

WHEREAS, Austin is facing an affordability crisis as the housing market reaches record rents and home prices; and

WHEREAS, Austin voters approved substantial investments in corridor improvements, active transportation, and Project Connect in 2016, 2018, and 2020; and

WHEREAS, current parking minimums may require more parking than currently needed and conflict with the City's goal of reaching a 50/50 transportation mode share; and

WHEREAS, moderate changes to compatibility and parking regulations on corridors would increase affordable and market-rate housing supply and support the City’s transit investments; and

Page 1 of 5

26 **WHEREAS**, the City Council is committed to enacting policy changes to
27 increase housing capacity and support transit investments on corridors; **NOW**,
28 **THEREFORE**,

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

30 The City Council initiates the following amendments to City Code Title 25
31 (*Land Development Code*) to increase housing capacity and support transit
32 investments on corridors by relaxing compatibility regulations and reducing
33 parking minimums. It is Council's intent that these amendments apply to a
34 property that is front-facing or side-facing a corridor. It is Council's intent that
35 these amendments apply when the property's existing compatibility or parking
36 regulations are more restrictive.

37 **BE IT FURTHER RESOLVED:**

38 The City Council directs the City Manager to prepare a code amendment
39 that accomplishes the following for a property located on a Larger or Medium
40 corridor:

- 41 1. Defines Larger Corridors to include:
 - 42 a. Austin Strategic Mobility Plan (ASMP) Level 5 Streets (i.e., major
43 highways);
 - 44 b. Project Connect Light Rail Lines and Future Extensions (i.e., Orange
45 and Blue Lines); and
 - 46 c. Project Connect MetroRapid Routes (i.e., Expo Center, Pleasant
47 Valley, Burnet to Menchaca & Oak Hill* [exact route still under
48 development], and Gold Lines), excluding Future Extensions.
- 49 2. Defines Medium Corridors to include:
 - 50 a. Imagine Austin Corridors that have been constructed but do not
51 qualify as Larger Corridors; and

- 52 b. 2016 Bond Corridor Construction Program corridors that do not
53 qualify as Larger Corridors.
- 54 3. Modifies the compatibility regulations to:
- 55 a. limit the applicability to properties located on the same side of
56 corridors;
57 b. tie the applicability to zoning classification, rather than existing land
58 use; and
59 c. end compatibility regulations at a 300' distance from the nearest
60 triggering property;
61 d. for any residential or mixed-use property on a corridor, allow more
62 flexibility for what can be located in the 25' setback but not including
63 dumpsters; and
64 e. for any residential or mixed-use property on a corridor, amend City
65 Sections 25-2-1062 and 25-2-1063 to:
66 i. Increase height from 30' to 35';
67 ii. Increase height from 40' to 45'; and
68 iii. Increase height from 50' to 55'.
- 69 4. Creates a bonus program for a property on a corridor that provides on-site
70 affordable units and allows:
71 a. properties on Larger Corridors to:
72 i. reach 65' height at 100' distance,
73 ii. reach 90' height at 200' distance; and
74 b. properties on Medium Corridors to:
75 i. reach 65' height at 150' distance,
76 ii. reach 90' height at 250' distance; and
77 c. properties utilizing fee-in-lieu options to be eligible only if and when
78 the fees are updated to match the equivalent of on-site construction
79 costs.
80

81 5. Except for accessible parking, modifies parking for a residential or mixed-
82 use property on a corridor as follows:

- 83
- 84 a. Require a property on a Larger Corridors to build only 25% of the
85 parking currently required;
- 86 b. Require a property on a Medium Corridor to build only 50% of the
87 parking currently required; and
- 88 6. Require a property on a Larger or Medium corridor and within 300 feet from
89 a school to maintain existing parking regulations.

90 **BE IT FURTHER RESOLVED:**

91 The City Council directs the City Manager to explore the following ideas
92 and, if feasible, include these ideas in the code amendment:

- 93 1. with the goal of promoting the use of more sustainable, climate-friendly
94 transportation modes, explore the advantages of requiring
95 implementation of Transportation Demand Management (TDM)
96 measures in the recently updated Transportation Criteria Manual to
97 qualify for the parking reductions, and with Austin Transportation
98 Department Director approval, achieve further reductions as part of a
99 tiered system that applies multiple TDM measures to a development;
- 100 2. appropriate reduction in parking requirements for a property on a Larger
101 or Medium corridor and within 300 feet of a school in exchange for
102 construction of multi-bedroom units; and
- 103 3. applying Larger Corridor regulations to Transit Oriented Developments
104 (TODs) and Regulating Plans where current regulations are more
105 restrictive.

106 **BE IT FURTHER RESOLVED:**

107 The City Manager is directed to explore collaborating with local school
108 districts on reserving public street space for school use.

BE IT FURTHER RESOLVED:

The City Manager is directed to bring an ordinance for
Council consideration no later than September 2022.

ADOPTED: _____, 2022

ATTEST: _____

Myrna Rios
City Clerk

DRAFT