

SUBDIVISION REGULATIONS OVERVIEW

Land Development Code Advisory Group
City of Austin
Planning & Development Review
Monday, Apr. 22, 2013





Goals

- Encourage Austin to grow as a compact and connected community with future Subdivisions

Agenda

- Collaboration with TCM, WPO, LDC
- UT Best Practices Report
- Stakeholder Sessions to Date
- Input and Participation
- Looking Ahead / Q&A

Imagine Austin Priority Programs

1. Invest in a Compact and Connected Austin
2. Sustainably manage our water resources.
3. Continue to grow Austin's economy by investing in our workforce, education systems....
4. Use green infrastructure to protect environmentally sensitive areas...
5. Develop and maintain household affordability throughout Austin
6. Grow and invest in Austin's creative economy
7. Create a Healthy Austin program.
8. Revise Austin's development regulations and processes to promote a compact and connected city

Subdivision Regs & TCM

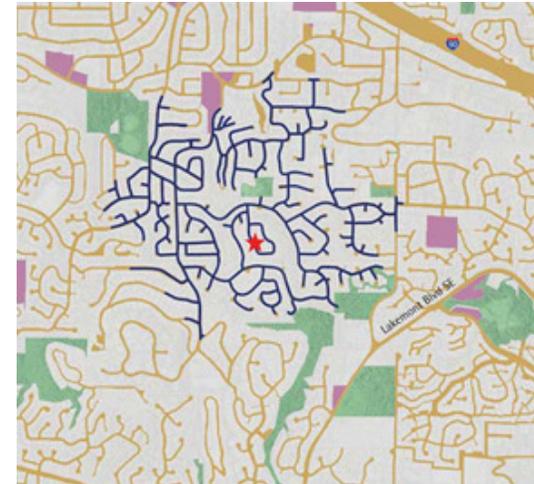


Recommendations from UT's Center for Transportation Research

- **Add a preamble/purpose section**
- **Add a minimum connectivity index**
- **Restrict block lengths**
- **Explicitly require stub-streets to connect to adjacent communities**
- **Add graphics and visual aids**
- **Make the City's complete street policies more robust**
- **Make the subdivision regulations more easily understood**

Guiding Concepts for Subdivision Revisions

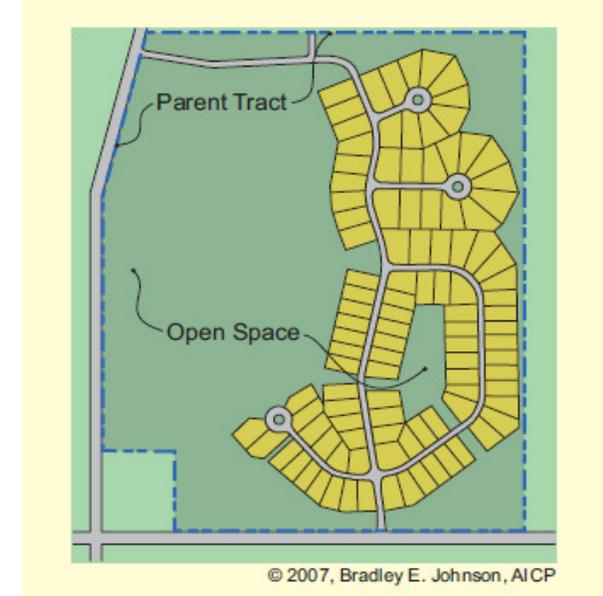
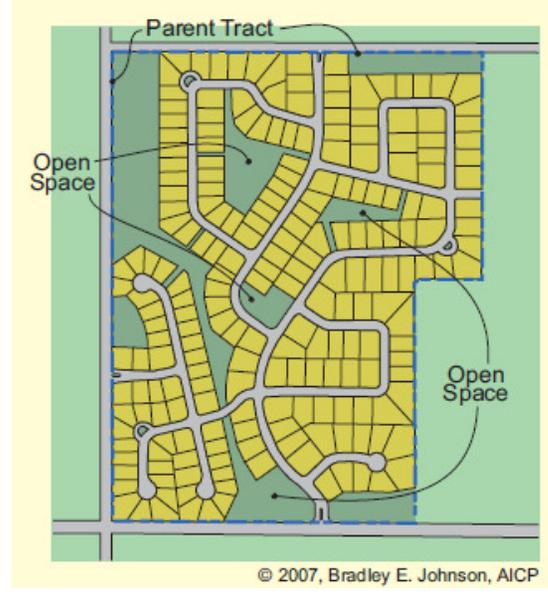
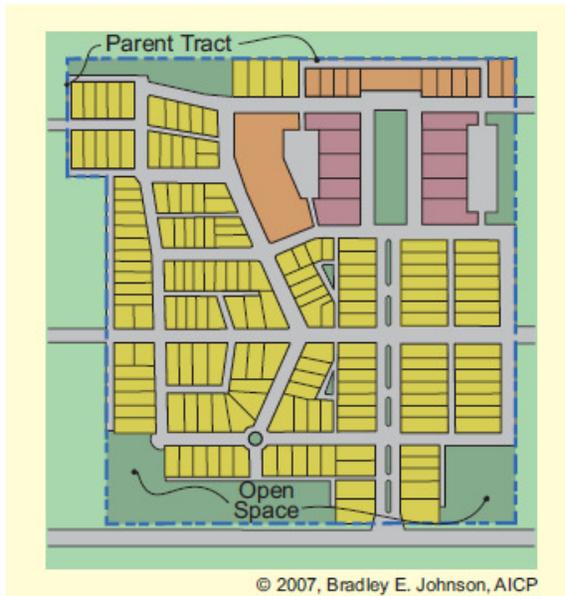
- Safe for all users
- Promote healthy lifestyles
- Connected
- Intermodal
- For everyone
- Livable
- Complete streets designed for people
- Environmentally sustainable
- Visually interesting
- Cost-effective
- Flexibility
- Market-Driven
- Affordability (in cost & process)
- Predictability
- Reliability



Recap of 1/15 Meeting

- Context Sensitive Solutions
- Need for greater Connectivity
- Best Practices

20.06.060 Traditional Subdivision (TD); S 20.06.020 Suburban Subdivision (SU); S 20.06.040 Conservation Subdivision (CS);



Recap of 2/26 Meeting

- Connectivity Indices
- Limitations Discussion



Ratio = $7/6 = 1.166$



Ratio = $9/6 = 1.5$

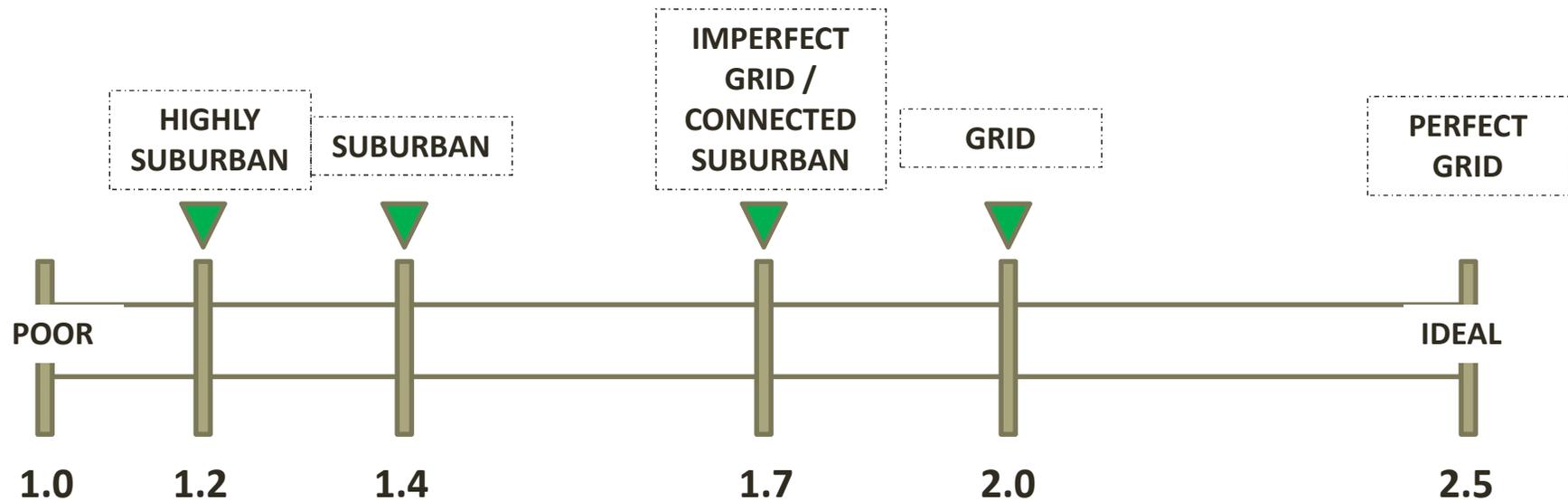


Knolwood on the Colorado River

0 125 250 500 750 1,000 Feet

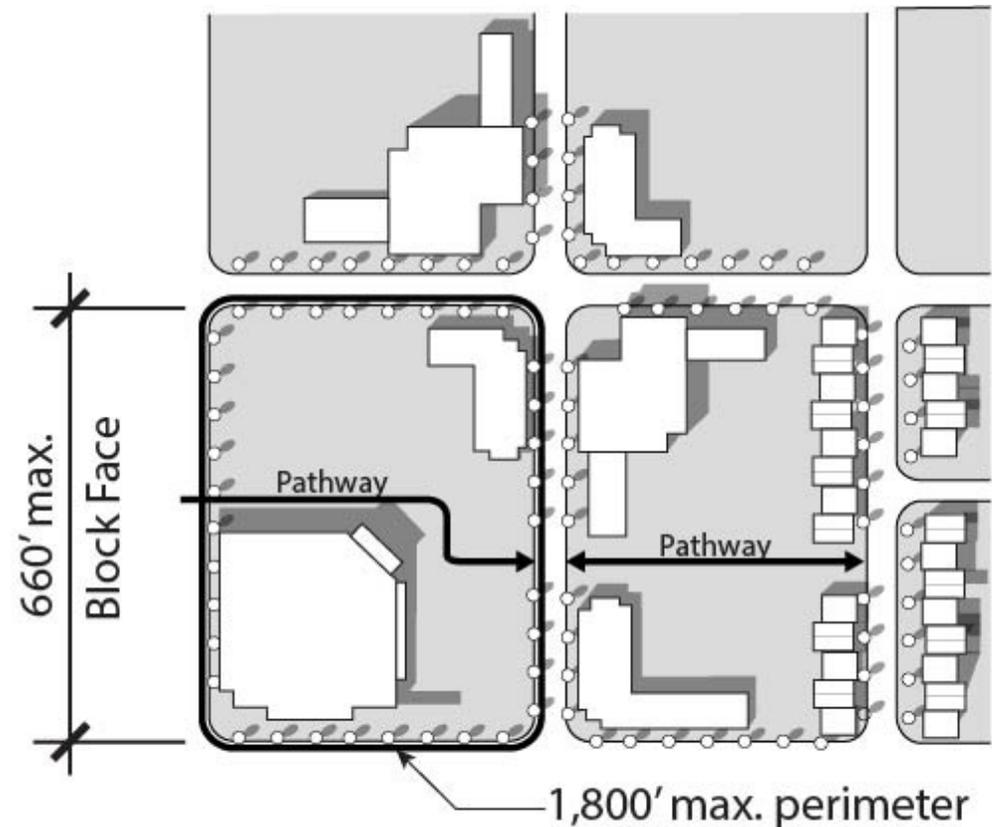
Legend
— Street Centerline
■ Parcels
— Creek Centerlines

Link-Node Ratio Connectivity Scale



Recap of 4/2 Meeting

- Block Length
- Block Perimeter
- Requiring Stub Streets to Connect to Connect
- Minimum points of Ingress or Egress
- Requiring external connections every X feet



Pedestrian Connectivity

Pedestrian Provisions	Austin	Charlotte, NC	Nashville, TN	Portland, OR	Louisiana Toolkit
Mid-block crossing	When block >900'		Every 300' where practicable	330';	>500'
Cul-de-sac		Required when limited vehicular connections			
Additional	Through TOD blocks >500'		Location that reduces travel 50% & >400'	Environmental Sensitivity	Max block Perim may increase 10% with ped path

Themes of Stakeholder Input

- Housing affordability

- Develop differential standards

- Provide Incentives to developers

- Encourage pedestrian and bicycle connections

- Allow for cul de sacs

- Improve process

What is Next?

- Working with Stakeholder Feedback to Draft Language
- Presentation to Technical Advisory Group
- Reconvene with Stakeholders: Suggestions, Affordability Impact
- SPEAKER SERIES: Walkable Places 5/2 & 5/3
- Community Input, Please Contact
 - Robert.Anderson2@austintexas.gov
 - Pamela.Larson@austintexas.gov
- Ongoing
 - Collaboration with TCM, WPO, LDC

Subdivision Regulations Timeline

- Best Practices Report Commissioned – June-August 2012
- Guiding Concepts Development – Fall 2012
- Presentation to Codes & Ordinances – October 2012
- Presentation to Planning Commission – November 2012
- Listening Sessions – December 2012
- Stakeholder Sessions – Jan-Apr 2013
- Preliminary Draft Language to TAG – June 2013
- Stakeholder Meetings, Webpage Launch – Summer 2013
- Approval Process – October 2013-July 2014