



Downtown Density Bonus Phase 1 – Staff Proposal

Austin Planning | Planning Commission | 5/12/26

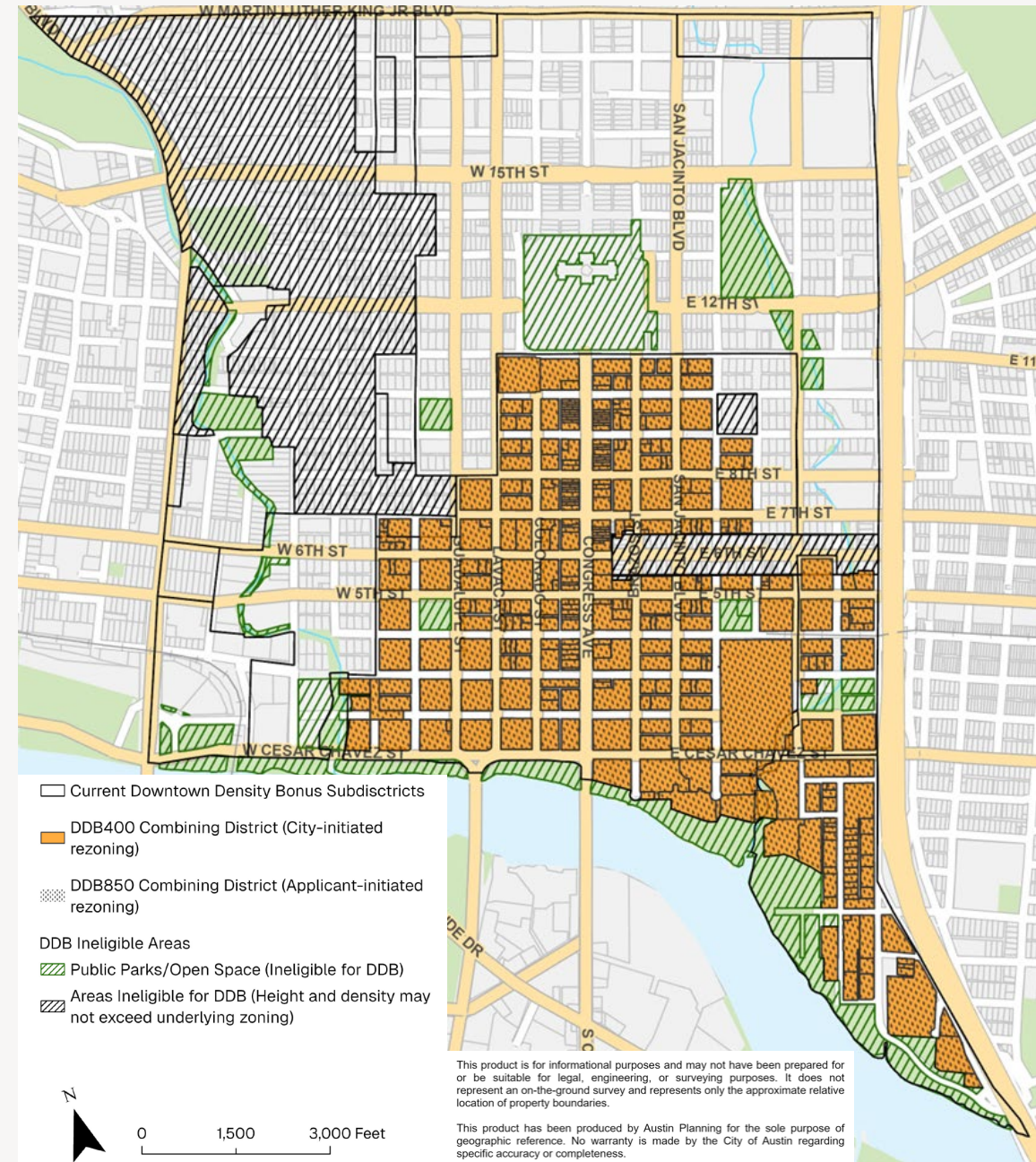
Agenda

- Proposal Summary
- Proposal Addendum/Modifications
 - Non-Residential Redevelopment Requirements
 - Urban Design Standards related to Historic Preservation
- Timeline

Proposal Summary

Phase I Summary

- **Creation of DDB400 and DDB850 combining districts.**
 - Sites will be rezoned into DDB400 and eligible to request rezoning into DDB850.
 - DDB400 grants +400 feet of height (up to 750 feet).
 - DDB850 grants +750 feet of height (up to 1,200 feet).
- **Proposed affordability requirements.**
 - On-site:
 - 5% at 50% MFI for rental or 80% MFI for ownership
 - Fee-in-lieu:
 - \$10 per bonus area gross square foot for DDB400
 - \$12 per bonus area gross square foot for DDB850
- **Proposed site development standards.**
- **Tenant Protection and Redevelopment requirements***
 - * See addendum for modifications to staff proposal



Phase I Summary (cont.)

Proposed Gatekeeper Requirements

- Changes to the current design review process
 - Removal of Design Commission review requirement.
 - Creation of Urban Design Standards.
 - Staff will review for compliance at the time of site plan submittal.
- Projects must continue to meet a 2-Star Austin Energy Green Building rating.
 - As part of achieving a 2-Star rating, projects must adhere to bird-friendly design standards.
- Projects must continue to adhere to Great Streets Standards.
 - Updated standards will apply when released.



Proposal Addendum

Modify Non-Residential Redevelopment Requirements



- **Density Bonus Lease & Redevelopment Requirements (4-18)**
 - Require dispersion of affordable units and equal access to amenities
 - Require tenant protections and redevelopment requirements for existing affordable multifamily and certain commercial uses:
 - Creative spaces (see § 25-2-654(F) for definition) operating for ≥ 3 years
 - Adult care services (general or limited) operating for ≥ 12 months
 - Child care services (general or limited) operating for ≥ 12 months
 - Cocktail lounges operating for $\geq$ ~~10~~ **20** years
 - Food sales operating for $\geq$ ~~10~~ **20** years w/ gross floor area of $\leq 20,000$ sq ft
 - General retail sales operating for $\geq$ ~~10~~ **20** years w/ a gross floor area of $\leq 5,000$ sq ft
 - Personal services operating for $\geq$ ~~10~~ **20** years w/ a gross floor area of $\leq 5,000$ sq ft
 - Restaurant (general or limited) operating for $\geq$ ~~10~~ **20** years w/ gross floor area of $\leq 5,000$ sq ft
 - Austin Planning and Austin Economic Development will continue to review these requirements and their applicability in Phase II.

Modify Urban Design Standards Related to Historic Preservation



- **Optional Standard: Match Historic Building Scale**
- For developments adjacent to a property that is currently listed as a City of Austin landmark or contributes to a local historic district:
 - Developments must include a base with a height that is within 15 feet of the height of the adjacent historic property. **no taller than 15 feet above the point of the front wall of the adjacent historic property.**
 - Any portions of new buildings exceeding the height of the adjacent historic property's building façade by more than 15 feet must step back at least 15 feet from the face of the base façade.

Modify Urban Design Standards Related to Historic Preservation



- **Optional Standard: Preserve Existing Building Facade**
- ~~Projects must preserve a minimum of 75% of the area of the street facing building façade of designated contributing historic properties and properties that meet an age threshold of 45 or more years.~~
- For projects that preserve existing building façade(s) of building without historic designation
- A project shall preserve the entire primary façade.
 - The primary façade is typically the front-facing wall.
 - Where feasible, floors above the preserved façade shall be stepped back from the preserved façade at least 10 feet.

Timeline

Timeline



- **DDB Phase I Council Hearing: May 28**
- A May 28th deadline was included in the recently adopted code amendment that set the Central Business District (CBD) zoning base height limit at 350 feet.
- We anticipate returning with Phase II of the DDB update by the end of the year.
 - Phase II will expand the updated DDB program to more geography.
 - Additional combining districts and height tiers may be created.
 - Subdistricts may be created and regulations may be further refined.

Thank you!