

ORDINANCE NO. 20130627-105

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO ADD A NEW SUBSECTION TO SECTION 25-2-312 (*CURE COMBINING DISTRICT REGULATIONS*) AND REPEAL AND REPLACE SECTION 25-2-586 RELATING TO ZONING REGULATIONS FOR THE CURE COMBINING DISTRICT AND DOWNTOWN DENSITY BONUS.

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

PART 1. City Code Section 25-2-312 (*CURE Combining District Regulations*) is amended to add a new subsection (C) to read as follows:

- (C) The CURE combining district may not be used to modify maximum floor area ratio or maximum height within the area bounded by Martin Luther King, Jr., Boulevard, Interstate Highway 35, Lady Bird Lake and Lamar Boulevard.

PART 2. City Code Section 25-2-586 (*Affordable Housing Incentives in a Central Business District (CBD) or Downtown Mixed Use (DMU) Zoning District*) is repealed and replaced with a new section 25-2-586 to read as follows:

§ 25-2-586 DOWNTOWN DENSITY BONUS PROGRAM.

(A) **Definitions.** In this section:

- (1) **BONUS AREA** means the greater of:
 - (a) The gross floor area that exceeds the maximum allowable floor-to-area ratio allowed with the site's primary entitlements; or
 - (b) The gross floor area contained within the portion of a structure that exceeds the maximum height allowed under the site's primary entitlements.
- (2) **DEVELOPMENT BONUS FEE** means the dollar amount an applicant pays to the City per square foot of bonus area.

- (3) DIRECTOR means director of the Planning and Development Review Department.
- (4) DWELLING UNIT means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (5) GREAT STREETS STREETSCAPE STANDARDS means design standards for streets within the boundaries of the Great Streets Master Plan.
- (6) MIXED-USE PROJECT means a project that has 25 percent or more of its floor area in a use different from a predominant use.
- (7) NON-RESIDENTIAL PROJECT means a project for which the predominant use is not listed in Section 25-2-3 (*Residential Uses Described*), and which has less than 25 percent of its floor area devoted to uses described in Section 25-2-3 (*Residential Uses Described*).
- (8) PRIMARY ENTITLEMENT means the height and floor-to-area ratio entitlement that a site derives from its current zoning. That entitlement may be derived from the base zoning or from a previous modification to the base zoning.
- (9) RESIDENTIAL PROJECT means a project for which the predominant use is within one or more of the classifications described in Section 25-2-3 (*Residential Uses Described*).
- (10) URBAN DESIGN GUIDELINES means guidelines for public streetscapes, plazas, open space and buildings in a dense area, adopted by City Council.

(B) Downtown Density Bonus Maps and Table.

- (1) The downtown district boundaries are shown on the Downtown Districts Map (Figure 1). Properties in the downtown district that are eligible for density bonuses under this section are shown on the Eligibility, Floor-to-Area Ratio and Height Maps (Figure 2).

- (2) The amount of floor-to-area ratio or height that may be achieved by a downtown density bonus for a site is limited by the maximum height or Floor-to-Area Ratio identified on Figure 2.
- (3) The development bonus fee may vary by use and downtown district. The applicable development bonus fee within each of the nine districts is established by ordinance.

(C) Program Requirements.

(1) Gatekeeper Requirements.

- (a) To receive bonus area, the director must determine that the project substantially complies with the Urban Design Guidelines.
 - (i) The applicant must submit to the director a schematic level site plan, building elevations, and other drawings, simulations or other documents necessary to fully describe the urban design character of the project and relationship of the project to its surroundings.
 - (ii) The Design Commission shall evaluate and make recommendations regarding whether the project complies with the Urban Design Guidelines and the director shall consider comments and recommendations of the Design Commission.
- (b) The applicant shall execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards.
- (c) The applicant shall execute a restrictive covenant committing to achieve a minimum two star rating under the Austin Energy Green Building program using the ratings in effect at the time the ratings application is submitted for the project. The applicant shall also provide the director with a copy of the project's signed Austin Energy Green Building Letter of Intent.

- (2) After the director determines the applicant meets the gatekeeper requirements, the applicant shall provide sufficient written information so that the director can determine:
 - (a) the site's primary entitlement;
 - (b) the amount of bonus area that the applicant is requesting; and,
 - (c) the total dollar amount the applicant will pay if the applicant chooses to obtain the entire bonus area exclusively by paying a development bonus fee.
- (D) **Changes in Design of Proposed Building.** If the design of a building changes after a bonus is granted under this section, the director shall review the new design for substantial compliance with the Urban Design Guidelines prior to building permit approval. A building permit for a final design will not be approved until the design substantially compliances with the gatekeeper requirements and the restrictive covenants are amended to reflect new community benefits.
- (E) **Community Benefits.** A person may achieve density bonuses by providing community benefits outlined in this section.
 - (1) **Affordable Housing Community Benefits**
 - (a) **Affordable Housing Community Benefit.** An applicant may use one or more of the following.
 - (i) **On-site affordable housing.** A project may achieve bonus area by providing on-site affordable housing within the project. The amount of bonus area that may be achieved for each one square foot of dwelling unit space that is devoted to on-site affordable housing is established by ordinance.
 - (ii) The project may achieve bonus area by paying a development bonus fee at the dollar per square foot amount set by ordinance. The fee will be paid into the Affordable Housing Trust Fund.

(b) Affordable housing community benefit percentages.

- (i) A project must achieve at least 50 percent of the desired bonus area by providing on-site affordable housing, paying a development bonus fee, or a combination of the two.
- (ii) If an applicant chooses to achieve 100 percent of the desired bonus area exclusively by providing affordable housing community benefits, the approval for the bonus area can be granted administratively by the director.
- (iii) For any portion of the desired bonus area not achieved by providing affordable housing benefits, the applicant shall achieve bonus area by providing other community benefits.

(2) **Other Community Benefits.**

- (a) The applicant must provide sufficient information about the other community benefits for the director to determine whether the other community benefits serve a public and municipal purpose considering the criteria listed below.
- (b) The director will consider the following to make a determination:
 - (i) if members of the general public will be able to enjoy the proposed benefit without paying for its access, use or enjoyment;
 - (ii) if the proposed benefit will connect to and be accessible from public right-of-way or other publicly-accessible space;
 - (iii) if the proposed benefit will provide a public amenity that is particularly lacking in the proposed location;
 - (iv) if the proposed benefit will impose a significant burden on public resources for maintenance, management, policing, or other reasons; and,

- (v) any other information provided by the applicant that shows the other community benefit serves a public and municipal purpose and furthers the City's comprehensive planning goals.
- (c) If a community benefit provides a partial benefit to a project, it will not be disqualified; the director will allocate only the cost of the public portion of the benefit to the other community benefits.
- (3) If the director determines that the proposed benefit qualifies as a community benefit, the director shall:
 - (a) quantify the monetary cost for the proposed community benefit by using standard industry sources as well as locally based data on development costs to quantify the monetary cost, without mark-up, for the proposed community benefit; and,
 - (b) determine the cost to be applied towards achieving the desired bonus area.
- (4) The amount determined by the director may be applied to achieve bonus area on the same basis as the development bonus fee applicable to the type and location of the project.
- (5) The director's recommendation concerning the proposed community benefit and the monetary value that is applied to achieve the bonus area shall be presented to the planning commission for recommendation and the city council for approval.
- (6) If the applicant proposes to achieve bonus area by providing other community benefits, the value of the affordable housing benefits plus the value of the public portion of the other community benefits must be equal to or greater than the dollar amount that the director calculates in Section 25-2-586(C)(2)(c).
- (F) **Development Bonus Fee for Mixed-Use Projects.** Mixed-use projects shall pay development bonus fees in proportion to the amount of floor area in the project that is devoted to different use categories.

- (G) **Affordability Requirements.** For purposes of this section, a unit is affordable for purchase or rental if, in addition to the other requirements of this section, the household is required to spend no more than 30 percent of its gross monthly income on mortgage or rental payments for the unit.
- (1) Affordability requirements for owner-occupied units.
- (a) On-site for sale affordable housing units shall be reserved as affordable through a City approved affordable housing land trust or other shared equity model approved by the director of Neighborhood Housing and Community Development, for not less than 99 years from the date a certificate of occupancy is issued.
- (b) The units shall be made available for ownership and occupancy by households earning no more than 120 percent of the Annual Median Family Income for the City of Austin Metropolitan Statistical Area as determined by the director of Neighborhood Housing and Community Development.
- (2) Affordability requirements for rental units.
- (a) On-site rental affordability housing units shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.
- (b) The units shall be made available for rental by households earning no more than 80 percent of the annual median family income for the City of Austin metropolitan statistical area as determined by the director of Neighborhood Housing and Community Development.
- (H) **Applicant's obligation.** Before the director may issue any type of Certificate of Occupancy, an applicant must fulfill all obligations including but not limited to the payment of all fees and execution of restrictive covenants. All approvals must be obtained and evidence of the approvals must be provided to the director prior to site plan submittal.
- (I) **Director's approval.** Once an applicant meets the requirements of the downtown density bonus program, the director will issue a written notice of approval that indicates the project's allowable floor-to-area ratio and height.

(J) Appeal.

- (1) An applicant may appeal to the city council the director's determination that the gatekeeper requirements have not been met.
- (2) An applicant must appeal the determination within 30 days from the date of the director's denial.
- (3) An appeal is subject to the procedures set forth in Section 25-2-282 (*Land Use Commission Public Hearing and Recommendation*) and Section 25-2-283 (*City Council Zoning Hearing and Action*) of the City Code.

PART 3. Ten square feet of bonus area shall be granted for each one square foot of dwelling unit devoted to on-site affordable housing as defined in 25-2-586(E)(1)(a).

PART 4. The fee to be paid into the Affordable Housing Trust fund for each square foot of bonus area, as set forth in 25-2-586(B), is established in the Downtown Development Bonus Fee table in Figure 3.

PART 5. Monies generated by the fee in Section 25-2-586(E)(1)(a)(ii) shall be prioritized for permanent supportive housing for low barrier approaches for the chronic homeless.

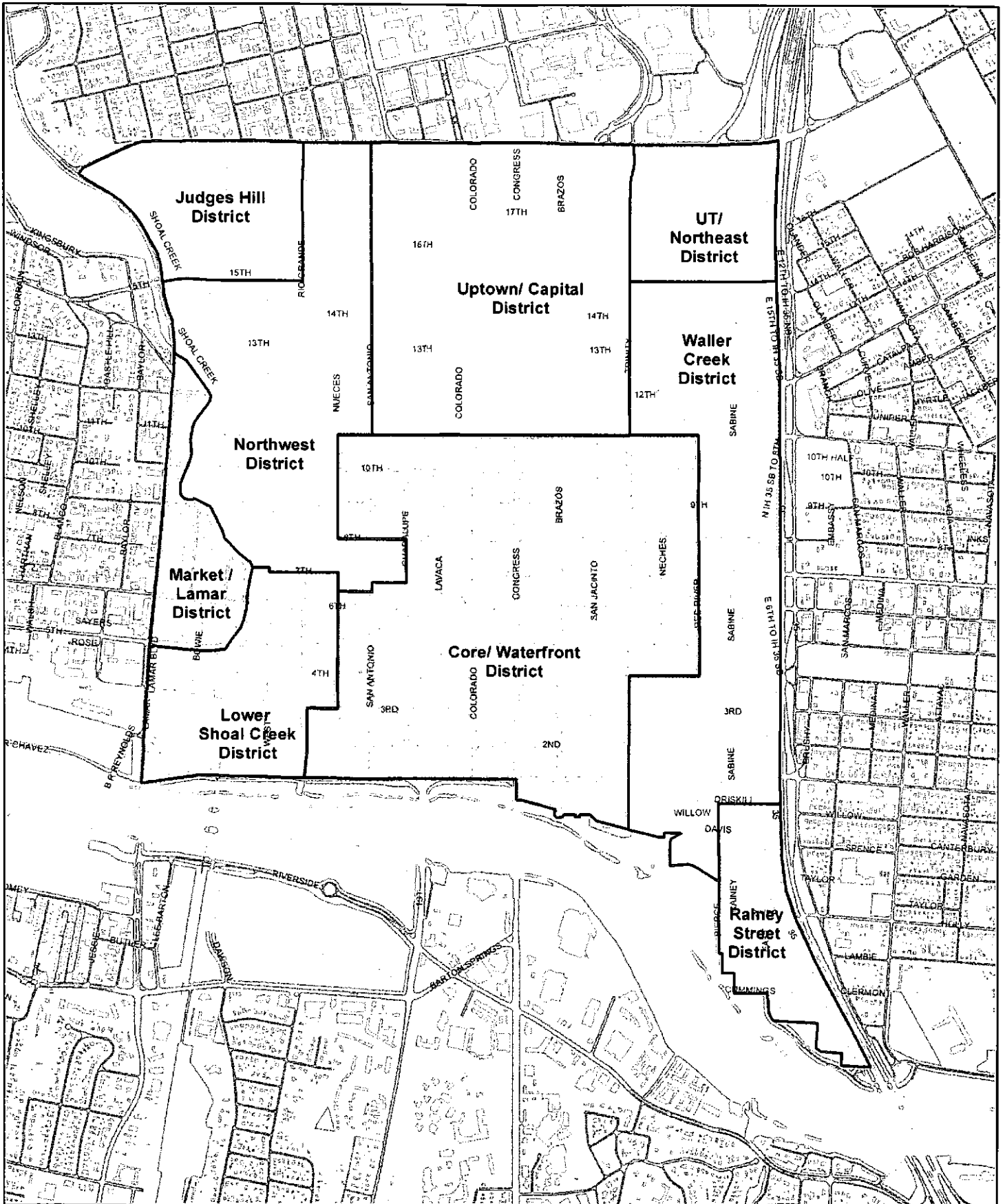
PART 6. The city manager shall evaluate and, if necessary, adjust the development bonus fee, the on-site affordable housing bonus area and the allocation of money generated by the fee at least every three years. The city manager shall determine the new fees, the bonus area, and the allocation of monies and submit those changes to the city council for approval.

PART 7. This ordinance takes effect on July 8, 2013.

PASSED AND APPROVED

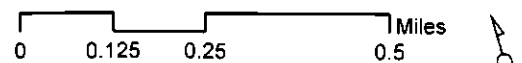
_____, June 27, 2013, §
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§
_____, Lee Leffingwell
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk



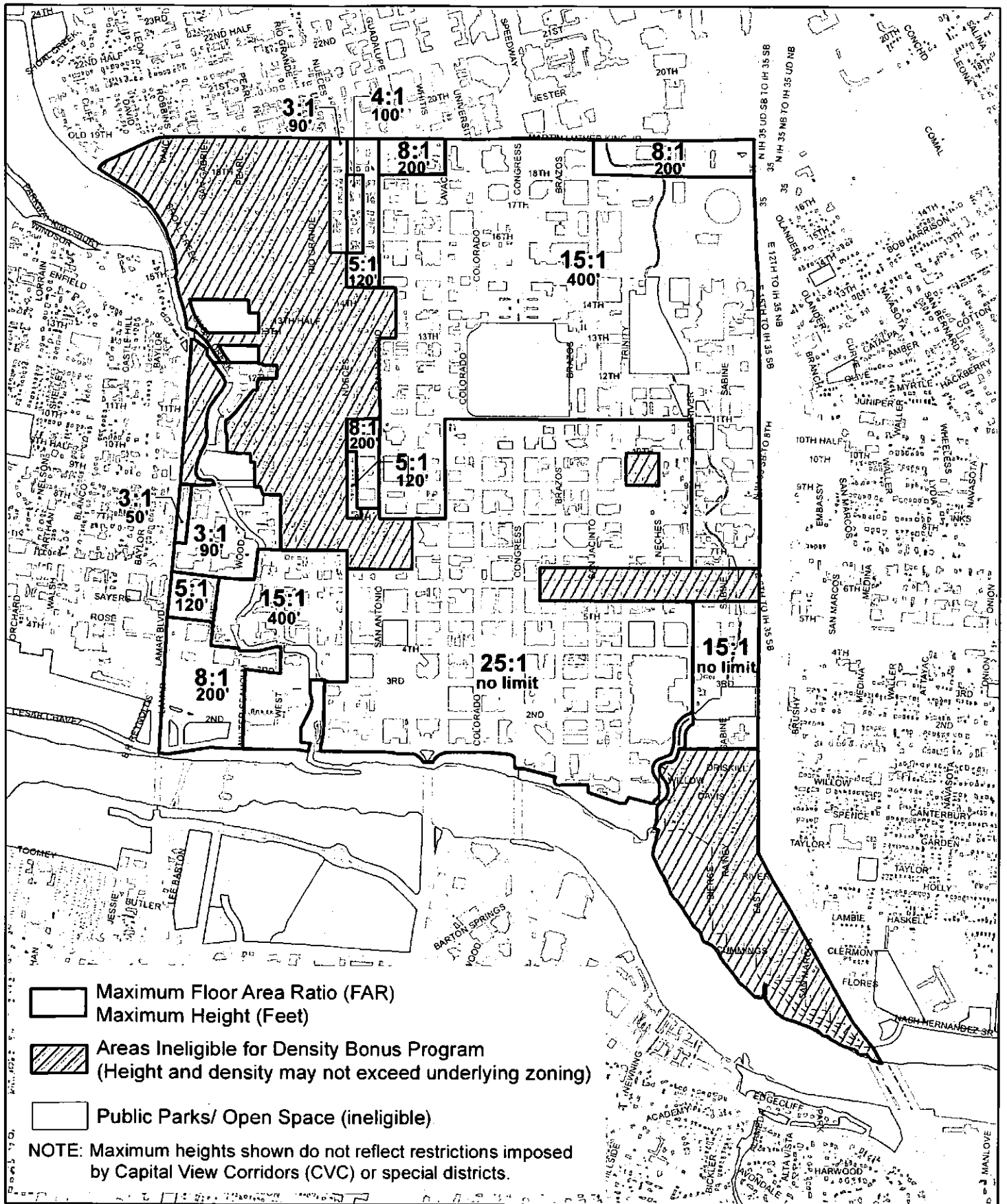
Downtown Austin Plan Districts

Figure 1



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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1

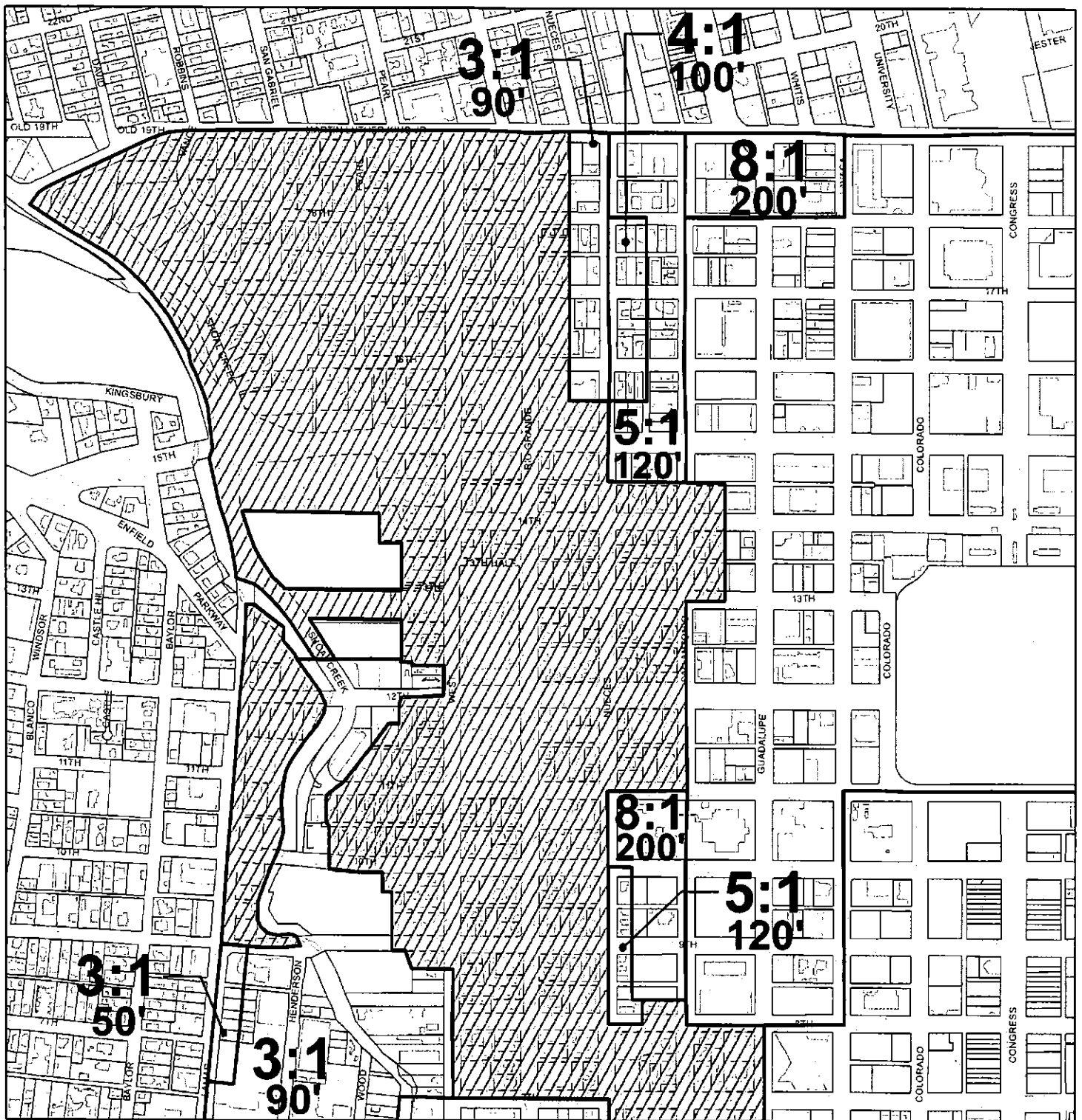


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



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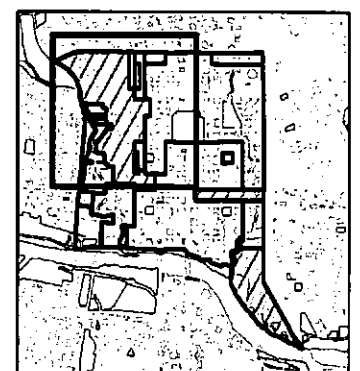
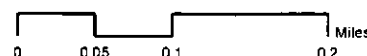
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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 2

-  Maximum Floor Area Ratio (FAR)
-  Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

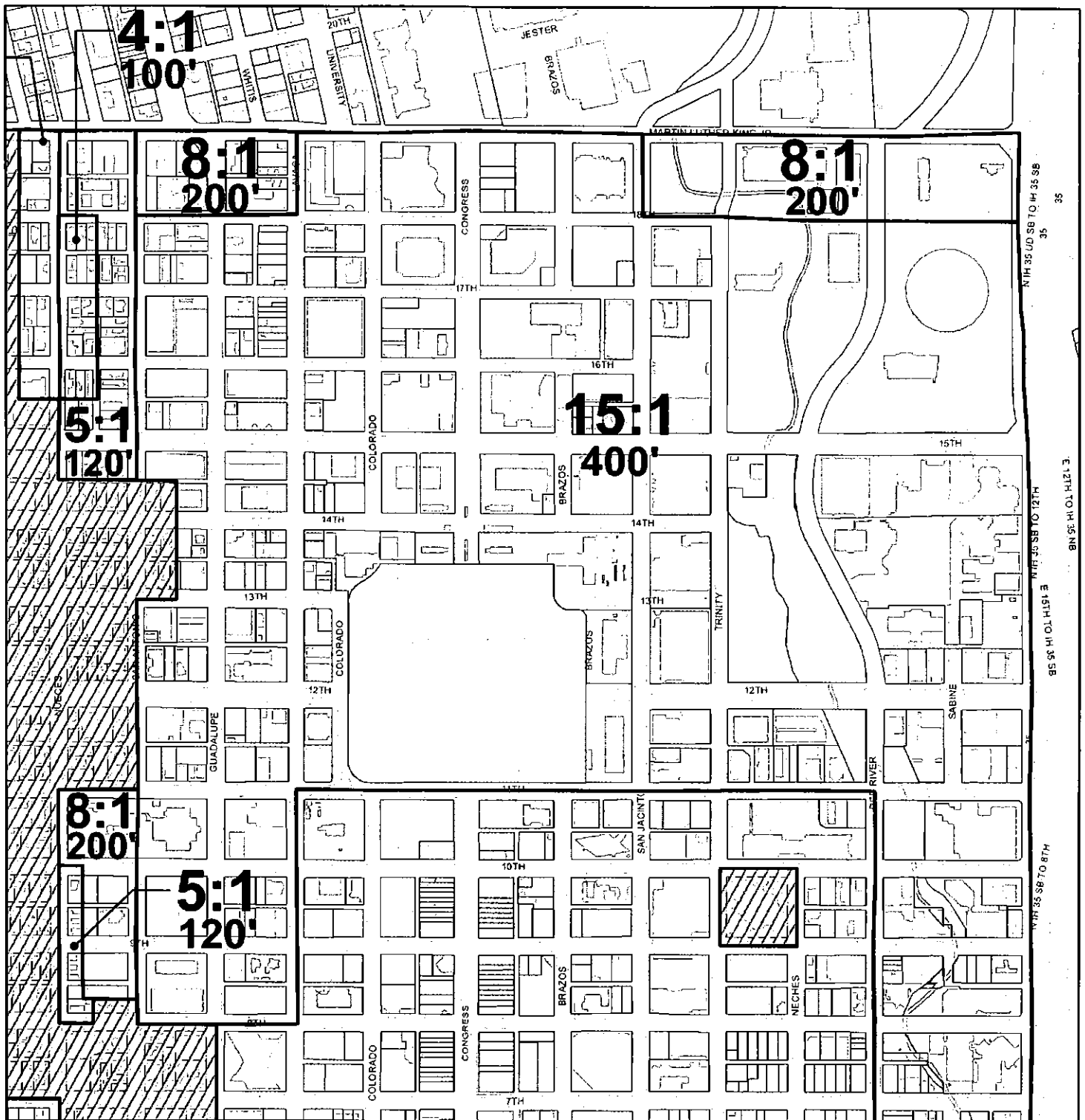
NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.








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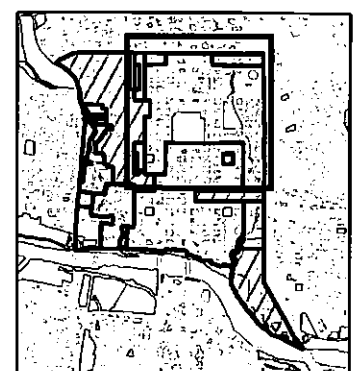
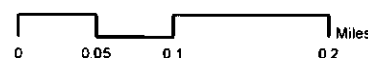
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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 3

-  Maximum Floor Area Ratio (FAR)
-  Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

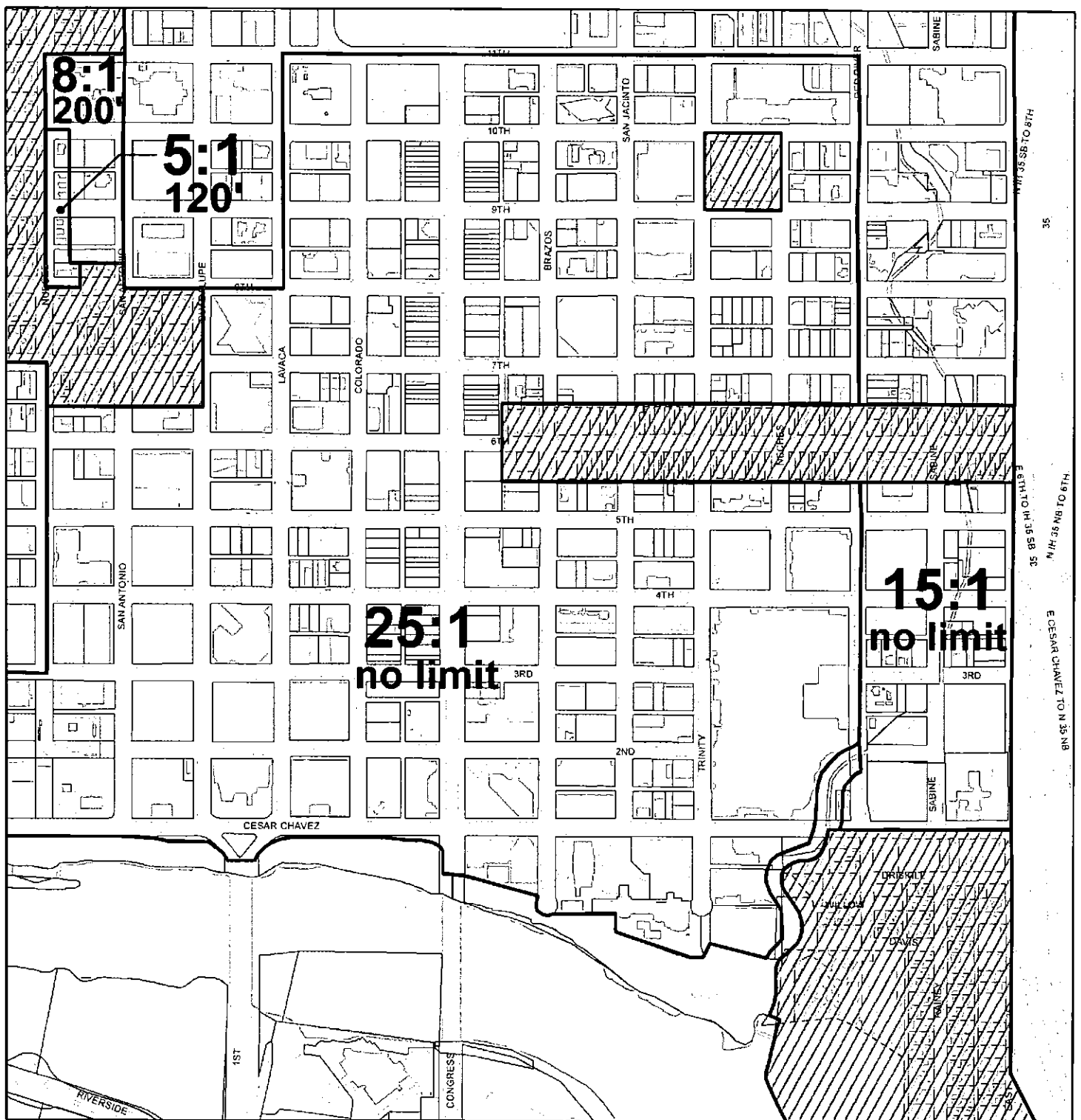
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



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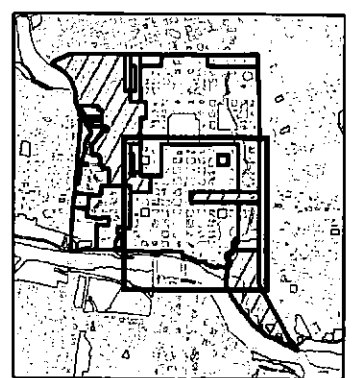
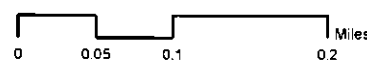
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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 4

-  Maximum Floor Area Ratio (FAR)
-  Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

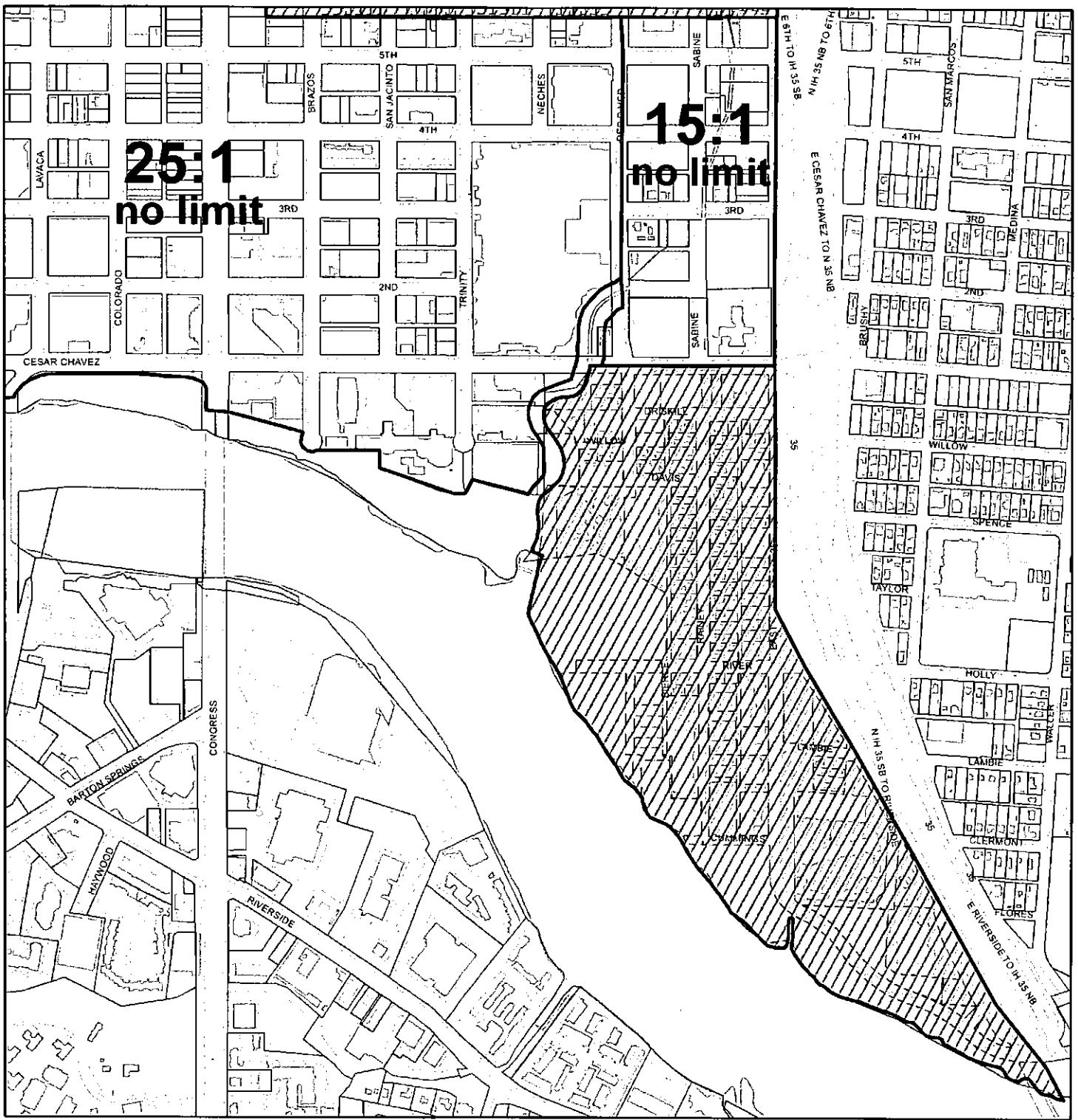
NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.



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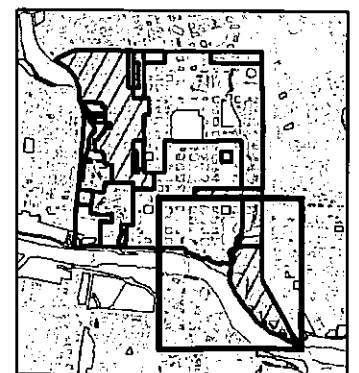
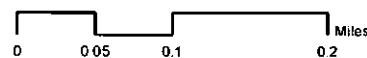
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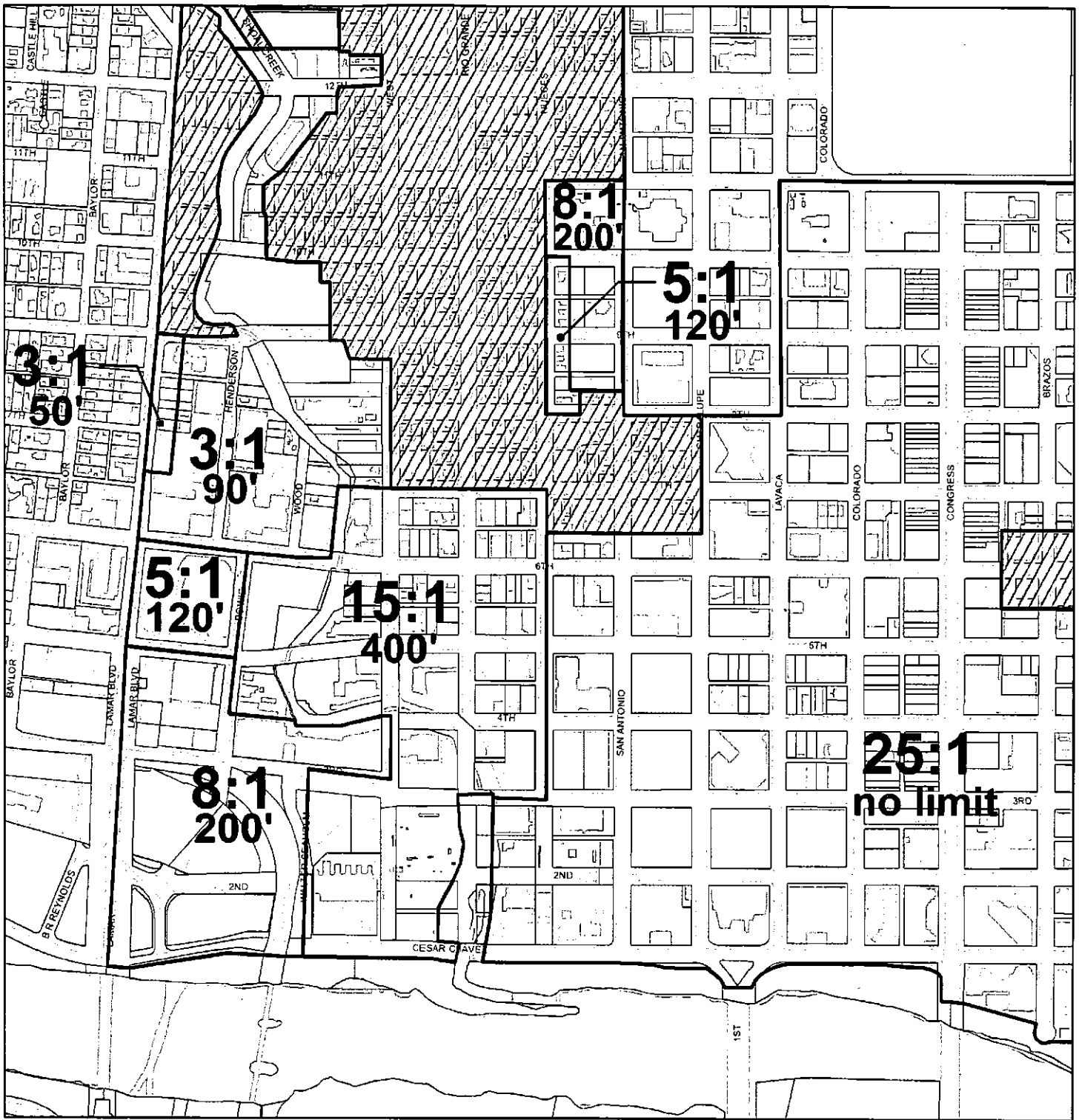


Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 5

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.





Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
 Figure 2: Page 6

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.

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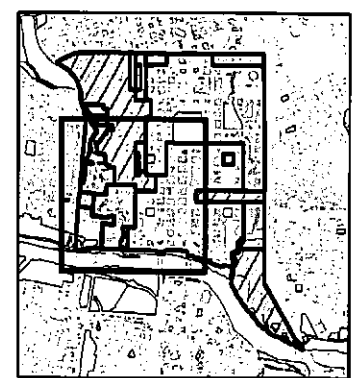


Figure 3: Downtown Development Bonus Fee Table

Development Type	Downtown District	Development Bonus Fee (\$/SqFt Bonus Area)
Residential	Core/Waterfront District	\$10/SqFt Bonus Area
	Lower Shoal Creek & Rainey Street Districts	\$5/SqFt Bonus Area
	All other districts	\$3/SqFt Bonus Area
Office	All districts	No Fee
Hotel	All districts	No Fee