

Statement of Qualifications for the

# Land Development Code Revision

## Austin, Texas



**C L A R I O N**

**Clarion Associates,  
LLC**

**In association with**

**Canales-Sondegroth & Associates  
Carter Design Associates  
Chan & Partners Engineering  
Ferrell-Madden  
Garcia Design, Inc.**

**Group Solutions RJW  
Karen McGraw Architect  
Wallace, Roberts & Todd  
White & Smith, LLC**

# Our Goals

- **Build on the success of Imagine Austin.**
- **Ensure the process is open and inclusive.**
- **Respect Austin's past efforts and decisions.**
- **Focus on solutions that work.**
- **Create a code that is clearer and easier to administer and use.**



# Presentation Overview

- **Team Organization**
- **The Foundation: Imagine Austin**
- **Project Approach**
- **Opportunities and Challenges**
  - Implementing Imagine Austin
  - Promoting Household Affordability
  - Protecting Neighborhoods

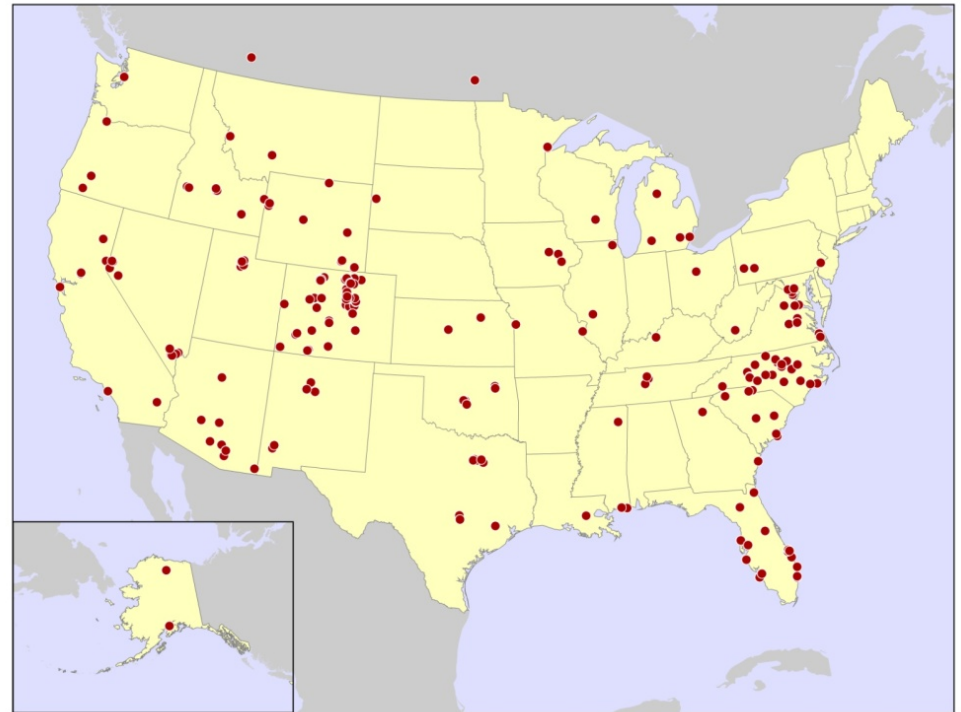


# Team Organization



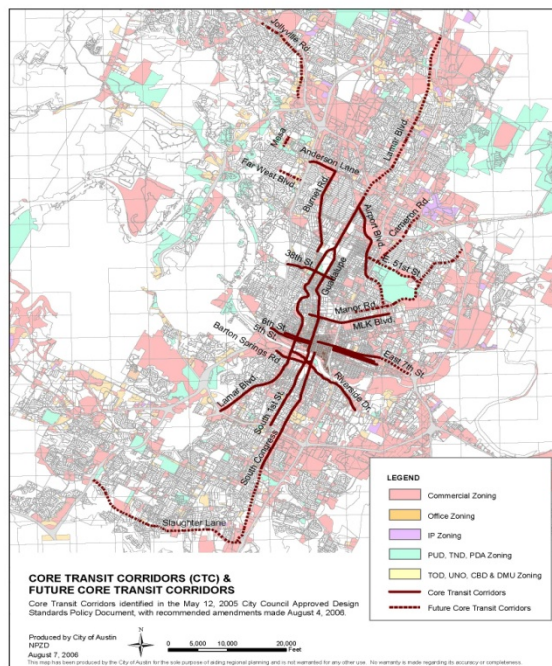
# The Clarion Team

- Led by a national consulting practice with 25+ years experience
- A deep bench of Austin-based knowledge and experience
- Many Texas codes
- Substantial big-city code experience

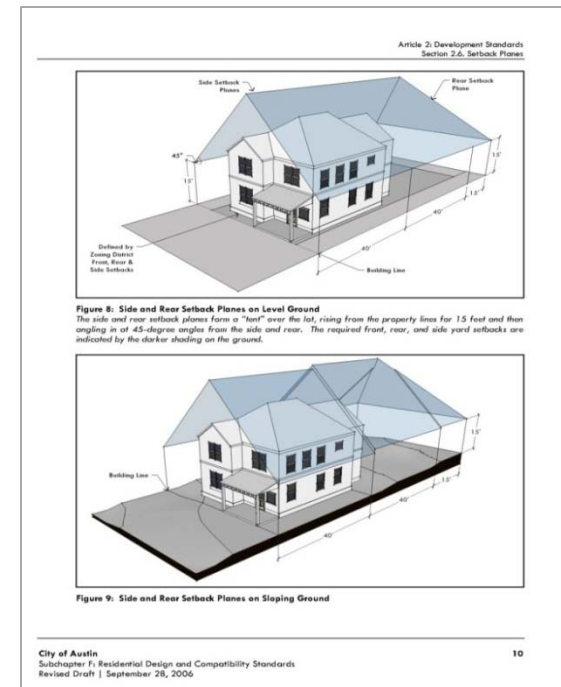


# Our Strength:

Translating plan policies into specific regulatory strategies that work



**Austin Subchapter E: Mixed Use and Nonresidential Design Standards**



**Austin Subchapter F: Residential Design and Compatibility Standards**

## PROJECT MANAGEMENT

Clarion Associates

### CODE EVALUATION AND DRAFTING

**Lead: Clarion Associates**

**Canales-Sondegroth & Associates:** Planning

**Carter Design Associates:** Architecture and Design

**Chan & Partners:** Traffic and Civil Engineering

**Ferrell-Madden:** Form-Based Codes

**Garcia Design:** Landscape Architecture

**Karen McGraw Architect:** Architecture and Design,  
Neighborhoods

**Wallace Roberts & Todd:** Graphics, Green Infrastructure,  
Plan Implementation

**White & Smith:** Procedures

### PUBLIC INVOLVEMENT

**Lead: Group Solutions RJW**

**Canales-Sondegroth &  
Associates**

**Carter Design Associates**

**Clarion Associates**

**Karen McGraw Architect**

### TESTING

**Lead: Clarion Associates**

**Carter Design Associates:** Architecture and Design

**Chan & Partners:** Traffic and Civil Engineering

**Garcia Design:** Landscape Architecture

**Karen McGraw Architect:** Architecture and Design,  
Neighborhoods



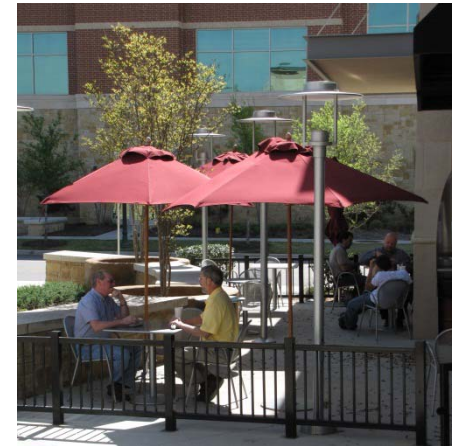
# The Foundation: Imagine Austin Comprehensive Plan



# Imagine Austin Implementation

## LDC Revision

- **Priority 8:**  
**Revise Austin's development regulations and processes to promote a compact and connected city**
  - Preserve existing neighborhood character and plans
  - Promote affordability
  - Conserve natural environment
  - Protect community health and safety
  - Etc.

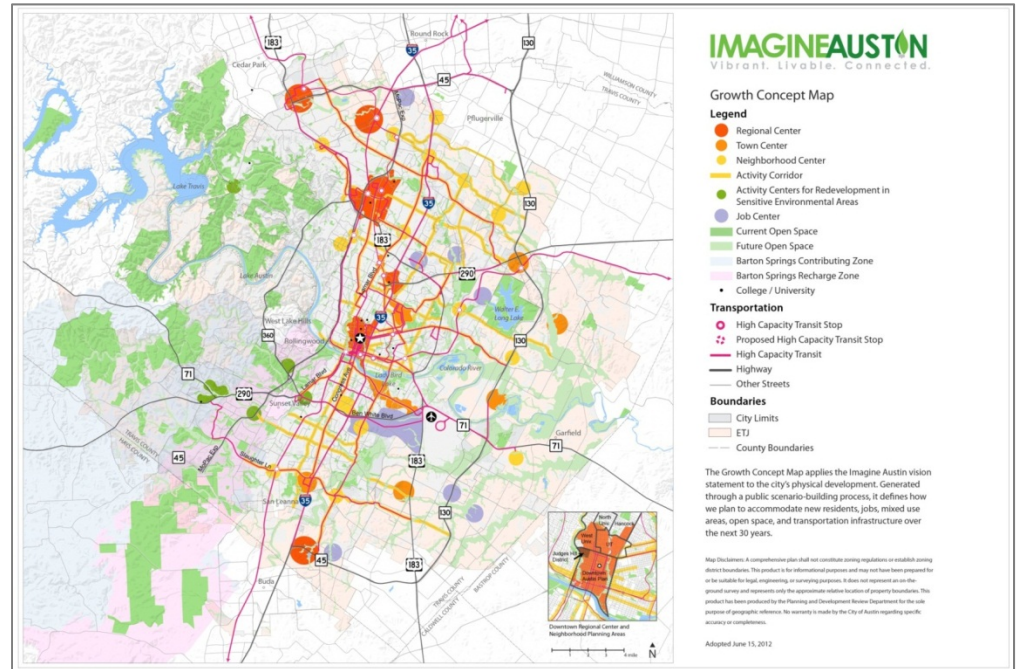


Photos: City of Austin

# Imagine Austin Implementation

## LDC Revision

- **Key plan directions:**
  - Implement Growth Concept Map and key policies
  - Integrate with other priority programs
  - Establish metrics to measure success
  - Start with public involvement, listening sessions, education





# Project Approach

# Project Approach: Scope

- **Step 1: Project Kickoff; Listening Sessions**
  - **Develop Public Participation Strategy**
  - Develop Code 101 and Best Practices
  - Listening Sessions
- **Step 2: Code Diagnosis and Annotated Outline**
  - Review existing ordinances, neighborhood plans, and related documents
  - **Determine New Code Structure**
- **Step 3: Code Development**
  - Initial Draft of Code
  - **Testing**
  - Adoption Draft of Code
  - Recommendations for Zoning Map Revisions
- **Step 4: Code Adoption**
  - Information and Training Sessions
  - Recommendations on the Transition Process



# Effective Public Involvement

- **Lessons we learned from our work with the Imagine Austin process**
  - It's not the work. It's the public's acceptance of that work.
  - Austinites WANT to be involved
  - A steering committee is a tremendous asset
  - Fun and creative HELPS
  - Reach out to a broad range of stakeholders
  - A strong partnership between the community, City, and consultants = A winning combination





# Effective Public Involvement

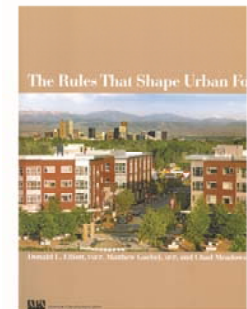
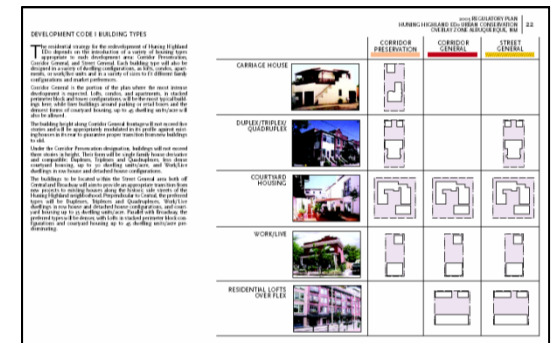
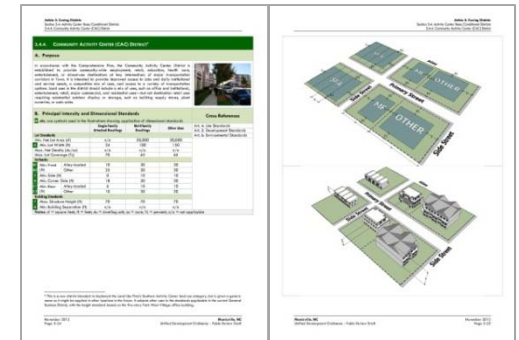
- **Key Information to Communicate to the Stakeholders**
  - Code 101: How codes work, and how they are updated
  - No rezonings as part of this process
  - No changes to neighborhood plans
  - Imagine Austin calls for recognition and respect of past decisions
  - The updated code will be simpler and easier to use

## KEY STEPS IN THE PROCESS

- ***Listening sessions***
- Public participation plan
- Ongoing collaboration with City PIO
- Ongoing public presentations of key work products

# Create a Balanced Code Structure

- Traditional use-based
- Performance-based
- Form-based
- Negotiated
- Unified development ordinances
- Incremental code improvements (versus complete rewrites)
- Hybrid codes: Integrating the best ideas from various approaches



# Learn from Other Cities

**Clarion currently is preparing case studies of different code updates, based on discussions with real code users (planners, developers, etc.)**

- **Charlotte**
- **Denver**
- **Miami**
- **Philadelphia**
- **Raleigh**

# Test the Draft Code

- **Ensure the feasibility of proposed new standards through a collaborative process with staff and the community**
  - Design quality
  - Environmental protection
  - Economic feasibility
- **Evaluate the code's clarity and user-friendliness**
- **Prevent unintended consequences**

## Testing Team

### Management

**Clarion Associates**

Anne McBride, FAICP

### Architecture and Planning

**Carter Design Associates**

Donna Carter, AIA

**Karen McGraw Architect**

Karen McGraw, AIA

### Civil Engineering

**Chan & Partners Engineering**

John King

### Landscape Architecture

**Garcia Design**

Roberto Garcia, ASLA

# In-process Code Amendments

- **Current Efforts (partial):**

- Riverside Drive Corridor Plan and Regulating Plan
- Airport Boulevard Corridor Plan and FBC
- Subdivision and Transportation Criteria Manual Revision
- Watershed Protection Ordinance
- South Austin Combined Neighborhood Plan

- **Strategy:**

- Evaluate ongoing efforts in Step 2: Code Diagnosis
- Recommend approach for city consideration (integrate, integrate with modifications, keep separate)
- Implement recommendations in Step 3: Code Development



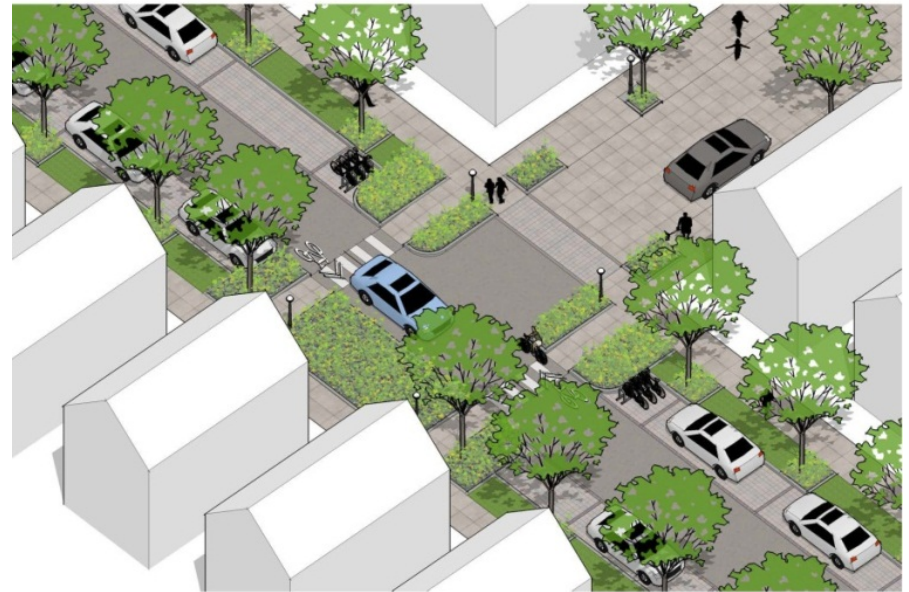


## Opportunities & Challenges **Implementing Imagine Austin**

# Promote a Compact & Connected City:

## **Centers and Corridors**

- **Establish new districts**
- **Focus on transitions**
- **Create new incentives**
- **Refine or supplement mixed-use and design standards**
- **Consider form-based approaches**
- **Update streetscape standards**



### **Sample Projects**

- Austin, TX
- Colorado Springs, CO
- Philadelphia, PA
- Henderson, NV

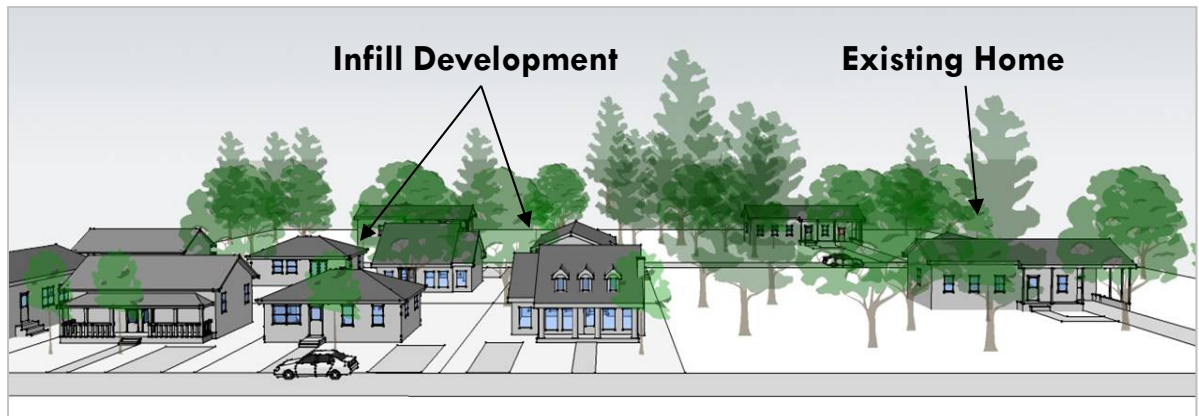
## Promote a Compact & Connected City:

# Infill and Redevelopment

- Remove obstacles to infill development in target areas
- Ensure infill is consistent with plan goals and in scale with surroundings
- Allow a balance of tailored housing types

### Sample Projects

- Henderson, NV
- Sacramento County, CA
- Overland Park, KS
- Colorado Springs, CO



# Protect Austin's Environment

- Focus on sustainability and resiliency
- Integrate and refine existing tools
- Consider new approaches to green infrastructure
  - Remove obstacles
  - Create incentives
  - Sustainable code additions



## Sample Projects

- Salt Lake City, UT
- Washington, D.C.
- Pompano Beach, FL
- Henderson, NV

SITE OR BUILDING DESIGN FEATURE	POINTS	DISTRICTS IN WHICH OPTION IS AVAILABLE		
		NONRES/ MIXED USE	MULTI- FAMILY RESIDTL	OTHER RESIDTL
<b>1. ENERGY</b> Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and, reduce the heat island effect				
<b>1.1 Renewable Energy Sources</b> Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, and biomass with production capacity of at least 5% of the project's annual electrical energy demand, with an additional point granted for every additional 5% of renewable energy generated. (10 points maximum)	1-10	*	*	*
<b>1.2 District Heating and Cooling</b> Design and incorporate into the project a district heating and/or cooling system for space conditioning and/or water heating of new buildings in the project (at least two buildings total must be connected).	4	*	*	
<b>1.3 Solar Orientation</b> Design and orient the project such that 50% or more of the blocks have one axis within plus or minus 15 degrees of geographical east/west, and the east/west length of those blocks are at least as long, or longer, as the north/south length of the block.  OR  Design and orient the project such that 50% or more of the project total building square footage (excluding existing buildings) such that the longer axis is within 15 degrees of geographical east/west axis.	3	*	*	*
<b>1.4 Shade Structures</b> Where appropriate, provide shade structures over windows/doors to minimize glare and unwanted solar heat gain. Such structures shall provide shading to at least 50% of the glazing facing the sun on June 21. Structures may include awnings, screens, louvers, architectural features, or similar devices.	2	*	*	*
<b>1.5 Heat Island Reduction</b> Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways). <ul style="list-style-type: none"><li>• Provide shade from open structures such as those supporting solar panels, canopied walkways, pergolas, all with a Solar Reflectance Index (SRI) of at least 29. (SRI is a measure of the roof's ability to reject solar heat; a higher SRI yields a cooler roofing choice.) (1 point)</li><li>• Use paving materials with a Solar Reflectance Index (SRI) of at least 29. (1 point)</li><li>• Use an open grid pavement system (at least 50% pervious). (1 point)</li></ul>	3	*	*	*





## Opportunities & Challenges

# Household Affordability



# A Key Theme of Imagine Austin

- **Housing issues to address in the code revision:**
  - Reevaluate the goal of household affordability
  - Promote the creation of flexible standards for the construction and creation of affordable units
  - Develop standards for a City-wide approach to development bonus programs
- **Austin's S.M.A.R.T. program “is a good starting point for examining process and practice issues....”**

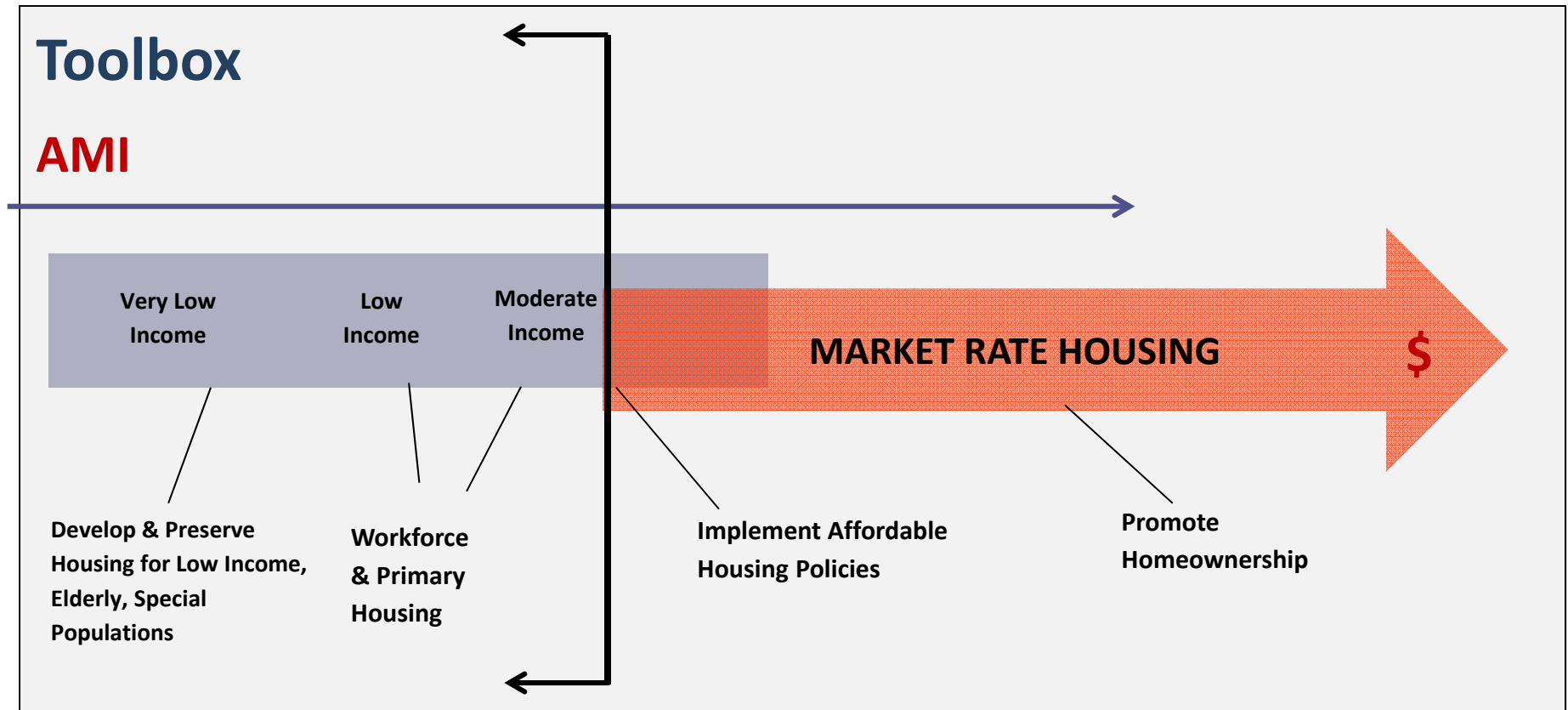


# Our Affordable Housing Experience

- **Washington, DC**
- **Philadelphia, PA**
- **Boise, ID**
- **Las Cruces, NM**
- **Teton County, WY**
- **States of CO, TX, ID, and NV**
- **Denver: Review of 2010 form-based code for impacts on affordable housing**



# Diverse Affordable Housing Options



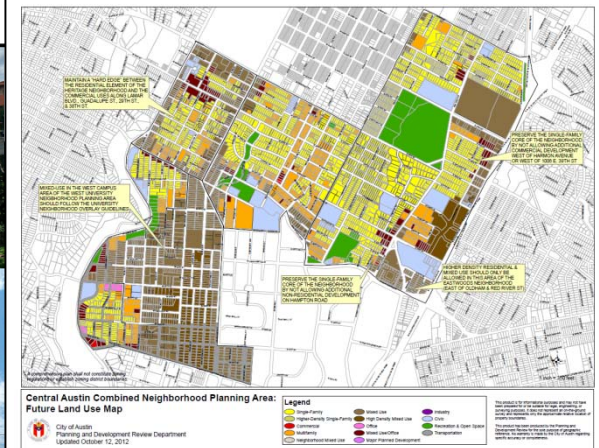
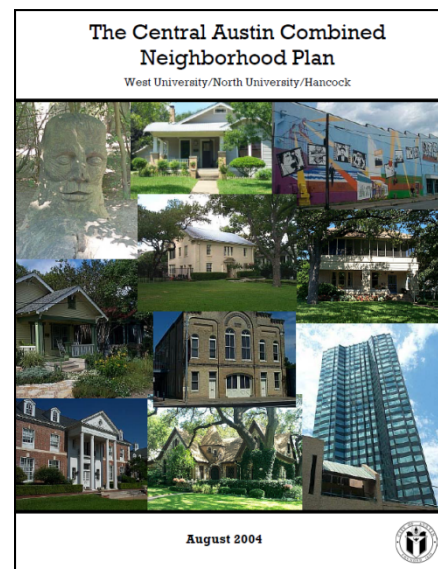


## Opportunities & Challenges

# Neighborhood Protection

# Imagine Austin's Commitment

- “Any suggested rewrite of the City Code...must recognize, respect, and reflect these carefully crafted compromises, balances, and the assumptions upon which the existing neighborhood and area plans were based and depend.” (p.207)





# Understanding the Neighborhood Issues

- **Communicate with neighborhoods during the listening sessions and throughout the process.**
- **Review neighborhood and small area plans.**
- **Identify ways to improve or add to neighborhood tools.**
- **Respect the compatibility standards.**
- **Simplify and illustrate the code.**



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