

# DOWNTOWN DENSITY BONUS AND RAINEY DISTRICT AMENDMENTS BRIEFING

December 18, 2013



## TOPICS:

1. WHY ARE WE HERE?
2. DENSITY BONUS PROGRAM BASICS.
3. DOWNTOWN DENSITY BONUS PROGRAM.
4. RAINEY SUBDISTRICT AMENDMENTS.
5. NEXT STEPS.

## 1. WHY ARE WE HERE?

- Codify the remainder of the Downtown Density Bonus Program public benefits.
- Create an affordability period for affordable housing units in the Rainey Street Subdistrict (Resolution 20130808-052).
- Make the Rainey Street Subdistrict eligible to participate in the Downtown Density Bonus Program (Resolution 20131017-032).

## 2. DENSITY BONUS PROGRAM BASICS.

### WHAT IS A DENSITY BONUS PROGRAM?

Incentive-based tool to grant additional entitlements (density) in return for community benefits.

Entitlements can include:

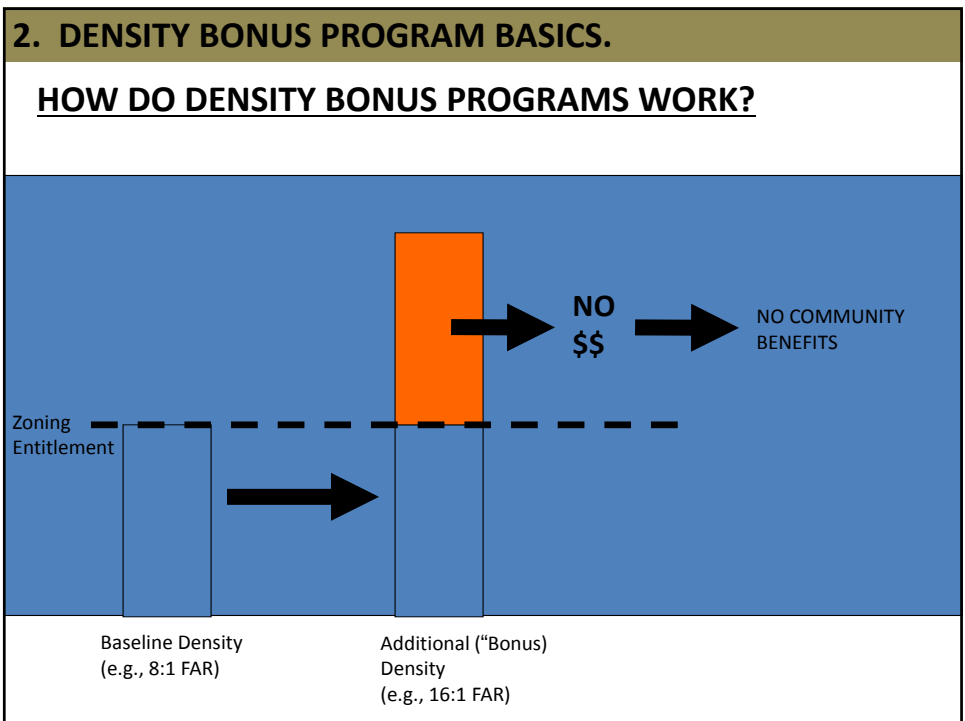
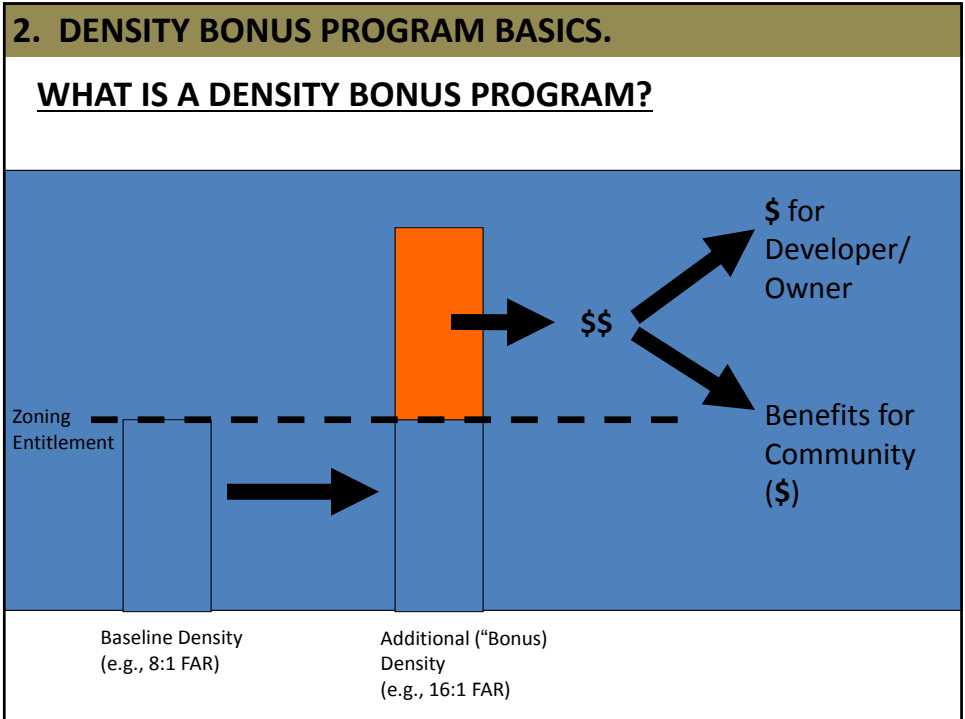
- Additional Density (FAR: Floor Area Ratio).
- Additional Units per Acre.
- Additional Height.

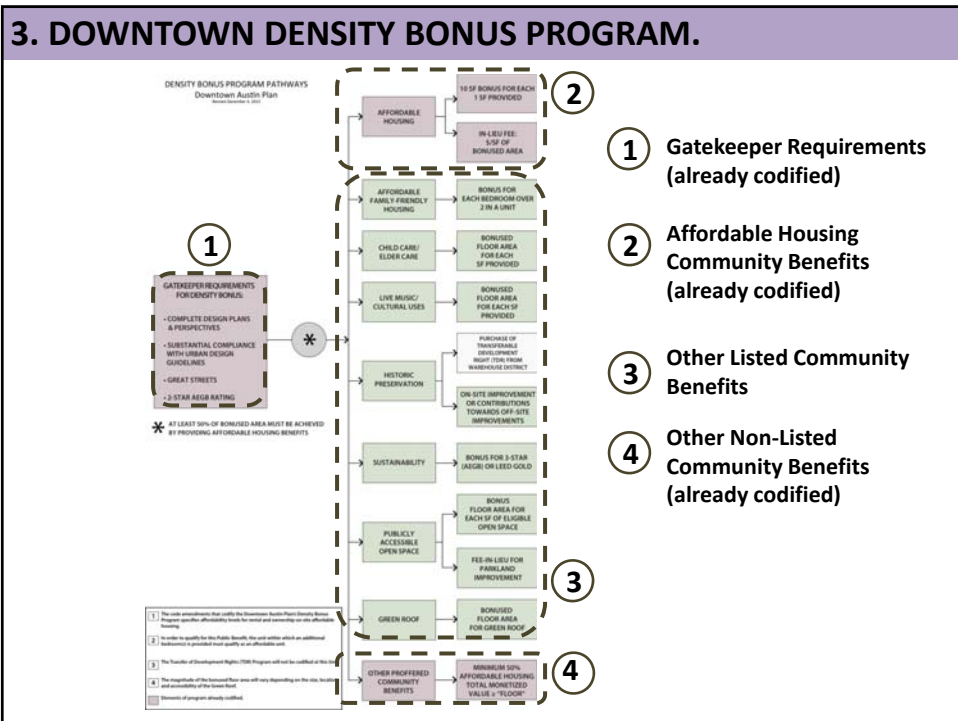
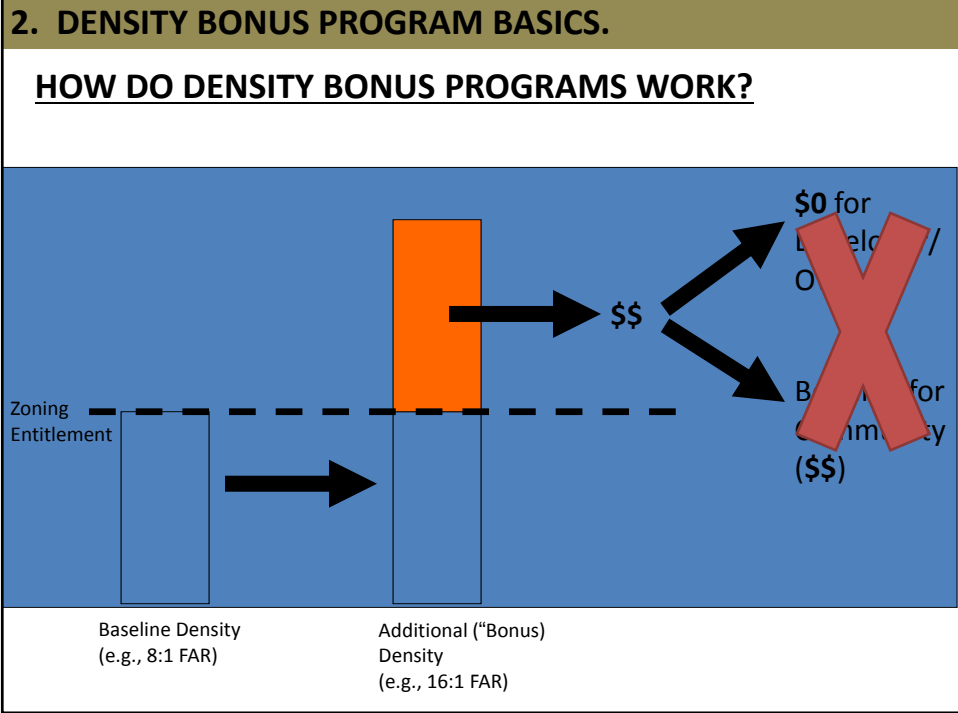
Community Benefits can include:

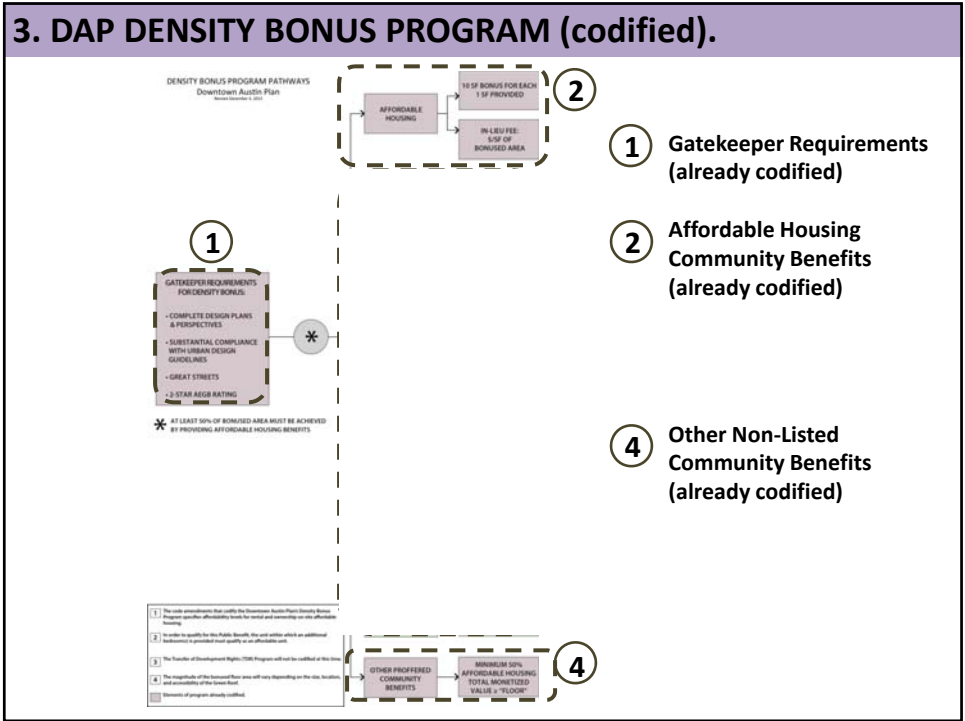
- Affordable housing (units or fee).
- Public open space.
- Green building.

**Incentives**

**Allowable  
Under Current  
Zoning**

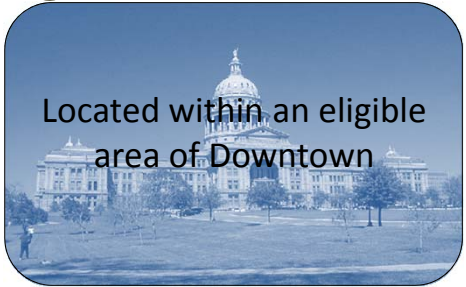




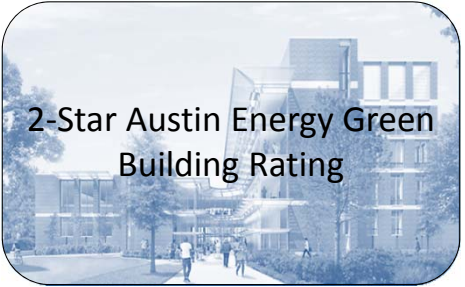


### 3. DAP DENSITY BONUS PROGRAM (codified).

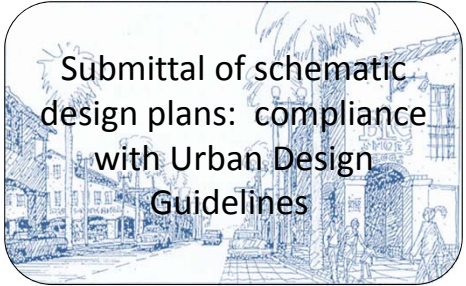
**1** Gatekeeper Requirements:




Located within an eligible area of Downtown



2-Star Austin Energy Green Building Rating



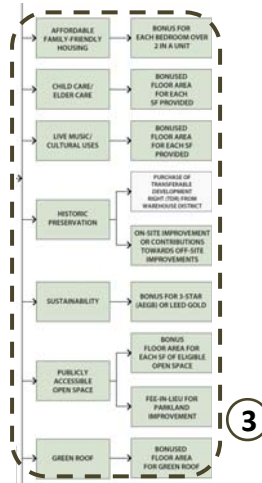
Submittal of schematic design plans: compliance with Urban Design Guidelines



Commitment to construct Great Streets

**3. DENSITY BONUS PROGRAM – Additional Comm. Benefits.**

**③ Other Listed Community Benefits**



**③ Other Listed Community Benefits**

**③**

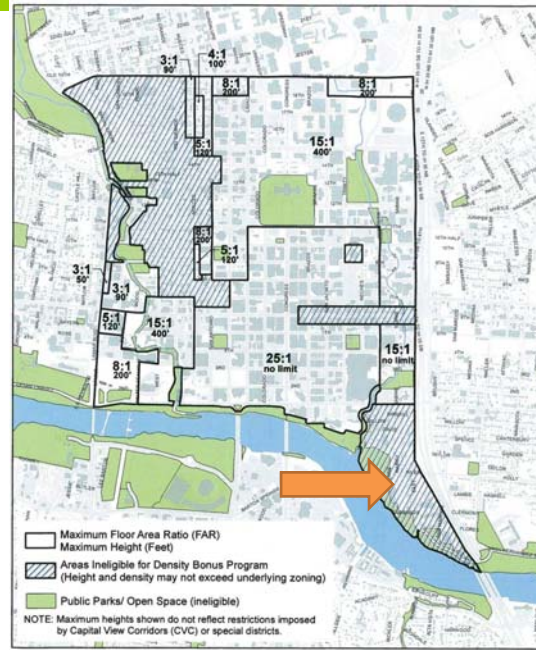
**4. RAINEY SUBDISTRICT AMENDMENTS.**

**Affordability Period**

- Affordability period will be changed to 40 years for rental and 99 years for ownership.
- Affordable units will be reserved as affordable for the specified time periods through appropriate models such as shared-equity, monitoring, etc.

#### 4. RAINEY SUBDISTRICT AMENDMENTS.

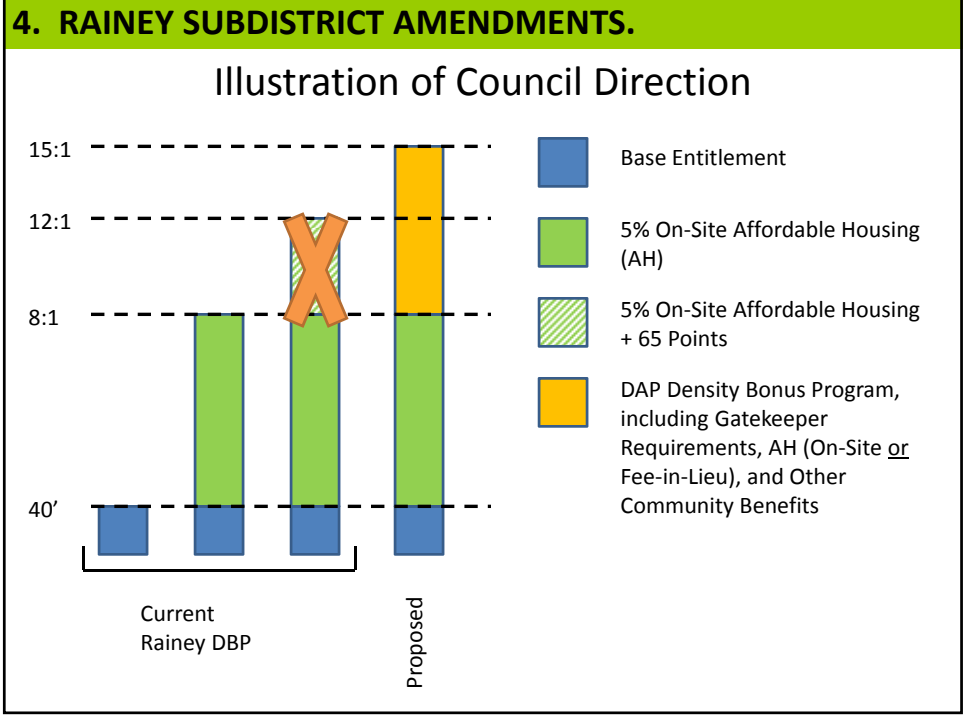
**Include Rainey Street Subdistrict in Downtown Density Bonus Program**



#### 4. RAINEY SUBDISTRICT AMENDMENTS.

**Include Rainey Street Subdistrict in Downtown Density Bonus Program**

- Council Direction to modify Rainey Density Bonus Program (Resolution 20131017-032):
  - Rainey program to apply only up to 8:1 FAR;
  - Eliminate the existing Rainey program's "point system";
  - Apply Downtown Density Bonus Program for FAR between 8:1 and 15:1.



- ### 5. NEXT STEPS.
- Board & Commission Presentations:**
- Downtown Commission (Dec.18 - Today)
  - Community Development Commission (Jan. 14)
- Planning Commission Hearings and Possible Action:**
- Codes and Ordinances Committee (Jan. 21)
  - Full Commission (Jan. 28)
- City Council:**
- Briefing and Possible Action (Feb. 13)