance.

See district-specific Goals and Improvement Priorities

HP-2.1: Adopt form-based development standards to protect and complement the unique character of historic downtown buildings, streets, and districts.

AU-3.3: Establish a concentration of retail, entertainment, and cultural uses in City-sponsored redevelopment projects.

AU-4.1: Encourage museums and other cultural institutions that serve the entire city to be located in or very near Downtown.

AU-4.2: Provide for the creation of new cultural facilities and live music venues.

AU-4.3: Support cultural district planning and marketing of Downtown arts and cultural organizations, businesses, and live music venues.

AU-4.4: Provide incentives and programs for the protection of Red River Street as an authentic live music district.

AU-4.5: Build on the East 6<sup>th</sup> Street brand and improve it as a high-quality daytime and night-time entertainment and visitor destination.

AU-4.6: Allow restaurants in certain Downtown districts to have outdoor music venues with the same sound levels as cocktail lounges.

AU-4.7: Increase the capacity of City staff to act as an advocate for and ambassador to the creative community.

DD-1.2: Finalize and adopt a Downtown Density Bonus Program that allows developers and the community to equitably share the benefits of additional height and density above the existing regulations.

DD-2.1: Require setbacks and built-to lines that are appropriate to the form and character of the street.

PR-1.1: Provide adequate funding for the maintenance and operation of all City-controlled Downtown parks.

PR-1.4: Improve the historic squares of the original City Plan.

PR-3.6: Improve Congress Avenue in keeping with its role as the Main Street of Texas.

Vision Element Five (cont'd)

A variety of districts and destinations that support the creative expression of its citizenry through art, music, theater, dance, and performance.

TP-1.5: Establish a comprehensive way-finding system for all modes of transportation.

Vision Element Six  
A green “necklace” of trails extending from  
Lady Bird Lake, and along Waller and Shoal  
Creeks into surrounding neighborhoods.

PR-1.1: Provide adequate funding for the maintenance and operation of all City-controlled Downtown parks.

PR-1.2: Program and design parks to serve the diverse needs of Downtown residents, families, workers, and visitors.

PR-1.3: Improve Downtown's urban greenways and adjoining public parks, as natural refuges and pathways.

PR-1.4: Improve the historic squares of the original City Plan.

PR-1.6: Pursue public/private funding sources and management structures for improving and maintaining Downtown parks.

TP-1.5: Establish a comprehensive way-finding system for all modes of transportation.

UI-3.1: Develop a Downtown Drainage Master Plan and extend that plan to adjacent urban redevelopment areas as feasible.

UI-3.3: Increase watershed maintenance of Shoal and Waller Creeks.

UI-3.5: Implement the Lower Shoal Creek Restoration Project.

UI-3.6: Develop a flood control plan for Shoal Creek in conjunction with a Shoal Creek Greenway improvement plan.

LI-1.2: Encourage and support public/private partnerships and conservancies aimed at building and operating parks and open space improvements.

### Vision Element Seven

A wide range of housing choices for individuals and families with diverse social and economic backgrounds.

AU-2.1: Support the production of affordable housing.

AU-2.2: Leverage redevelopment of public lands to contribute to affordable housing production.

AU-2.3 – Provide for permanent supportive housing.

AU-2.4: Promote affordable housing for artists and musicians.

AU-7.1: Enhance and expand the range of Downtown social services in a manner that is compatible with other land uses and the public realm.

AU-7.2: Promote educational and child care facilities that make Downtown more family-friendly.

DD-1.2: Finalize and adopt a Downtown Density Bonus Program that allows developers and the community to equitably share the benefits of additional height and density above the existing regulations.

PR-1.2: Program and design parks to serve the diverse needs of Downtown residents, families, workers, and visitors.

PR-1.4: Improve the historic squares of the original City Plan.

LI-1.1: Establish a Central City Economic Development Corporation.

Vision Element Eight

An array of innovative businesses – small and large – that are attracted to the Downtown by its rich human capital and unique sense of place.

AU-5.1: Provide incentives for Downtown office and employment uses.

AU-6.1: Provide incentives for Downtown hotel uses.

PR-1.2: Program and design parks to serve the diverse needs of Downtown residents, families, workers, and visitors.

PR-3.6: Improve Congress Avenue in keeping with its role as the Main Street of Texas.

LI-1.1: Establish a Central City Economic Development Corporation.

# The Community’s Vision for Downtown and the Downtown Austin Plan

## Recommendations of the Downtown Austin Plan

Historic Preservation	Preservation Plan	HP-1.1:	Update and disseminate the updated Comprehensive Cultural Resources Survey and Preservation Plan, beginning with Downtown, and plan for periodic updates.							
	Design Standards	HP-2.1:	Adopt form-based development standards to protect and complement the unique character of historic downtown buildings, streets, and districts.							
		HP-2.2:	Adopt standards and incentives to protect the Warehouse District.							
		HP-2.3:	Introduce stepback provisions and other design standards for building additions within the East 6th Street National Register District.							
		HP-2.4:	Introduce stepback provisions for new buildings and building additions within the Congress Avenue National Register District.							
	Administration	HP-3.1:	Improve the capacity of the City’s Historic Preservation Office (CHPO) and that of the Historic Landmark Commission.							
				HP-3.2:	Create a historic preservation funding source and incentives to encourage preservation projects available to both public and private property owners, as well as tenants.					
Activities and Uses	Mixed Use	AU-1.1:	Replace single-use zoning districts with downtown mixed-use zoning designations.							
		AU-1.2:	Prioritize or incentivize certain uses in certain districts of Downtown.							
		AU-1.3:	Prioritize and incentivize certain ground-level uses along certain streets.							
		AU-1.4:	Change Cocktail Lounge from a permitted use to a conditional use.							
	Housing	AU-2.1:	Support the production of affordable housing.							
		AU-2.2:	Leverage redevelopment of public lands to contribute to affordable housing production.							
		AU-2.3:	Provide for permanent supportive housing.							
		AU-2.4:	Promote affordable housing for artists and musicians.							
		AU-2.5:	Make downtown housing more family-friendly.							
	Retail and Entertainment	AU-3.1:	Reinforce existing retail and entertainment districts.							
		AU-3.2:	Promote ground-level retail and restaurant uses along particular Downtown streets.							
		AU-3.3:	Establish retail, entertainment and cultural uses in City-sponsored redevelopment projects.							
	Live Music, Cultural and Creative Uses	AU-4.1:	Encourage Downtown museums and other cultural institutions that serve the entire city.							
		AU-4.2:	Provide for the creation of new cultural facilities and live music venues.							
		AU-4.3:	Support cultural district planning and marketing of Downtown arts and cultural organizations.							
		AU-4.4:	Provide incentives and programs for the protection of the Red River Street music district.							
		AU-4.5:	Build on the East 6th Street brand and improve it as a high-quality destination.							
		AU-4.6:	Allow restaurants in certain downtown districts to have outdoor music venues with the same sound levels as cocktail lounges.							
		AU-4.7:	Increase the capacity of the City staff to act as an advocate for the creative community.							
	Office and Employment Uses	AU-5.1:	Provide incentives for Downtown office and employment uses.							
	Hotel and Visitor Uses	AU-6.1:	Provide incentives for Downtown hotel uses.							
		AU-6.2:	Support the development of an additional “headquarter” hotel in close proximity to the Convention Center.							
	Public Services	AU-7.1:	Enhance and expand the range of downtown social services in a manner that is compatible with other land uses and the public realm.							
		AU-7.2:	Promote educational and child care facilities that make the Downtown more family-friendly.							
		AU-7.3:	Improve fire and police facilities.							
Density and Design	Height and Density	DD-1.1:	Maintain existing height and density limits as a baseline with some adjustments based on the surrounding context.							
		DD-1.2:	Finalize and adopt a Downtown Density Bonus Program that allows developers and the community to equitably share the benefits of additional height and density above the existing regulations.							
		DD-1.3:	Employ additional density incentives to achieve specific community objectives.							
		DD-1.4:	Establish specific scale-compatibility standards that are tailored to the downtown context.							
	Streetfront Relationships	DD-2.1:	Require setbacks and build-to lines that are appropriate to the form and character of the street.							
		DD-2.2:	Allow additional setbacks if these provide publicly-accessible open space.							
		DD-2.3:	Limit curb cuts, drop-offs and porte-cocheres that interrupt the continuity of the pedestrian path and experience.							
		DD-2.4:	Establish standards for the treatment of commercial building fronts.							
		DD-2.5:	Establish standards for the treatment of new residential building fronts.							
	Building Design	DD-3.1:	Promote a compatible relationship between new and historic buildings.							
		DD-3.2:	Create buildings that provide spatial definition of streets.							
		DD-3.3:	Step towers back from the streets.							
		DD-3.4:	Provide space between towers.							
		DD-3.5:	Encourage tall and slender towers.							
		DD-3.6:	Prohibit highly-reflective glass cladding on buildings.							
		DD-3.7:	Integrate parking garages into the architecture of a building.							
		DD-3.8:	Establish a higher standard of green building consistent with overall city goals to be established in the updated Comprehensive Plan.							
The Public Realm	Public Parks	PR-1.1:	Provide adequate funding for the maintenance and operation of all City-controlled Downtown parks.							
		PR-1.2:	Program and design parks to serve the diverse needs of Downtown residents, families, workers and visitors.							
		PR-1.3:	Improve Downtown’s urban greenways and adjoining public parks as natural refuges and pathways.							
		PR-1.4:	Improve the historic squares of the original City Plan.							
		PR-1.5:	Improve the PARD-owned Old Bakery and Emporium and surrounding parkland on Congress Avenue.							
		PR-1.6:	Pursue public/private funding sources and management structures for improving and maintaining Downtown parks.							
		PR-1.7:	Special entities, such as non-profit conservancies, should be encouraged to assist with park improvements, operations, management and maintenance.							
	Open Space	PR-1.8:	Allocate additional sources of public funding to Downtown parks.							
	Streetscapes	PR-2.1:	Provide incentives and design criteria that promote high quality open space within private developments.							
		PR-3.1:	Maintain, extend and restore Downtown’s grid system of streets and alleys.							
		PR-3.2:	Require all new development to build Great Streets sidewalks or contribute to the Great Streets Development Program fund.							
		PR-3.3:	Streamline the license agreement process for Great Streets improvements.							
		PR-3.4:	Ensure that planned transit facilities, including urban rail, incorporate Great Streets improvements.							
Transportation and Parking	Streets	TP-1.1:	Improve pedestrian facilities in all streets and implement the Great Streets Master Plan.							
		TP-1.2:	Convert certain Downtown streets to two-way operation.							
		TP-1.3:	Maintain alleys as the principal means of loading, servicing and parking access.							
		TP-1.4:	Reduce or remove the barrier of the IH 35 edge.							
		TP-1.5:	Establish a comprehensive way-finding system for all modes of transportation.							
	Transit	TP-2.1:	Establish an urban rail system to connect Downtown with other Central Austin destinations and the existing and planned commuter rail system.							
		TP-2.2:	Concentrate major bus routes along designated Downtown corridors.							
		TP-2.3:	Create high-quality, state-of-the-art transit stops and transfer areas.							
	Bicycles	TP-3.1:	Establish bicycle priority streets that provide facilities for all levels of bicyclists along key north-south and east-west corridors.							
		TP-3.2:	Introduce shared lane markings (“sharrows”) on streets where cyclists can safely share the lane with automobiles.							
		TP-3.3:	Create a more continuous system of off-street bikeways and multi-use trails.							
		TP-3.4:	Increase bicycle parking in Downtown.							
		TP-3.5:	Require shower and locker facilities in office developments.							
		TP-3.6:	Introduce bike-sharing.							
	Parking	TP-3.7:	Ensure that urban rail facilities promote bike safety.							
		TP-4.1:	Manage and coordinate Downtown parking.							
		TP-4.2:	Promote public/private partnerships to provide shared parking facilities within new development.							
		TP-4.3:	Establish an in-lieu fee system that allows developers to contribute to centralized off-site parking as an alternative to providing parking on site.							
		TP-4.4:	Provide incentives for on-site, car-share spaces and recharging facilities.							
		TP-4.5:	Manage on-street parking and loading areas in a more efficient manner.							
Utilities and Infrastructure	Coordination and Prioritization	UI-1.1:	Consolidate utility coordination efforts under executive-level leadership to coordinate and facilitate the planning and construction of proposed utility and roadway-related infrastructure projects.							
		UI-1.2:	Expand and refine the City’s use of the Envista system.							
		UI-2.1:	Dedicate adequate funding annually to Austin Water Utility’s (AWU) “CIP-dedicated funds”.							
	Water / Wastewater	UI-2.2:	Require developers to submit their Service Extension Requests (SERs) for proposed projects in advance of their site development permit applications to allow time for AWU to assess needs and, if applicable, develop cost-participation agreements.							
	Watershed Protection	UI-3.1:	Develop a Downtown Drainage Master Plan and extend that plan to adjacent urban redevelopment areas as feasible.							
		UI-3.2:	Continue to allocate funding annually to departmental “CIP-dedicated funds” for use in upgrading City storm sewer mains through developer participation programs or for CIP projects, on an as-needed basis.							
		UI-3.3:	Increase watershed maintenance of Shoal and Waller creeks.							
		UI-3.4:	Construct the Little Shoal Creek flood control project.							
		UI-3.5:	Implement the Lower Shoal Creek Restoration Project.							
		UI-3.6:	Develop a flood control plan for Shoal Creek in conjunction with a Shoal Creek Greenway improvement plan.							
Leadership and Implementation	Governance and Organization	UI-3.7:	Create a Water Quality Program for Downtown.							
		UI-4.1:	Acquire a site for a future electric substation.							
		UI-4.2:	Austin Energy should develop design and location options for underground electric vaults to better achieve goals for pedestrian-oriented, ground-floor uses and facades.							
		UI-5.1:	Require that “dry” utility franchises go through a City review process to receive approval for alignments and/or relocations.							
		UI-6.1:	Continue to prioritize maintenance improvements to Downtown streets and alleys, and coordinate and fund “complete” street reconstruction.							
	Regulatory Amendments	LI-1.1:	Establish a Central City Economic Development Corporation.							
		LI-1.2:	Encourage and support public/private partnerships and conservancies aimed at building and operating parks and open space improvements.							
		LI-1.3:	Organize City government to provide for the effective implementation of the Downtown Austin Plan.							
Downtown Investment and Action	Downtown Investment and Action	LI-2.1:	Adopt the Downtown Austin Plan as an amendment to the City’s Comprehensive Plan.							
		LI-2.2:	Finalize and adopt a Downtown Density Bonus Program by ordinance. (See Appendix H.)							
		LI-2.3:	Refine the recommended form-based development standards as part of the ordinance preparation and amendment process. (See Appendix I.)							
		LI-2.4:	Amend the zoning ordinance within the Land Development Code in a phased way that allows for further stakeholder involvement and refinement, as appropriate.							
		LI-2.5:	Make amendments to other plans, as appropriate.							

## The Vision for Downtown

1. A dense and livable pattern of development that supports a vibrant day and nighttime environment.
2. An interconnected pattern of streets, parks and public spaces that instill a unique sense of place and community.
3. A multi-modal transportation system that is convenient, sustainable, affordable and a viable alternative to the automobile.
4. A beloved fabric of historic places, buildings and landscapes that celebrate the unique journey Austin has taken over the past 200 years.
5. A variety of districts and destinations that support the creative expression of its citizenry through art, music, theater, dance and performance.
6. A green “necklace” of trails extending from Lady Bird Lake and along Waller and Shoal Creeks into surrounding neighborhoods.
7. A wide range of housing choices for individuals and families with diverse social and economic backgrounds.
8. An array of innovative businesses – small and large – that are attracted to the Downtown by its rich human capital and unique sense of place.