

# Sound Check

Charrette Final Presentation: November 21, 2015

\*Includes minor revisions for spelling errors and the addition of street labels to assist in understanding images.



**CODENEXT**  
SHAPING THE AUSTIN WE IMAGINE



# A Successful Week of Asking "What If?"



577 Sign Ins



22 Hours of Open Studio





# A Successful Week of Asking "What If?"



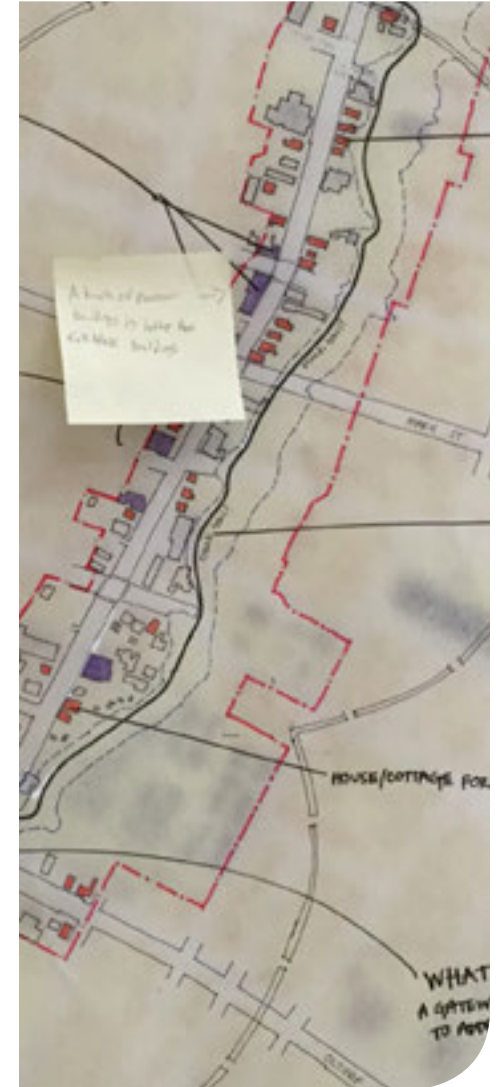
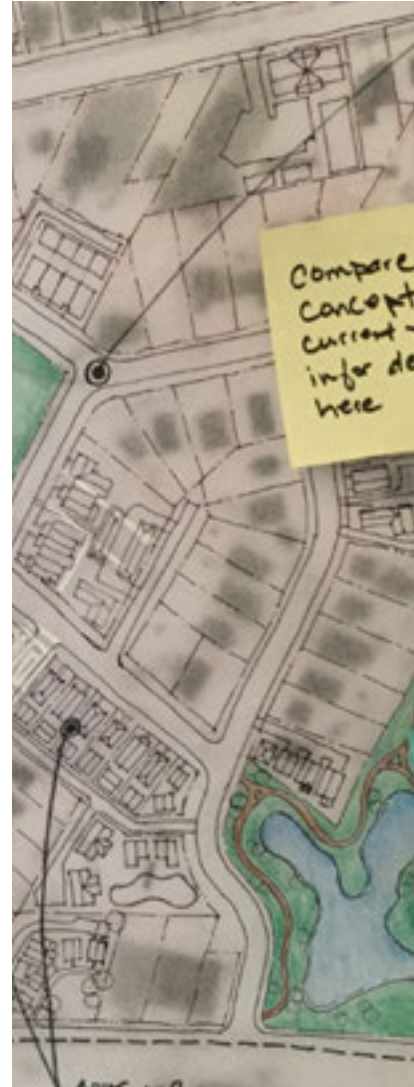
"The event has an art show-meets-neighborhood picnic vibe." -Austin Chronicle



3 Council Members  
4 Planning Commissioners  
7 CAG Members

# Concepts Created This Week in Studio

## Vetted by Attendees-Several Feedback Loops







# Big Picture Thoughts: Guiding Principles

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These Will Guide the CodeNext Process

# Integrate a Wide Range of Affordability Tools in CodeNEXT



## Initial Thoughts from This Week:

### 1. Entitlement Enhancements

- Continue Density Bonus programs
- Allow more units in carefully targetted areas of SF<sub>3</sub> zones

### 2. Process/Procedure Changes

- Relaxed or no site plan review process for missing middle products
- Expedited review for all affordable housing

### 3. Cost Reductions

- Reduced Parking
- Reduce permit, tap, impact fees for affordable units



# How Many Units?



**Innovative Affordability Tool: Use Density Bonus System, similar to one used in VMU, but do it within Missing Middle Housing in Carefully Selected Areas, Most likely Near Transit, Along Activity Corridors, and in Activity Centers**



# Integrate a Wide Range of Affordability Tools in CodeNEXT

## 4. Partnership Tools

- Explore/implement TIRZ to use Tax Increment in strategic corridors
- Enhance funding for Land Trusts
- Explore expanding bonus program to broader range of commercial development to capture in-lieu of funds

## 5. Implementation

- Identify agencies/organizations needed to secure implementing authority and program support
- Craft action steps needed for implementation
- Develop a pilot project to prove viability and set the bar for quality





# Develop an Affordability Pilot Project on City-Owned Land to Validate Program



## 2

# Providing Small, Multi-Unit Housing (Missing Middle) is Key



Our Initial Finding in Code Diagnosis Was Confirmed

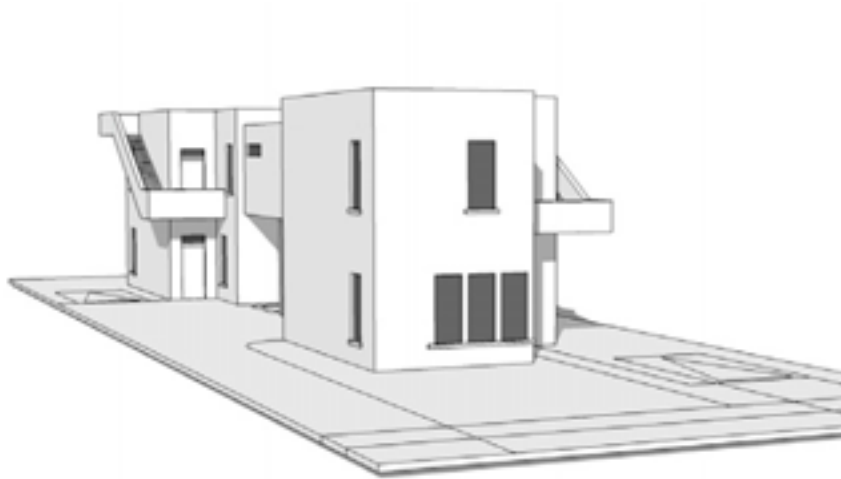


# Need to Give Careful Thought to This to Ensure Compatibility



Very Important Characteristic: Multiple Units in One Building, but it **Never Gets Bigger Than a House**

# Redefining Duplex to Ensure Compatibility



Duplex as regulated  
by existing  
zoning=Two full size  
houses on one lot



Duplex as Regulated  
by Proposed Zoning=Two  
units within one building  
that is the scale of a  
single house



## Needing to Think Differently about Parking Implications

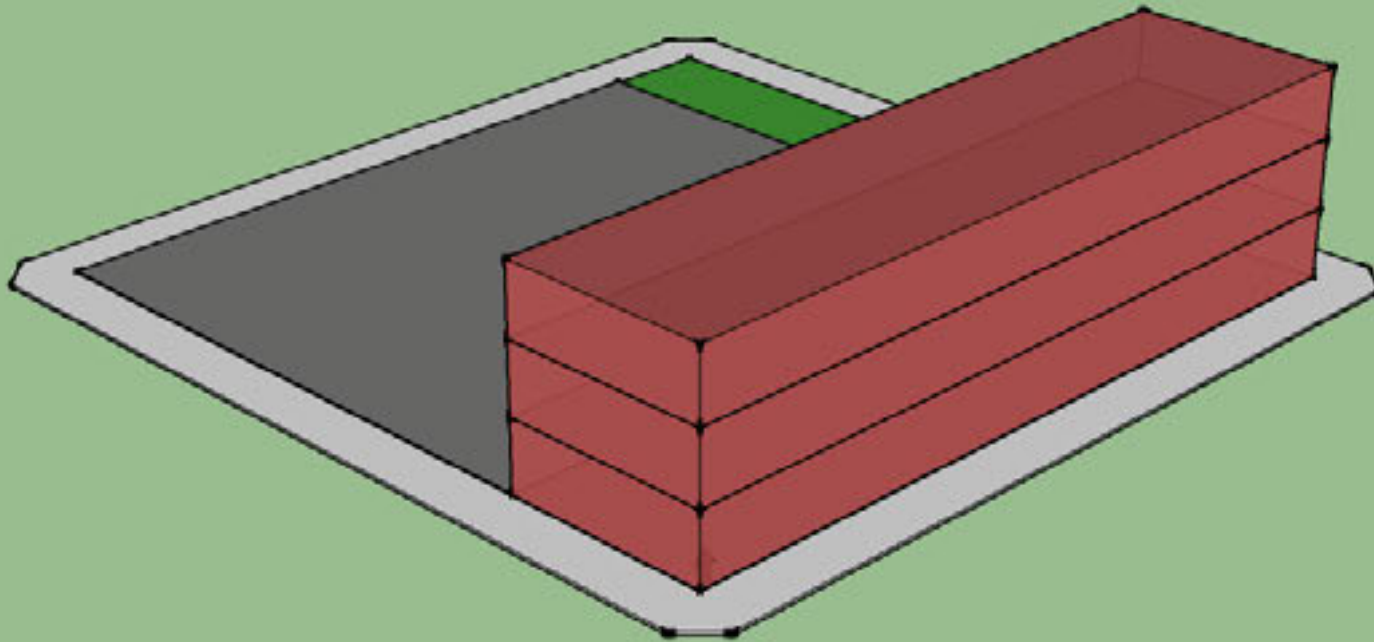


Need to Be Smart About This, but Need to Fully Take Into Account the Implications of Providing Too Much Parking

# More Parking=Less Affordable

Option 1: 2 Parking Spaces/Unit Required

Rent: \$1,404/Month

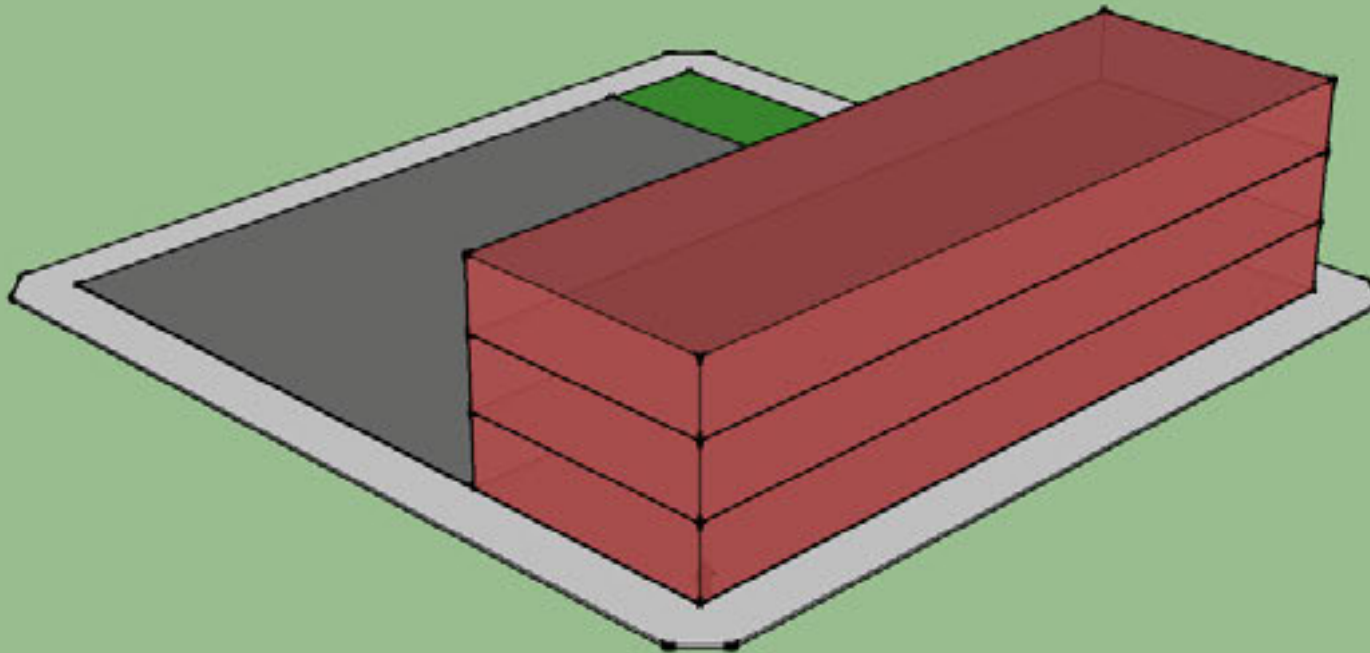




# More Parking=Less Affordable

Option 2: 1.5 Parking Spaces/Unit Required

Rent: \$1,296/Month

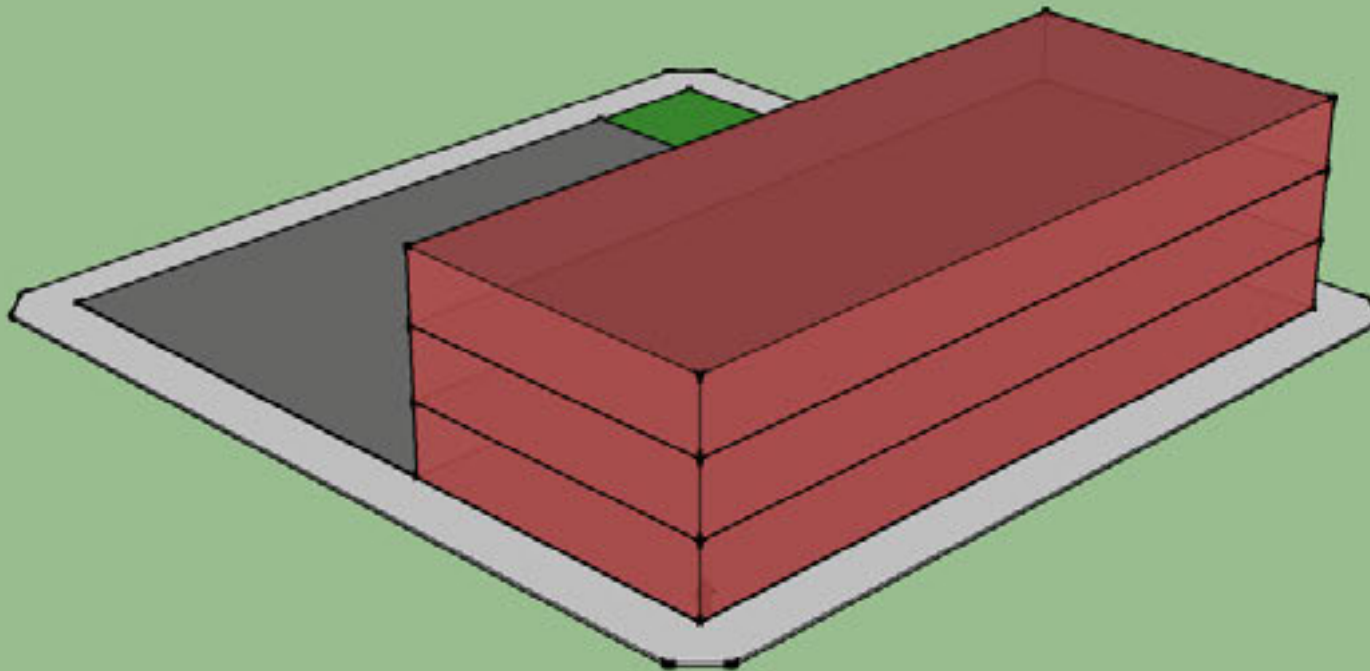


Income Required for affordability: \$47,000

# More Parking=Less Affordable

Option 3: 1 Parking Space/Unit Required

Rent: \$1,195/Month



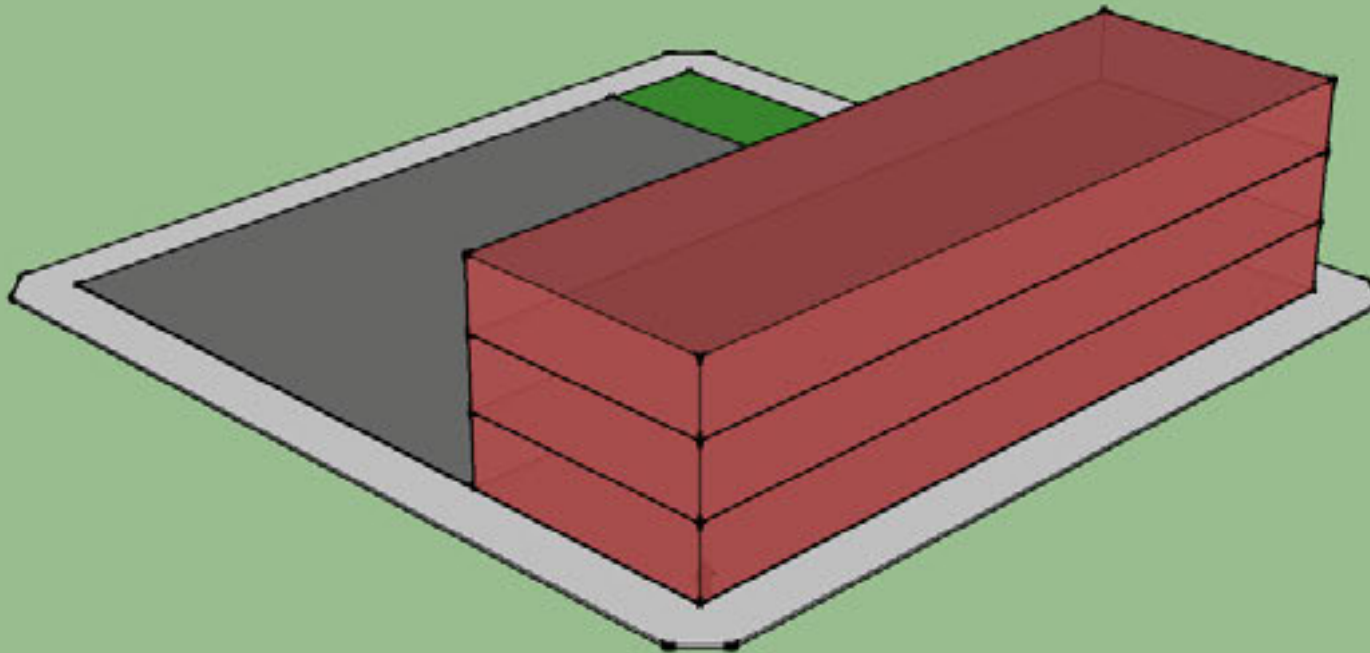
Income Required for affordability: \$43,000



# More Parking=Less Affordable

Option 4: .5 Parking Space/Unit Required

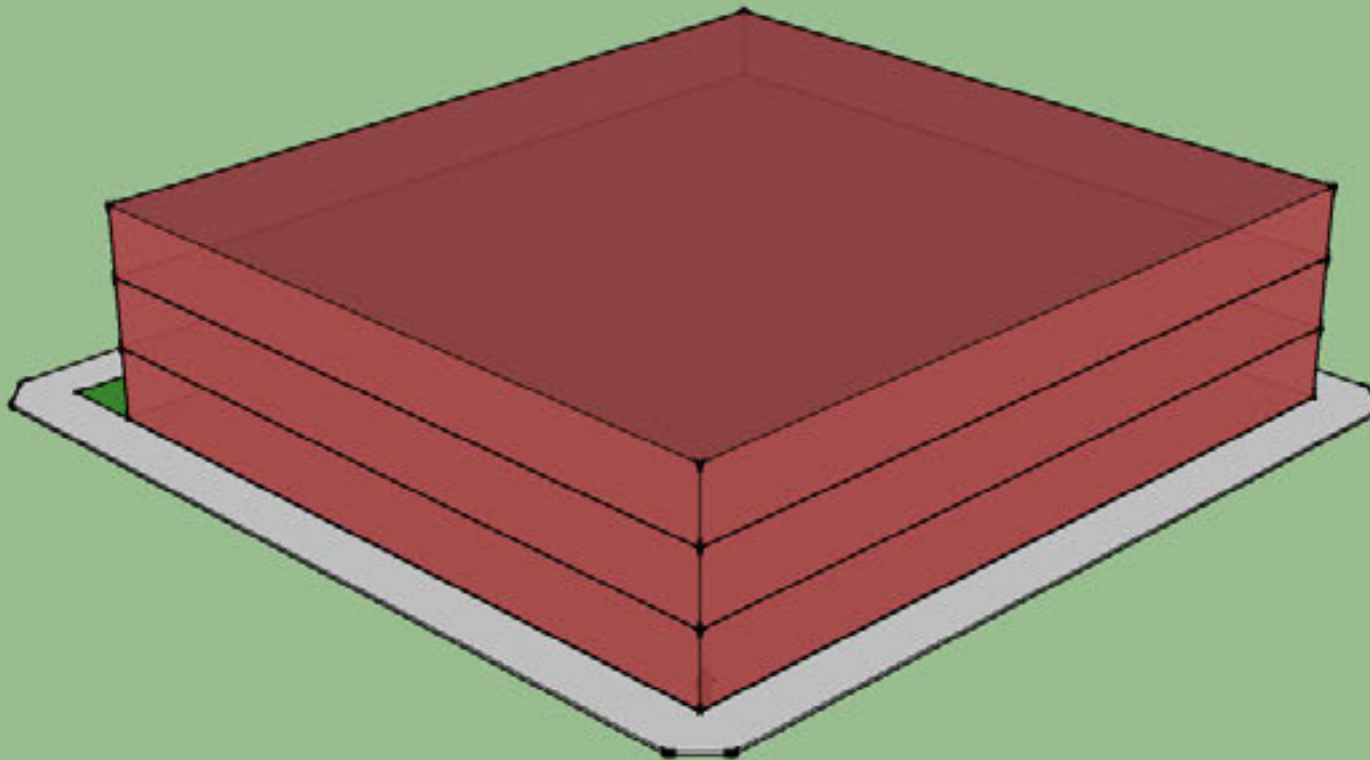
Rent: \$1,094/Month



Income Required for affordability: \$39,000

# More Parking=Less Affordable

Option 5: No On-Site Parking Required



Income Required for affordability: \$36,000



# More Parking=Increased Flooding



# Sharpen Compatability While Reinforcing the Intent



**“Objective 1.2: Preserve South First Street..Height Setbacks Will Help Create Transition...Bouldin Creek Nhood**

# Develop a Context-Based Approach to Street Design





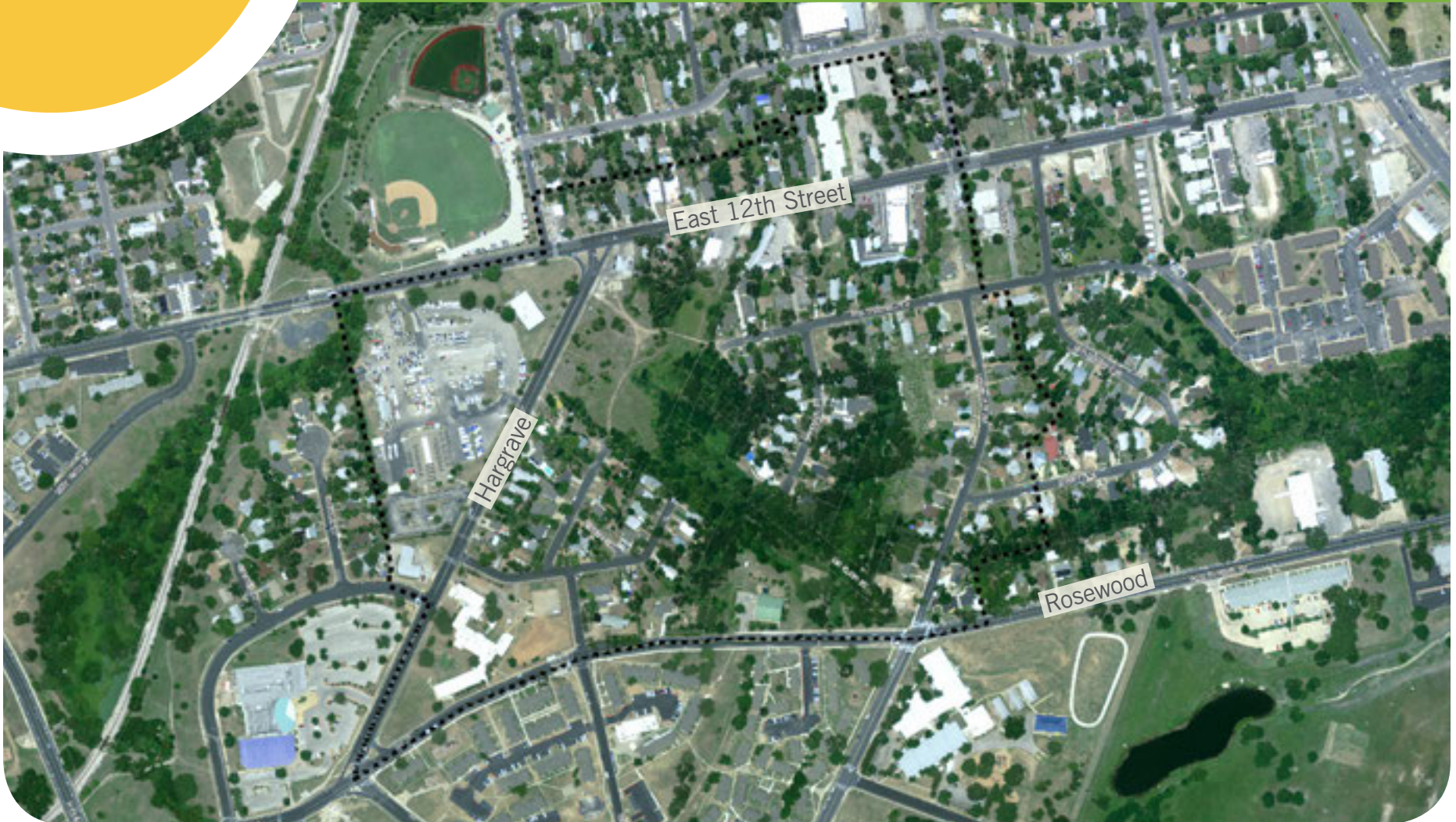
# Focus Areas

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Testing the Draft Coding Concepts Through  
Application to Various Types of Contexts

1

# 12th and Hargrave





# 12th and Hargrave: Overall Plan





# 12th and Hargrave: Illustrative Plan

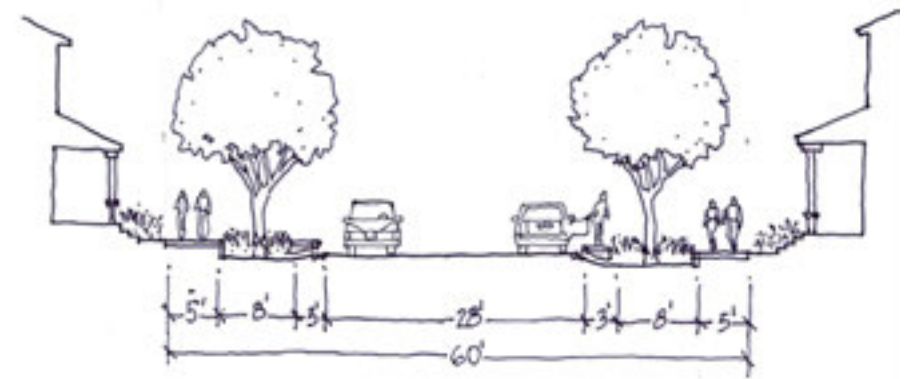
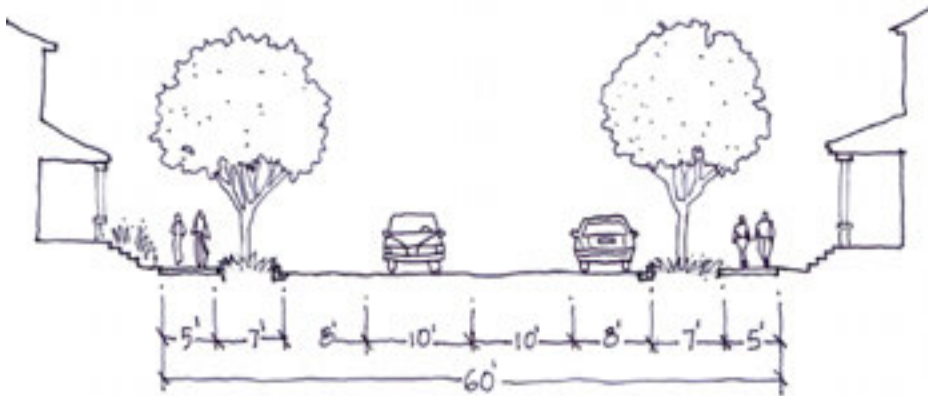




# 12th and Hargrave: Illustrative Plan



# 12th and Hargrave: Street Design



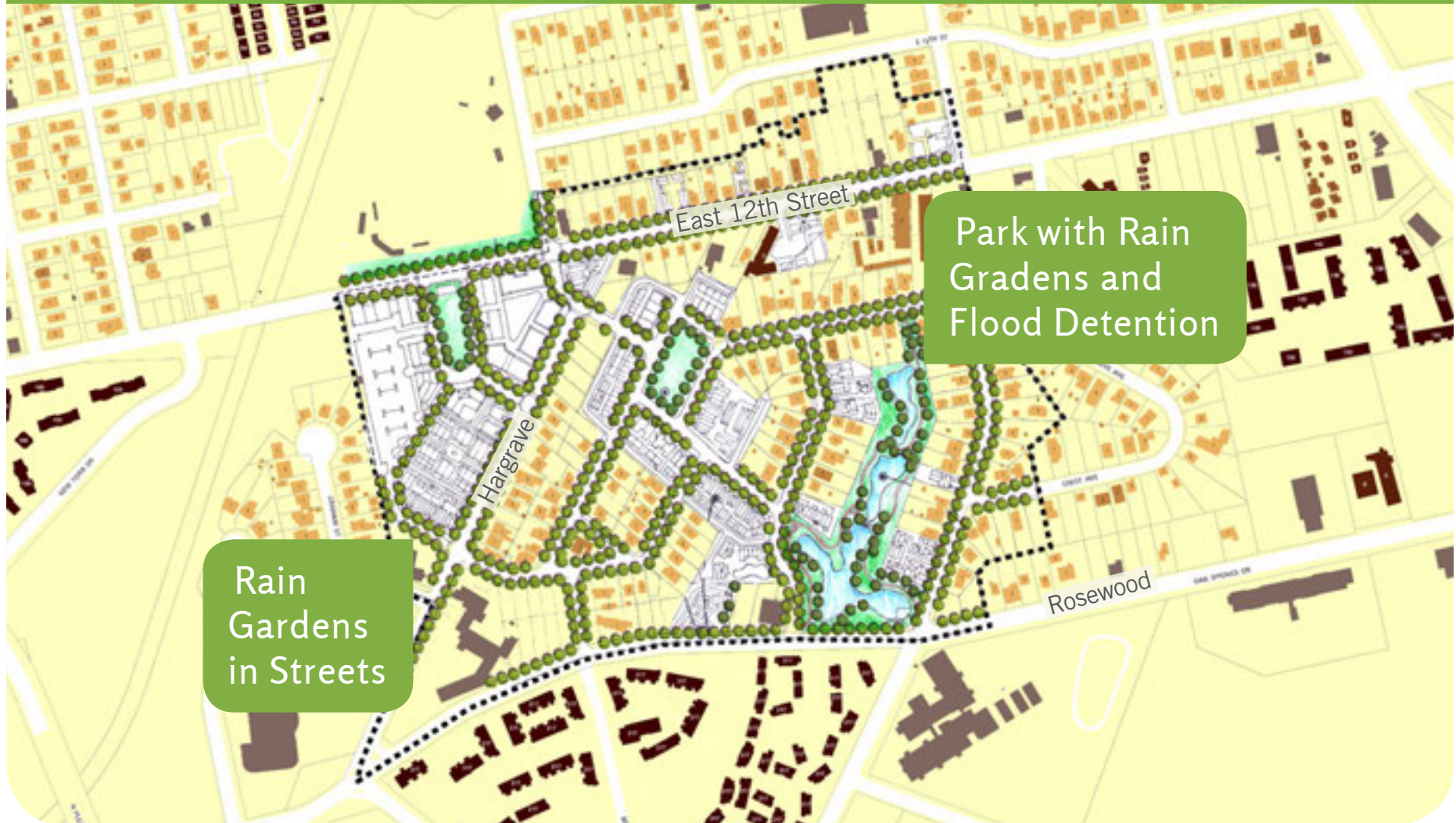
Neighborhood  
Street



Neighborhood Street  
with Rain Gardens



# 12th and Hargrave: Water Quality and Flood Mitigation





# 12th and Hargrave: Compatibility / Transitions





# 12th and Hargrave: Zoning Map Test

## Transect Key

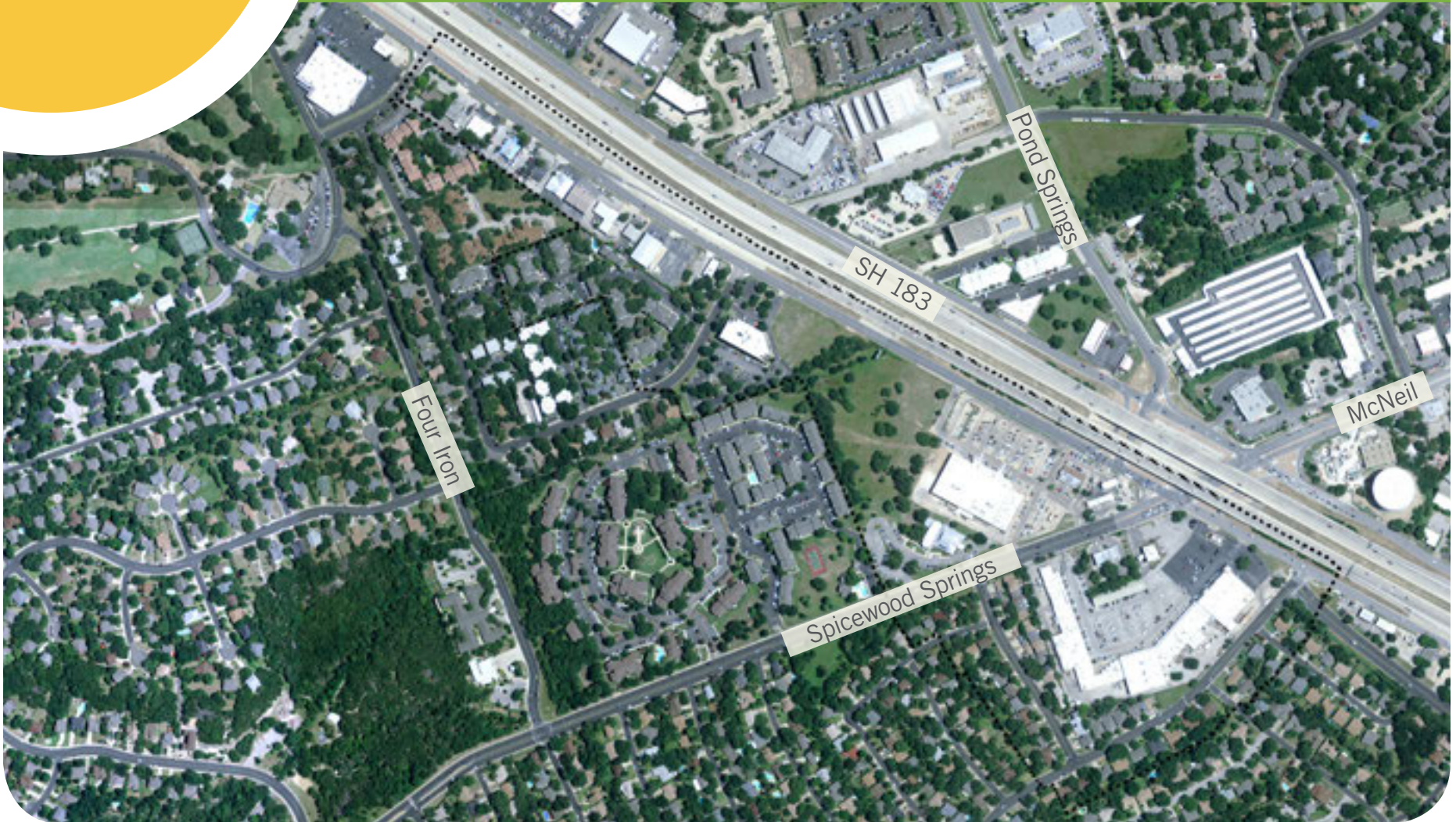
	T5 Main Street
	T5 Neighborhood Medium
	T5 Neighborhood Low
	T4 Main Street
	T4 Neighborhood Medium
	T4 Neighborhood Low
	T3 Neighborhood High
	T3 Neighborhood Medium
	T3 Edge





# 2

## SH 183 @ Spicewood/McNeil





# SH 183 @ Spicewood/McNeil: Overall Plan

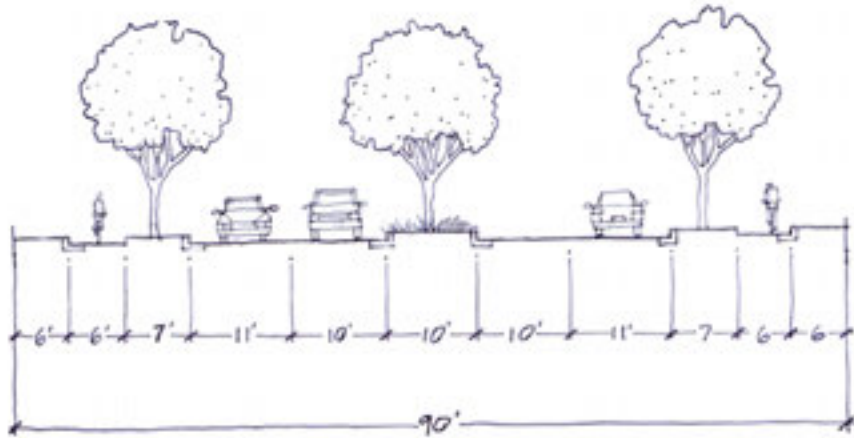


# SH 183 @ Spicewood/McNeil: Illustrative Plan





# SH 183 @ Spicewood/McNeil: Street Design



Spicewood



Slip Road

# SH 183 @ Spicewood/McNeil: Water Quality and Flood Mitigation





# SH 183 @ Spicewood/McNeil: Water Quality and Flood Mitigation





# SH 183 @ Spicewood/McNeil: Intensity Map



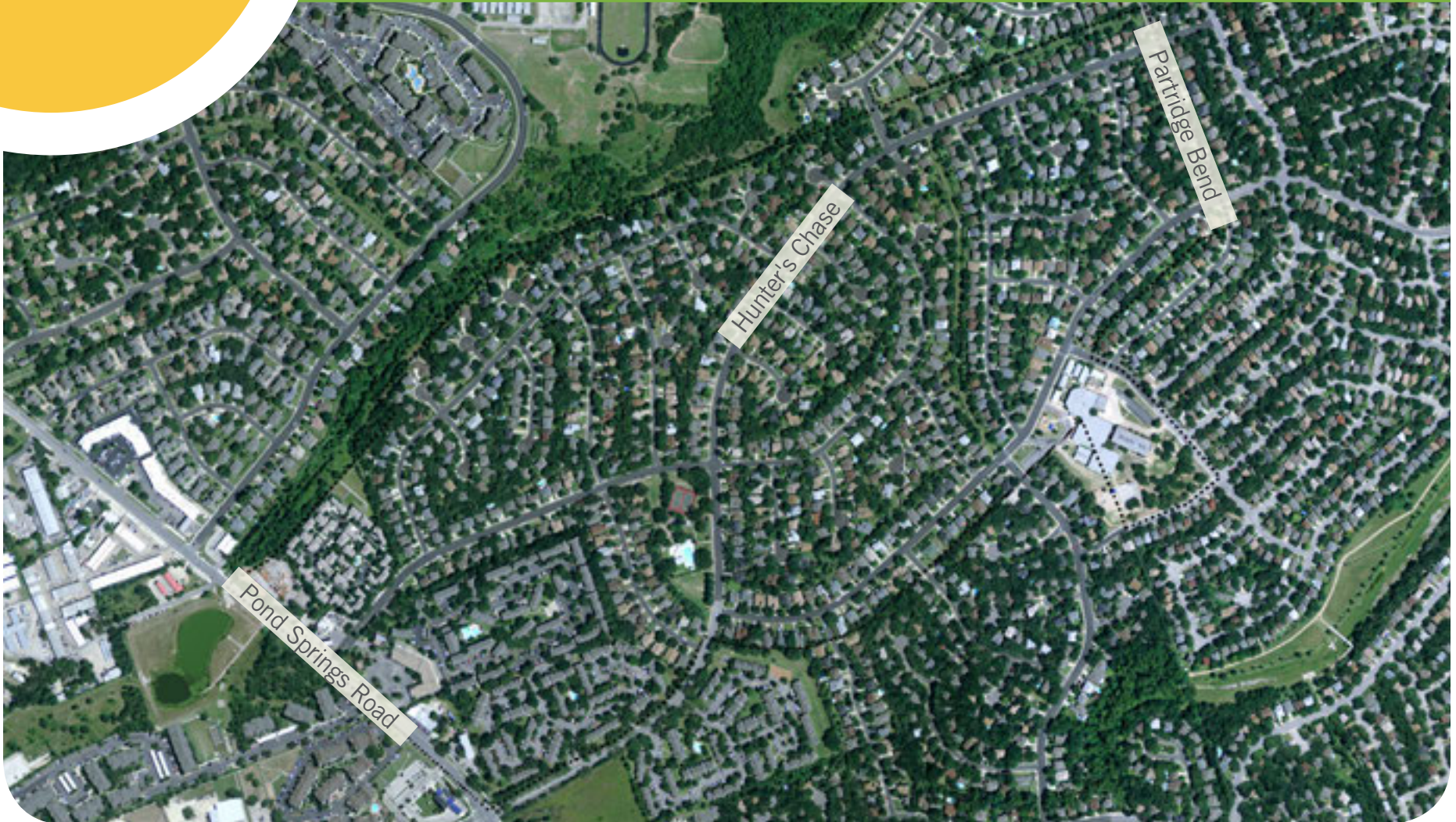
# SH 183 @ Spicewood/McNeil: Zoning Map Test





# 3

## SH 183 Subdivision





# SH 183 Subdivision: Parks, Open Space and Waterways





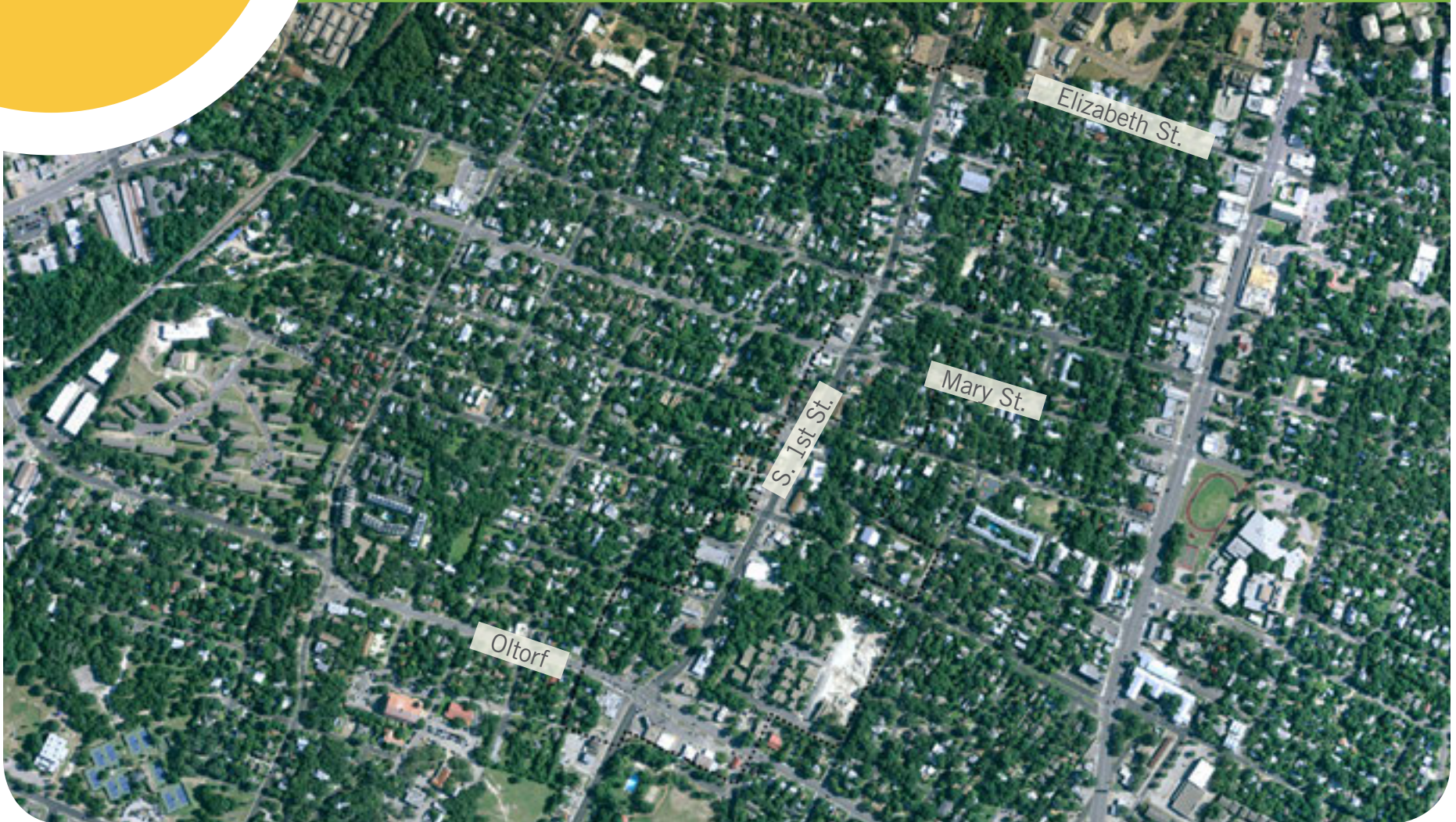
# SH 183 Subdivision: Zoning Map Test





4

## South 1st @ Oltorf





# South 1st @ Oltorf: Illustrative Plan





# South 1st @ Oltorf: Overall Plan





# South 1st @ Oltorf: Overall Plan



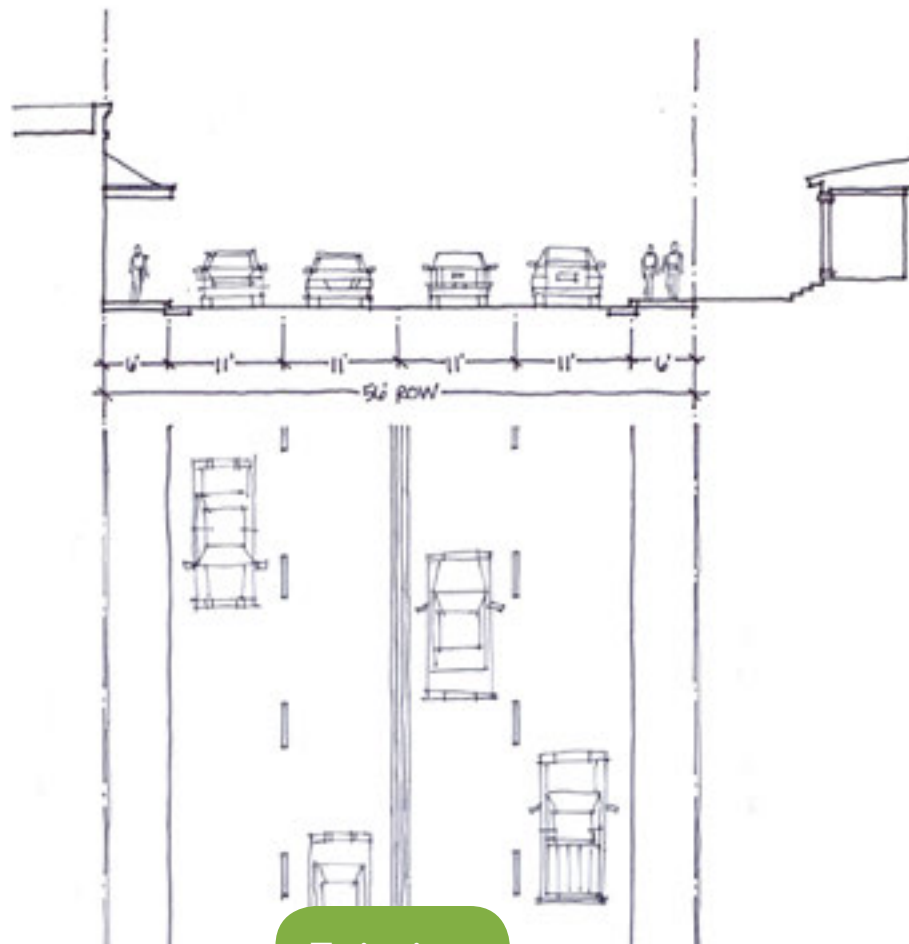


# South 1st @ Oltorf: Overall Plan

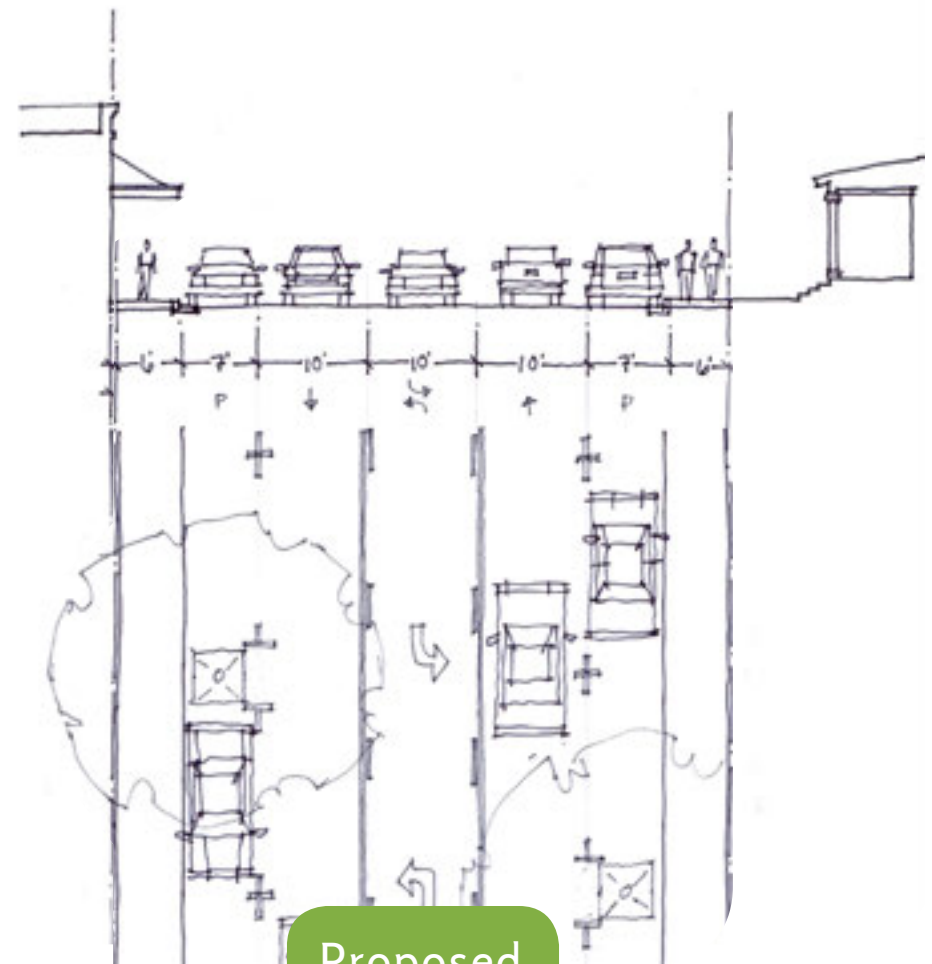




# South 1st @ Oltorf: South 1st Street Design



Existing



Proposed

# South 1st @ Oltorf: Existing Conditions S. 1st @ Mary Street





# South 1st @ Oltorf: Additional Commercial Cottage





# South 1st @ Oltorf: Additional Commercial 2-story Cottage





# South 1st @ Oltorf: Additional 3-story Main Street Building



# South 1st @ Oltorf: Zoning Map Test

## Transect Key

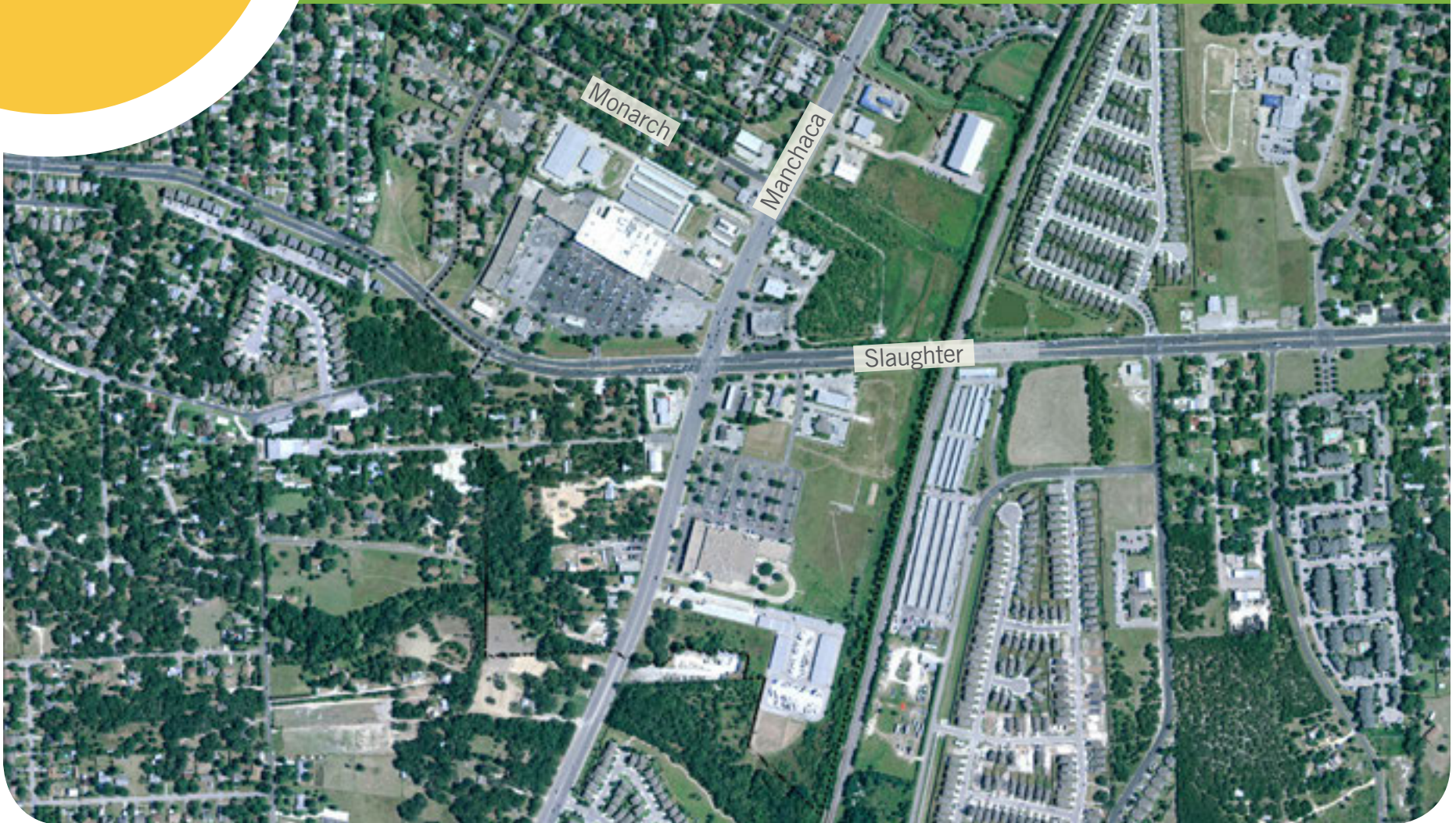
	T5 Main Street
	T5 Neighborhood Medium
	T5 Neighborhood Low
	T4 Main Street
	T4 Neighborhood Medium
	T4 Neighborhood Low
	T3 Neighborhood High
	T3 Neighborhood Medium
	T3 Edge





# 5

## Manchaca @ Slaughter



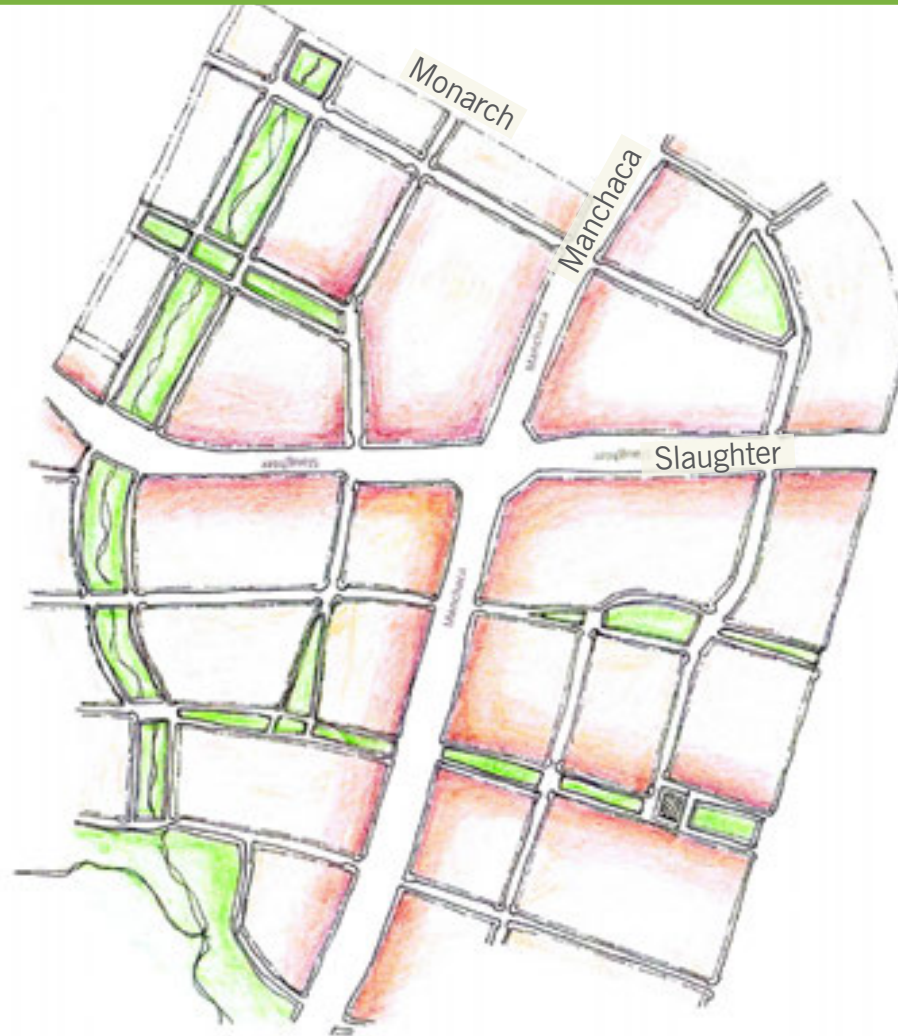


# Manchaca @ Slaughter: Illustrative Plan





# Manchaca @ Slaughter: Overall Plan



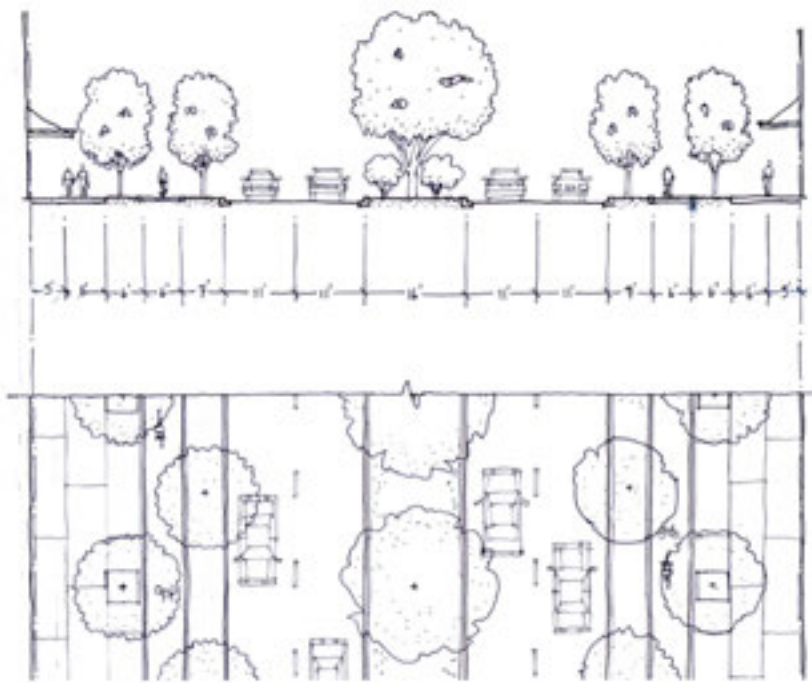
# Manchaca @ Slaughter: Zoning Map Test

## Transect Key

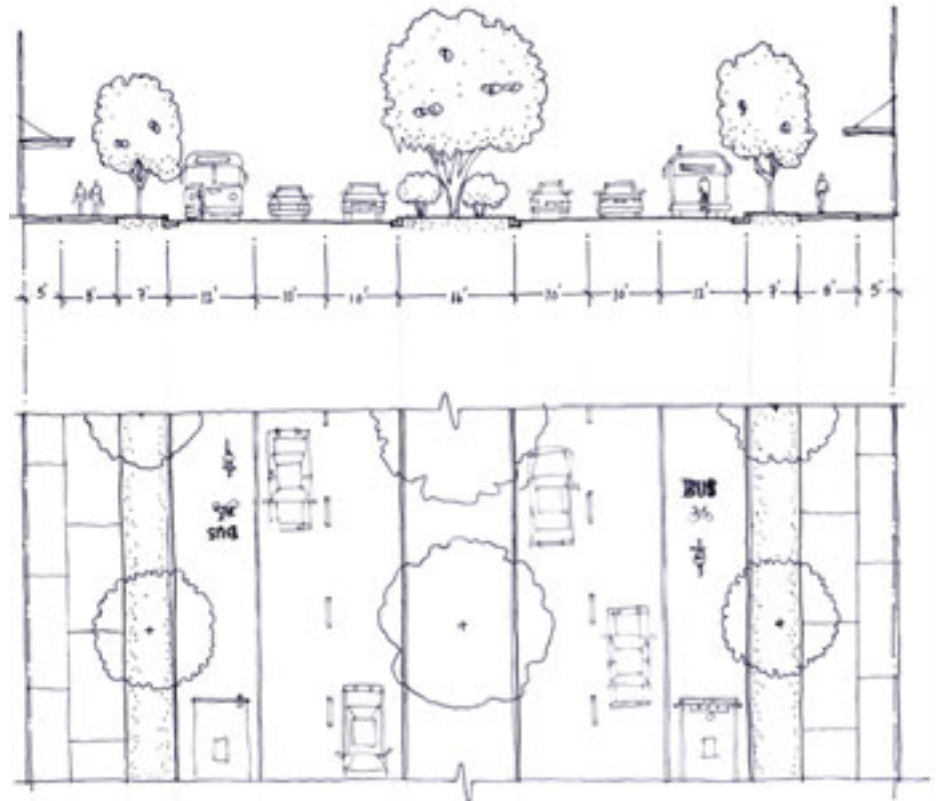




# Manchaca @ Slaughter: Street Design

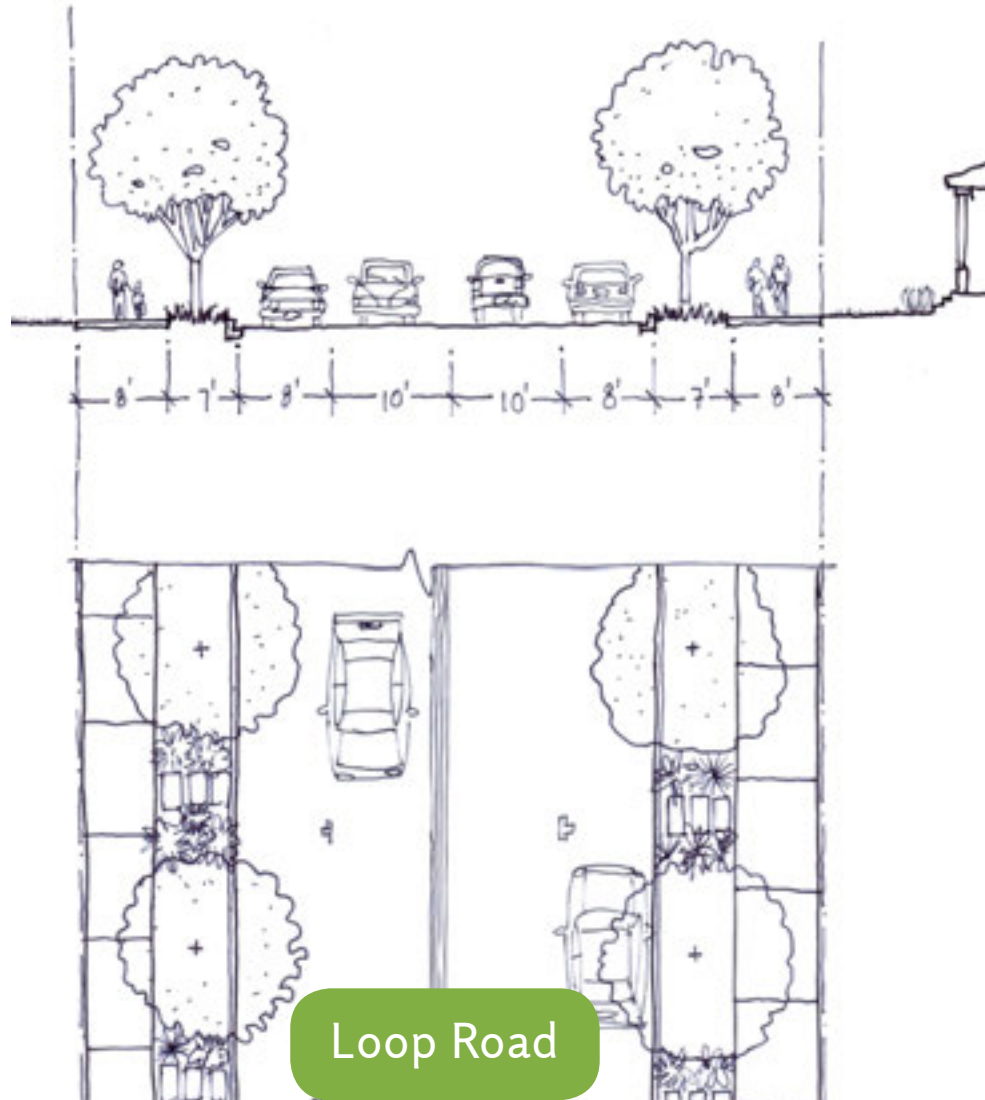


Manchaca



Slaughter

# Manchaca @ Slaughter: Street Design





# Manchaca @ Slaughter: Water Quality and Flood Mitigation





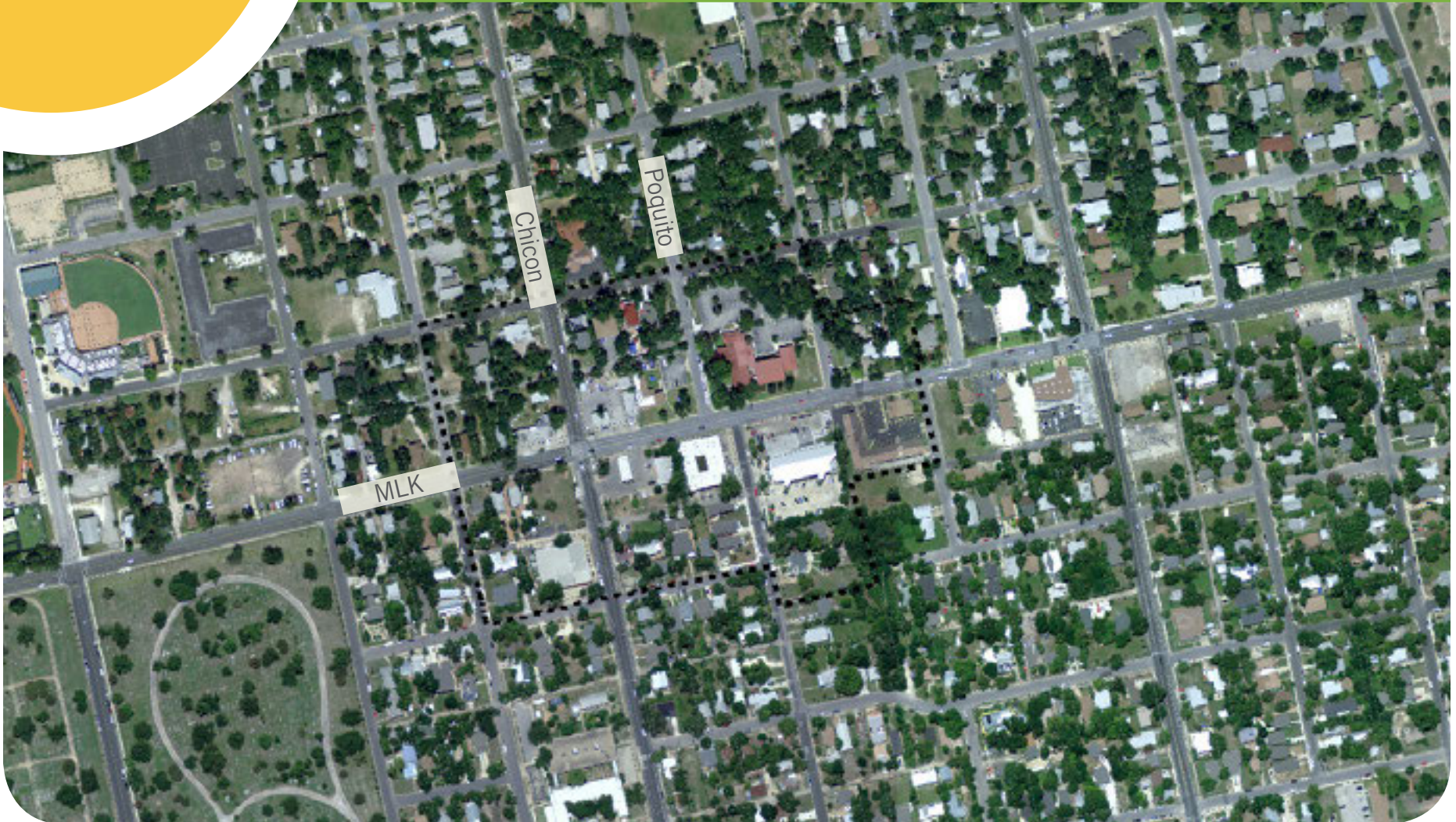
# Manchaca @ Slaughter: Compatibility / Transitions





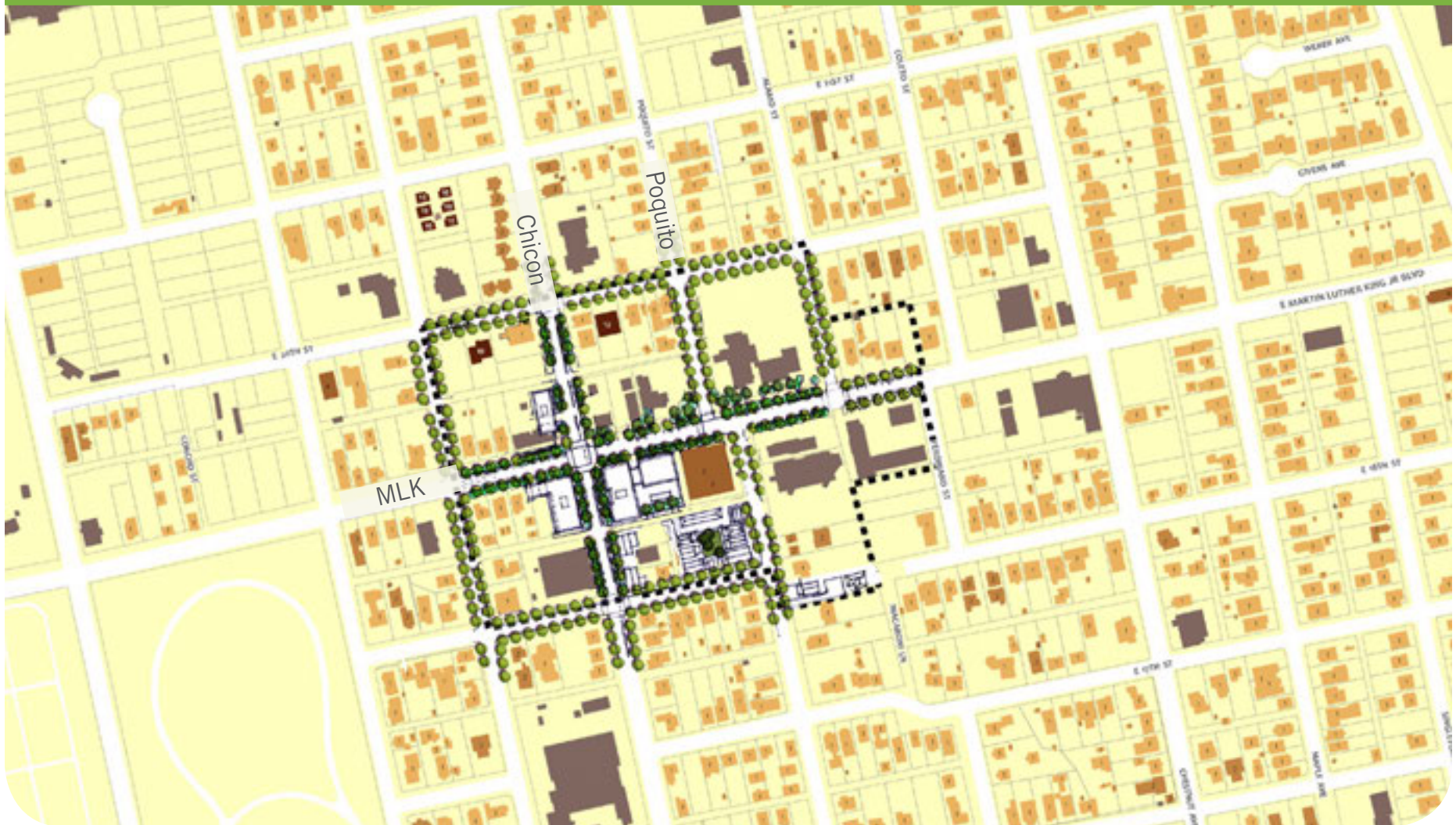
6

# MLK @ Chicon





# MLK @ Chicon: Illustrative Plan





# MLK @ Chicon: Illustrative Plan

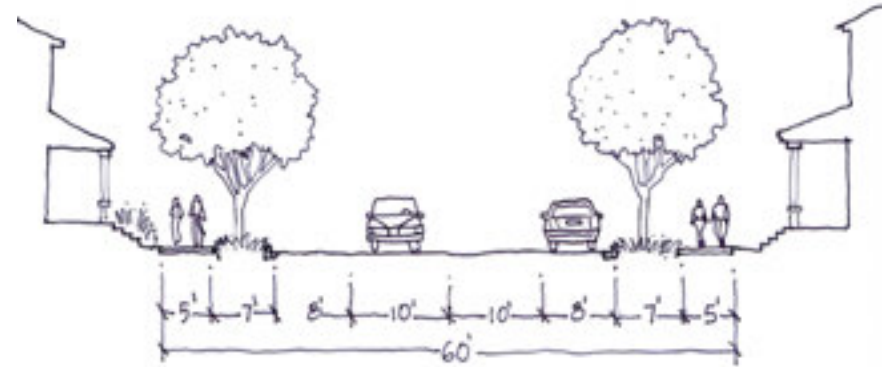
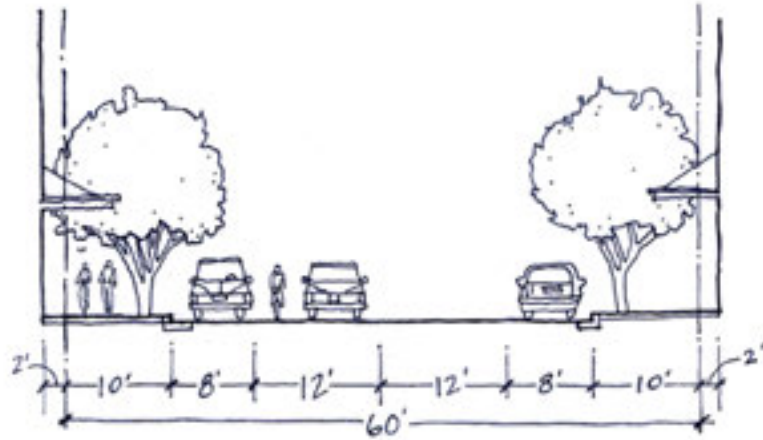


# MLK @ Chicon: Zoning Map Test

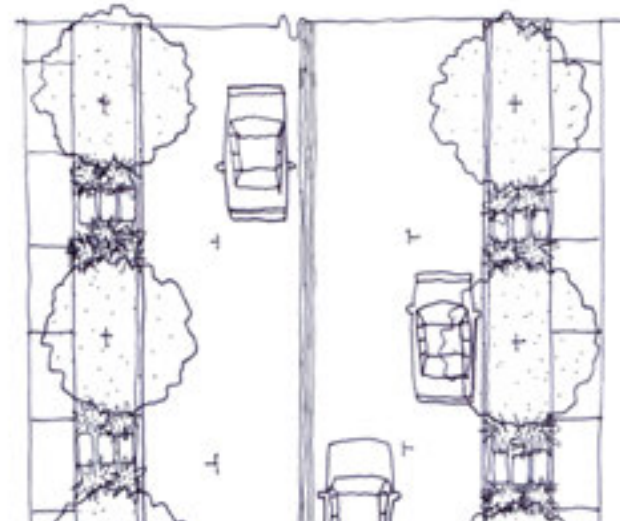




# MLK @ Chicon: Street Design



MLK



Neighborhood Green Street

# MLK @ Chicon: Existing Conditions View





# MLK @ Chicon: Existing Conditions View





# What if Development Was Kept Small?



What if We Translated Compatibility Into New Base Zone Districts? The New Code Can Predictably Implement This



# What if Bigger, But Still Compatible Buildings Brought Affordability?

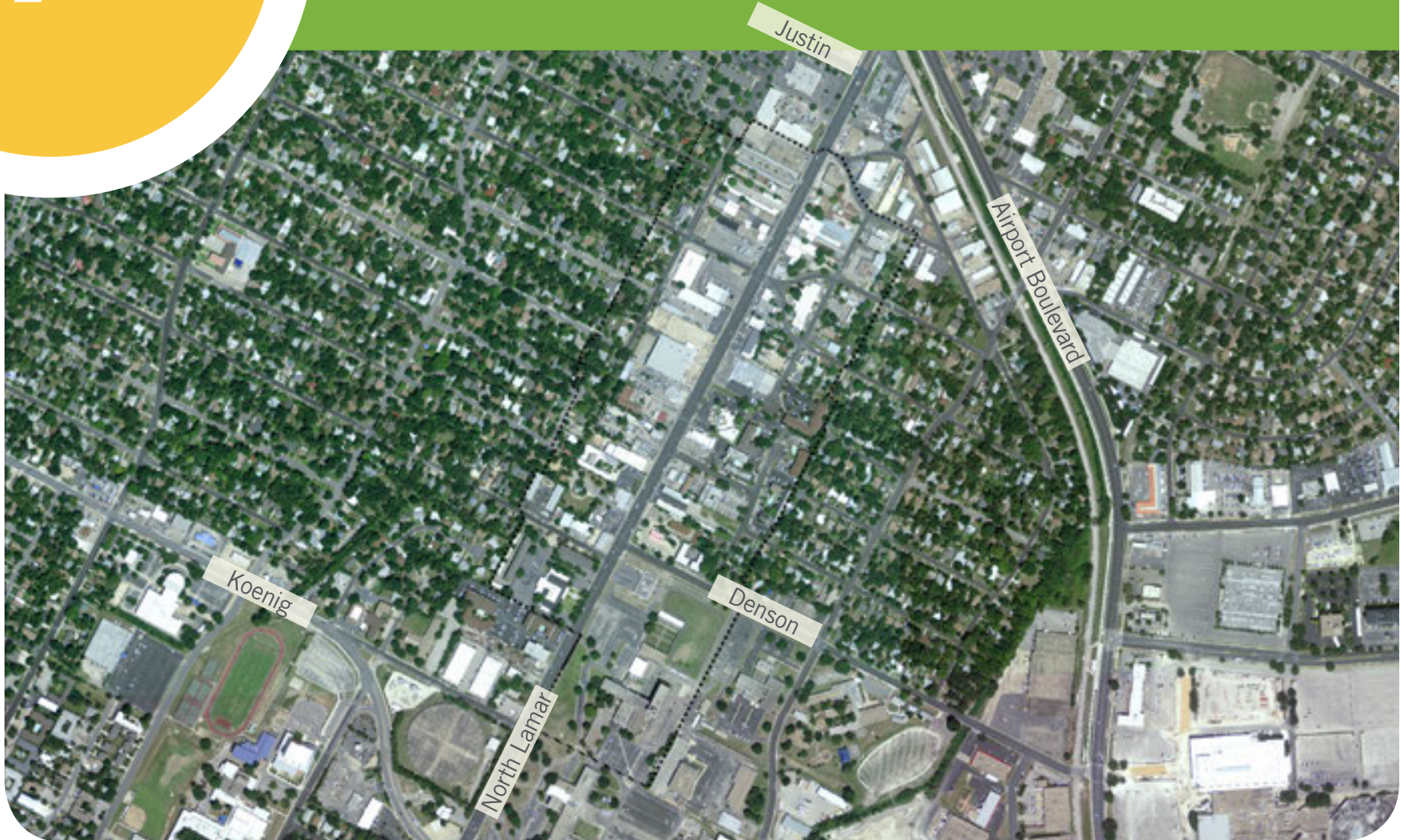


This Could Entail Simply Mapping a T5 Main Street Zone Rather than a T4 Main Street



7

# North Lamar @ Justin Lane

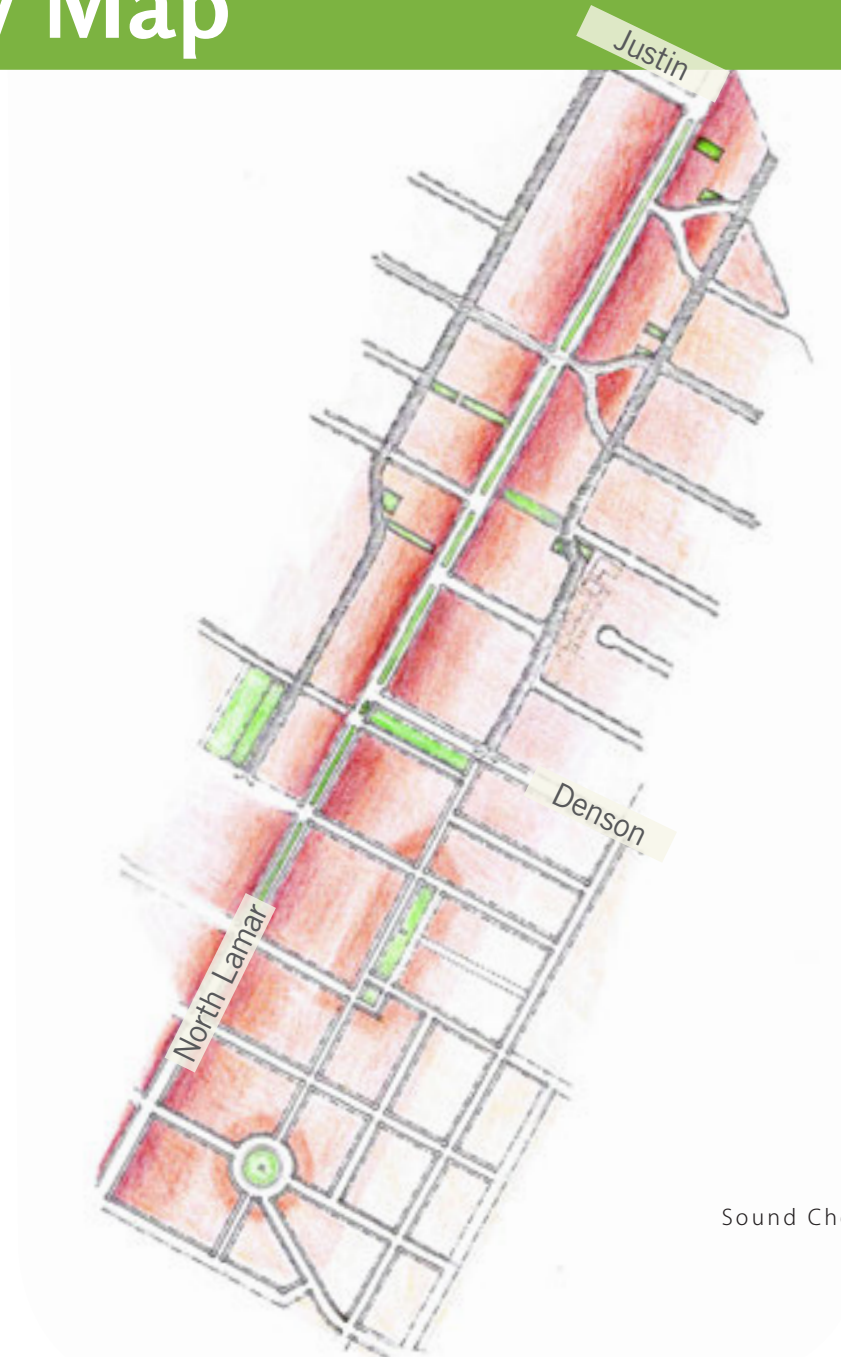




# North Lamar @ Justin Lane: Illustrative Plan



# North Lamar @ Justin Lane: Intensity Map





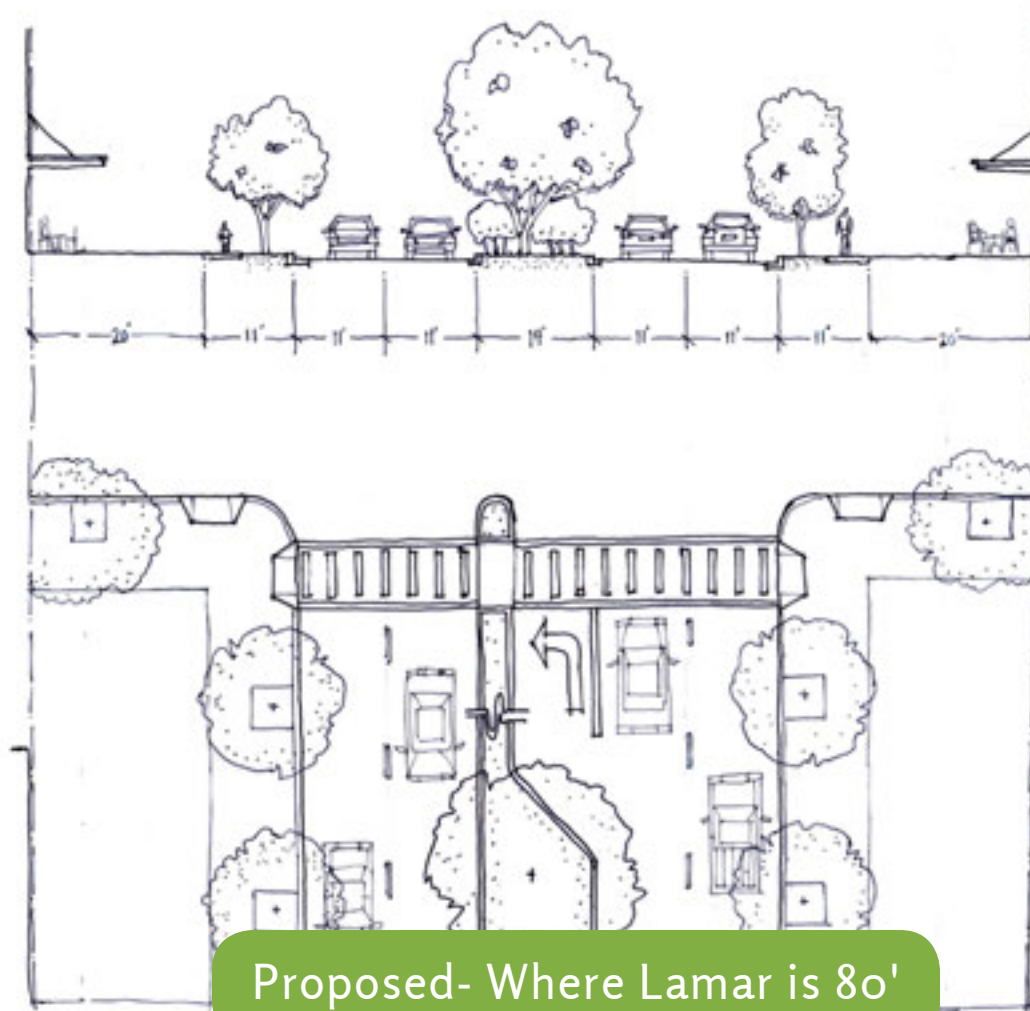
# North Lamar @ Justin Lane: Zoning Test Map

## Transect Key

	T5 Main Street
	T5 Neighborhood Medium
	T5 Neighborhood Low
	T4 Main Street
	T4 Neighborhood Medium
	T4 Neighborhood Low
	T3 Neighborhood High
	T3 Neighborhood Medium
	T3 Edge



# North Lamar @ Justin Lane: Street Design



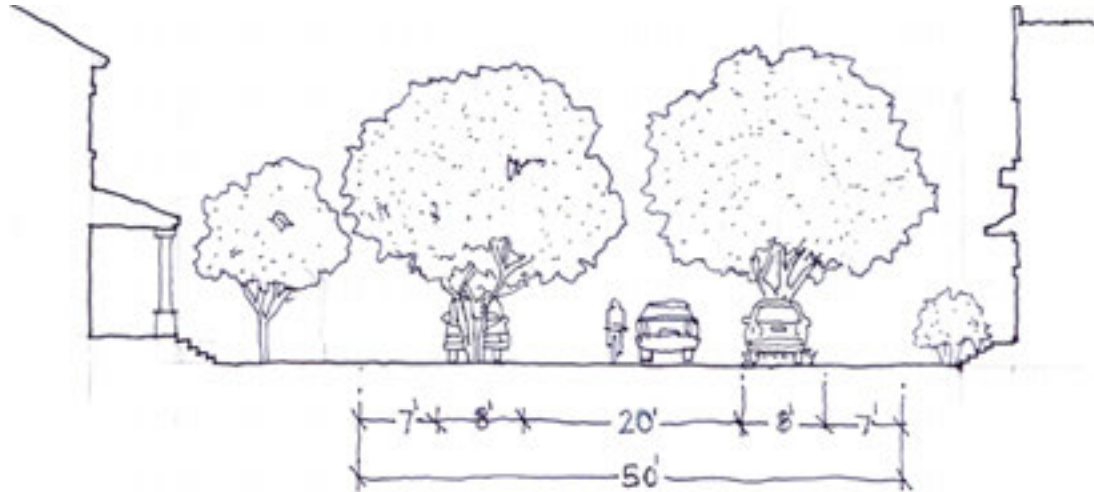


# North Lamar @ Justin Lane: Street Design



Proposed- Where Lamar is 100'

# North Lamar @ Justin Lane: Street Design



Shared Green Street





# North Lamar @ Justin Lane: Existing Conditions View





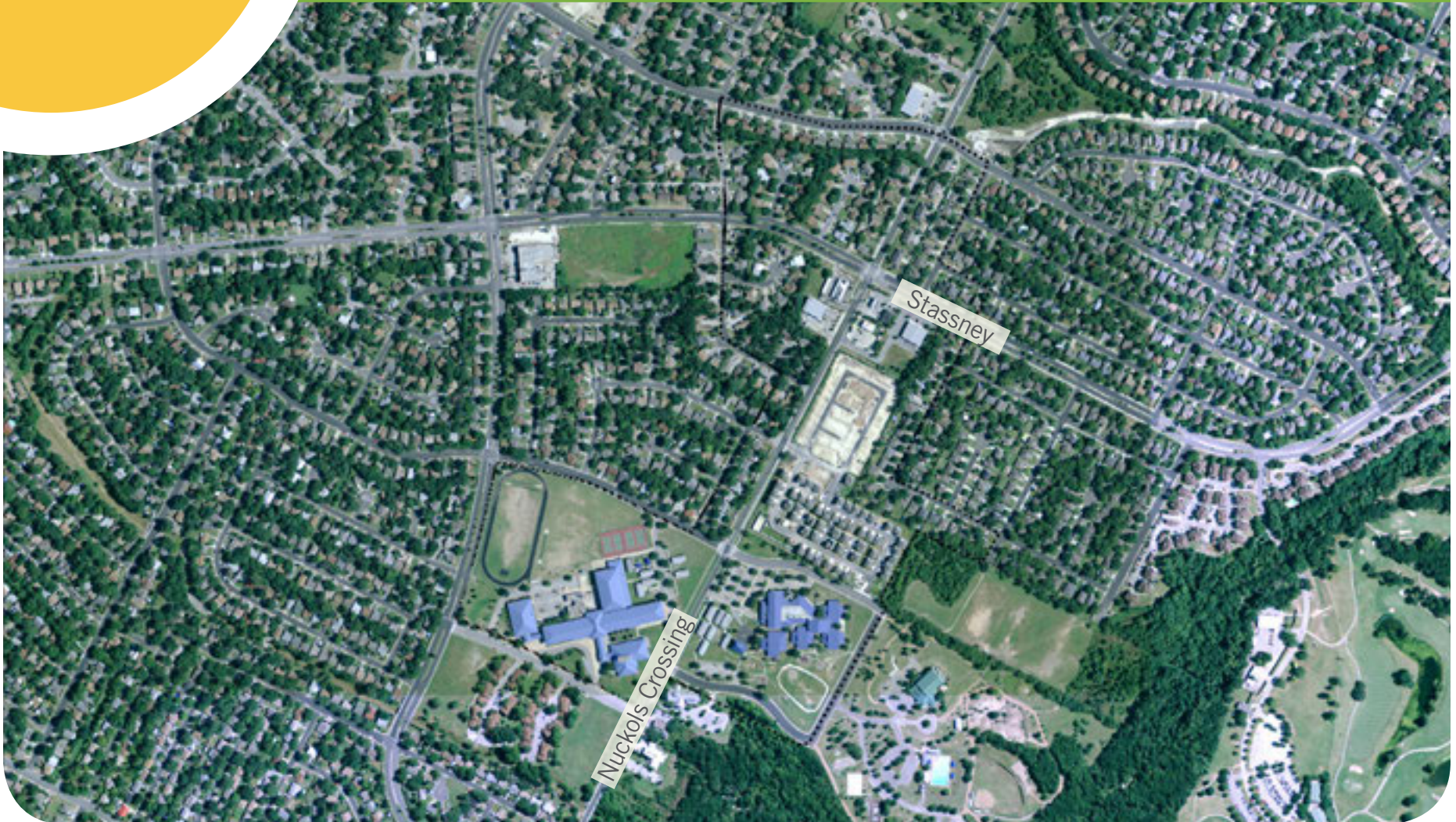
# North Lamar @ Justin Lane: Transition





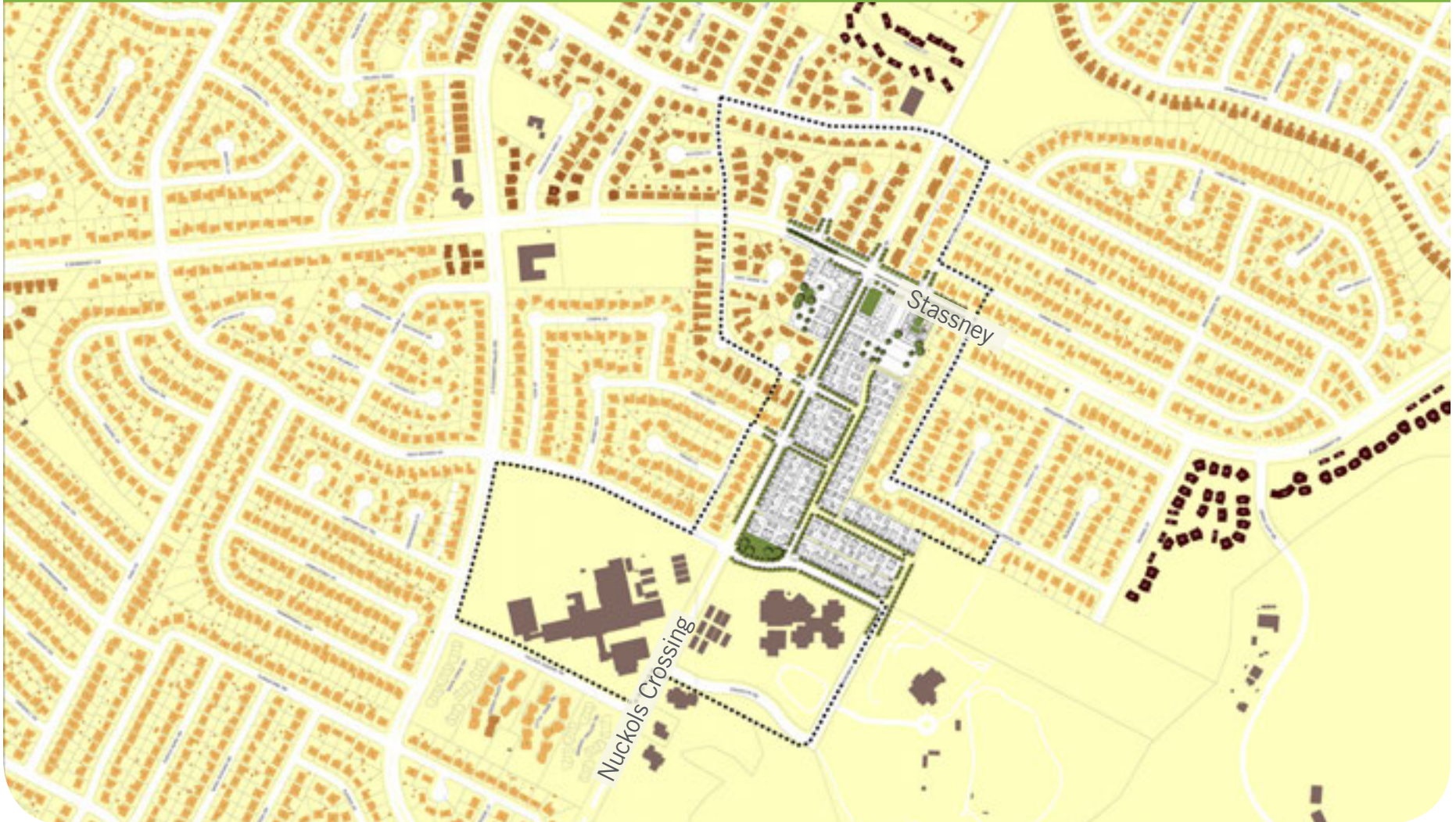
# 8

## Stassney @ Nuckols Crossing





# Stassney @ Nuckols Crossing: Overall Plan

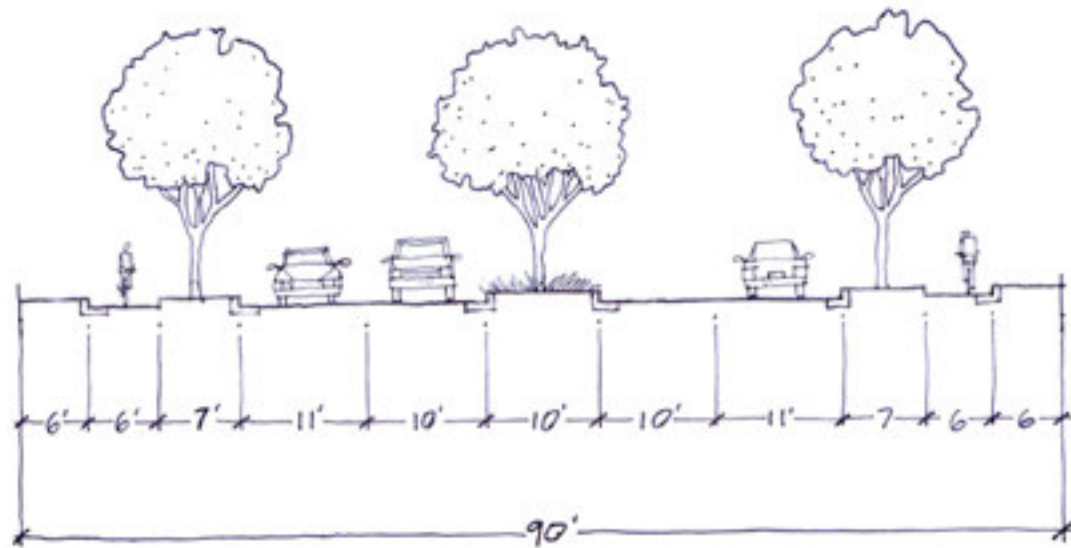




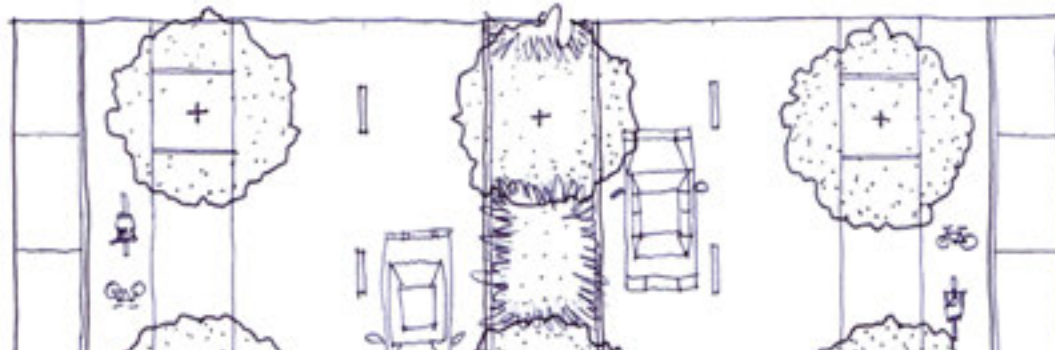
# Stassney @ Nuckols Crossing: Illustrative Plan



# Stassney @ Nuckols Crossing: Street Design

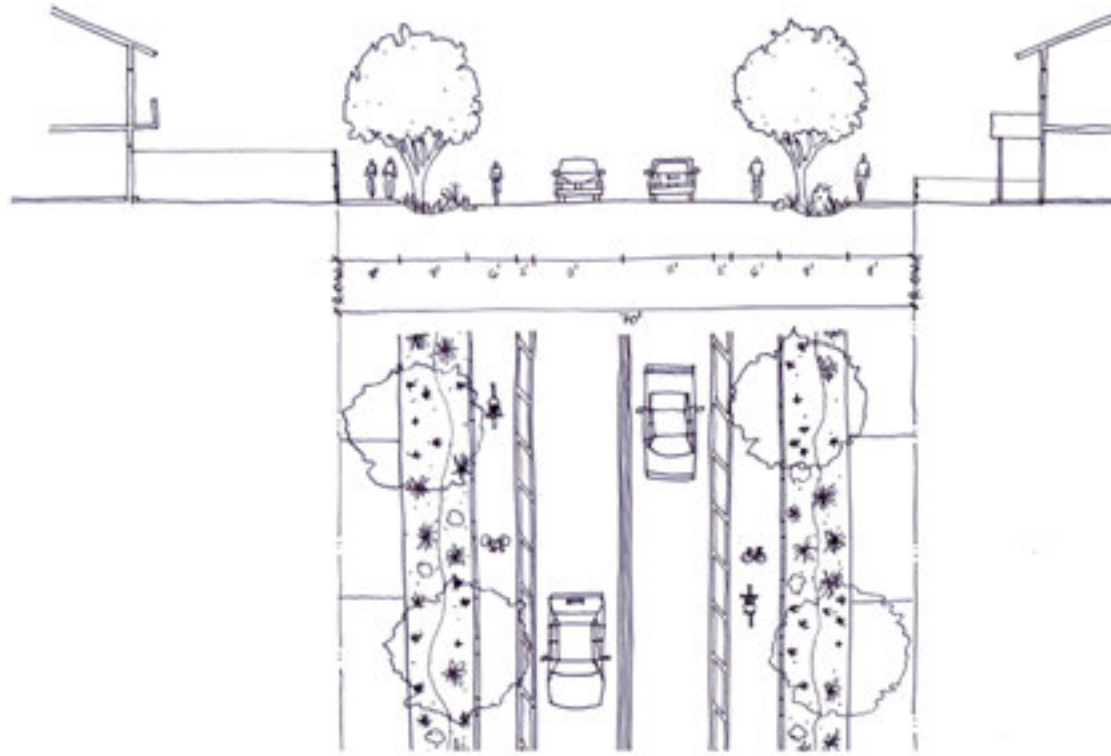


Stassney





# Stassney @ Nuckols Crossing: Street Design



Nuckols

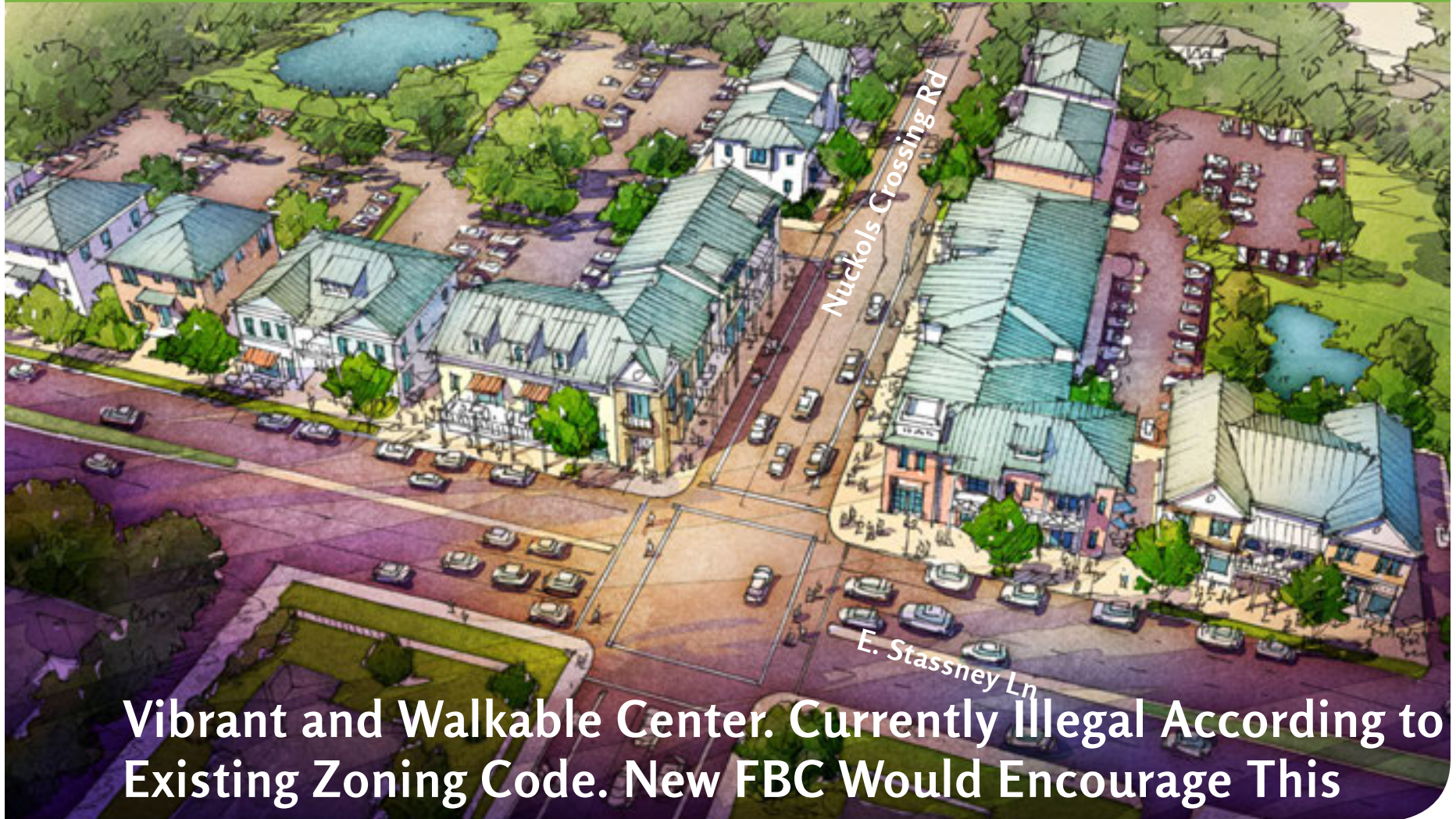
# Stassney @ Nuckols Crossing: Existing Conditions View



Placeless and Auto-Dependent, but Allowed By-Right  
Under Current Zoning Code



# Stassney @ Nuckols Crossing: What if...



**Vibrant and Walkable Center. Currently Illegal According to Existing Zoning Code. New FBC Would Encourage This**



# Stassney @ Nuckols Crossing: What if...







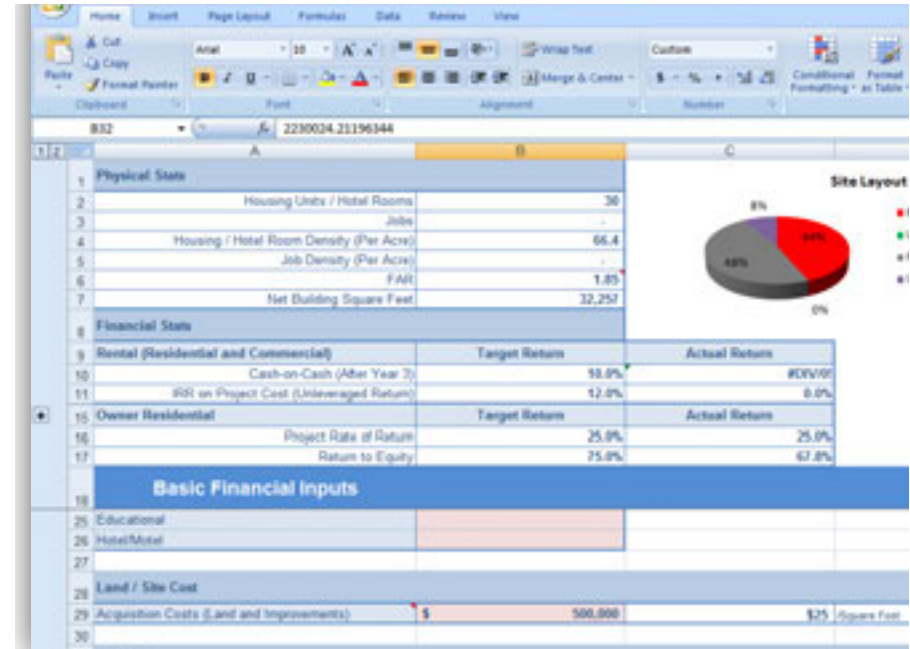
# Code Refinements

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# Envision Tomorrow Allowed us To Do a True Sound Check

## Sample of What Was Tested:

1. Draft Form-Based Standards (Height, Setbacks, etc. For Each Zone)
2. Off-Street Parking Requirements
3. On-Site Flood Mitigation
4. Economic Feasibility
5. Affordability



## Indicators/Outputs

Housing Mix and Affordability

Water Consumption

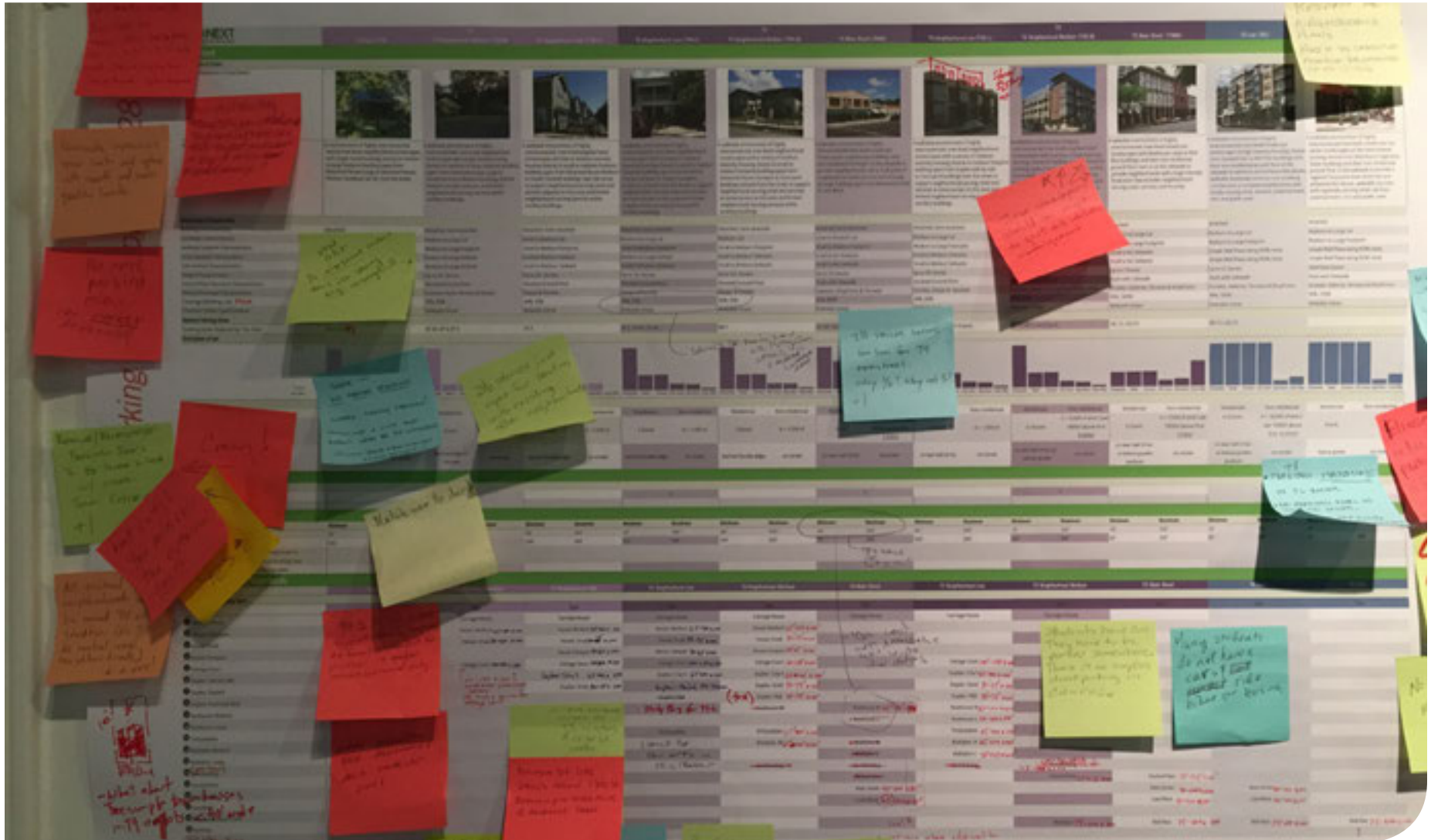
Change in Impervious Surface

Access to Walkable Retail

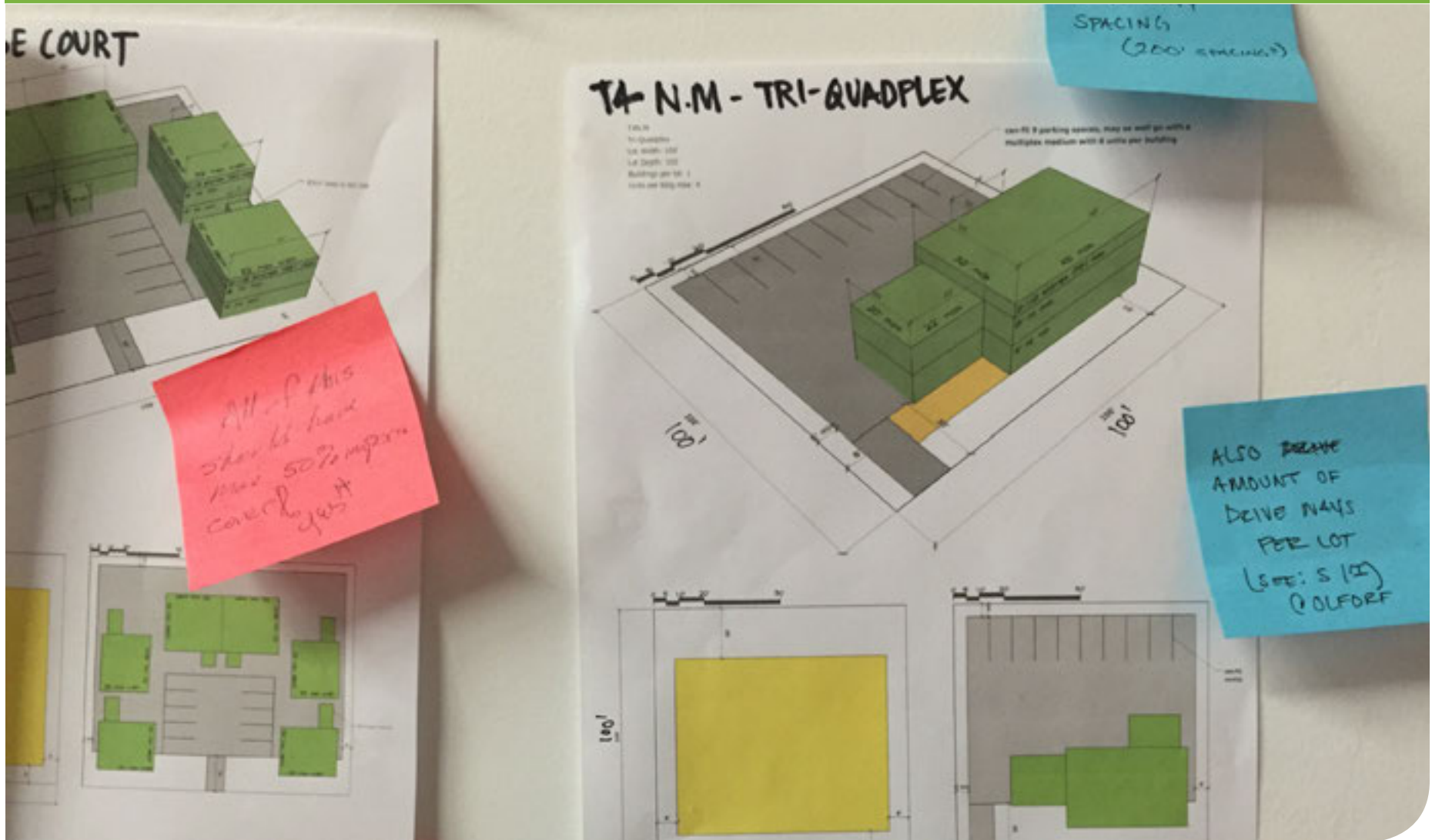
Walking Access to Schools, Transit, Parks, and Schools



# Testing Form-Based Code Content



# Testing Form-Based Code Content







# Conclusion/Next Steps

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Providing a Hamlet Center for a Suburban Neighborhood

# Outreach and Engagement Will Continue

## KEY

### Writing code (ongoing)

The CodeNEXT team – City staff and consultants – are drafting the technical code required to bring to life the community values from Imagine Austin, the Listening to the Community Report, Code Diagnosis, and Community Character Manual.

### Community Walks (ongoing)

Explore together how we experience Austin and how the code impacts people on the ground in our built and natural environments.

### Road Show (ongoing)

By request. We'll come to your small group for an informal update and conversation.

### Code Advisory Group meetings

Monthly opportunities to follow CodeNEXT, hear presentations, and present your issues, likes and dislikes. The Advisory Group is made up of Austin residents appointed by Council.

### CodeUPDATE

Large-format public presentations on code development and key topics.

### Coffee & CodeNEXT (ongoing)

A fun, low-key way to interact with the CodeNEXT team.

## CodeNEXT: SOUND CHECK Nov. 16-21

Technical Checkpoint: The team will spend an intensive week "test driving" draft development standards in representative places all over Austin, looking for bugs, unintended outcomes, and portions needing refinement. Austinites can participate and see "under the hood."

## Public Draft Code

The entire draft code will be published for public review and feedback.

2015

AUG.

SEP.

OCT.

NOV.

DEC.

2016

JAN.

APR.

JUL.