ASLA Austin | CodeNEXT

Integrate
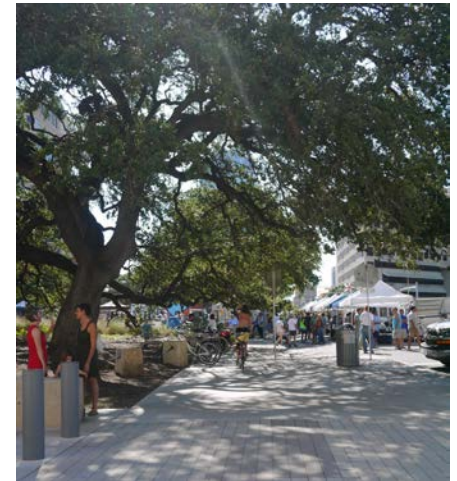
Nature and City

Into

Compact and Connected

ASLA Austin takes the position that the Imagine Austin goals of compact and connected and nature and city are strongly connected to the creation of places that are vibrant, healthy, and meaningful.

Vision

By creating and implementing a land development code that successfully integrates the built and natural aspects of our environment, the city can better accommodate population growth, manage its resources, and improve the quality of life (for all residents).
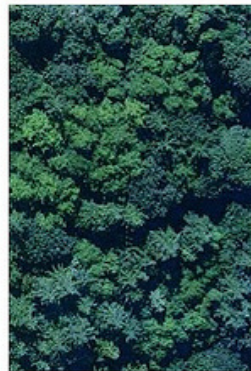
Vision

To achieve this integration, ASLA Austin recommends that CodeNEXT be informed by "green" infill codes such as the Seattle Green Factor and Washington, D.C.'s Green Area Ratio.

SEATTLE x green factor

SEATTLE/green factor

Pre-Settlement Conditions

Historical Urban Development

Urban Greening

Seattle Green Factor - Built Form

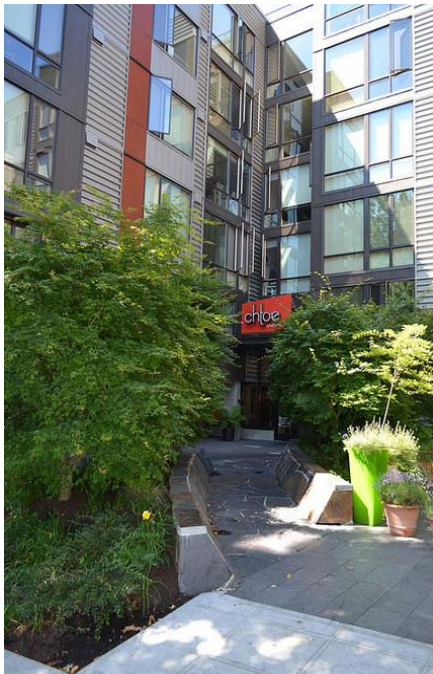# Seattle Green Factor - Built Form
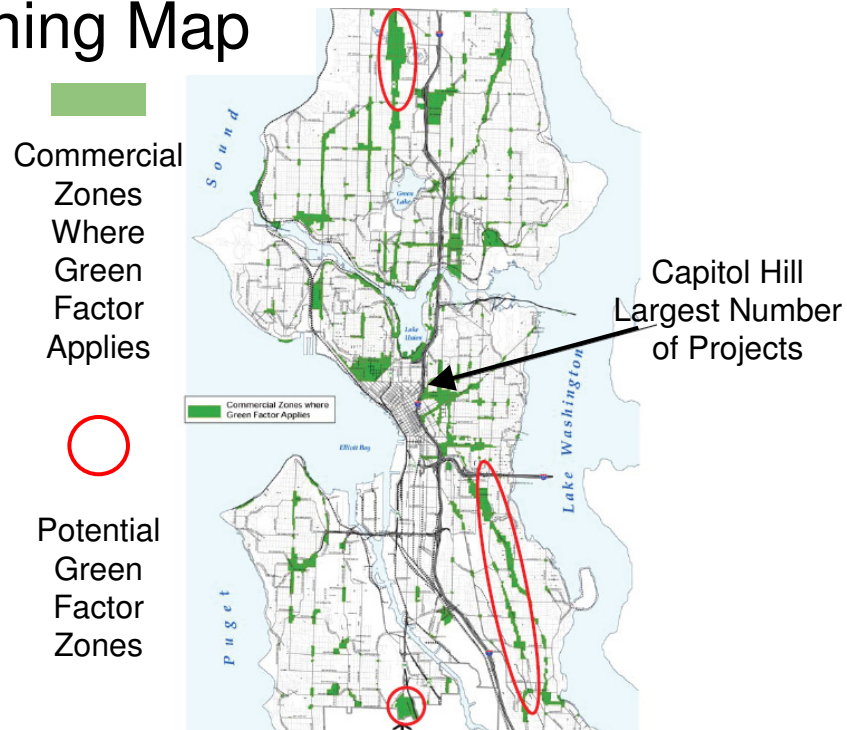
Seattle Green Factor - Built Form
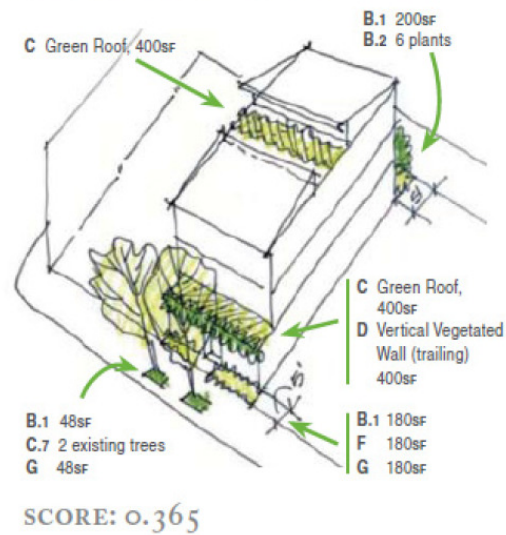
Seattle Green Factor - City Zones

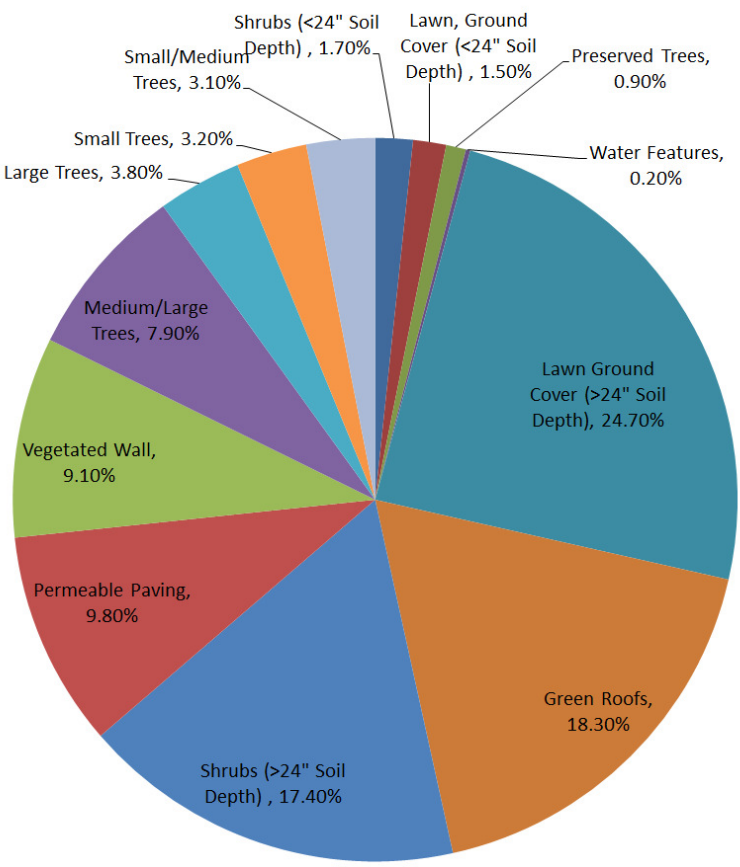### Seattle Zoning Map

Commercial Zones Where Green Factor Applies

Potential Green Factor Zones

Capitol Hill Largest Number of Projects

Seattle Green Factor - Elements

Typical landscape sketch calling out green factor planting areas with final score.

C Green Roof, 400sf

B.1 200sf
B.2 6 plants

C Green Roof, 400sf
D Vertical Vegetated Wall (trailing) 400sf

B.1 48sf
C.7 2 existing trees
G 48sf

B.1 180sf
F 180sf
G 180sf

SCORE: 0.365

Landscaping visible to passersby, as seen below, will be scored more highly than landscaping that is not visible to the public.

Areas used to satisfy Green Factor requirements

38TH AVENUE SW

STREET LEVEL

TERRACE LEVEL

38TH AVENUE SW

Seattle Green Factor - Elements

Pie chart: Proportion by Area of Green Factor Elements (Based on 60 Permits Issued between 2006-2008)

- Shrubs (<24" Soil Depth), 1.70%
- Small/Medium Trees, 3.10%
- Lawn, Ground Cover (<24" Soil Depth), 1.50%
- Preserved Trees, 0.90%
- Small Trees, 3.20%
- Large Trees, 3.80%
- Water Features, 0.20%
- Medium/Large Trees, 7.90%
- Vegetated Wall, 9.10%
- Lawn Ground Cover (>24" Soil Depth), 24.70%
- Permeable Paving, 9.80%
- Green Roofs, 18.30%
- Shrubs (>24" Soil Depth), 17.40%

Interrelated Topics and Imagine Austin

Water Conservation
and Management

Urban Heat Island Effects
& Microclimate Modification

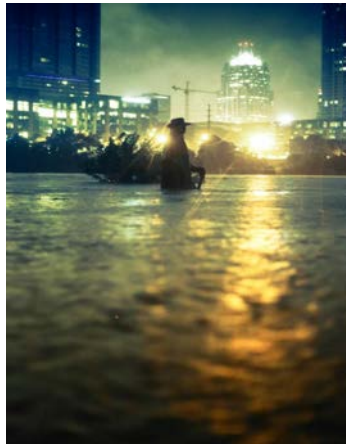Green Infill Regulation

Urban Agriculture

Green Compatibility

Water Conservation and Management

Concerns: New compact and connected areas may increase impervious cover and stormwater runoff volumes and velocities.

Water Conservation and Management

Recommendation: Establish watershed-scale requirements for green infrastructure that include minimum amounts of pervious vegetated cover per watershed and consider future build-out conditions.

City of Austin Watershed Regulation Areas
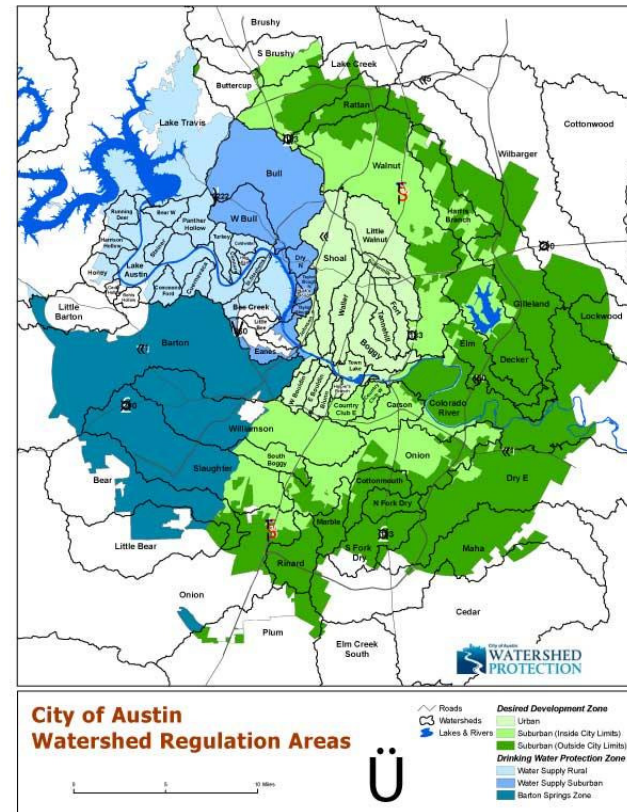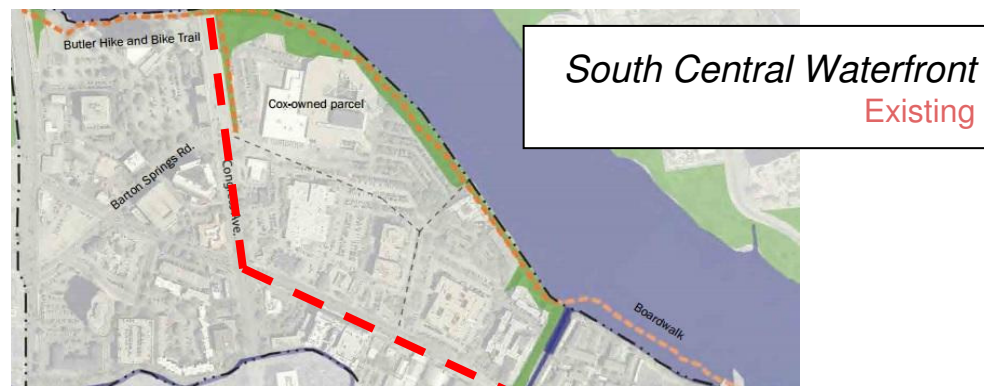
Water Conservation and Management

Recommendation: Require on-site water reuse strategies that involve rainwater, graywater, reclaimed water, stormwater, air conditioning condensate, and all other appropriate sources.

Water Conservation and Management

Recommendation: Incentivize the absolute reductions in existing impervious cover in re-development with a performance-based approach that gives credit for increasing stormwater retention and groundwater recharge.

South Central Waterfront
Existing


South Central Waterfront
Proposed

Water Conservation and Management

Recommendation: Incorporate water collection and distribution green infrastructure as part of the 'Complete Streets' effort to treat stormwater runoff before it enters creeks and lakes.

Urban Heat Island Effects and Microclimate Modification

Concerns: Increasing surface areas of roadways as well as buildings absorb heat within the city center and contribute to rising temperatures in metropolitan areas.
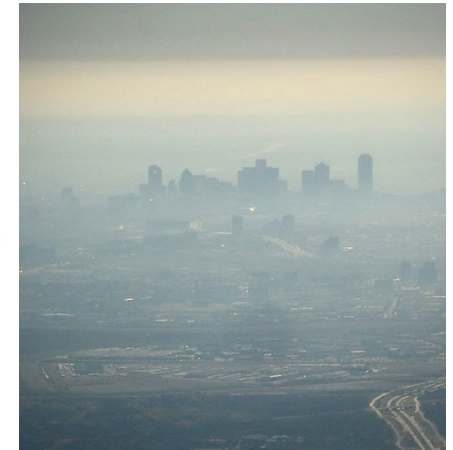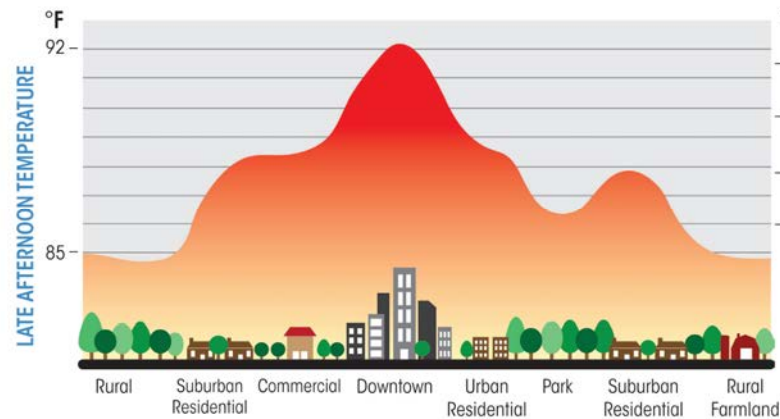
Urban Heat Island Effects and Microclimate Modification

Recommendation: Recognizing the importance of a cool, shaded public, and private realm by establishing required minimum performance criteria for microclimate modification—including the preservation of existing shade trees and the use of new shade trees, green walls, shade structures, green roofs, pervious pavement, etc.—to relieve urban heat island effects.

Urban Heat Island Effects and Microclimate Modification

Green Infill Regulation

Concerns: Increasingly compact and connected areas are leading to not only the development of parcels, but the redevelopment of them.

Green Infill Regulation

Recommendation: Encouraging the principles set forth in the Sustainable Sites Initiative, implementing a rating system developed by ASLA, the Lady Bird Wildflower Center of The University of Texas, and the US Botanic Garden would be beneficial to these transformations

Green Infill Regulation

Recommendation: Requiring that redevelopment projects (especially in key centers and along major corridors) cluster development in a way that decreases the effective overall impact of impervious cover and, where applicable, enhances groundwater recharge.

Green Infill Regulation

Recommendation: Developing specific and targeted incentives that offset the negative aspects of urban growth—such as increased impervious cover and loss of tree canopy—to maintain neighborhood character and city-wide ecological productivity and integrity.
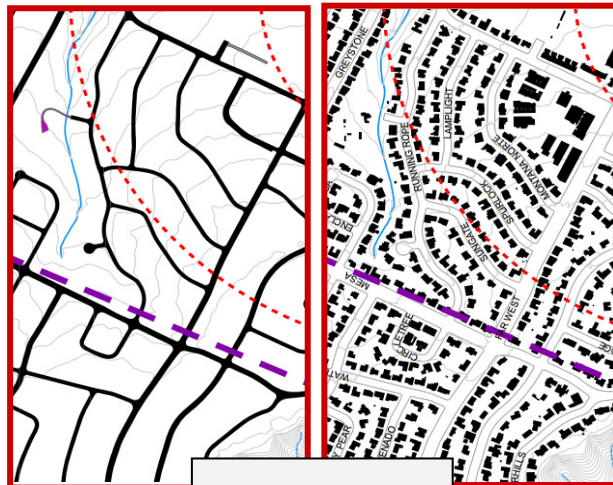

Pre-Development

Post-Development

Recommendation: Creating green standards that are appropriate and customized to development type (i.e. urban infill vs. greenfield; walkable urban, transitional, and drivable suburban.)

Walkable Urban

Transitional

Drivable Suburban

Urban Agriculture

Concerns: Agriculturally productive parcels can be a great amenity to a city. They provide support to populations of pollinators, access to healthy nutritional food options, and help to manage food waste by providing composting sites.

Recommendation: Incorporating provisions and guidelines in the new code that make urban farms, community gardens, and front and backyard gardens possible.
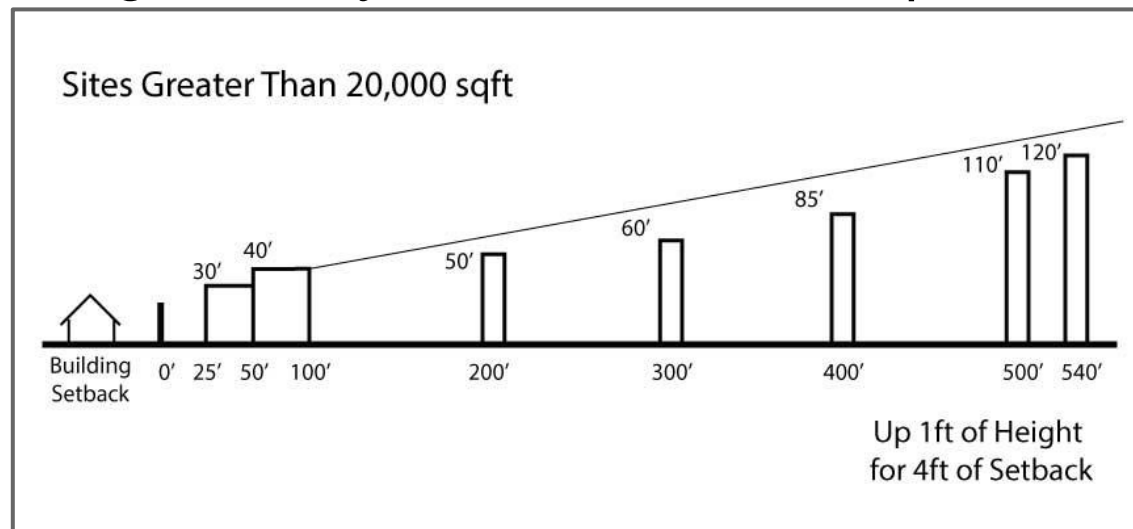
Green Compatibility

Concerns: Increasing use of land in a city that is becoming more compact and connected can result incompatible (or at least undesired) adjacencies.
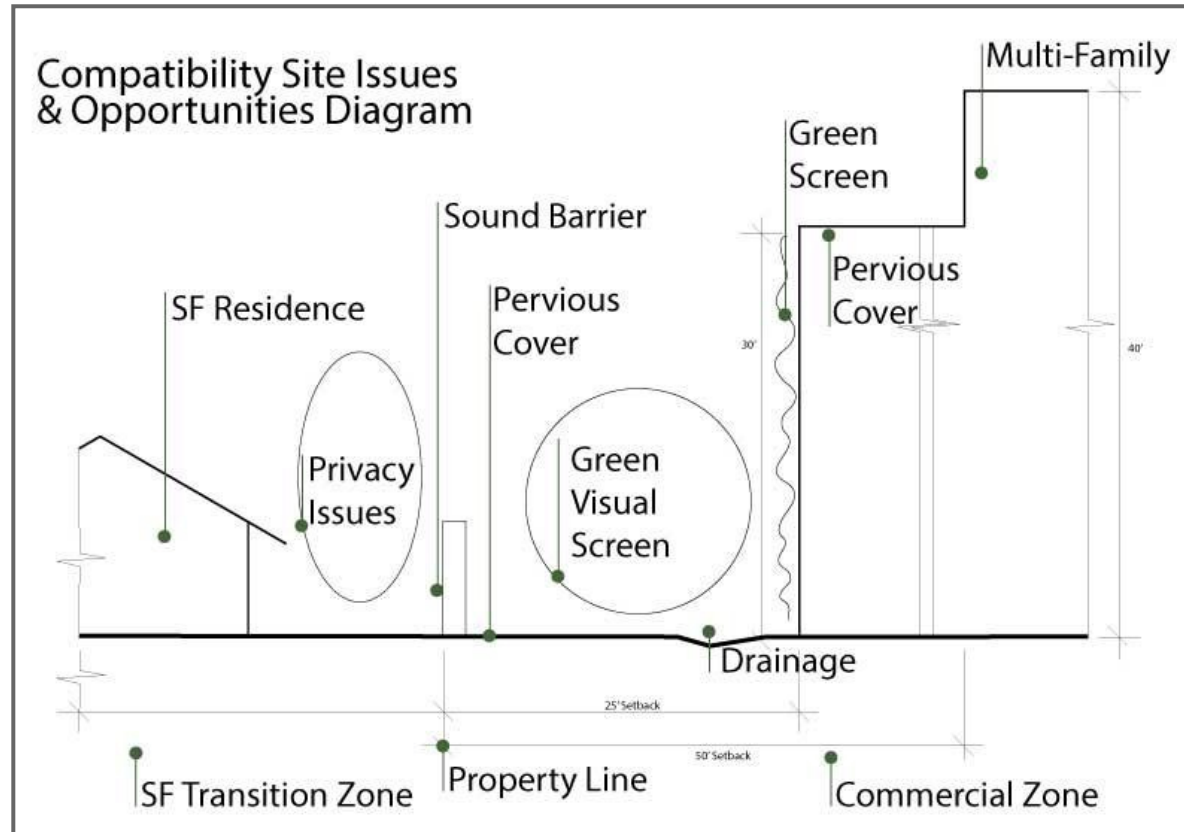
Green Compatibility

Recommendation: Employing green infrastructure in compatibility setbacks to mitigate impacts of commercial and multifamily zoning on adjacent single-family residential development.

Sites Greater Than 20,000 sqft

Building Setback

0' 25' 50' 100'   200'   300'   400'   500' 540'

30' 40' 50' 60' 85' 110' 120'

Up 1ft of Height for 4ft of Setback

Green Compatibility

Compatibility Site Issues & Opportunities Diagram

Multi-Family

Green Screen

Sound Barrier

Pervious Cover

SF Residence

Pervious Cover

Privacy Issues

Green Visual Screen

30'

40'

Drainage

25' Setback

50' Setback

SF Transition Zone

Property Line

Commercial Zone
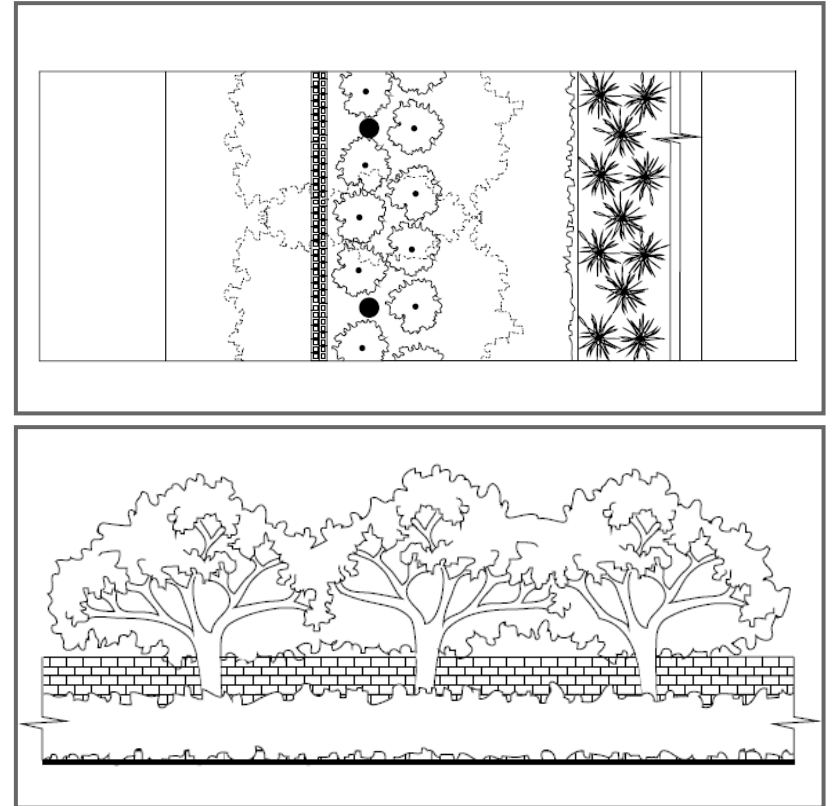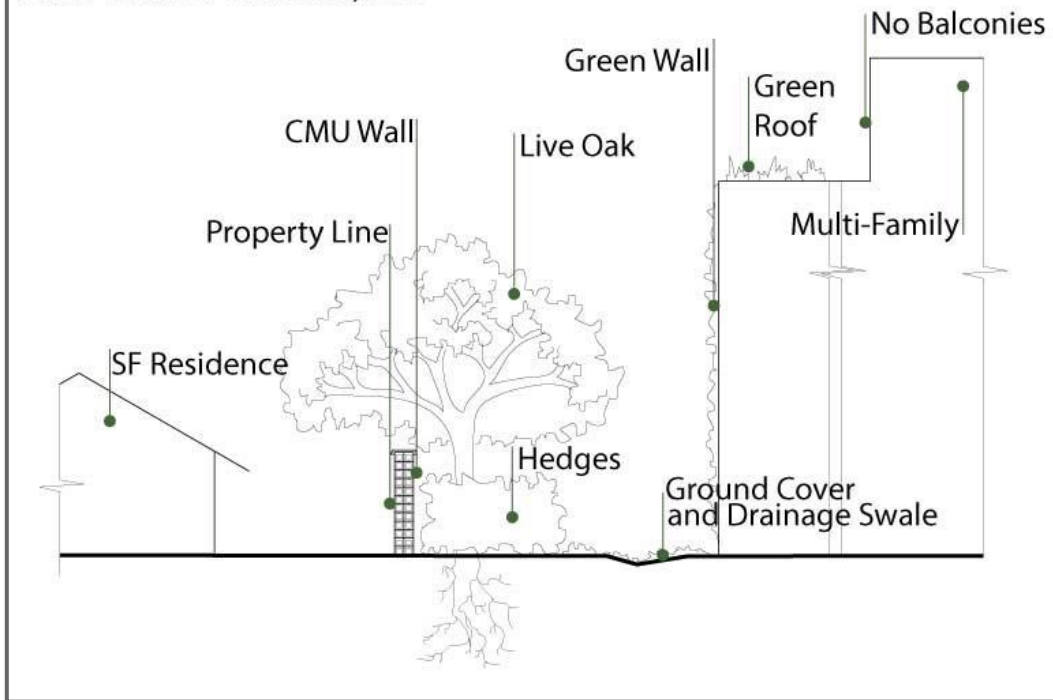
Green Compatibility

Compatibility Proposed Green Infrastructure/Landscape Buffer Sites Greater Than 20,000 SF

- No Balconies
- Green Wall
- Green Roof
- CMU Wall
- Live Oak
- Property Line
- Multi-Family
- SF Residence
- Hedges
- Ground Cover and Drainage Swale

Going Forward

Recommendation: Strengthening of the role of specific City entities (including the Office of Sustainability and the Imagine Austin Green Infrastructure Regulatory Team [GIRT]), Boards and Commissions, and other regulatory bodies within the process of forming the new code and in the efficient administration of the code.

Going Forward

Recommendation: That the groups mentioned in the above item collaborate with the code consultant team in the presentation of a CodeTALK on Nature and the City in early 2015.

Going Forward

Recommendation: That a key team member, who is a licensed landscape architect in the State of Texas, be designated to ensure that the core green infrastructure and sustainable water priority programs are integrated into the code.

Going Forward

Recommendation: That the CodeNEXT process provide a formal mechanism by which ASLA Austin can contribute as an informed professional stakeholder organization so that the core nature and city principles adopted in Imagine Austin are carried forward.

ASLA Austin | Code**NEXT**
Committee Members

Eleanor McKinney, McKinney Landscape Architect, Chair
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Chris Jackson, TBG
Ilse Frank, Studio Balcones
Allan Shearer, Asst. Professor, UT School of Architecture
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Patrick Dean, Carillo Dean
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Margaret Robinson, Asakura Robinson

Alex Ramirez, Design Workshop
Roberto Garcia, Garcia Design
John Gleason, John Gleason LLC
Brent Luck, Luck Design Team
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Becky Rupel, Peter Dufrene, RVI
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Link to ASLA's CodeNEXT Issue Paper
http://www.austintexas.gov/department/viewpoints
under Submittals, ASLA