

RESOLUTION NO.

WHEREAS, Austin's roadway corridors present opportunities to accommodate a growing population within the city limits; provide for a diverse mix of residential, retail, and commercial uses; offer more options for affordable housing; enhance access to transportation options; and place a greater variety of businesses and services within easy walking distance of homes, thereby reducing greenhouse gas emissions, all while protecting traditional neighborhoods; and

WHEREAS, many of Austin's roadway corridors currently reflect generic development patterns characterized by large setbacks, parking lots, single-use buildings, unsightly utility and drainage infrastructure, and lack of open space; and

WHEREAS, Austin's roadway corridors continue to face challenges to redevelopment due to current zoning regulations and development standards; and

WHEREAS, a planning effort focused on incorporating transportation and improvements in development patterns along our underutilized corridors would support and inform current planning initiatives, including the Comprehensive Plan, Strategic Mobility Plan, CAMPO 2035 Plan, and Downtown Austin Plan; and

WHEREAS, form-based codes can provide a useful framework for conveying the community's vision for corridors within both the public and

private realms; can help preserve the desired characteristics of existing neighborhoods while channeling development in appropriate areas; and can allow for the context-sensitive design and function of streets that provide for livable destinations in addition to effective mobility; and

WHEREAS, segments of the Airport Boulevard Corridor are well-suited for a form-based code planning and implementation effort due to their proximity to the future rail line, Mueller, and the Crestview Station; their potential redevelopment characteristics similar to other corridors throughout the City; and the progressive neighborhood plans for areas along these segments of the corridor that call for mixed-use, walkable, and transit-oriented development; and

WHEREAS, neighborhood representatives, business owners, and landowners along Airport Boulevard, as well as local planning, design, and development organizations have expressed support of a form-based code planning initiative that could serve as a pilot project for corridor redevelopment throughout the City; and

WHEREAS, production and administration of form-based codes require an interdisciplinary linkage of planning, urban design, architecture, landscape design, transportation, civil engineering, legal issues, environmental science, and market demand; **NOW, THEREFORE**,

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

The City Manager is directed to work with staff to identify funding opportunities and develop a proposed process for a form-based code planning initiative along a segment of Airport Boulevard, generally located within the area between North Lamar Boulevard and the Mueller Development, that will serve as a pilot project for corridor redevelopment and to report back to the City Council no later than March 25, 2010.

ADOPTED: _____, 2009 **ATTEST:** _____
Shirley A. Gentry
City Clerk