



# ERC Compatibility - Agenda

- Where and What is ERC?
- Background of ERC process
- Why do we have compatibility?
- Why was the current compatibility modified?
- What are the specific regulations?

# Adopted ERC Regulating Plan



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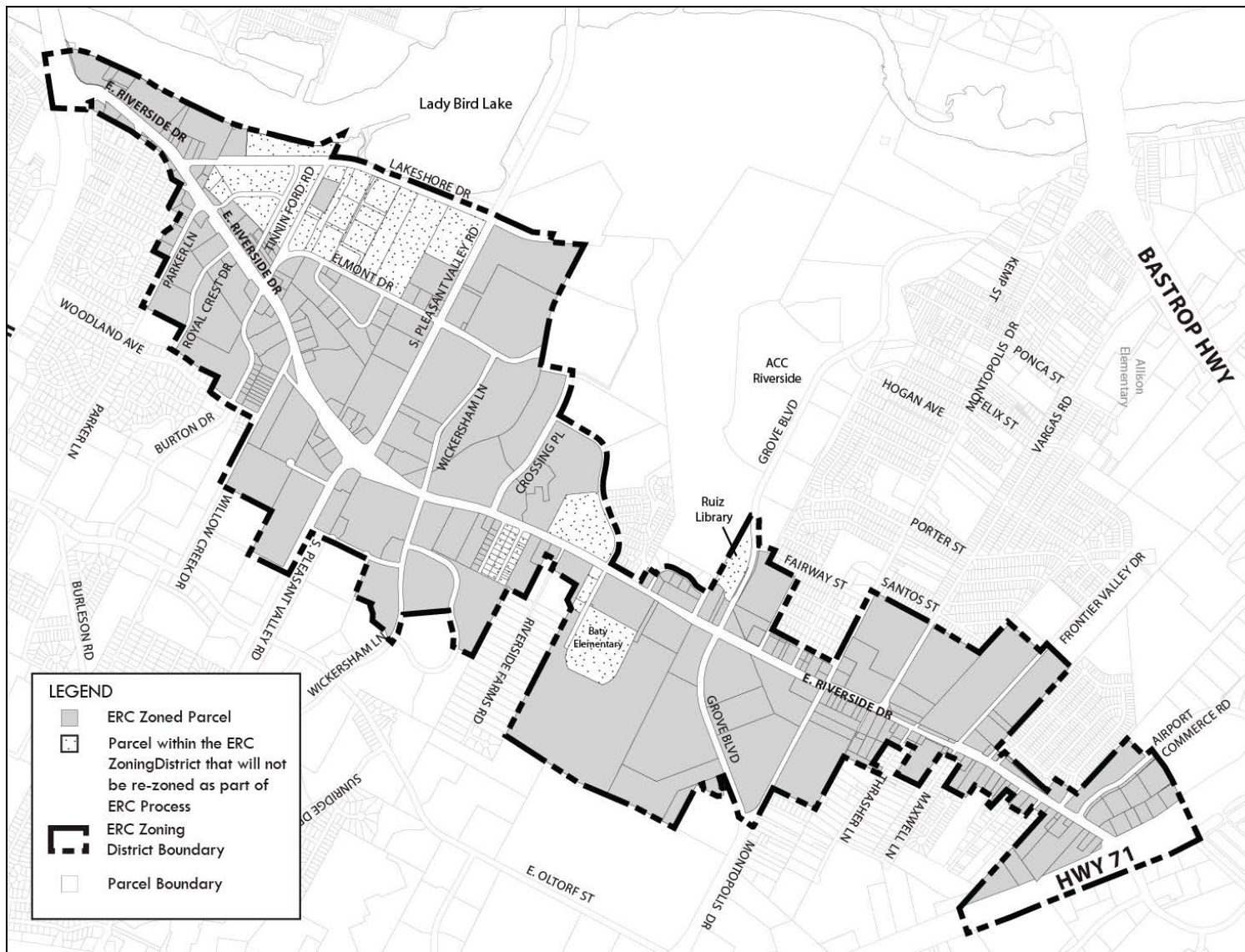






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# ERC Boundary





# A Collective Vision for the Future

## The Hopes and Desires

- Efficient and frequent transit service within and beyond the Corridor Area
- Make East Riverside Drive an attractive, people friendly roadway with local destinations
- Provide parks and open space serving local and regional needs to balance the built environment
- Enable transit-supportive redevelopment around primary transit stops
- Accommodate pedestrian, bike, transit and automobile traffic

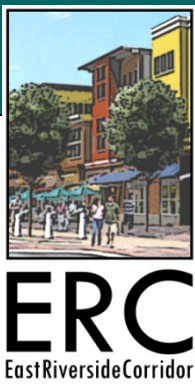


# The Challenges

## Challenges Ahead

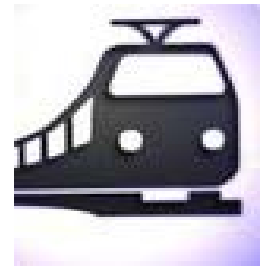
- Economic realities of development and density bonuses
- Ensuring development is encouraged, not discouraged
- Relationship between transit and density
- Maintaining affordability
- Protecting single-family properties from incompatible development

*The vision for the East Riverside Corridor is based on having dense, vibrant, pedestrian-friendly hubs. The vision can't be realized without the density that supports transit ridership, office and retail establishments, and mixed-use development.*



# Why Compatibility?

- Creating good transitions...to create a great place
  - Customized to location
  - Design standards
  - Improved connections
  - Land use districts provide transitions in uses and scale of development





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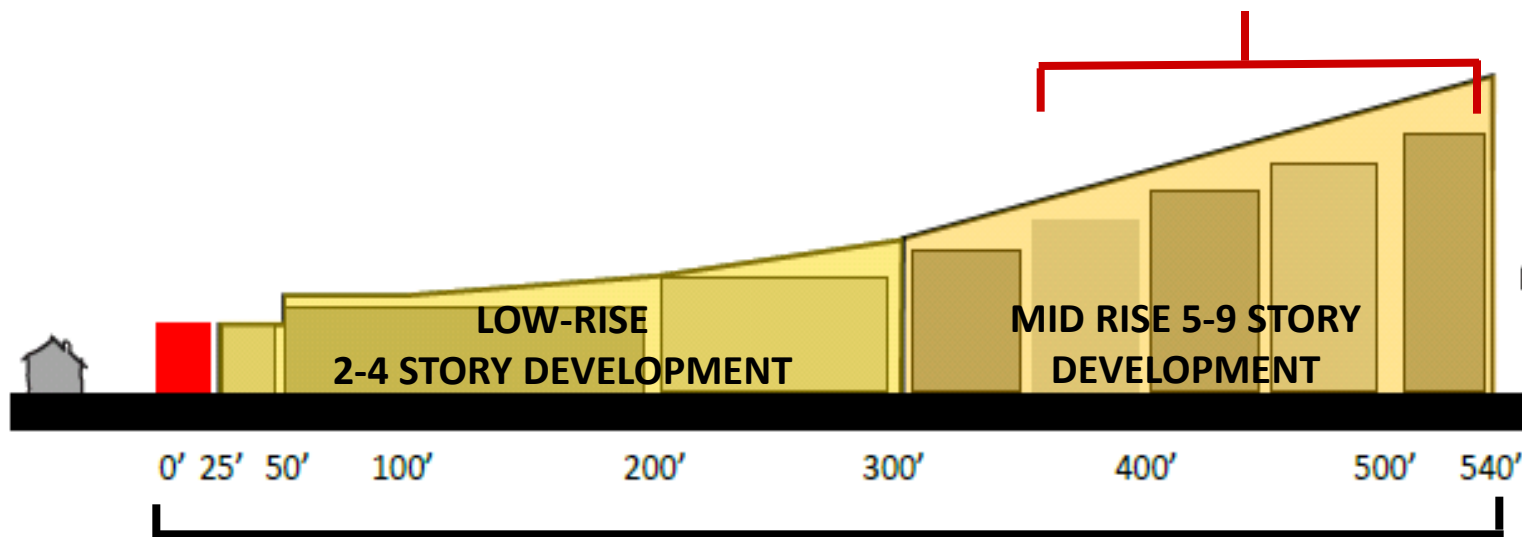
# Current Compatibility Standards

One size fits all approach for all of Austin

Limits building height

- Building setbacks
- Some design standards (lighting, noise, signage, parking).

Most often floors  
6 thru 9 are not  
economical to build



In this area, building heights are limited by both zoning and compatibility standards

After 540',  
building  
heights limited  
by zoning only



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# Compatibility Questions

**WHAT** should the ERC compatibility height limits be?

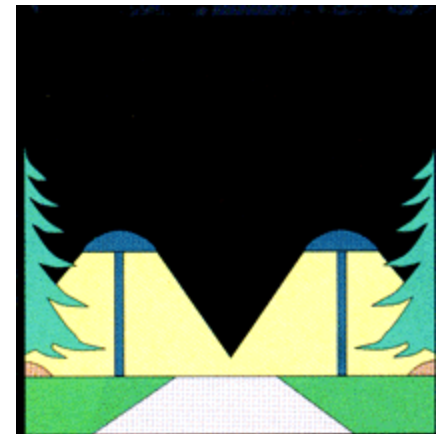
**WHERE** should they apply?





# Design protections near single-family

- ✓ Additional landscape requirements at property line
- ✓ Lighting standards
- ✓ Screen mechanical equipment from view
- ✓ No Dumpsters within 50 feet of single-family home
- ✓ Noise limitations





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# Design protections near single-family

- ✓ Building articulation
- ✓ Compatible building materials
- ✓ Screen parking garage lighting from neighborhood properties
- ✓ Line parking garages with secondary use or “green” wall





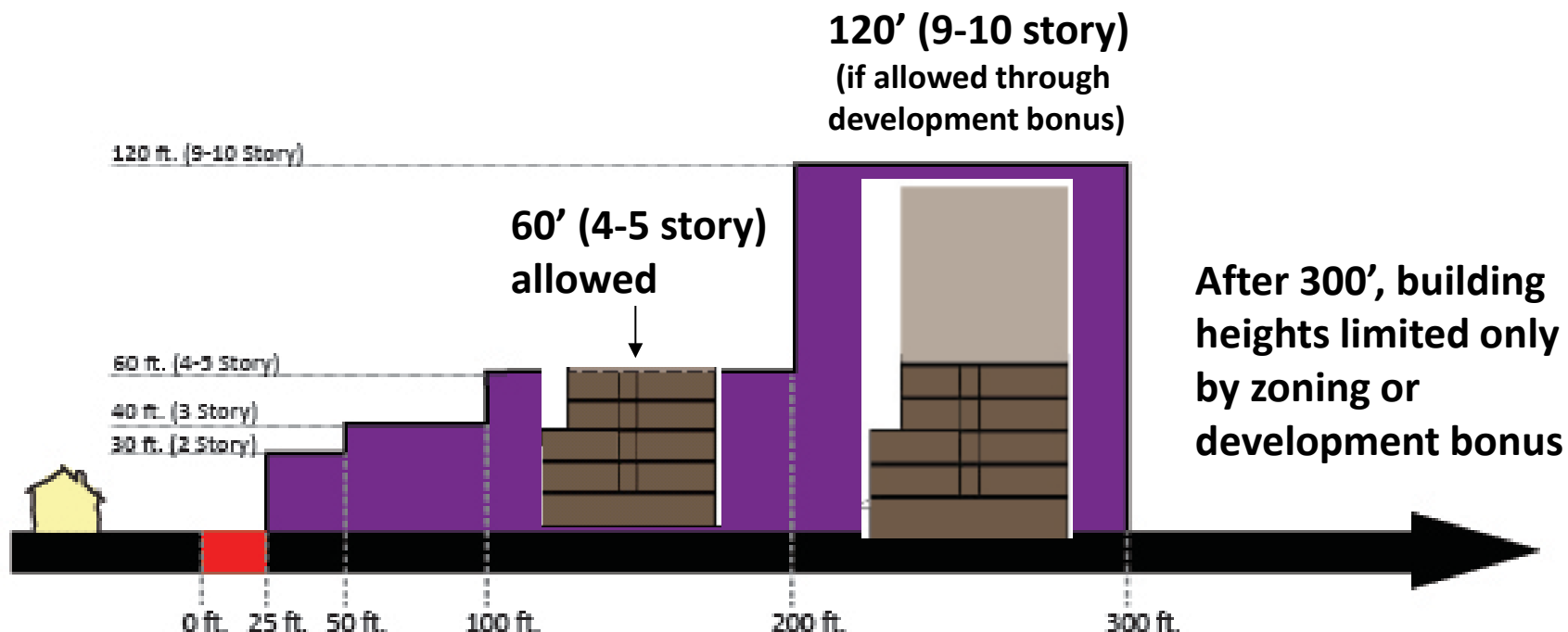
**Legend**

- Corridor Mixed Use
- Urban Residential
- Neighborhood Mixed Use
- Neighborhood Residential
- Industrial Mixed Use
- Civic
- Existing Open Space



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# WHAT should the height limits be?



**Note:** No change in first 100' from current compatibility standards except increased design guidelines.





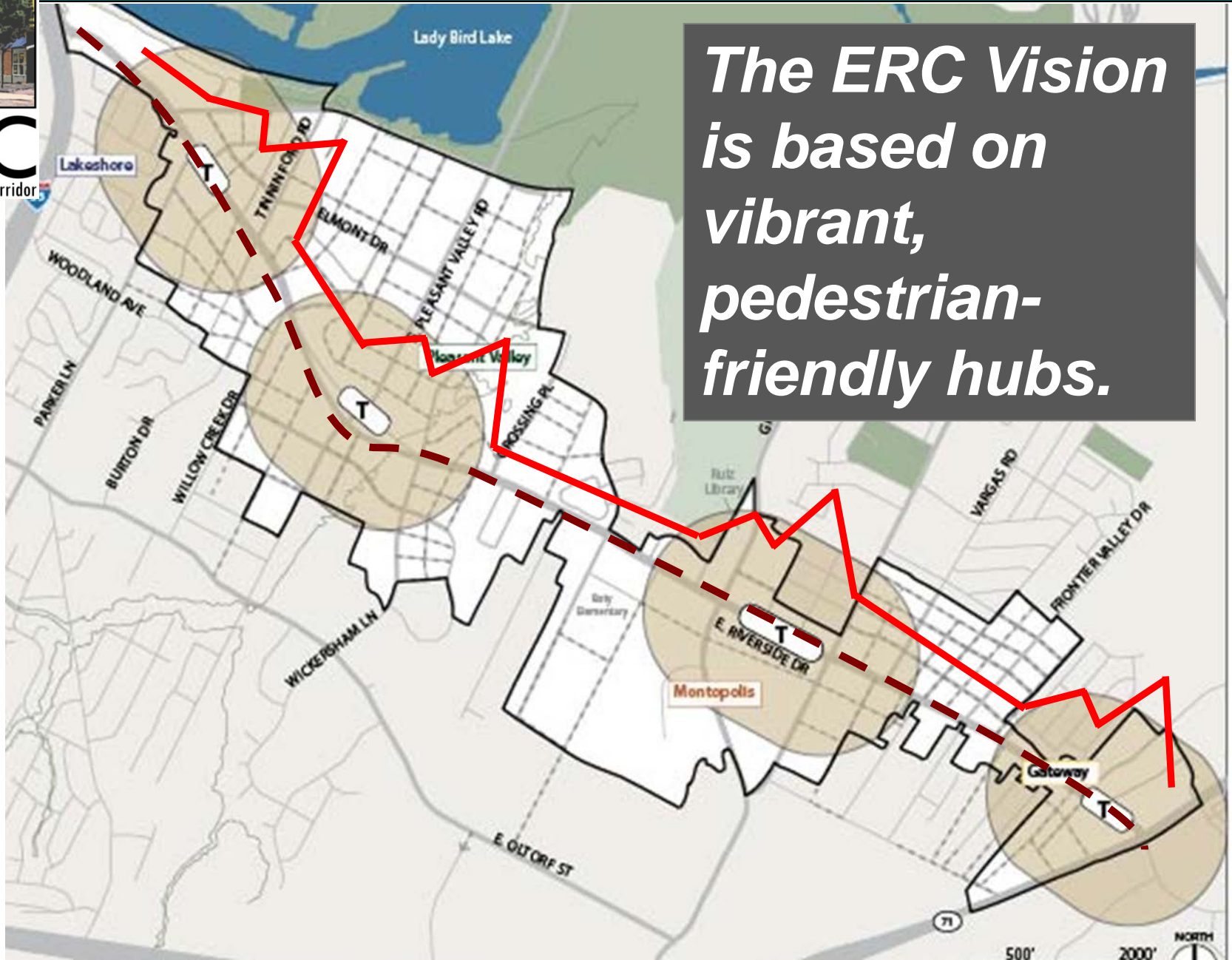
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# Where should it apply?



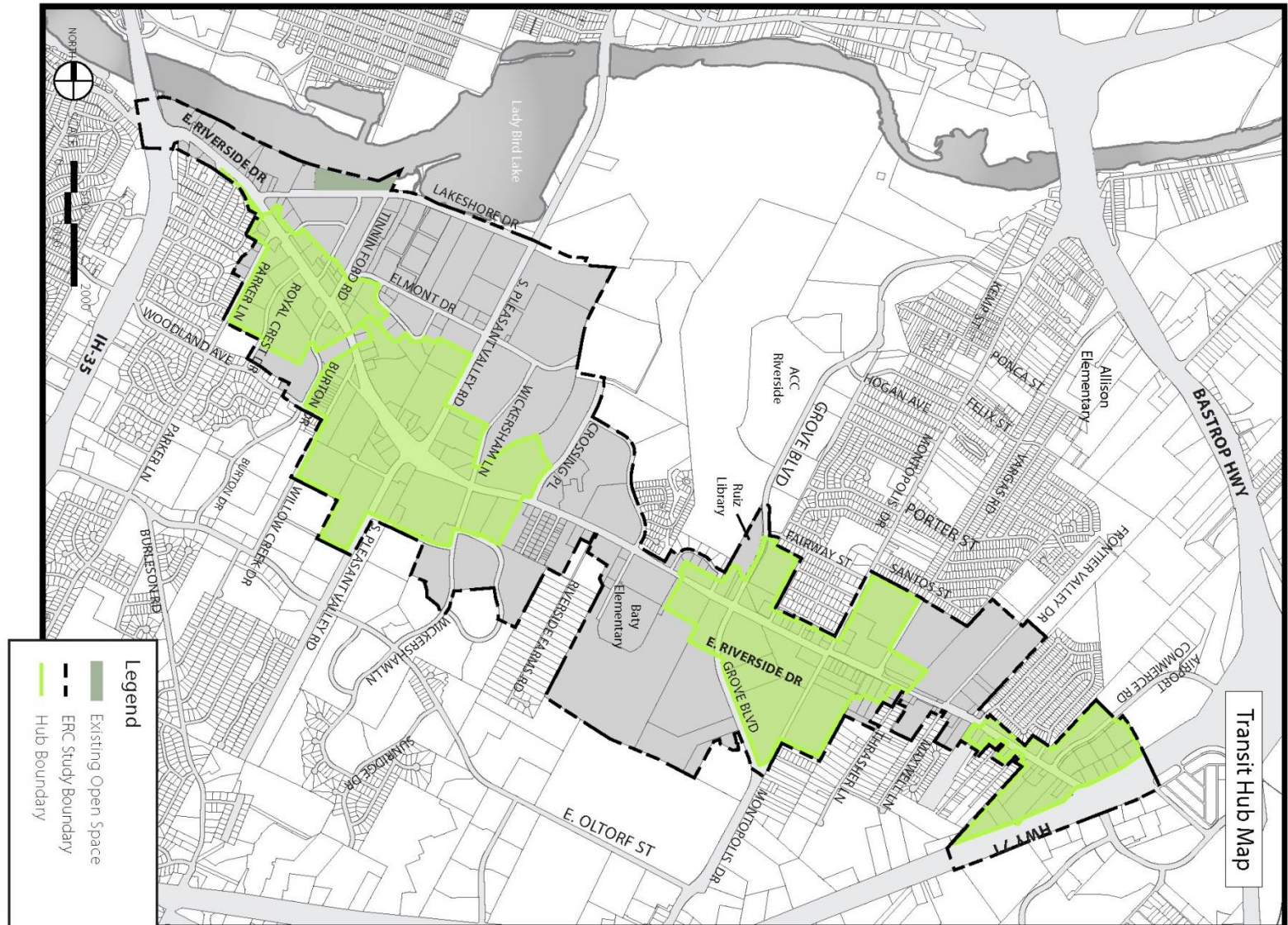
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***The ERC Vision  
is based on  
vibrant,  
pedestrian-  
friendly hubs.***



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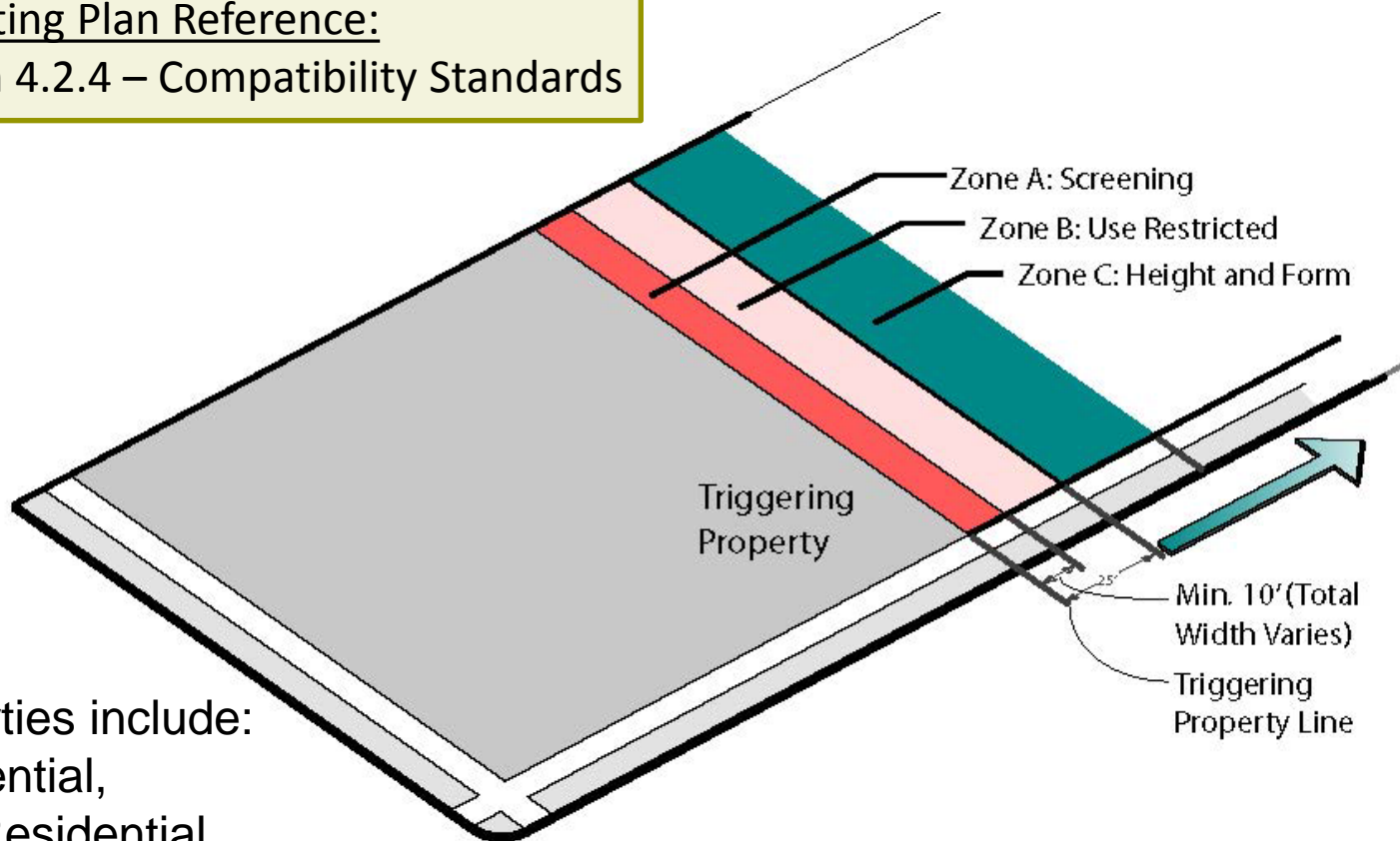




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# Compatibility Zones

Regulating Plan Reference:  
Section 4.2.4 – Compatibility Standards



Triggering properties include:

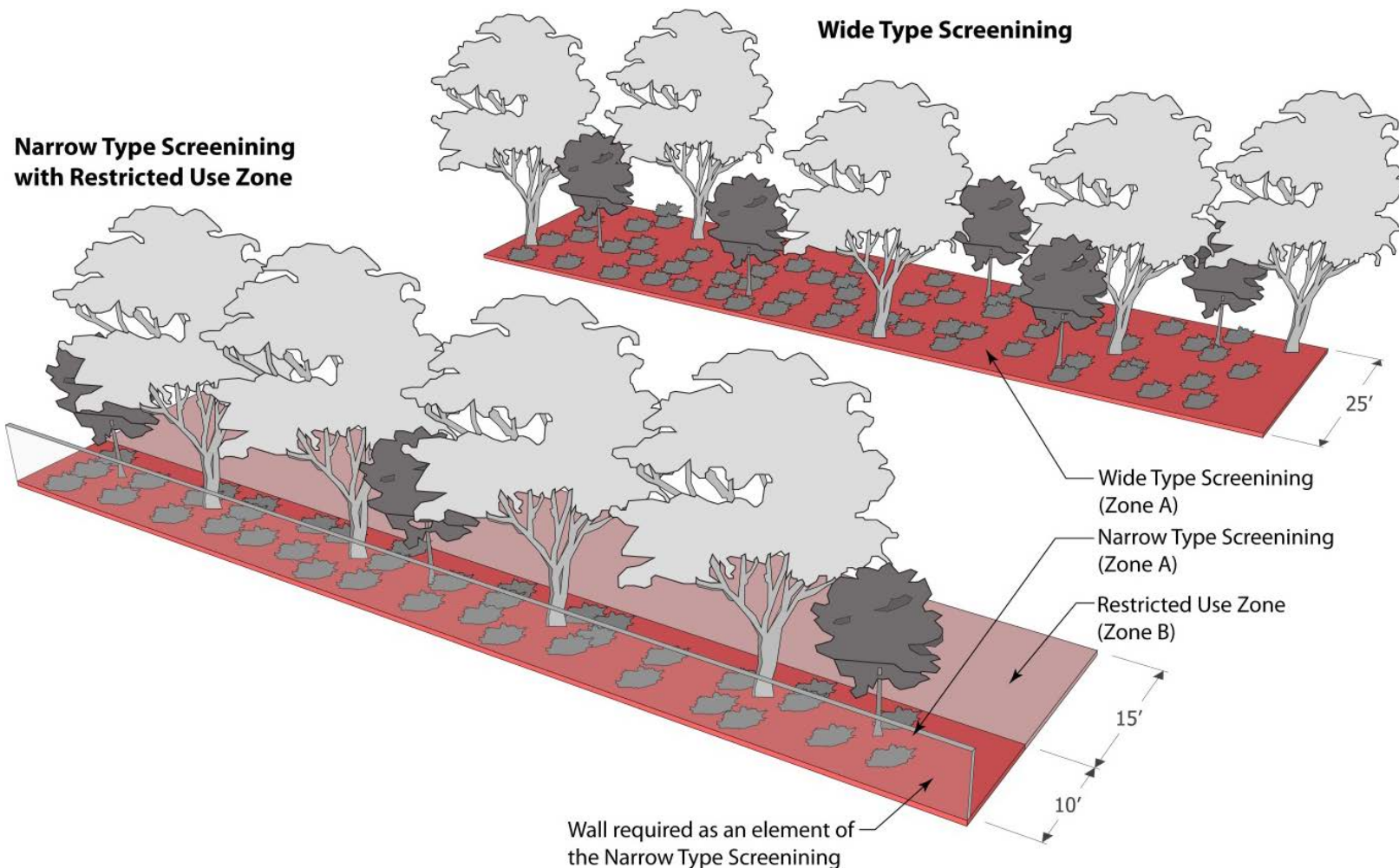
- Duplex Residential,
- SF Attached Residential,
- SF Residential,
- Small Lot SF Residential,
- Two-Family Residential, and
- Planned Unit Development (PUD) with residential density of less than 12.44 units per acre.





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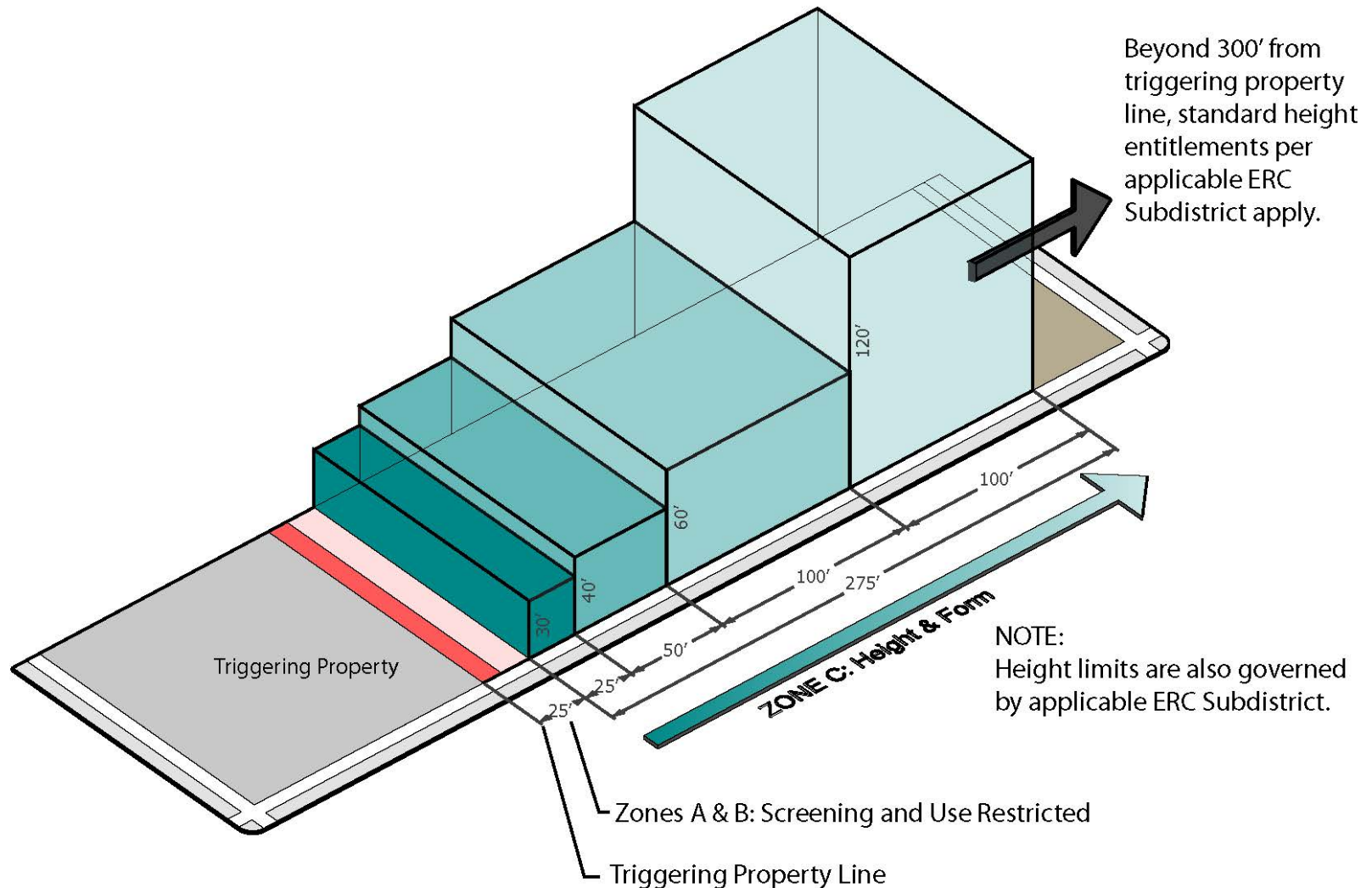
# Screening and Restricted Use Zones





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# Height and Form Zone



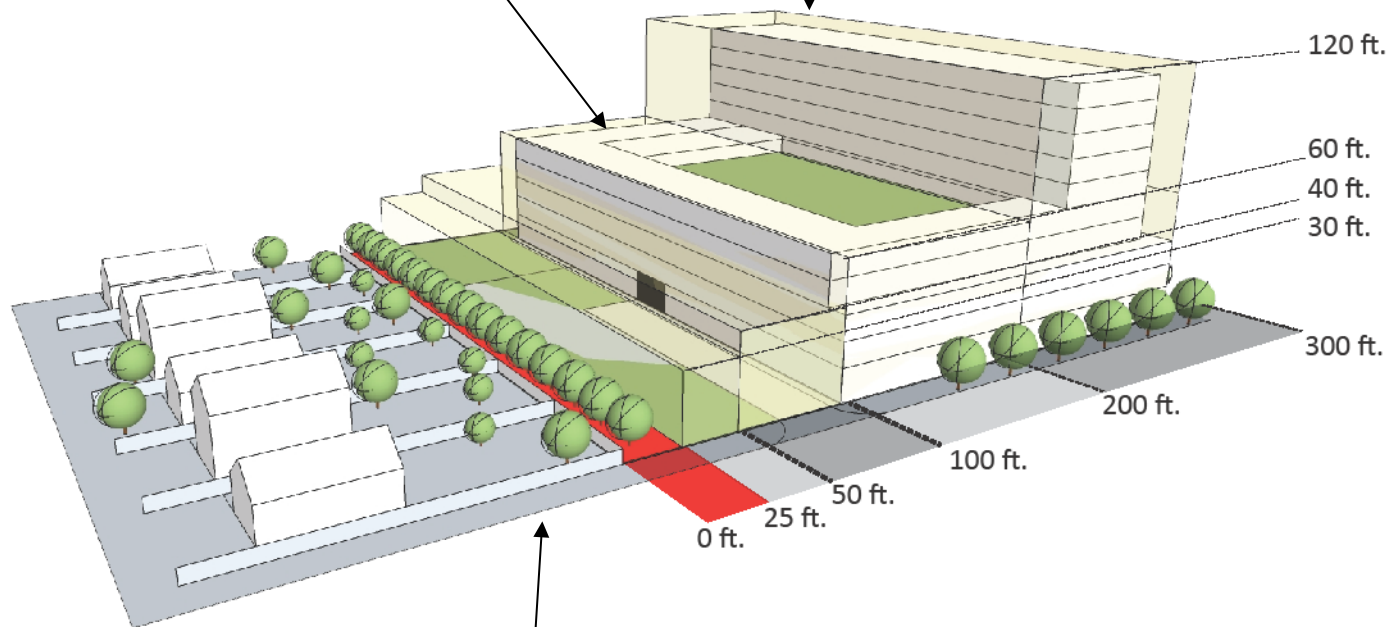


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**example: 10 story (120 ft. ) building**

White building shows  
where a **120' building**  
would fit within the  
compatibility "tent"

Compatibility "tent"  
shows what heights  
would be allowed by  
Option A



Additional design  
standards and screening  
required



# Height and Form Zone

