

RESOLUTION NO. 20060928-072

WHEREAS, the Downtown Design Guidelines have not been amended or updated since their original adoption in 2002; and

WHEREAS, Austin's current economy promises to bring new, denser development to the downtown area; and

WHEREAS, our current code sets density limits; and

WHEREAS, it may be beneficial to the city to allow development to exceed those density limits; and

WHEREAS, public open spaces such as plazas, arcades, pocket parks, bikeways and other infrastructure enhance the quality of life of Austin's citizens; and

WHEREAS, other cities, including New York City, have successfully developed density bonus options that allow greater density in exchange for amenities that provide public benefits, such as affordable housing, plazas, or open space; and

WHEREAS, the City has a resource in the Design Commission to advise council on issues of the built environment, including design guidelines, great streets, open space, civic art, and other community amenities; and

WHEREAS, the Design Commission supports the efforts of the Affordability Housing Incentives Task Force to establish affordable housing density bonus options; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

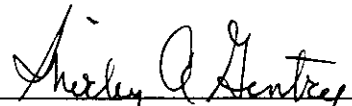
The City Council directs the City Manager to work with the Design Commission to revise and update the Downtown Design Guidelines; and

BE IT FURTHER RESOLVED:

That the proposed revisions to the Guidelines include recommendations for Density Bonus options that would allow greater density in exchange for amenities that provide public benefits such as affordable housing, plazas, and open space.

ADOPTED: September 28, 2006

ATTEST:


Shirley A. Gentry
City Clerk