

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.

