Working Group ID	To solve for this challenge…	We would like to learn more about this	specifically,	from this	Or, we might like to consider these	And we also had the following	and	Compliment	Conflict
	How might we	**Practice**	**Description**	**Location**	**Ideas**	**Insights**	**Questions**		
sb1	Create some predictability?	Parking	Deferred parking	Nashville, Tennessee					
sb1	Create some predictability?	Parking	Mueller Parking Management District	Austin, Texas					
sb1	Create some predictability?	Parking	Neighborhood Parking Management Procedures	Austin, Texas	Residential parking permits (RPP); drawing lines on the street; creates space around curbs; could limit parking to specific parts or sides of the street	This can also improve the dynamic between neighbors and businesses (see also: NIMBYs becoming YIMBYs)			
sb1	Create some predictability?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb1	Create some predictability?	Live/Work	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb1	Create some predictability?	Mobile Businesses	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb1	Create some predictability?	Predictable Flexibility	N/A	N/A	Create a menu of choices; establish alternative compliance standards				
sb1	Create some predictability?	Expired Permits	Explore alternative approaches, such as better follow-up on expiring permits or create amnesty provisions	N/A					
sb2	Create some certainty in the code for everyone?	Parking	Deferred parking	Nashville, Tennessee					

Working Group ID	To solve for this challenge... **How might we**	We would like to learn more about this **Practice**	specifically, **Description**	from this **Location**	Or, we might like to consider these **Ideas**	And we also had the following **Insights**	and **Questions**	Compliment	Conflict
sb2	Create some certainty in the code for everyone?	Parking	Mueller Parking Management District	Austin, Texas					
sb2	Create some certainty in the code for everyone?	Parking	Neighborhood Parking Management Procedures	Austin, Texas	Residential parking permits (RPP); drawing lines on the street; creates space around curbs; could limit parking to specific parts or sides of the street	This can also improve the dynamic between neighbors and businesses, see also: NIMBYs becoming YIMBYs			
sb2	Create some certainty in the code for everyone?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb2	Create some certainty in the code for everyone?	Live/Work	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb2	Create some certainty in the code for everyone?	Mobile Businesses	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb2	Create some certainty in the code for everyone?	Predictable Flexibility	N/A	N/A	Create a menu of choices; establish alternative compliance standards				
sb2	Create some certainty in the code for everyone?	Expired Permits	Explore alternative approaches, such as better follow-up on expiring permits or create amnesty provisions	N/A					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Deferred parking	Nashville, Tennessee					

Working Group ID	To solve for this challenge…	We would like to learn more about this	specifically,	from this	Or, we might like to consider these	And we also had the following	and	Compliment	Conflict
	How might we	**Practice**	**Description**	**Location**	**Ideas**	**Insights**	**Questions**		
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Mueller Parking Management District	Austin, Texas					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Context - sensitive development standards	Create standards	N/A		The setting of commercial corridor versus a neighborhood changes the context and approach (Ex: old factories that become loft housing and the rational for form-based codes in such cases; an old house turning into a boutique hotel and commercial design standards applying when not warranted)			
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	Home Occupations	Review general best practice standards	Denver, Colorado		See also Zone of Influence/Concern section below			
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	Context - sensitive development standards	Create standards	N/A		The setting of commercial corridor versus a neighborhood changes the context and approach (Ex: old factories that become loft housing and the rational for form-based codes in such cases; an old house turning into a boutique hotel and commercial design standards applying when not warranted); see also Zone of Influence/Concern section below			

Working Group ID	To solve for this challenge...	We would like to learn more about this	specifically,	from this	Or, we might like to consider these	And we also had the following	and	Compliment	Conflict
	How might we	**Practice**	**Description**	**Location**	**Ideas**	**Insights**	**Questions**		
sb5	Achieve parking reductions?	not heard	N/A	N/A	Develop use-based parking reductions (ordinance passed on first reading with Council that accounts for the proximity of a business to metered parking); allowing on-street parking to count when it does not affect a neighborhood; shared parking	A formula of different options combined: distance to bus stop; distance to metered parking; form-base codes; car sharing (examples: the University Neighborhood Overlay in Austin and the San Marcos downtown SmartCode)			
sb6	Fix the process: streamline the process for businesses; create more predictable timelines for reviews for small businesses; encourage the legal department to review small business applications more quickly; provide for online permit processes for small business?	not heard	N/A	N/A	Look at Zucker Systems analysis of PDRD organizational assessment; look at code review times and processes from other 'best practice' cities; create a system with an ombudsman responsible for projects		Could Denver have a best practice (based on the Imagine Austin Speaker Series 'Best Practices in Development Review: Faster! Smoother! Smarter') ?		
sb7	Get NIMBYs (Not In My Backyard) to become YIMBYs (Yes In My Backyard)?	not heard	N/A	N/A		We may not hear from all neighbors; hearing from more people would allow for diversity in perspective (ex: people in different stages of life)			
sb8	Change the dynamic between businesses and neighbors from reactive to cooperative and proactive?	not heard	N/A	N/A	Better urban design; clearer standards and definitions; lay out a process for neighborhood planning (see also parking related practices)	Good code compliance and transparency would help this issue; criteria manuals would need to be used to help understanding of interpretations; matchmaking with Economic Development could help (ex: Mary Lee charrette exercise in Zilker)			

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	How might we	**Practice**	**Description**	**Location**	**Ideas**	**Insights**	**Questions**		
sb9	Create a system that translates the code to be scaled to the size of the business?	not heard	N/A	N/A	See how this vision is out of alignment with current practice (if the Continental Club moved out and wanted to move back, what would it have to do in the current practice?); do some exercises retrofitted to original 1950's code and see how that has changed over time	The site plan requirement not meeting nature of business is a weakness in our current code (ex: 3,000 sq. ft. versus Dell, there is no difference)	Google land development app? How might we help manage complexity of the process? How might we define and draw the line? What is a small business (versus site-related threshold)? Is form-based code the answer?		
sb10	Protect small, independent, iconic businesses?	not heard	N/A	N/A	Establish a checklist to list or identify a businesses as iconic (Austin has already tried this); Business Retention and Enhancement Fund for Congress Avenue and 6th St.	They may not own property; they may not be able to afford taxes; can't control that a new development may come in that may raise taxes; Business retention fund that has existed in the past: concern with playing favorites; details of Business Retention and Enhancement Fund make it difficult to use, it was used only twice by City Council in 2014			
sb11	Encourage alternative compliance decision more clearly and more manageable for staff?	not heard	N/A	N/A	Prescribe compliance methodologies (borrow from building code practice); create a "menu" or "recipe" approach; establish an ombudsman; use criteria manuals; create a staff role of project manager for small business; help support their decisions; look into alternative compliance options for commercial design standards	Affects certainty; related operational concerns: how to retain staff if we train them, education of both the staff and community is essential; how to account for a skills gap and contextual experience	How might we empower staff?		
sb12	Allow "by-right" variations in the code to allow small businesses to rehab and re-use?	not heard	N/A	N/A	Create a menu of options to allow for administrative review	Recognize the value of form-based code with regard to this issue; (ex: old house became a boutique motel and commercial standards were applied)	How might we make it easier to preserve old houses for new purposes?		
Zone of Influence and Concern (other practices/ideas unrelated to the land development code)									

CODE NEXT
SHAPING THE AUSTIN WE IMAGINE

Working Group ID	To solve for this challenge…	We would like to learn more about this	specifically,	from this	Or, we might like to consider these	And we also had the following	and	Compliment	Conflict
	How might we	Practice	Description	Location	Ideas	Insights	Questions		
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	not heard	N/A	N/A		Historic designation may influence the ability to do this; code compliance impacts 'how might we' questions; if we are going to do neighborhood plans, make them worth it			