



# Infill, Compatibility, and Missing Middle Housing

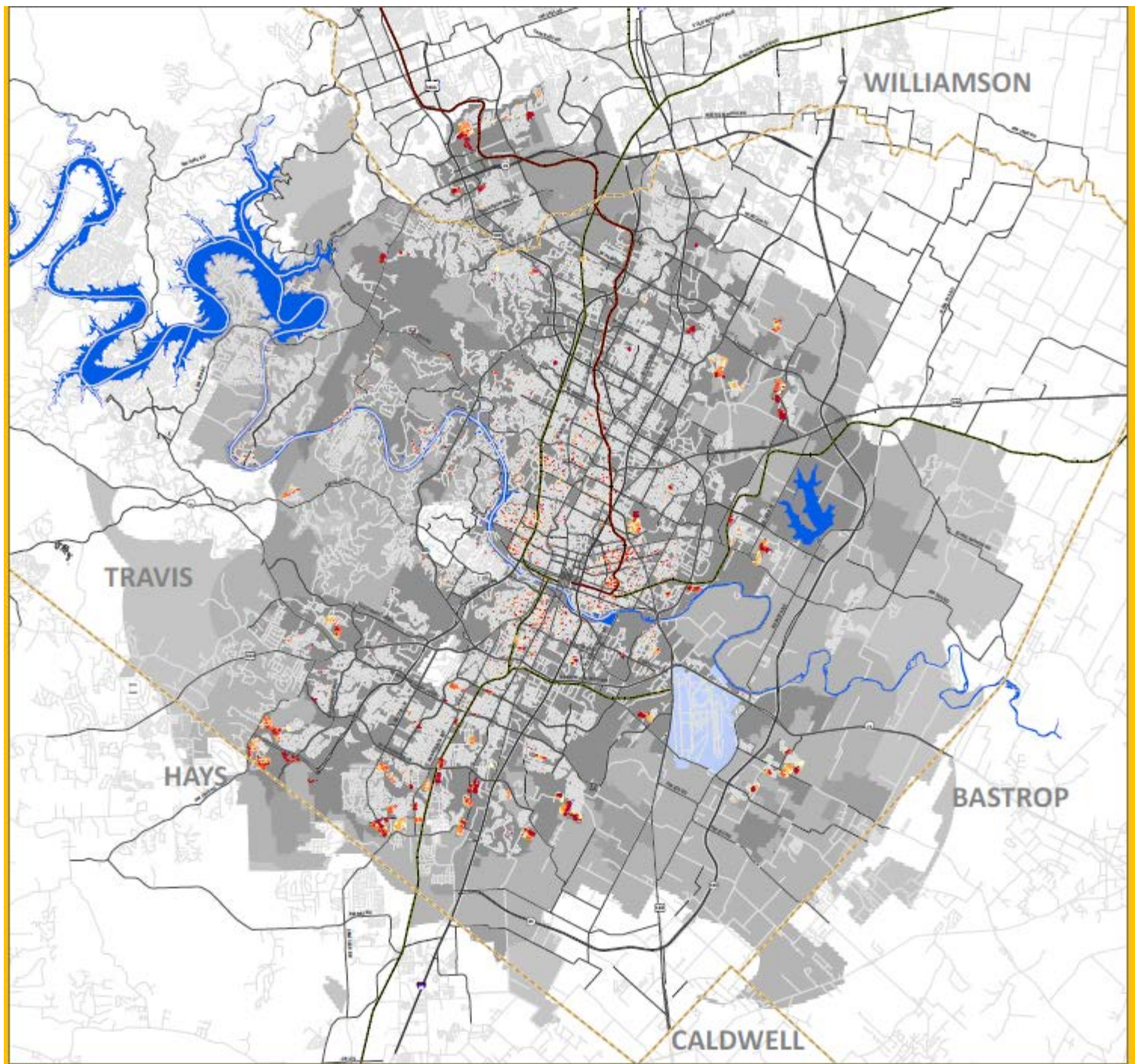
Working Group  
January 22, 2015

# Infill Development

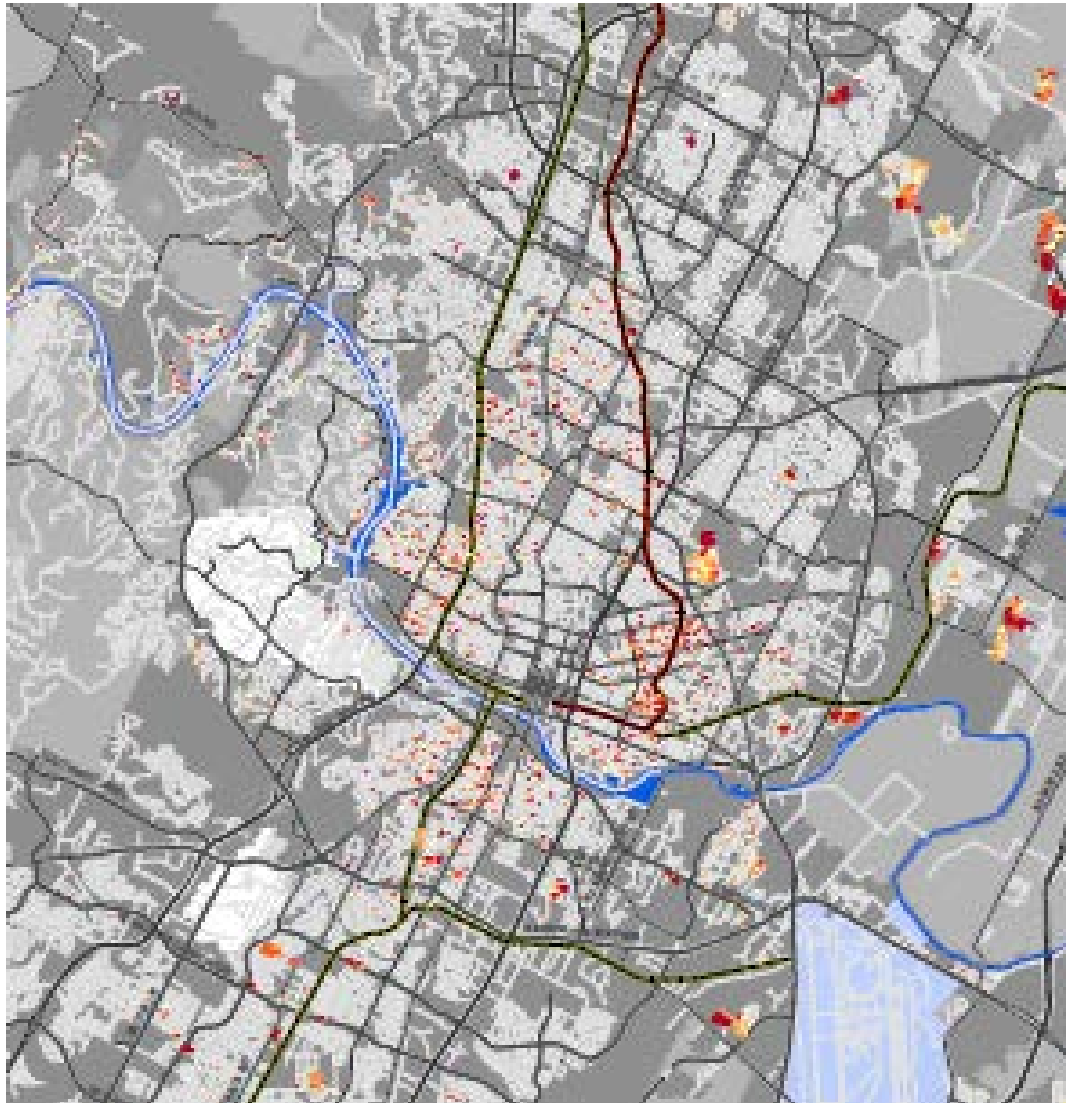
Development of vacant or underutilized land within areas that are already largely developed.

*-Imagine Austin, Appendix C*

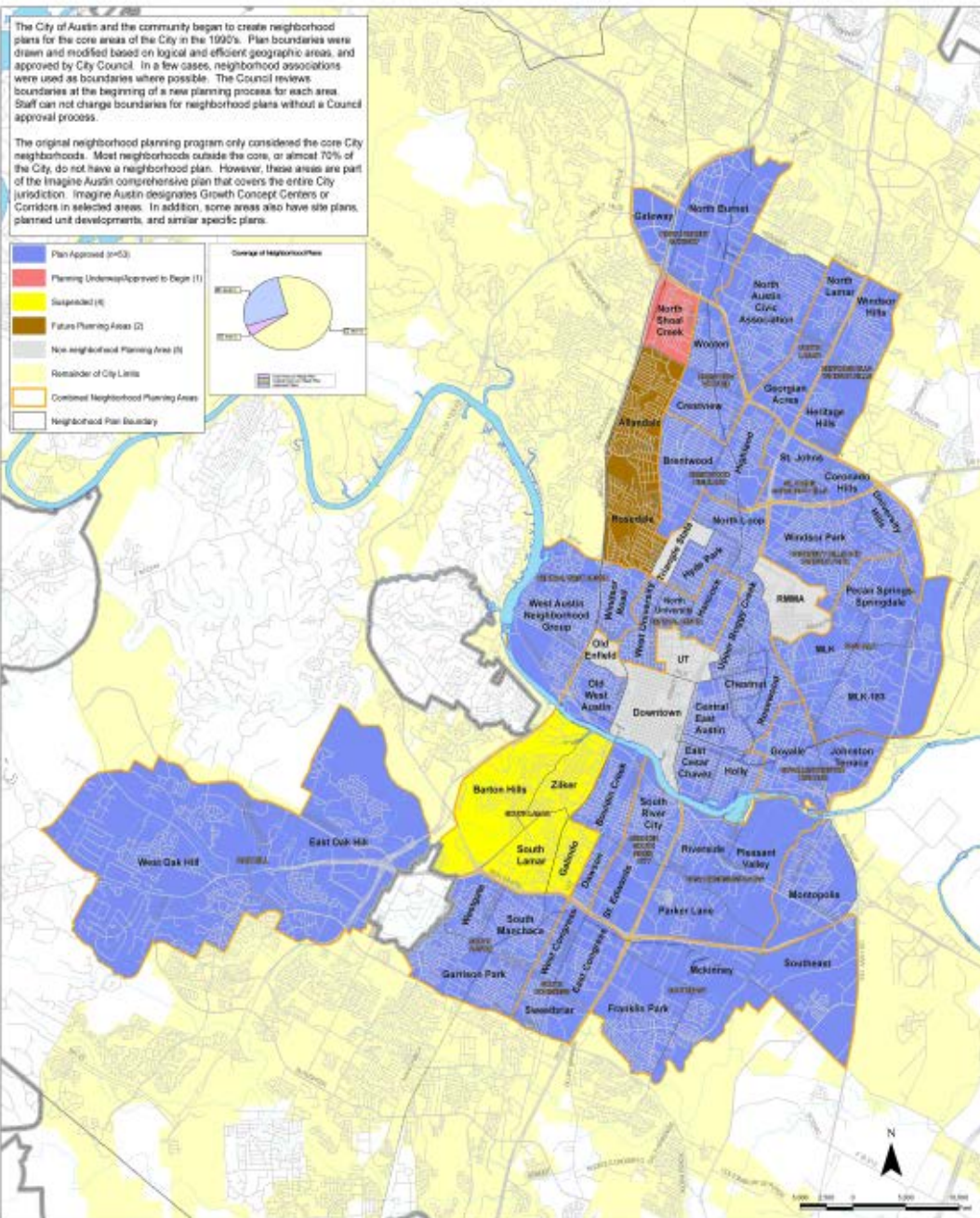




# Single-Family Building Permits







## City of Austin Neighborhood Planning Areas

<http://www.austintexas.gov/department/neighborhood-planning>

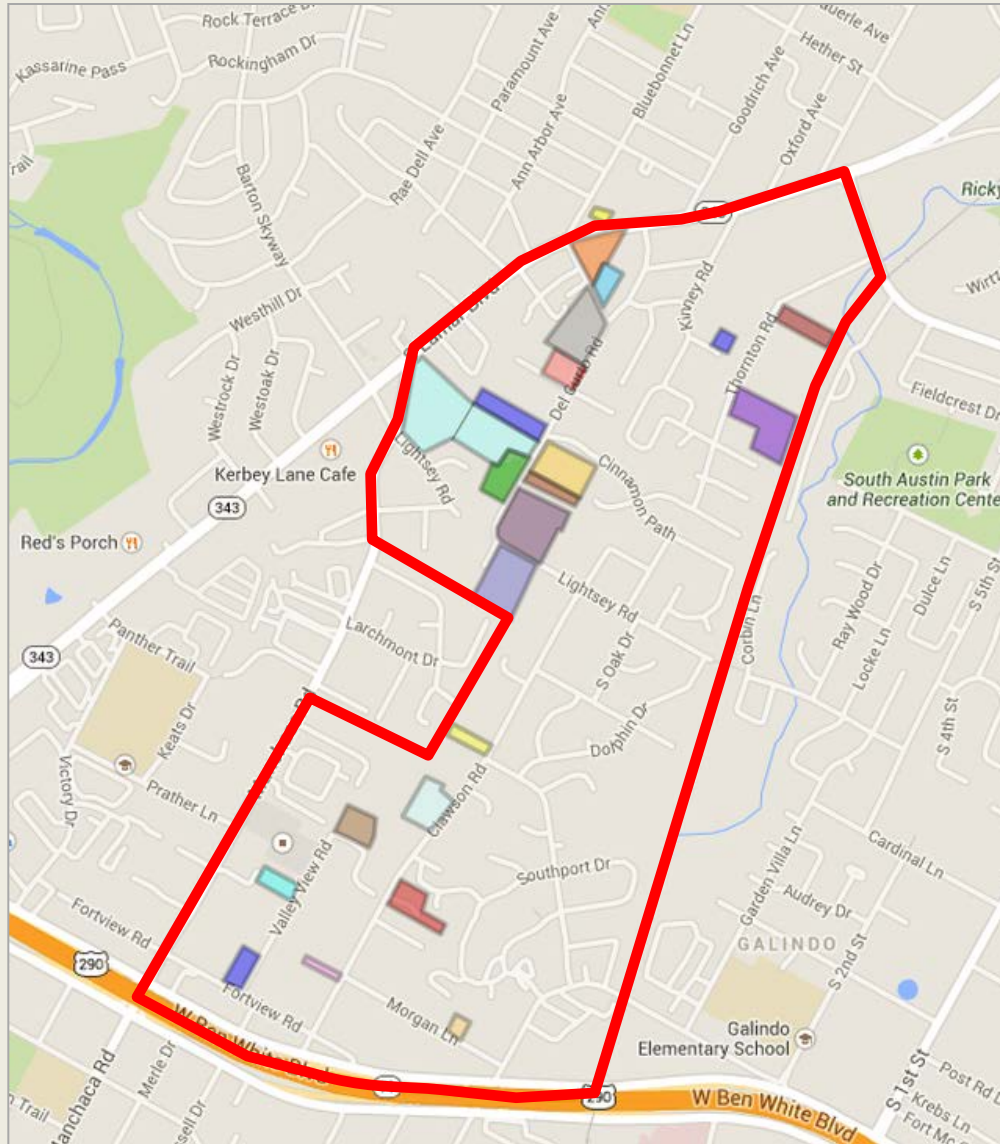
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Version: 10/2015, 201



# South Lamar Mitigation Plan



<https://maps.google.com/maps/ms?msid=210884829006389740304.0004d6b5ed2fbd8c31472&msa=0&dg=feature>



# Definition for Compatible and Compatibility

## New Oxford American Dictionary

**Compatible** |kəəm'patəəbəl|

(of two things) able to exist or occur together without conflict

**Compatibility** |kəəm'patəə'bilitē|

a state in which two things are able to exist or occur together without problems or conflict

# Definition for Compatible Land Development Code

## **Compatible** |kəəm'patəbəl|

The term compatible is used in many locations in the code, but no definition is provided. One general definition is...



# Definition for Compatible Land Development Code

## **Compatible** |kəəm'patəəbəl|

A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing and location on its site.

# TRANSITIONS BETWEEN LAND USES

Harmonious + People-oriented

Creating the compact and connected city envisioned by this plan requires establishing harmonious transitions between different types of land uses, such as retail and residential areas or buildings of different heights and scales. New and redevelopment along corridors and at the edges of centers should complement existing development such as adjacent neighborhoods.



Creating these transitions requires addressing:

- Local context
- Land uses
- Accessibility and transportation needs
- Building setbacks, building heights
- Design elements such as:
  - planting
  - building massing
  - lighting
  - location of parking
- Building orientation

# Existing Tools in the Land Development Code

Multiple approaches each implementing important standards to adjust base zoning districts to encourage compatible development.





# Incentivizing Missing Middle Housing: Key to Code Success



# Austin's Missing Middle





# Understanding Existing Character & Stories Behind Code



Livermore, CA Development Code Update: Driehaus Form-Based Code Winner



# Illustrating What is Allowed by the Current Code



Livermore, CA Development Code Update: Driehaus Form-Based Code Winner

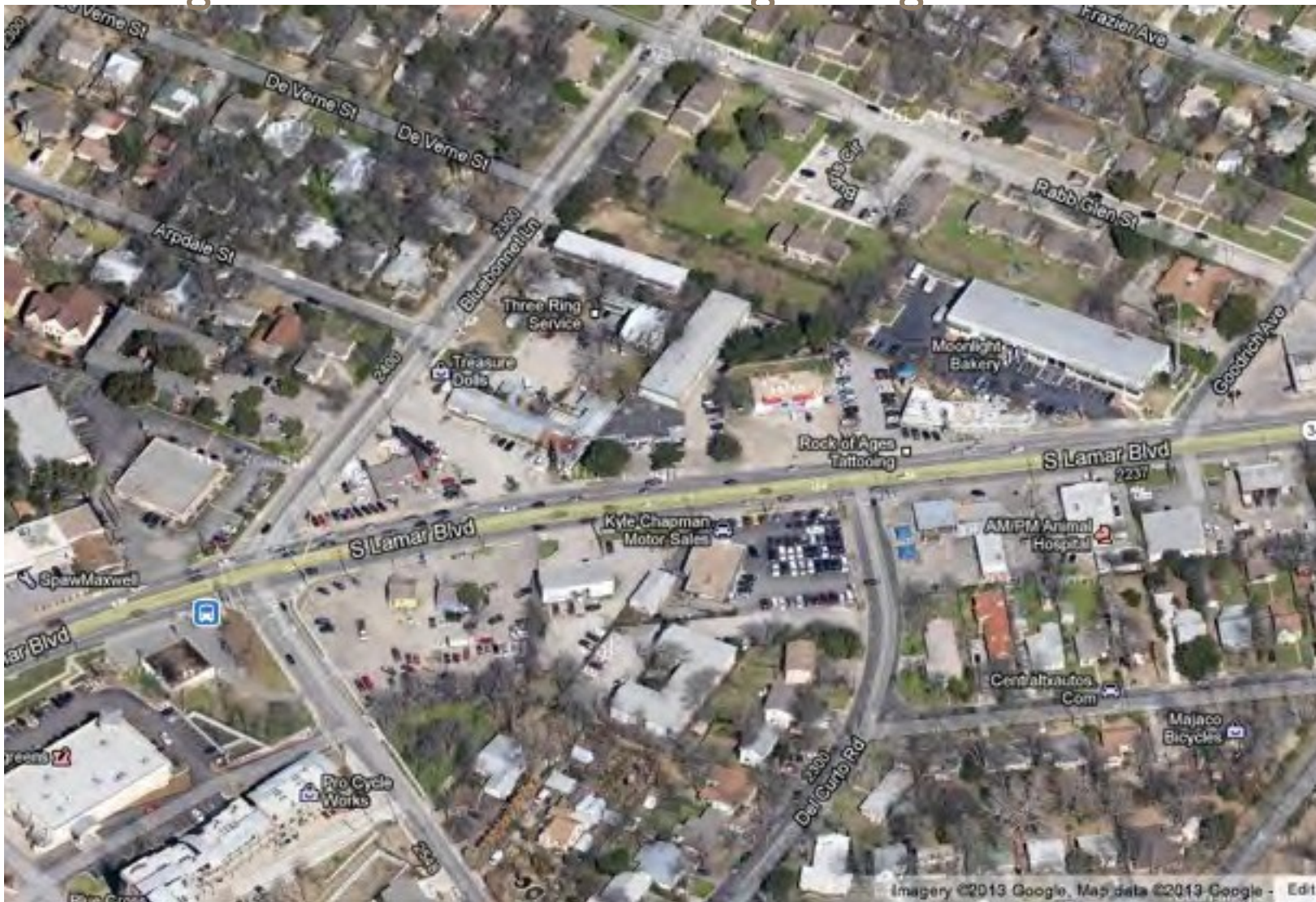
# Writing a Code to Ensure a Happier Ending to the Story



Livermore, CA Development Code Update: Driehaus Form-Based Code Winner



# Creating an Effective Tool for Regulating Corridors





# Transitions into Neighborhoods from Corridors



# Issues to Address

- What existing tools for handling transitions between single-family and non-single-family uses can be maintained or improved?
- What other tools can help integrate new development into existing neighborhoods?