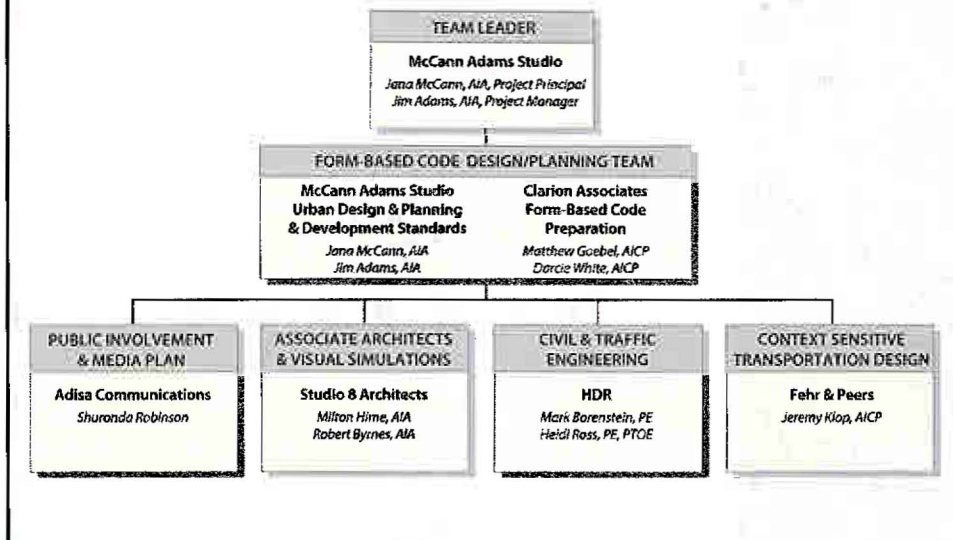


Late Backup

AIRPORT BOULEVARD FORM-BASED CODE INITIATIVE TEAM ORGANIZATION



McCann Adams Studio



- Focus on urban redevelopment and infill
- Public space design and streetscape
- Form-based development standards



CLARION

- Planners and attorneys specializing in form-based and other development codes, sustainability, and historic preservation.
- Experience in integrating form-based controls into Austin LDC.



Studio 8 Architects



- 25 years' experience in Central Texas and Austin.
- Key role in formulating and illustrating form-based development standards for Downtown Austin Plan.



Downtown Austin Plan



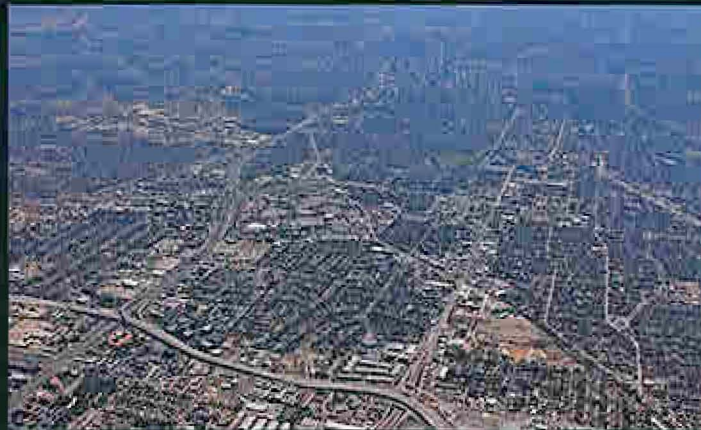
Adisa Communications

- 15 years' experience in stakeholder involvement on major public sector projects and initiatives
- Successful track record in high-profile Central City and East Austin projects (Mueller, Central East Austin Master Plan, etc.)



Fehr & Peers/HDR

- Fehr & Peers' national expertise in multi-modal transportation planning and context-sensitive street design and 4D Analysis
- Local experience at Mueller and Crestview Station
- HDR: traffic analysis, civil engineering, cost estimation





Issues and Opportunities





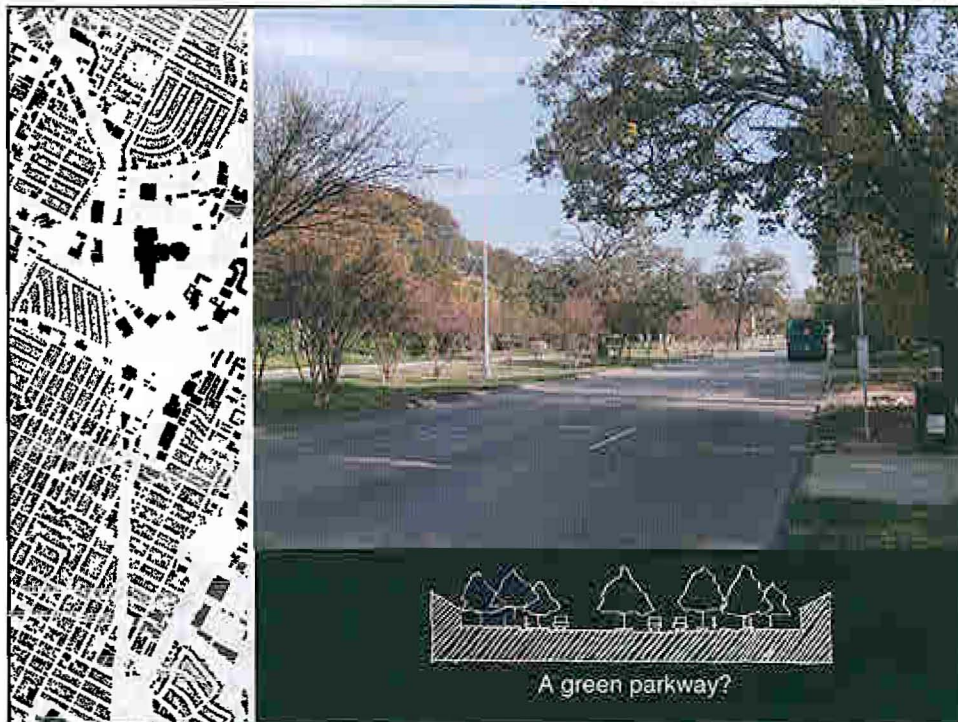
An opportunity to redefine the role and design of the street



A mixed-use, multi-modal street?



A multi-way urban boulevard?



SUSCEPTIBILITY TO CHANGE

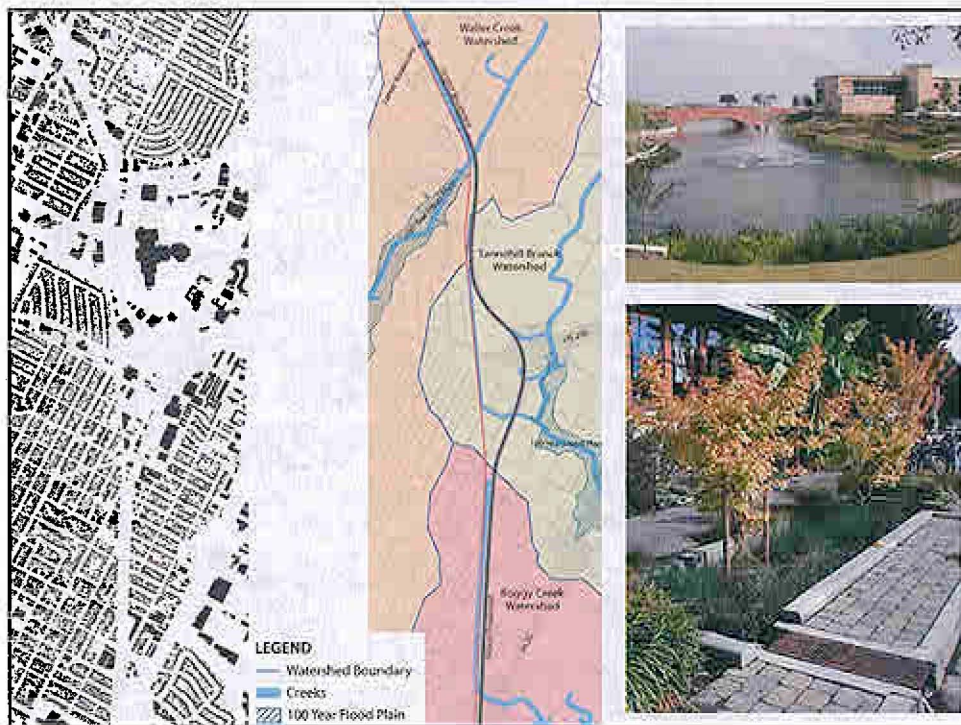
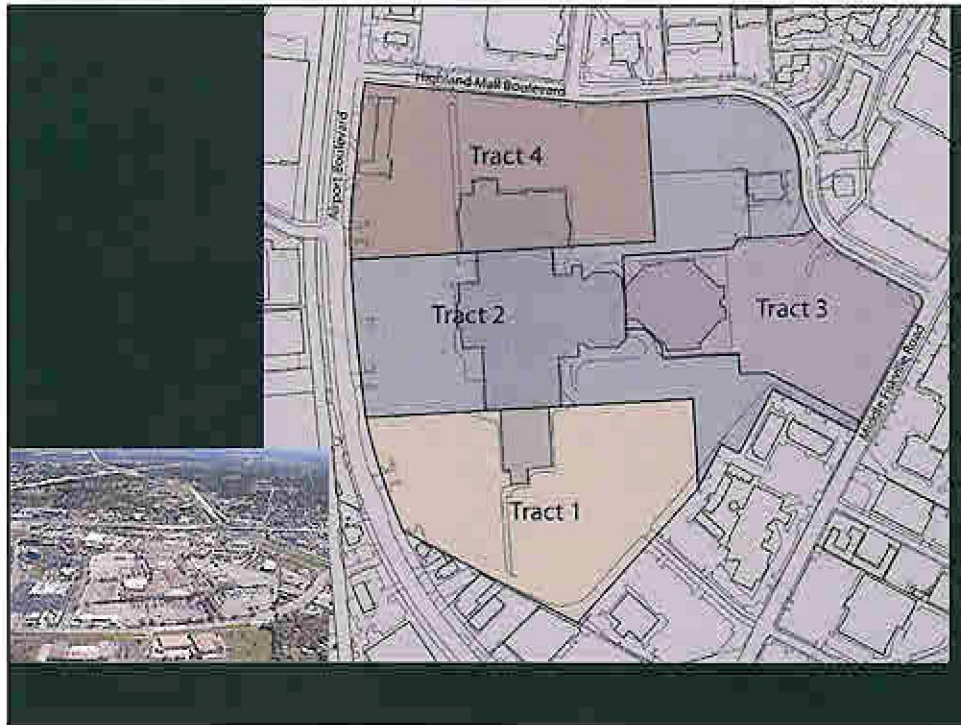
ACC plans to reuse the Dillard's Department Store for offices and classrooms, and redevelop the remainder of its tract with a mix of other uses.

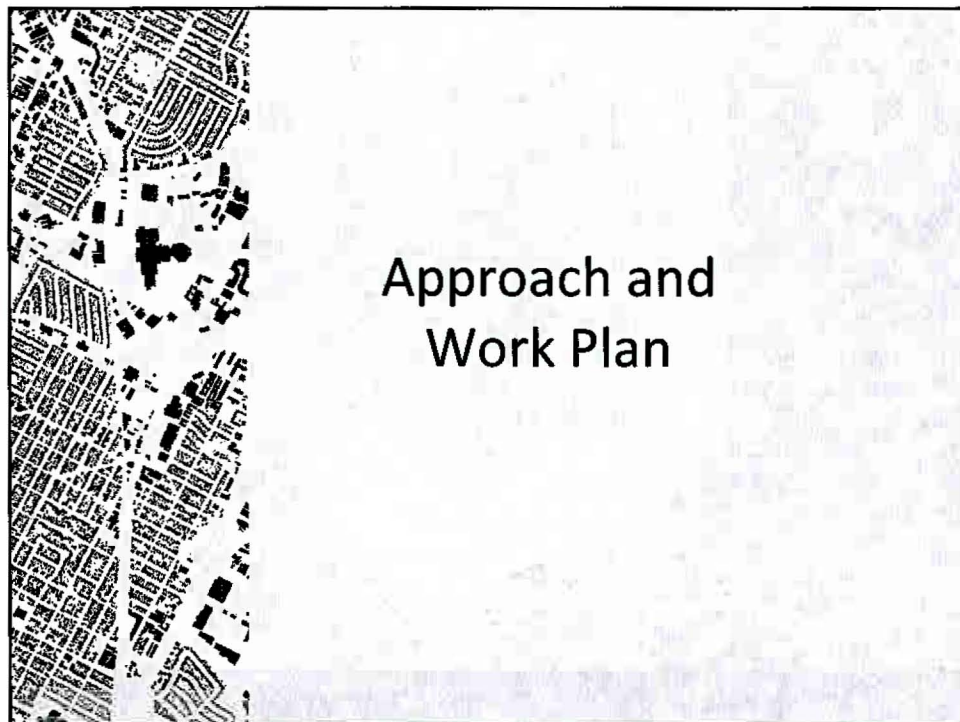
Reconfiguration of street rights-of-way in this area could create a more efficient and engaging development pattern.

Adjacent single-family neighborhoods will need to be protected.

Vacant lots and car dealerships populate a fragmented street grid.

Small commercial sites are located immediately adjacent to single-family homes.





Our Work Plan

Phase One: The Vision

1. Project Kick-Off and
Public Involvement Plan
2. Issues and Opportunities
3. Community Charrette
4. Wrap-Up

Phase Two: FBC Master Plan

- 5. Draft FBC Master Plan**
6. Community Input and Town Hall Meeting
7. Final Plan and Implementation Strategy
8. Vetting and Approval
9. Ordinance Drafting
10. Adoption

Public Involvement Approach

1. **Let the CAG lead!** Help build their effectiveness to be conduits to and from the community and Council.
1. **Listen!** Mine the Issues and Opportunities of Airport Blvd Corridor and begin to connect the dots toward an emerging vision.
1. **Look!** Conduct Community-Wide Charrette using visual means to explain FBC code and ways such controls could be applied to achieve the emerging vision.
2. **Imagine!** Through charrette, draw out and draw up the emerging community vision; rehearse alternatives using visual preference surveys, test ideas for feasibility.



Many Diverse Stakeholders

Governmental/Institutional

City of Austin
Travis County
Austin Community College
TxDOT, DPS
University of Texas
Capital Metro
AISD

Neighborhoods

Austin Neighborhood Council
Brentwood/Highland NPA
North Loop NPA
Crestview NPA
Etc.

Property Owners

Highland Mall
Auto Dealers
Small Businesses
Strip Centers

Community Organizations

League of Bicycle Voters
Austin Bicycle Coalition
Texas Historical Commission
Congress for New Urbanism
American Institute of Architects
Etc.

Media

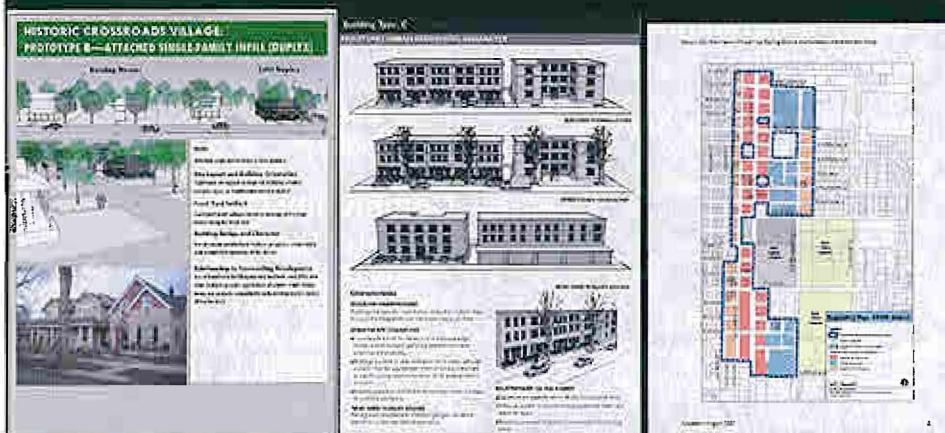
Austin Chronicle
Austin American Statesman
Etc.

Form-Based Control Examples



CLARION

Form-Based Control Examples



CLARION

The Spectrum of Form-Based Controls: Finding the Right Solution for Airport Blvd



Form Standards Applied to Traditional Zoning Districts

- Austin, TX
- Henderson, NV



Form-Based Zones without Regulating Plans

- Duluth, MN
- Louisville/Jefferson
County, KY
- Sparks, NV



Form-Based Districts with Regulating Plans

- Morrisville, NC
- Carson City, NV

C L A R I O N



Key Considerations for the Airport Boulevard Corridor Regulations

- Relationship to the City's overall regulatory framework
- Relationship to existing neighborhood plans
- Existing development patterns
- Potential for:
 - Adaptive reuse of existing buildings
 - Non-conformities
- Flexibility for creative expression



Why Us?

No “cookie cutter” solutions

Great, sustainable places for people

Creative and realistic plan implementation

We know Austin!