

Alternative proposal, density bonus, Downtown Austin Plan
CM Spelman, 8 Nov 2011

Example 1: Residential

Site: 50,000 sf
Zoning: CBD
Location: Central district, downtown

Initial FAR: 8.0 $8 \times 50,000 = 400,000$ sf

Project meets gateway requirements:

- Design plans complete
- Complies with commercial design standards
- 1-star green building
- Great Streets participant

Applicant wants additional 200,000 sf, for a total of 600,000 sf.

Per current density bonus, can meet requirements through combination of affordable housing on site or fee in-lieu, family-friendly housing, child/elder care, and so on.

Alternative proposal: Applicable “floor” for bonus amenities determined by fee-in-lieu for affordable housing (\$10/sf in this district).

Floor = $200,000 \text{ sf} \times \$10 / \text{sf} = \$2,000,000$.

At least $\frac{1}{2}$ of this amount (\$1,000,000) must be provided as fee in-lieu.

Remaining $\frac{1}{2}$ can be provided in the form of

- Affordable housing (perhaps in payments over time)

- Any of the six community benefits listed in current density bonus proposal

- Other site-specific community benefits proposed by applicant.

Two-step procedure:

1. Staff must verify \$1,000,000 fee in-lieu
1,000,000 cost of alternative benefits
2. Council must decide package better for public than basic density bonus program.

Example 2: Commercial

Site: 50,000 sf
Zoning: CBD
Location: Northeast district, downtown

Initial FAR: 8.0 $8 \times 50,000 = 400,000$ sf

Project meets gateway requirements:

- Design plans complete
- Complies with commercial design standards
- 1-star green building
- Great Streets participant

Applicant wants FAR of 14:1 or $14 \times 50,000 = 700,000$ sf.

Per current density bonus, can obtain $\text{FAR} = 8 \times 1.5 = 12$, just for meeting gateway requirements. That gets the building to $12 \times 50,000 = 600,000$ sf.

Current options to get the last 100,000 sf are limited:

2-star Green Building:	$0.1 \times 8 = 0.8$ FAR	$0.8 \times 50,000 = 40,000$ sf
3-star Green Building:	$0.15 \times 8 = 1.2$ FAR	$1.2 \times 50,000 = 60,000$ sf
Child/elder care:		$2/\text{sf} \times 4,000 \text{ sf} = 8,000$ sf
Open space:		$0.5/\text{sf} \times 10,000 \text{ sf} = 5,000$ sf

Very difficult to get to 100,000 sf.

Alternative proposal determined by fee in-lieu for affordable housing (\$5/sf in this district). Floor determined by additional square footage requirement. Assume 2-star Green Building, no child care, 10,000 sf of open space. Remaining square footage required:

100,000	total requirement
– 40,000	Green Building
– <u>5,000</u>	open space
55,000	remaining square footage required

Floor = $55,000 \text{ sf} \times \$5 / \text{sf} = \$275,000$.

At least $\frac{1}{2}$ of this amount (\$137,500) must be provided as fee in-lieu.

Remaining $\frac{1}{2}$ can be provided in the form of

Affordable housing (perhaps in payments over time)

Other site-specific community benefits proposed by applicant.

Two-step procedure:

- Staff must verify \$137,500 fee in-lieu
137,500 cost of alternative benefits
- Council must decide package better for public than \$275,000 fee in-lieu payment.