

Topics: Compatibility Identified Issues / Possible Solutions 6.10.14

ASLA Austin has identified a set of objectives to achieve the goals of creating a Compact and Connected City and Integrating Nature into the City. Our next step is to understand how these objectives can be implemented through the proposed 'missing middle' Transition Zones in the new code. In order to begin conversations about these issues, we are developing a set of diagrams/drawings that call attention to ambiguous situations and difficult design challenges such as land use compatibility, impervious cover, private open space, green infrastructure, tree canopy, etc.

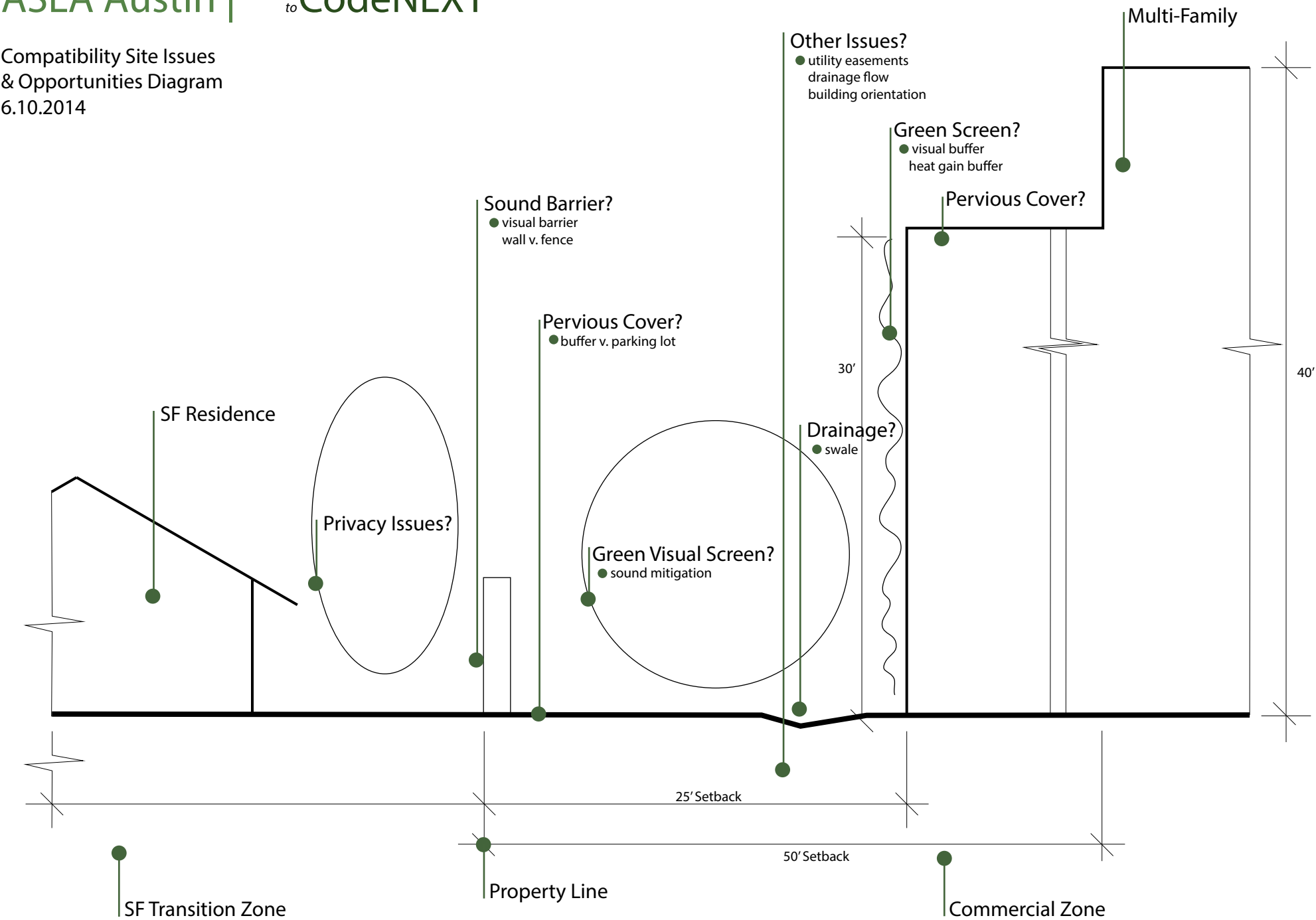
In alignment with the CodeTalks, the first topic is Compatibility. Currently, city-wide compatibility standards address issues between Single Family (SF) Zoning and Commercial (CS) Zoning. However, a one size fits all approach may not be appropriate in the new codes. The standards do not address the physical form of the landscape in the setbacks and stepbacks. Specific constraints such as utility easements, drainage flow, building orientation, etc. are not considered. Issues such as visual screening, noise buffering, and privacy protection are not resolved. Green infrastructure is not provided.

As outlined in *Imagine Austin*, we need to

"Integrate green infrastructure elements such as the urban forest, gardens, green buildings, stormwater treatment and infiltration facilities and green streets into the urban design of the city through "green" development practices and regulations." LUT P34

Attached are a Compatibility Diagram and a Compatibility Drawing. The diagram analyzes the physical relationship between Single Family/ Commercial compatibility and highlights issues and questions to start the conversation. The drawing shows one possible solution using Green Infrastructure and a dense landscape buffer.

Compatibility Site Issues
& Opportunities Diagram
6.10.2014



Compatibility Proposed Green Infrastructure/Landscape Buffer

Sites Greater Than 20,000 SQFT

6.10.2014


$$1/8'' = 1'-0''$$