

**Insights from Infill, Compatibility and Missing Middle #1: Meeting January 22, 2015**

Presentation on Imagine Austin Comprehensive Plan and topic specific presentation to frame context and prioritization of Imagine Austin actions				
<b>What we KNOW</b>	<b>What might we have overlooked/What DON'T we know?</b>		<b>General Public response to what might we have overlooked/what DON'T we know?</b>	
Engagement	(HN18) do current transitional tools work as intended?	How will these types of tools interact with neighborhood plans (existing, developing, future)	Will private property owners respond to these tools?	What happens to property taxes when they do?
Sustainability (p.207) - successful management of water resources; community prosperity; gaps between income levels; respect neighborhood plans	Why might people have opted out of certain tools?	How do we define harmonious and compatible? Who decides?	Do we have capacity in terms of utilities to provide services to these housing types?	Will transition also account for commercial?
Implementation	Who opted in- successes, failures	Will the development community respond? What are their limits and thresholds?	Why is the "missing middle" missing? Is it lack of market?	Can we define compact and connected? Can we define the varieties?
Host of actions related to design of external environments relates to infill	AUT A08 Have we had success? Effective meeting of goals	If we increase zoning opportunity so that cost goes down, will it be passed to consumer or go as profit?	Know/don't know - have townhomes; they are effective on vacant lots. How will they impact existing neighborhood fabric?	What is the cost of not using these tools? (missing middle, compatibility, infill)
Complete communities - live, work, play within community	Low density PUDs- intended?	Missing middle does not equal affordability	Don't know how appraisal will impact value	Can we include different home ownership models, co-op, renter needs, etc?
Diversity of housing to support diversity of people	On opposite end of spectrum - enough density, diversity, where are those areas? Where density might be sufficient, and more -> detrimental	Missing middle = form, not cost	Will zoning changes be properly value neutral? What is intention?	There is more to compatibility than setbacks and building height.
Recognize that compact and connected does not apply to all of Austin ex: west of 360	With infill housing - public transit and school alignment possible? Will agencies coordinate?	Assumption - smallest successful structure is 2,300 sq ft; does not translate to affordability. We assume people won't seek structures smaller than 2,300 sq. ft.	Is there a role for minimum required density?	Existing neighborhood plans that address these issues?
Growth concept map focuses on centers and corridors to take pressure off of sensitive areas	How many SF3 lots over 7k sq ft. are there? Data of pricing of units?	Need to better understand demographics	Definition of family - clearly defined in code?	Physical built environment only one element; need to know more about economics of situation related to code.
Inter-relatedness of goals is important	Do we know why we need infill housing as a community?	Where is existing infrastructure capacity?	Are we looking at entitlements changing over time with property life cycle?	How might we work with partners to achieve these goals?
Compact and connected means different things to different people - has relative meaning	What is the cost of not doing infill housing?	How can we honor our intentions to support affordability, when the market doesn't respond accordingly?	Can we implement code changes in time to impact affordability?	We don't know what state and federal help with transportation can lend itself to achieve our goals.
Commercial entities have a life span	HNA02 - increase diversity of housing - will families come? (duplex, triplex, etc)	With positive impacts in mind, will we impact sprawl? Will we impact affordability?	Can we ensure that infill, missing middle goes toward affordable housing?	How might we handle speculative upselling?
How might we help commercial infill and compatibility?	What are our density goals? Timeline, projections, rebuilding all are factors	Don't know how public transit will grow (ties to affordability)		