Infill, Compatibility, Missing Middle Working Group

Meeting 4: Discussion of tools

Thursday, February 26, 2015

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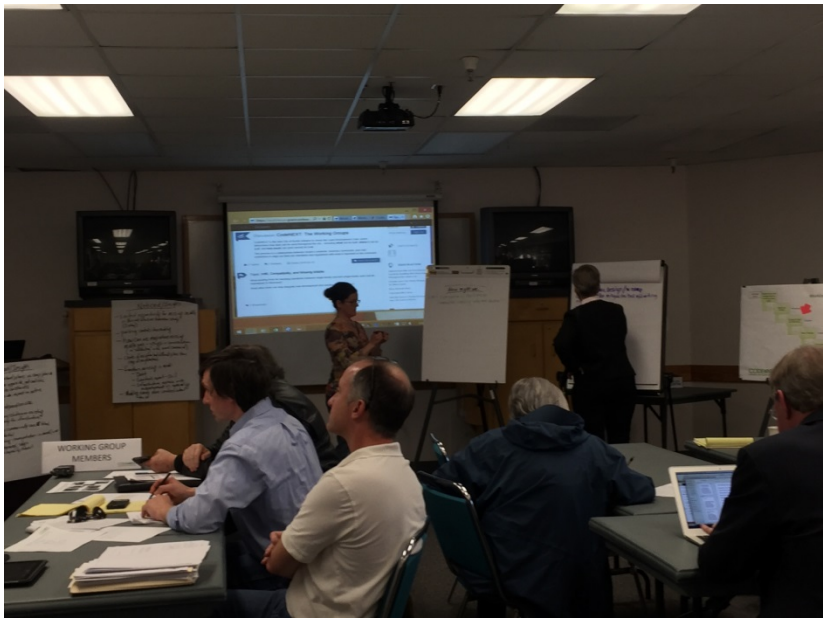
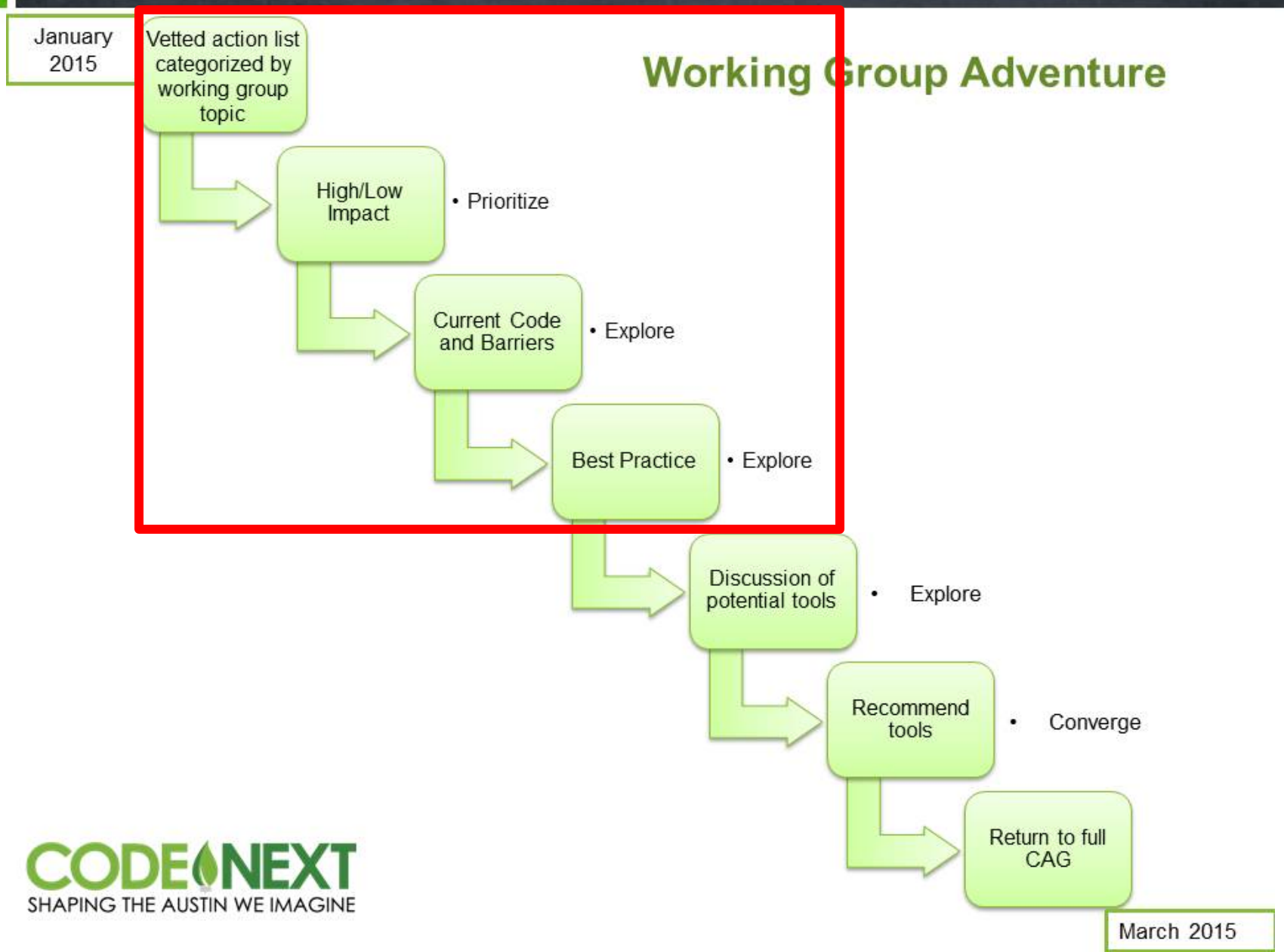
What we've done



Where we've been



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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

What we KNOW	What might we have overlooked/What DON'T we know?		General Public response to what might we have overlooked/what DON'T we know?	
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 then 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)		

Insights continued				
Insights out of voting	**Add any actions to list?**			
Diverse housing	HNA17 (p18) - place of business (program vs code)			
Actions that received no votes are important but not directly related, or are covered elsewhere	HNA20 - alignment of growth concept map (program vs code)			
Actions that received lone votes = connectivity and green infrastructure creates livability. Related to transitions	LUTA04 - existing infrastructure			
Ones we picked, we already have tools in place. Why don't they work? (this item was circled and had +2 written by it)	LUTA37 - green infrastructure tools			
12 votes bring in connection from zoning to infrastructure "time-bomb" zoning	LUTA36 - green infrastructure (received one red dot)			
Why 19 only 3 votes? Acceptance of higher density? Spillover- implicit in 04?	HN14 - incentivizing green infrastructure			
	CEA03 - restoration (infill, missing middle, compatibility)			
	LUTA39 - green building techniques			

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Insights from Infill, Compatibility and Missing Middle Meeting #2: February 6, 2015		
Presentation on existing code issues related to infill tools, compatibility standards, and missing middle housing		
** Working group comments are incorporated with participant comments		
What we noticed/insights from the presentations	**How might we...**	
Limited opportunity for missing middle in Burnet envision tomorrow study (3 story)	Design with comp standards to mitigate the bad without limiting the good?	Best use the character analysis to inform this process?
Parking controls the modeling	Tie higher density to public transit and walkability?	Integrate the tiny house in the missing middle model?
How can we map where missing middle goes- struggle in conversation. ("saddlebag" area around commercial)	Look at the parking district as a solution?	Allow the appropriate density citywide to make transit cost effective?
Center of neighborhood is a different place than edge of neighborhood	Encourage fee simple townhomes?	Use green compatibility in transition zones?
Factors missing in model: debt; geotech report - soil; infrastructure replace under redevelopment vs remodeling	Insure any changes in zoning are fixed and not just a starting point to negotiate?	Accommodate new and innovative housing solutions, co-living spaces?
Modeling needs more context about the lot	Honor our commitment to historic districts in neighborhoods that qualify?	Retain some green space?
Existing neighborhood plans vs comp plan: goals can be opposite, not realistic; pay attention to constraints; have to consider impact on entire community	Limit compatibility conflicts by commercial creeping into residential?	Better tie our capital improvement projects to meet the needs of the missing middle?
Parking regulations depend on use	Move now to deal with great ideas (infill, etc) as we annex prior to zoning actions today?	Better integrate green infrastructure working group with this working group?
Have there been any studies on existing facilities capacity for infrastructure?	Consider changing compatibility standards to trigger from factors other than zoning use?	Address trees and visibility?
Reducing parking commercially can bleed parking into residential	Develop design guidelines for another simple mechanism to facilitate/encourage land use?	
If looking at parking and transportation in model, add: BRT line frequency, stops; increase high capacity transit	Mediate density growth in areas with already burdened infrastructure?	
Were long-term current water problems/issues addressed in the model?	Better bridge the gap between SF3 and MF3?	
How will zoning changes impact traffic ?	Ensure that the missing middle serves middle income families?	
How did neighborhood plans figure into the study?	Insure that redevelopment along corridors continues to serve the neighbors vs gentrifying businesses?	
Lack of predictability is a struggle - how can it be controlled?	Set the bar high to require boards and commissions to grant variances (super majority)?	
The lack of compatibility regulations in Mueller allowed for missing middle to be built	Replicate the Colony Park planning process in other areas?	

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Infill, Compatibility and Missing Middle Meeting #3: February 17, 2015					
How might we	**Heard relevant best practice information today**	**Still relevant**	**How might we**	**Heard relevant best practice information today**	**Still relevant**
Design with comp standards to mitigate the bad without limiting the good?			Best use the character analysis to inform this process?		
Tie higher density to public transit and walkability?			Integrate the tiny house in the missing middle model?		
Look at the parking district as a solution?			Allow the appropriate density citywide to make transit cost effective?		
Encourage fee simple townhomes?			Use green compatibility in transition zones?		
Insure any changes in zoning are fixed and not just a starting point to negotiate?			Accommodate new and innovative housing solutions, co-living spaces?		
Honor our commitment to historic districts in neighborhoods that qualify?			Retain some green space?		
Limit compatibility conflicts by commercial creeping into residential?			Better tie our capital improvement projects to meet the needs of the missing middle?		
Move now to deal with great ideas (infill, etc) as we annex prior to zoning actions today?			Better integrate green infrastructure working group with this working group?		
Consider changing compatibility standards to trigger from factors other than zoning use?			Address trees and visibility?		
Develop design guidelines for another simple mechanism to facilitate/encourage land use?			Insure that redevelopment along corridors continues to serve the neighbors vs gentrifying businesses?		
Mediate density growth in areas with already burdened infrastructure?			Set the bar high to require boards and commissions to grant variances (super majority)?		
Better bridge the gap between SF3 and MF3?			Replicate the Colony Park planning process in other areas?		
Ensure that the missing middle serves middle income families?					

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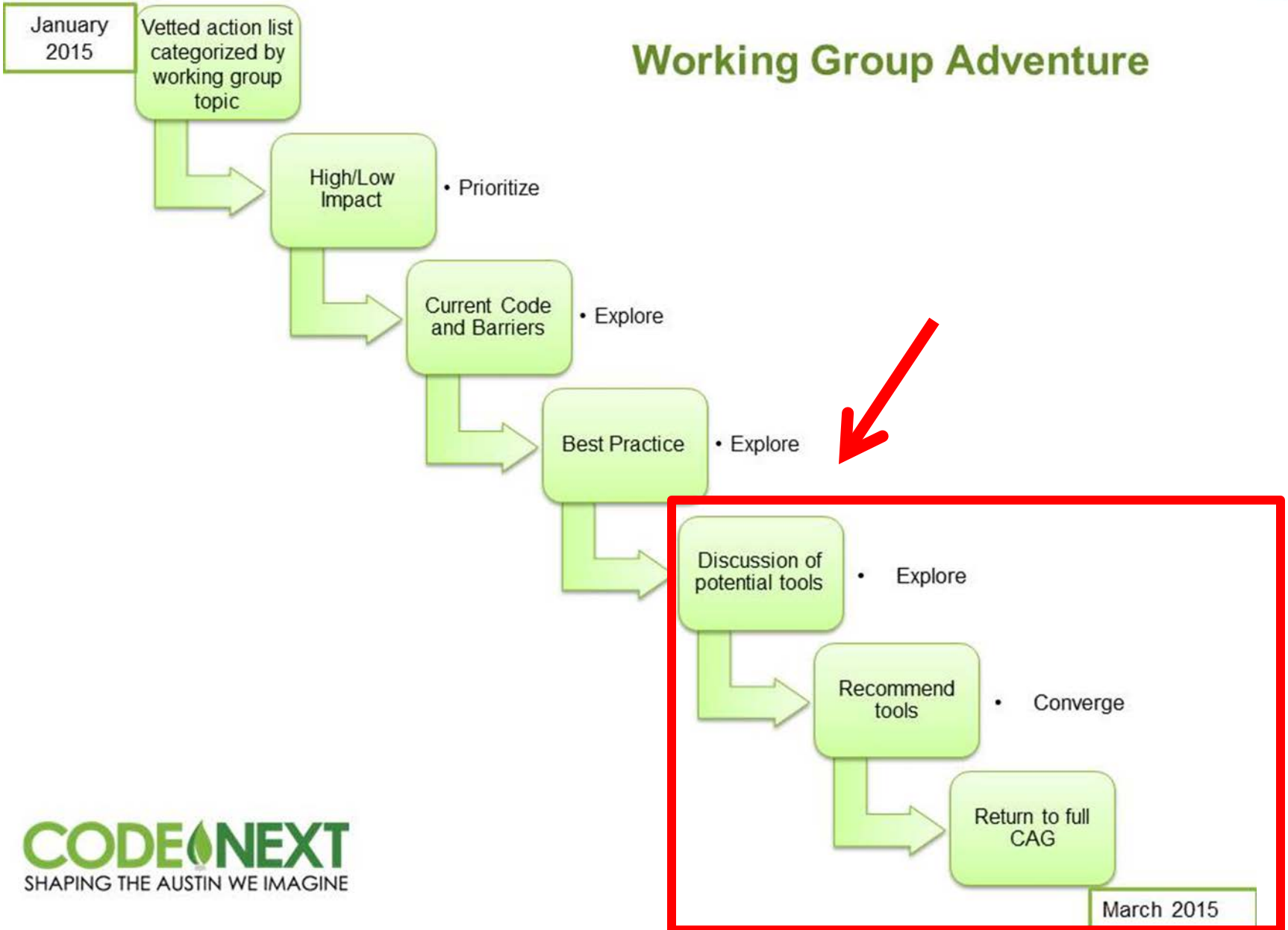
Affordability Meeting #3: February 13, 2015		
*Reflects questions that received a high number of votes for "were addressed in today's discussion"	*Reflects questions that received a high number of votes in both categories	
*Reflects questions received a high number of votes for "are still important"		
How might we	**Heard relevant best practice information today**	**Still relevant**
simplify density bonus programs?	1	1
direct and encourage density in our activity centers and like designated areas?	1	4
structure revenue streams such that lower income taxpayers aren't subsidizing downtown dwellings	1	4
introduce more dense different housing types without harming character of existing neighborhoods?	5	3
clarify who is benefitting from density bonus programs and what the actual cost is?	0	1
calibrate density program to economic development of city (ex: at x% growth, do we need to incentivize more growth?)	1	2
better understand logic and reasoning behind various restrictions (historical context) 57/50, lot size, impervious cover	5	2
develop an annexation policy prior to zoning?	1	2
create new zoning classification to encourage smaller lot density; keeping single family nature?	5	4
encourage more small homes through pre-fab and offsite construction?	0	1
respect deed restrictions?	4	4
learn how to live together better?	0	1
(related to taxing different zoning designations) 1) how might we ensure increased taxes to one aren't increasing another	3	4
(related to taxing different zoning designations) 2) how might we get TCAD to the table?	4	3

Where we are going



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What we hope to achieve

- High level recommendations
- Working together
- Format
- Flag potential tradeoffs with other working group topics
- Submit to full CAG

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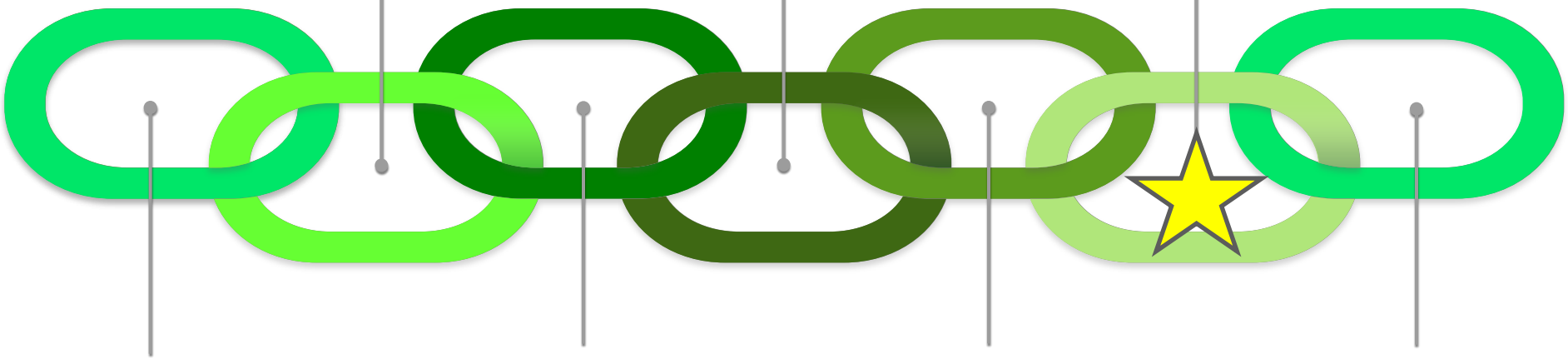
What insights do we have from voting on most relevant Imagine Austin Action Items that related to the code and the working group topic?

Which best practices related to “how might we…?” statements? Which “how might we statements” rise to the top?

Of the “how might we…?” challenges, which ones are in the code’s zone of control, zone of influence, zone of concern?



How might we…? Statements

Recommendations:

What do we know? What don’t we know? What might we have overlooked or assumed?

Map practices we heard and liked to the “how might we…” challenges that rise to the top

What we need from you today

- Build off of what we've done
- Finish exercise prioritizing 'how might we' statements
- Conclude exploration phase
- Cooperation and patience in working together
- Begin converging in order to form recommendations

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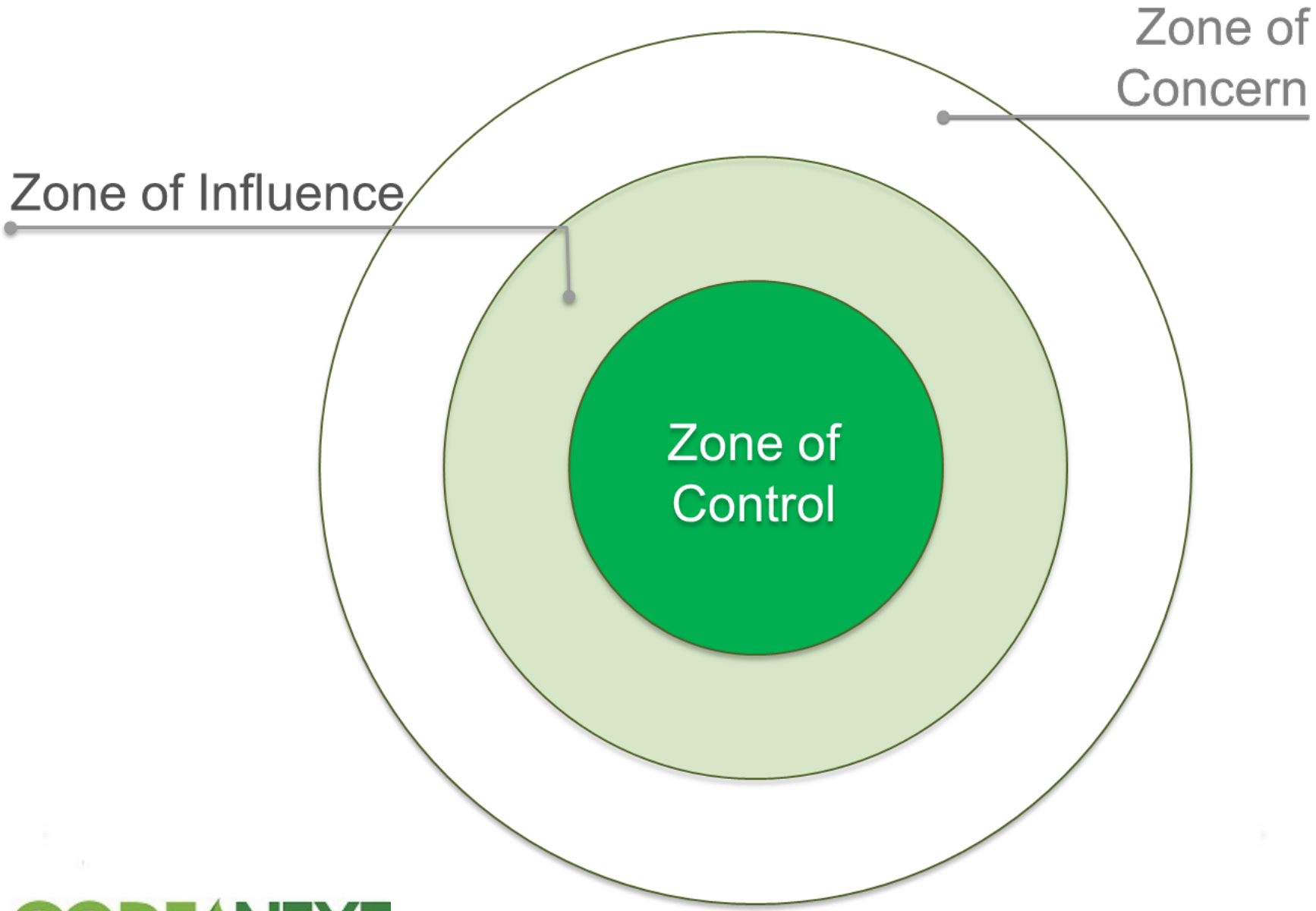

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Today's exercise

Step 1: match best practices heard to 'how might we' questions

Step 2: place 'how might we' questions into appropriate zone

Step 3: assess and form recommendations

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Clarify Background briefing	Focus What is our area of focus?	Frame Hear barriers, list challenges	Learn Hear best practices	Match Match practices to challenges	Focus Align challenges to zone of control, influence, concern	Recommend What we want to solve for, and practices that might get us there (if known)
What we know	Area of focus from Imagine Austin Actions	How might we…?	Practice	Relevant challenge + heard practice	How might we…-> zone of control	
What we know	Area of focus from Imagine Austin Actions	How might we…?	Practice	Relevant challenge + heard practice	How might we…-> zone of control	
What we don't know	Area of focus from Imagine Austin Actions	How might we…?	Practice	Relevant challenge – did not hear practice	How might we…-> zone of influence	
What we don't know	Insight from voting	How might we…?	Practice	Relevant challenge – did not hear practice	How might we…-> zone of influence	
What may be overlooked or assumed	Insight from voting	How might we…?	Practice	Heard Practice	How might we…-> zone of concern	
What may be overlooked or assumed	Insight from voting	How might we…?	Practice	Heard Practice	How might we…-> zone of concern	

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Questions/Comments

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