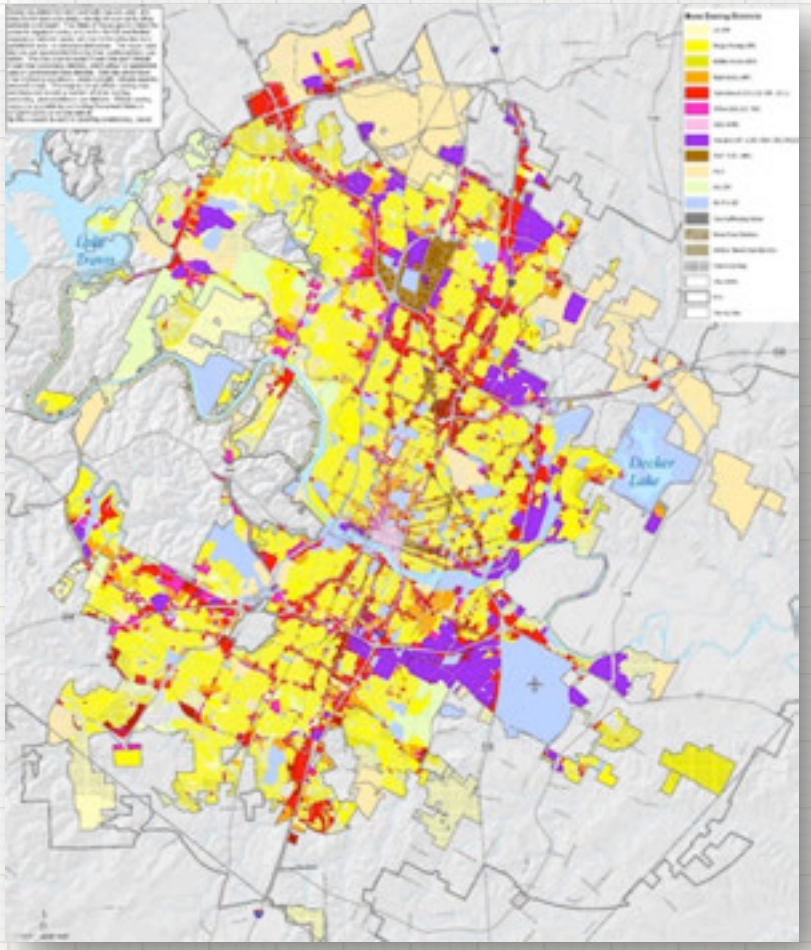
CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

Peter J. Park
City Planning and Design

OPTICOS

Mapping Approach Introduction



Peter Park
Peter J. Park, LLC
peter@peterpark-planning.com

CAG Public Presentation
January 9, 2017
Austin, TX

Outline of Presentation

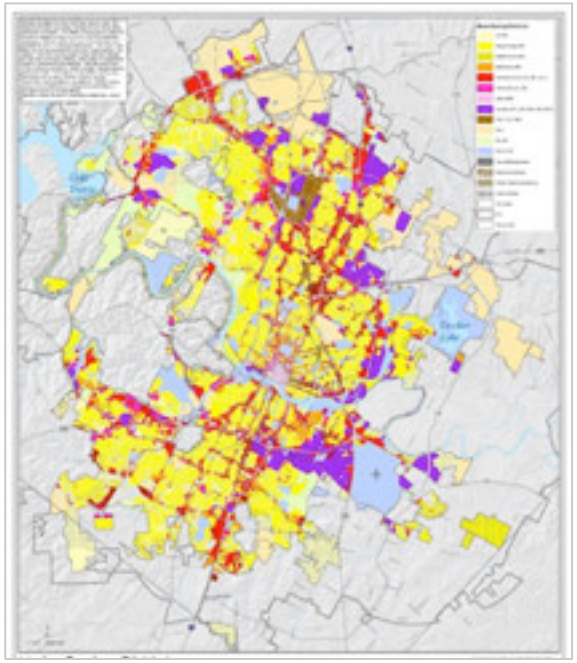
1. Key Concepts for “Citywide Mapping”
2. How we will do it in Austin
3. Next Steps

1 Citywide Mapping

Some Key Concepts

Key Concepts:

1. What does “Citywide Rezoning” mean?
2. Varying degrees of change depending on guidance from adopted plans and market demand
3. Simultaneous Mapping builds confidence in the Text
4. Iterative Process that requires significant resources, time, and community discussion
5. Most effective way to implement adopted plans sooner
6. Better Code, Better Planning

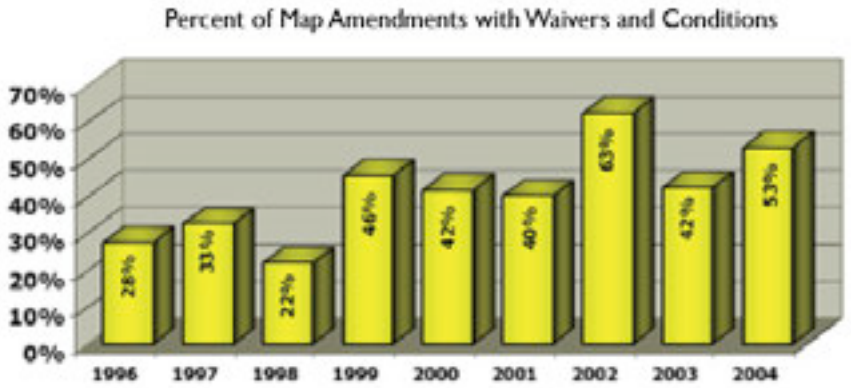


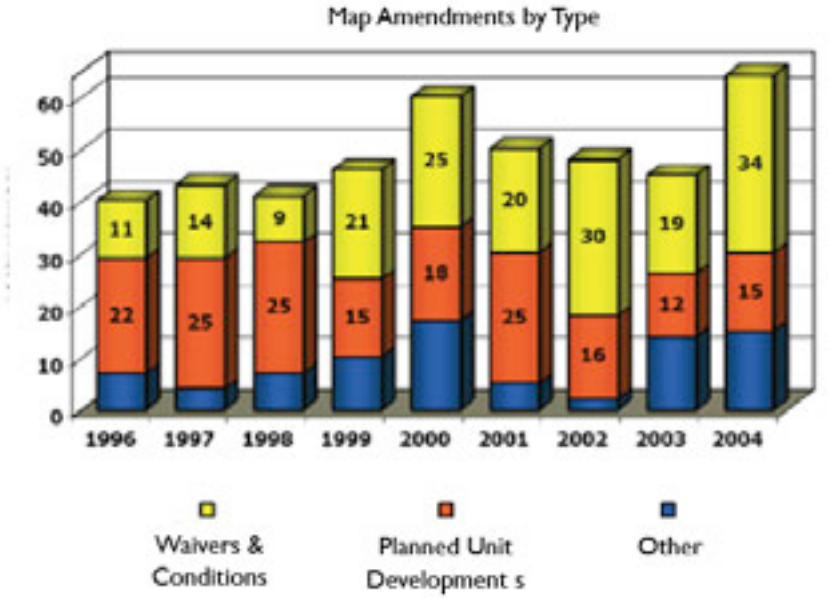
The Denver Experience

Lessons Learned

A Familiar Story…

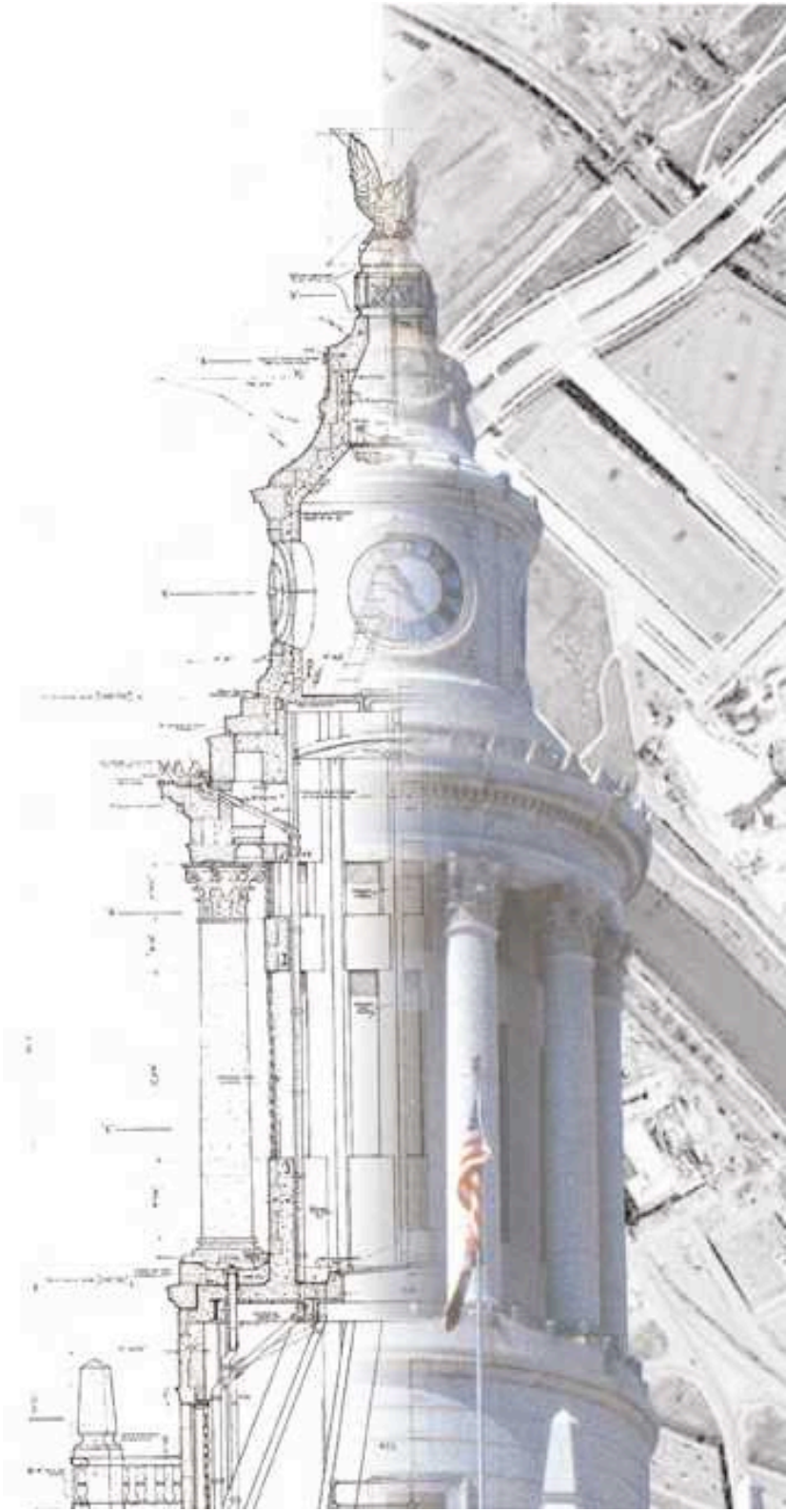
- Last significant update was in the mid-1950's
- Code was misaligned with adopted plans (Blueprint Denver) and difficult to navigate
- Intense growth pressures
- Heavy reliance "one-off" rezoning
  - PUDS
  - Unique Mixed-Use zones
  - Waivers and Conditions
- Outdated Neighborhood Plans and the few plans being done took years to complete





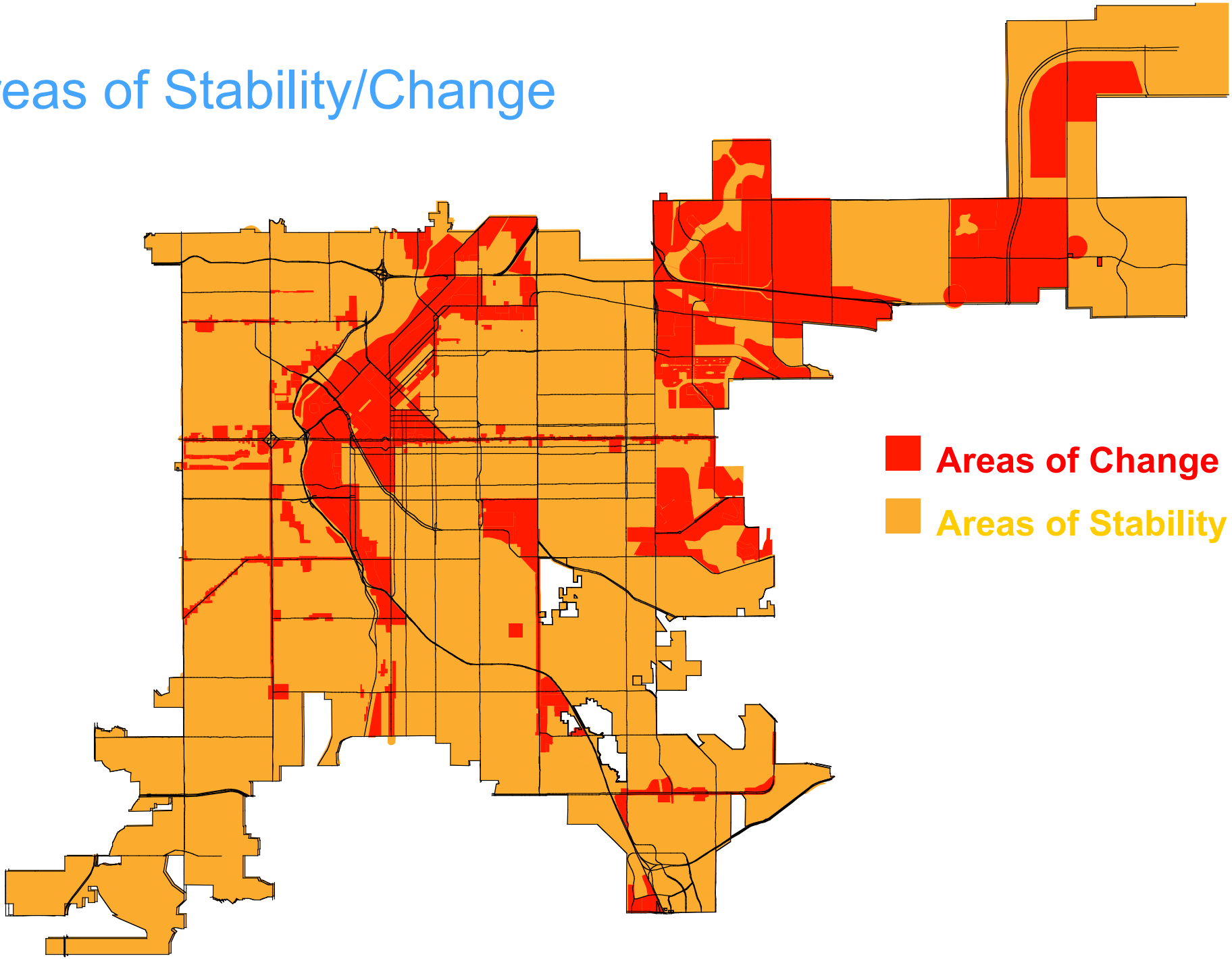
BLUEPRINT DENVER

An Integrated Land Use and Transportation Plan



CODE NEXT
SHAPING THE AUSTIN WE IMAGINE

Areas of Stability/Change

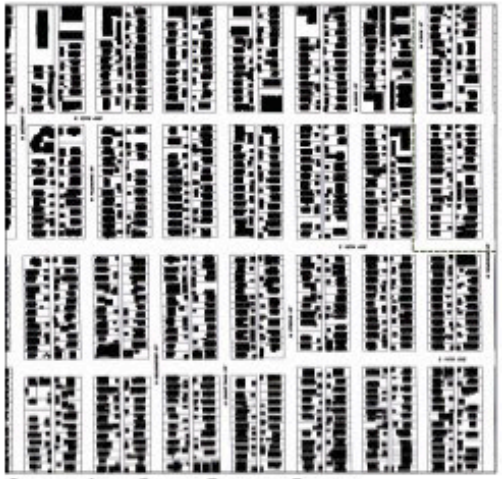


Context-based Approach

Typology A1

Snapshot Area - Key

Snapshot Area - Aerial Photograph



Snapshot Area - Building Placement Diagram

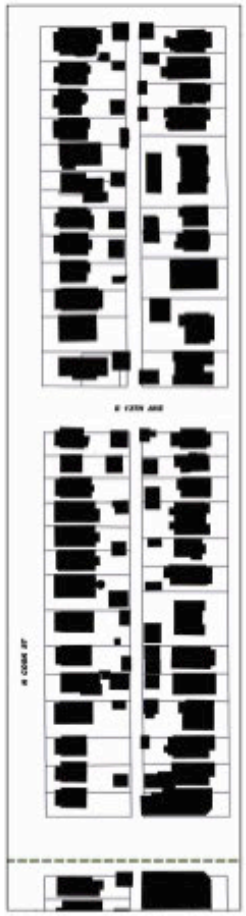
Description

This area typifies many of the earlier single family residential neighborhoods of the City. The development pattern in this area has particularly high lot coverage, with long street blocks concentrating consistently narrow lots. Detached sidewalks and mature street trees contribute a maturity and consistency to an already relatively cohesive pattern of housing. Front set backs tend to be consistent while the building form varies considerably either between lots or within the block. Building height is also relatively consistent. This would seem to be the most consistent of the residential typologies.

Differs from other traditional typologies:-

- Very high lot coverage and narrow streets
- No front accessed parking
- Very consistent pattern of street trees

Extract of the Snapshot Area - Aerial Photograph (Left)



Extract of the Snapshot Area - Building Placement Diagram (Right)

The photograph of Congress Park above shows the shallow front yards, consistent front setback and general two story character prevalent within typology A1.

The photograph of a duplex in Congress Park above shows how many traditional multi-family structures fit within the general character of the single-family structures around them.

The photograph of Congress Park above shows the consistent pattern of front porches and lack of front vehicle use areas prevalent in typology A1.

As shown in the photograph of Congress Park above, A1 tends to have the most consistent pattern of street trees among typologies.

As shown above, side setbacks are small and lot coverage is generally high in typology A1.

As shown above, traditional multi-family development in typology A1 often recognize the general scale and character of nearby single-family development.

The defining elements of typology A1 are not always recognized in contemporary infill projects.

As shown above, there is usually a consistent pattern of detached alley-loaded garages in typology A1.

Framework Features

Street Pattern:	REGULAR RECTILINEAR GRID
Street Width:	MEDIUM AVENUES & NARROWER STREETS
Sidewalk Location:	DETACHED
Alleys:	CONSISTENT
Street Trees:	Yes - Regular Pattern
Block Width:	RELATIVELY CONSISTENT 300' BY 600'
Consistency/Diversity:	RELATIVELY CONSISTENT

Lot Features

Lot Size:	35/40' BY 145'
Lot Shape & Orientation:	LONG, NARROW, PERP. TO STREET
Lot Width:	NARROW, WITH SOME EXCEPTIONS
Lot Coverage:	50% & GREATER
Building Orientation:	GEN. WITH LOT
Building Placement:	FORWARD
Parking Access/Location:	GEN. REAR ACCESS

Building Placement

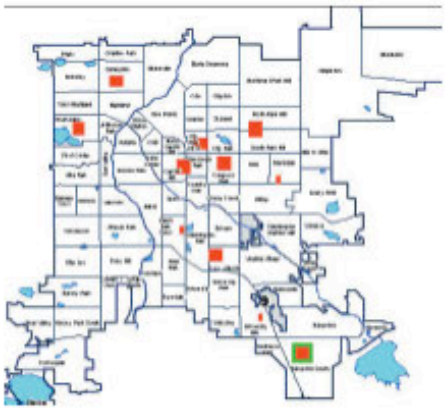
Front Setback:	20'
Side Setbacks:	5'
Rear Setback:	20'

Building Form

Building Height:	2-2.5
Plate Height:	15'-22'
Roof Ridge Height:	25'-35'
Roof Form:	FRONT GABLE, SOME HIP
Entry (Porch/Door Orientation):	CONSISTENT FRONT PORCH
Transparency (Window Location & %):	30-50% Transparency

Context-based Approach

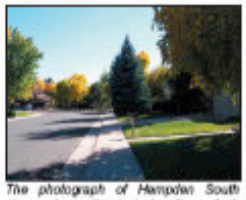
Typology D2



Snapshot Area - Key

Snapshot Area - Aerial Photograph

Extract of the Snapshot Area - Aerial Photograph



The photograph of Hampden South above shows the typical pattern of attached sidewalks and driveways in typology D2.

Most structures in the typology are 1-2 stories in height with front facing garages as shown in the photograph above.

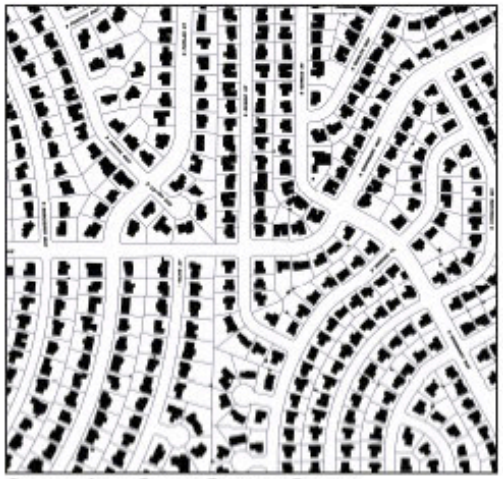
As shown in the photographs of Hampden South above and at right, most streets in the typology follow a classic curvilinear pattern.

Description

This area combines a curvilinear or modified grid with cul-de-sac elements of the classic curvilinear, which becomes more common in later residential development. Here the connectivity provided by the street network is still relatively high, while block length although variable tends to be very long. Sidewalks are attached and trees in private yards convey an impression of sporadic street trees. Lot size and shape vary in response to the street alignments and are relatively disparate. Building plan is generally long axis parallel to the street, although in many cases a protruding garage element presents a gable to the street in an 'L' or 'T' shaped plan. Architectural form varies considerably, as does building height or mass, creating a strong sense of diversity. Some blocks however exhibit a greater sense of architectural cohesion. Where there is a consistent front set back this also contributes a greater sense of order.

Differs from D1 typology:

- Introduction of cul-de-sacs
- Curvilinear grid form is retained but more pronounced.
- Higher lot coverage and larger structures



Snapshot Area - Building Placement Diagram

Extract of the Snapshot Area - Building Placement Diagram

Most streets in the typology are relatively wide as shown in the photograph above.

Although expansion and reconstruction in relatively uncommon in the typology, some homes are undergoing renovation as shown in the photograph above.

Framework Features

Street Pattern:	CURVILINEAR GRID WITH CUL-DE-SACS
Street Width:	WIDE
Sidewalk Location:	ATTACHED
Alleys:	NONE
Street Trees:	NONE. TREES IN NARROW FRONT YARDS
Block Width:	250' BY 1200' AVE. VARIABLE
Consistency/Diversity:	BOTH

Lot Features

Lot Size:	75' BY 125'
Lot Shape & Orientation:	RECT. TO SQUARE
Lot Width:	75' AVE BUT VARIES WITH ST. PATTERN
Lot Coverage:	40-50%
Building Orientation:	LONG AXIS PARALLEL TO STREET
Building Placement:	CENTRAL & FORWARD
Parking Access/Location:	FRONT, ATTACHED PROTRUDING GARAGES

Building Placement

Front Setback:	25' BUT VARIES
Side Setbacks:	5'
Rear Setback:	VARIES - RELATIVELY LARGE

Building Form

Building Height:	1-2 STORIES - VARIES
Plate Height:	8'-18'
Roof Ridge Height:	14'-25'
Roof Form:	GABLED OR PYRAMIDAL
Entry (Porch/Door Orientation):	FRONT, BEHIND GARAGE
Transparency (Window Location & %):	20-35% TRANSPARANCY

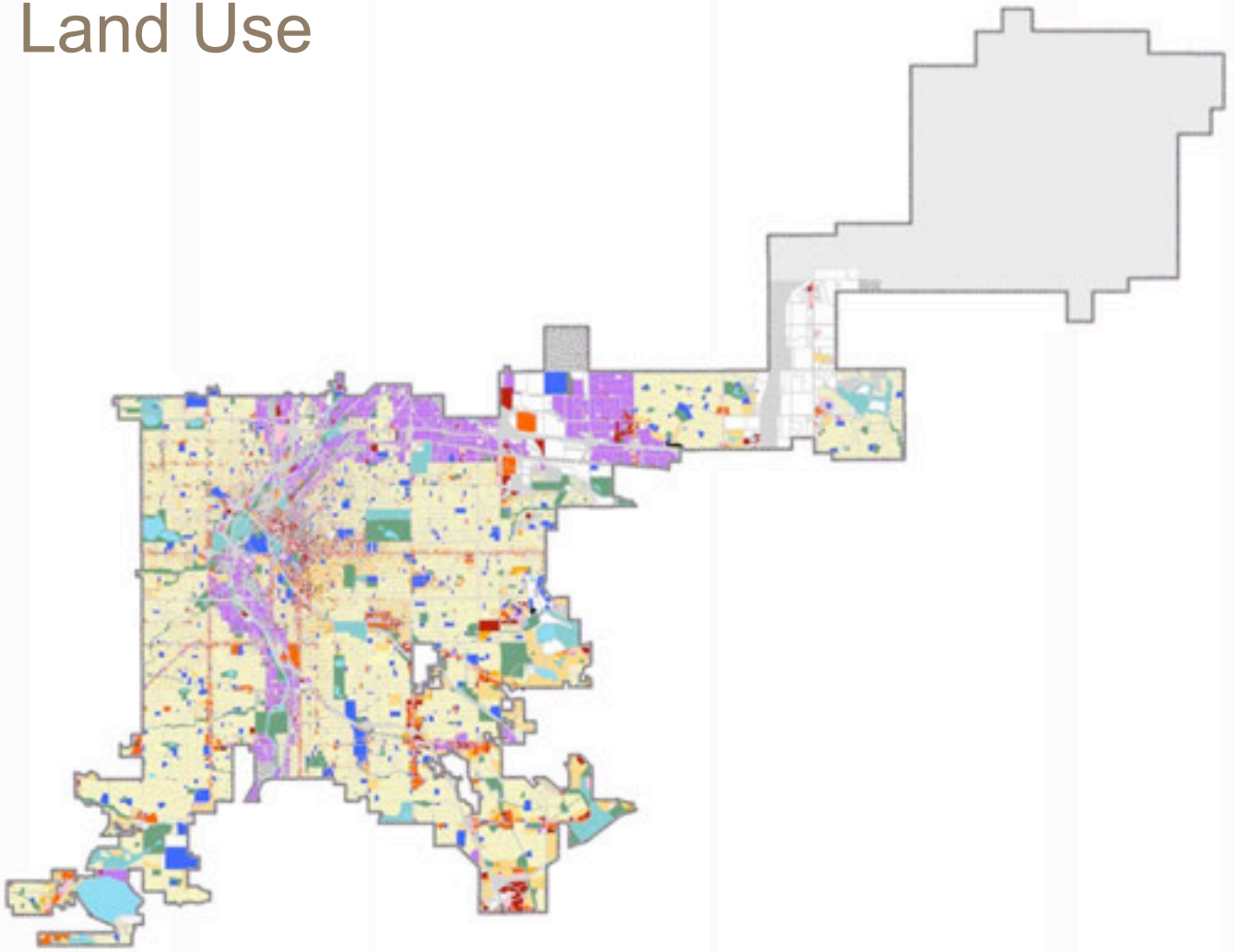
Context-based Approach

Multiple Elements

Existing Form

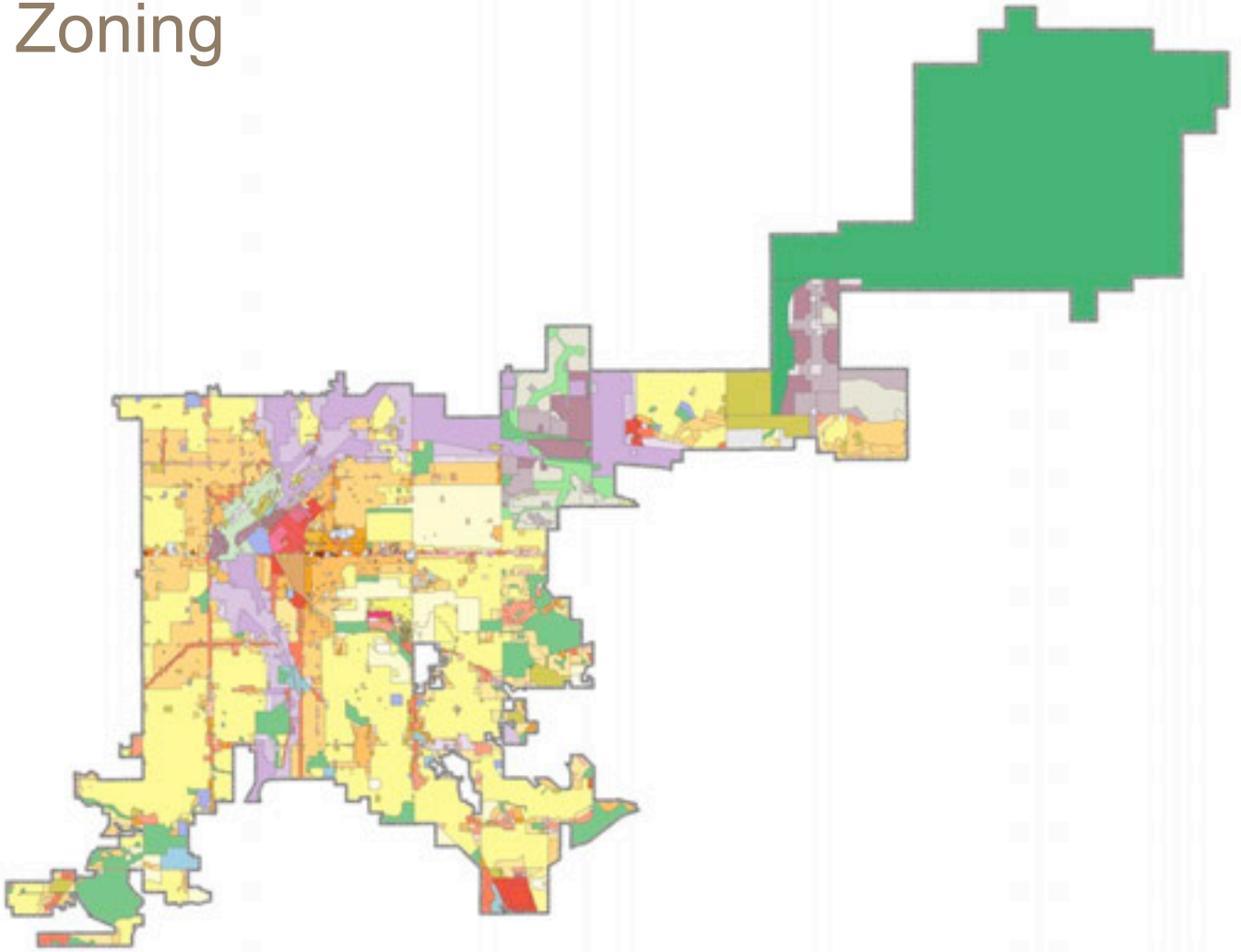
Multiple Elements

Existing Land Use



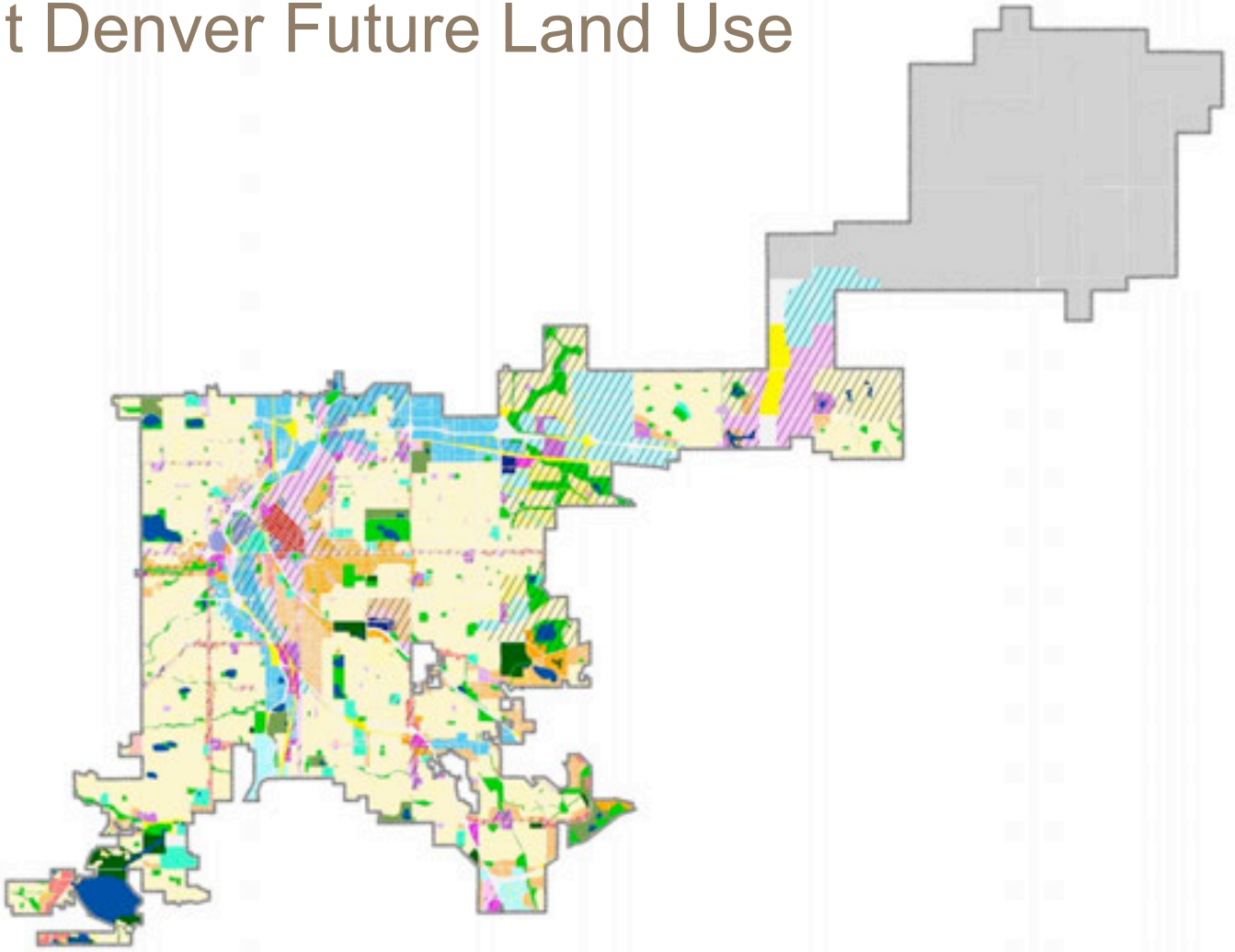
Multiple Elements

Existing Zoning

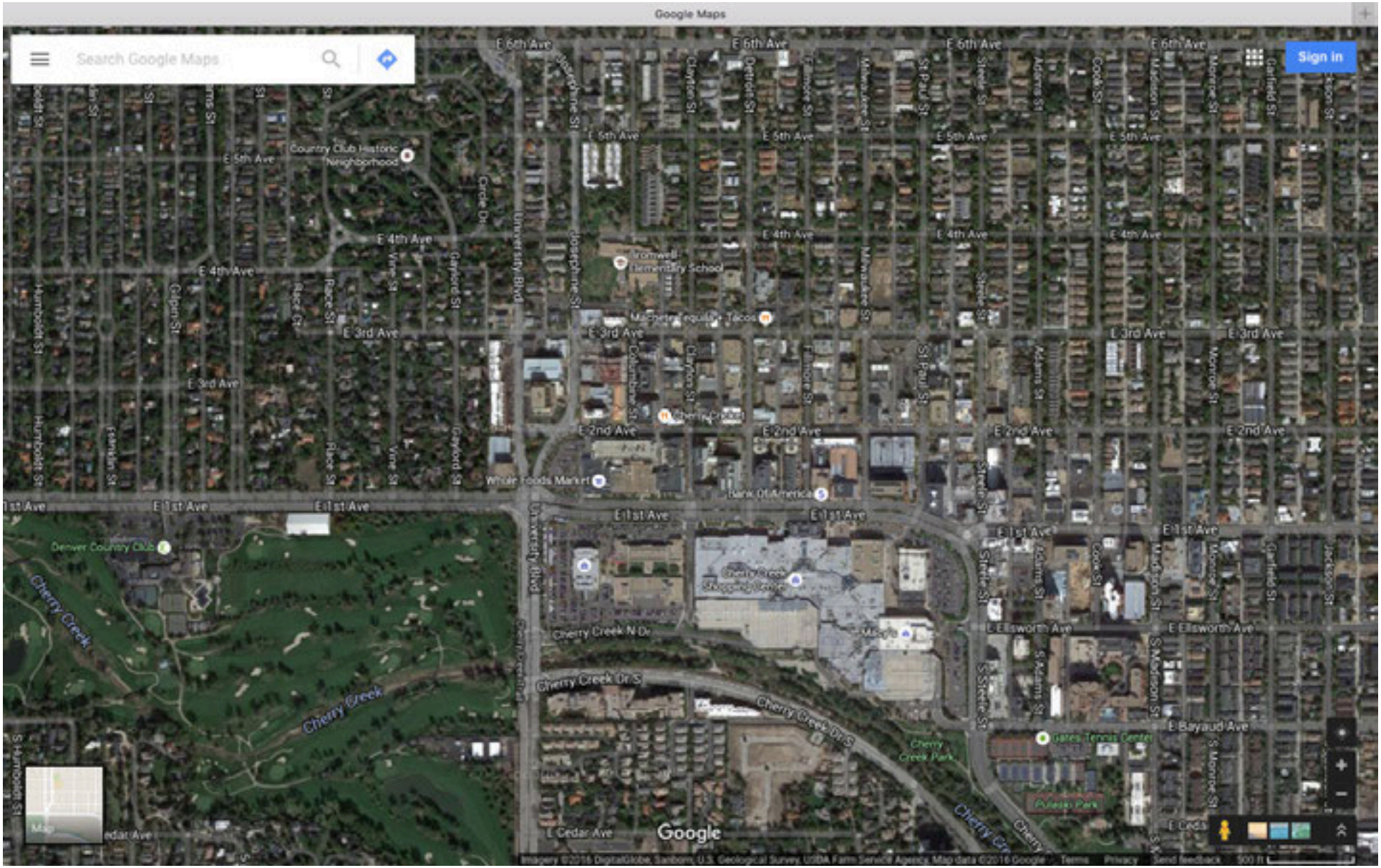


Multiple Elements

Blueprint Denver Future Land Use



Multiple Elements



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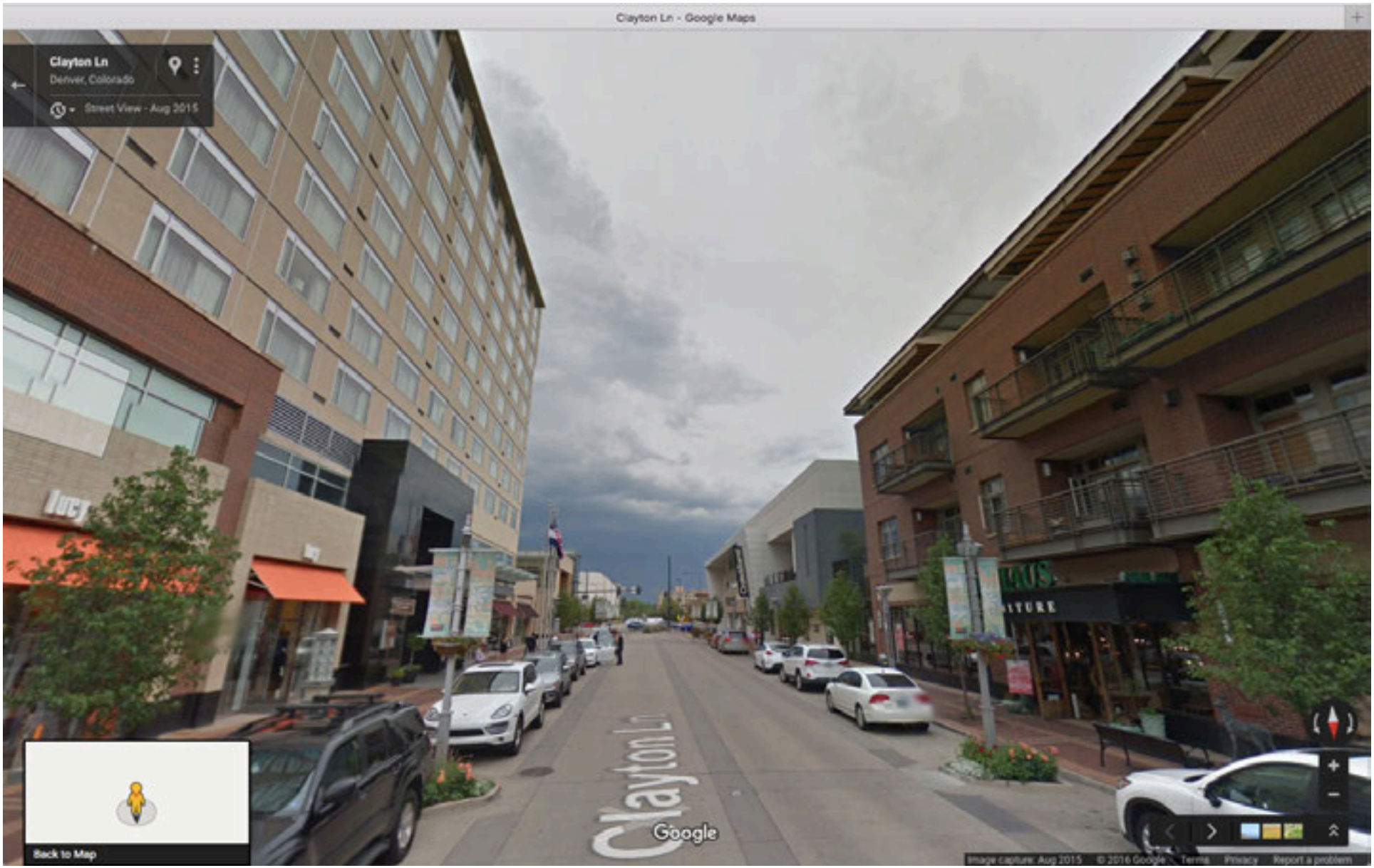
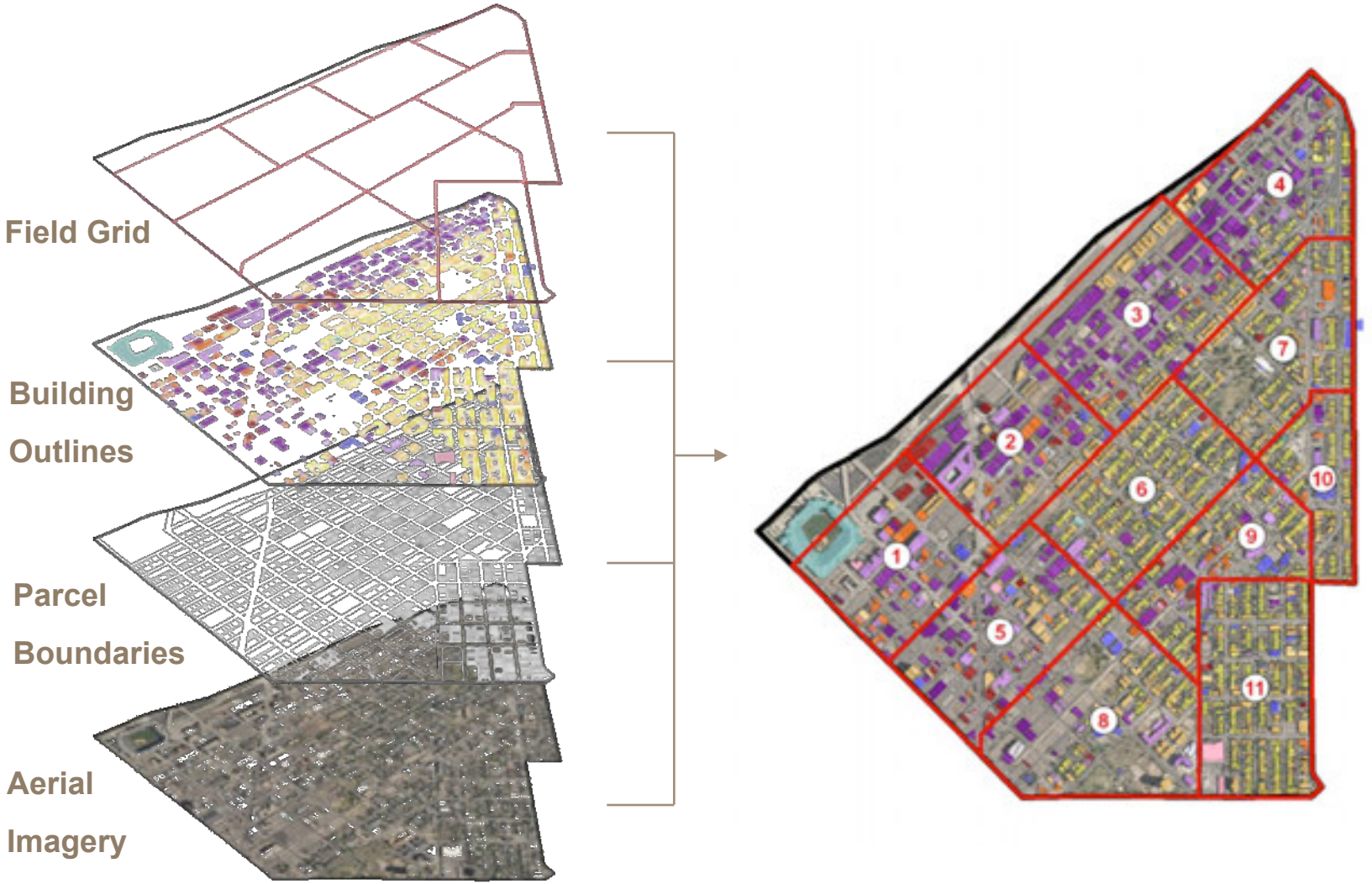
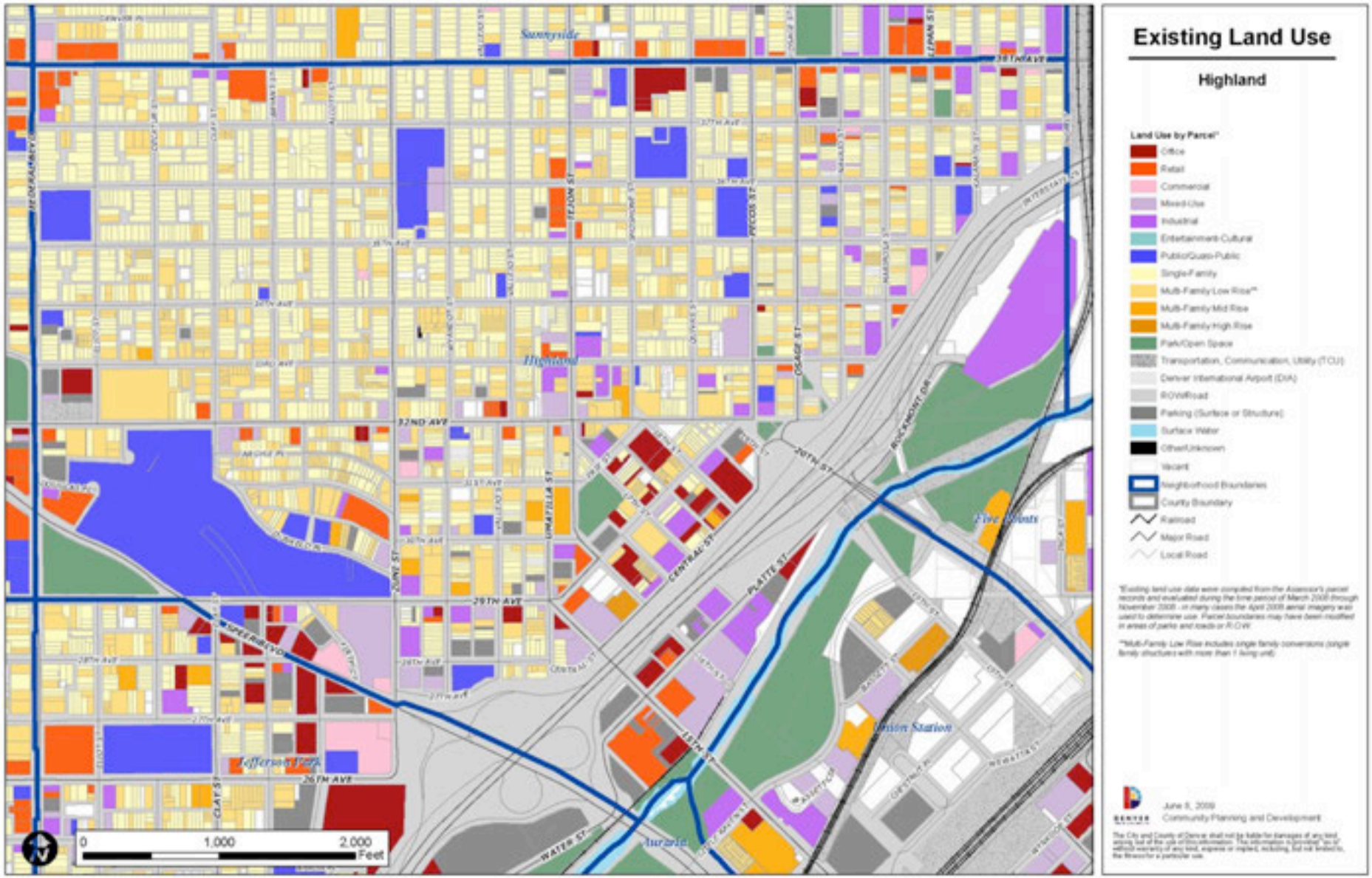


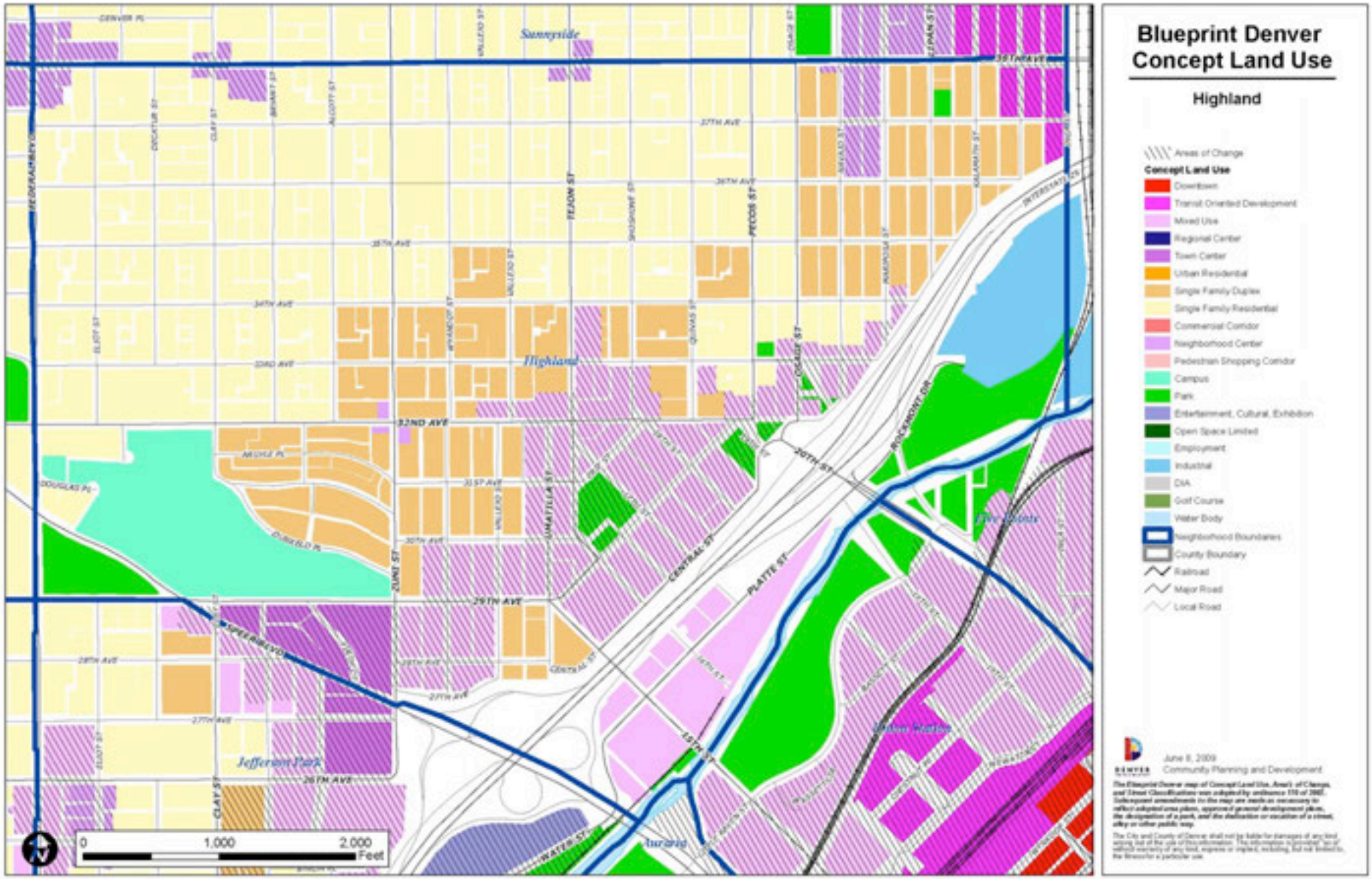
Multiple Elements



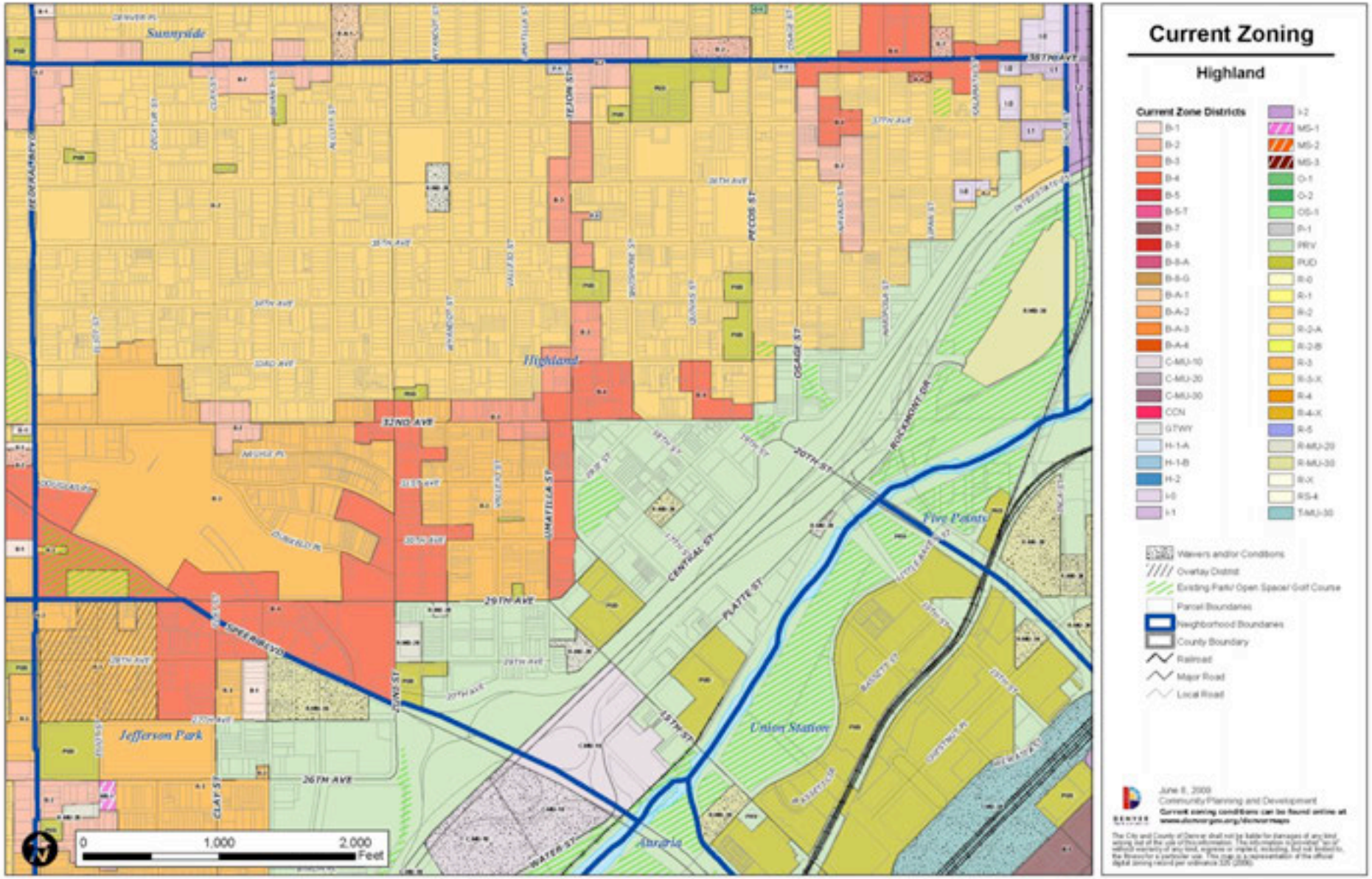
Analysis at Neighborhood Scale



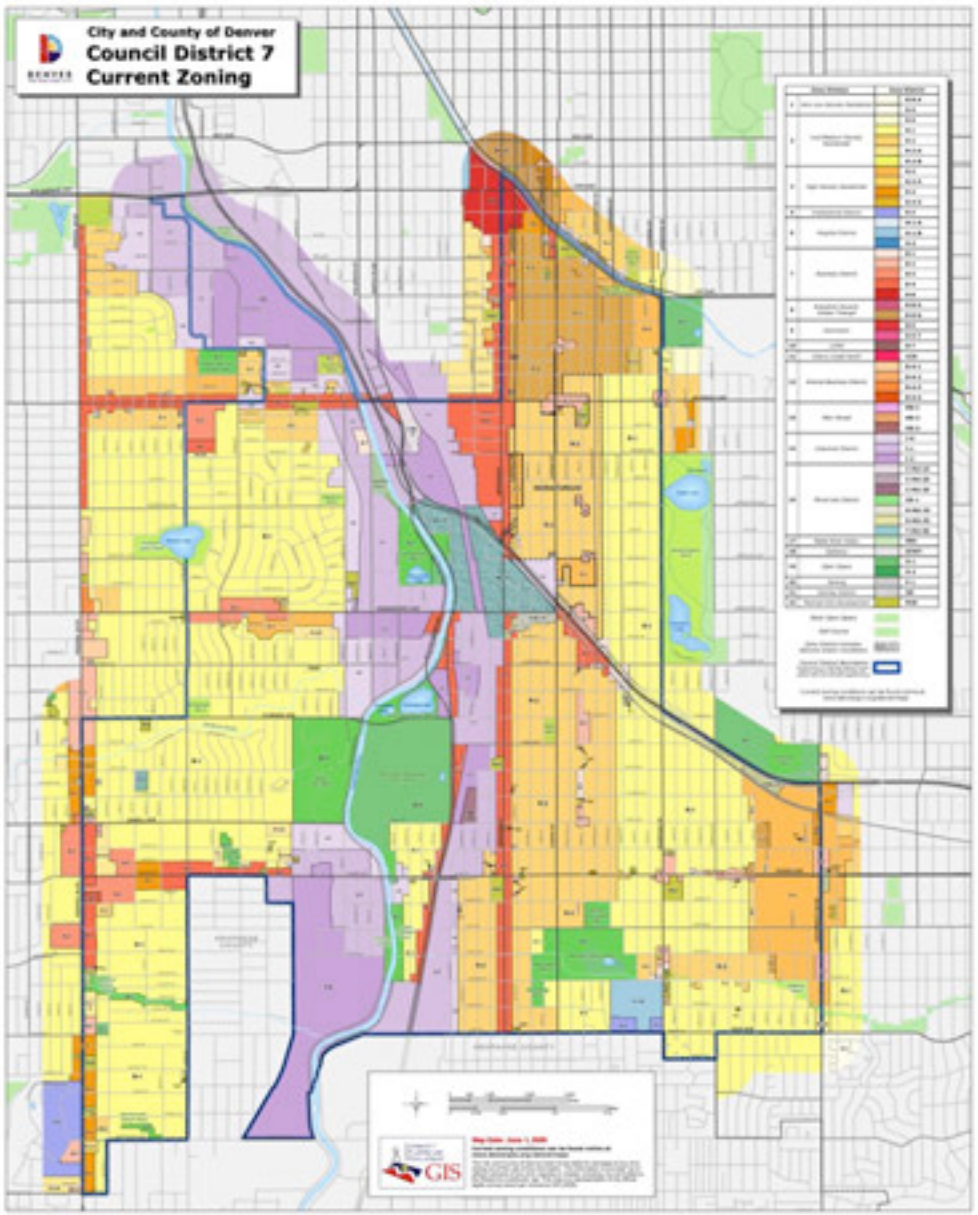
Analysis at Neighborhood Scale



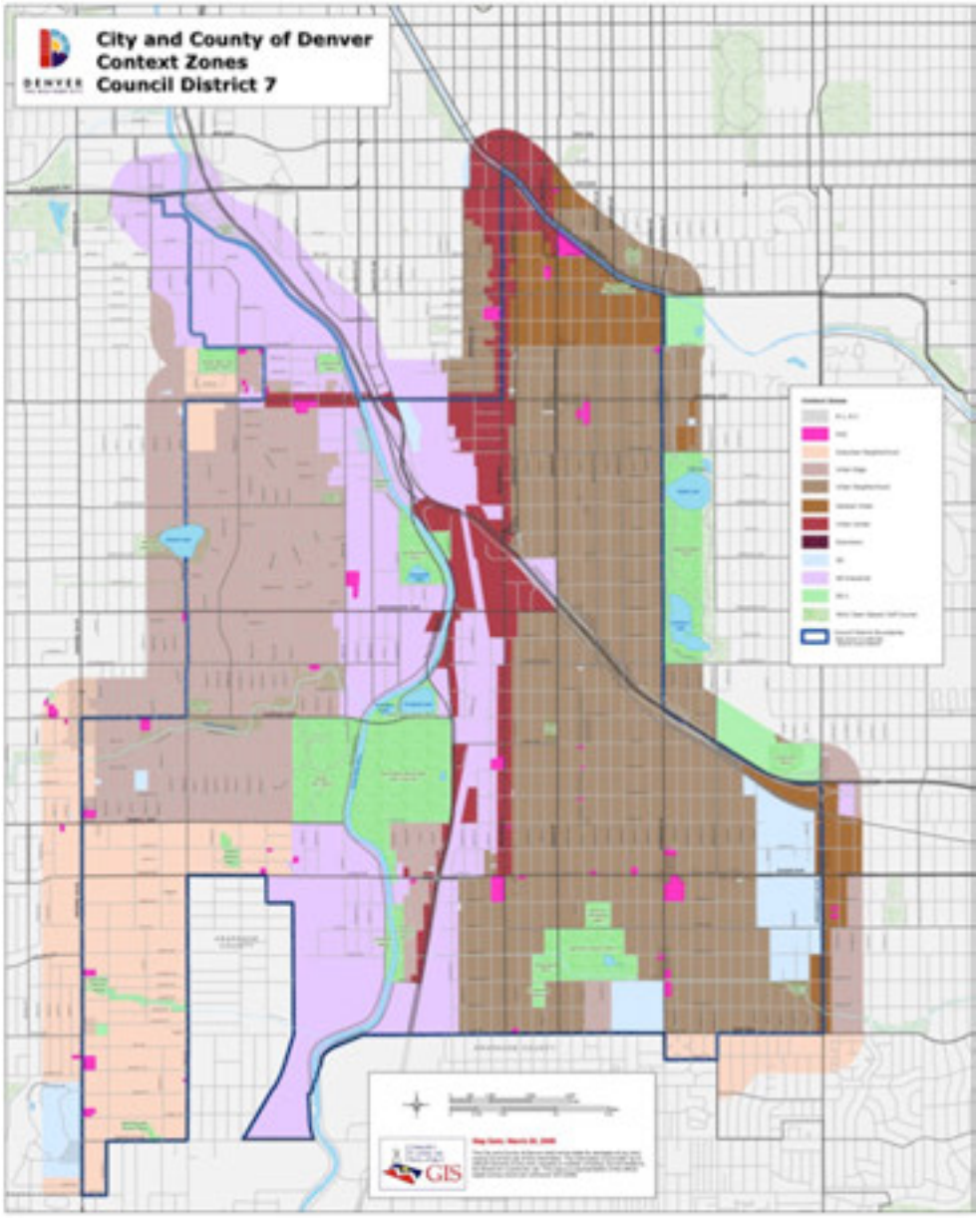
Analysis at Neighborhood Scale



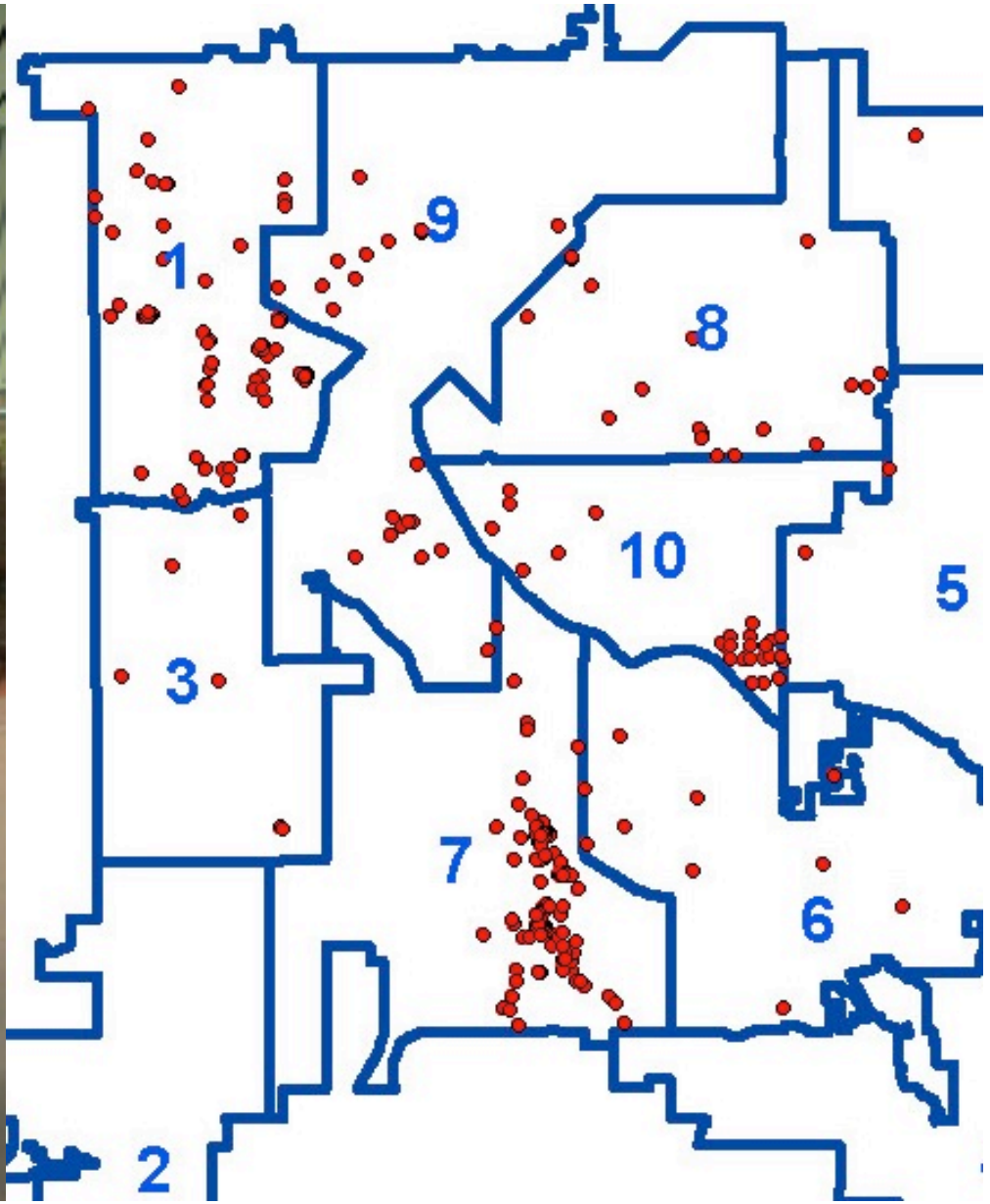
Role of Council Districts in Public Engagement



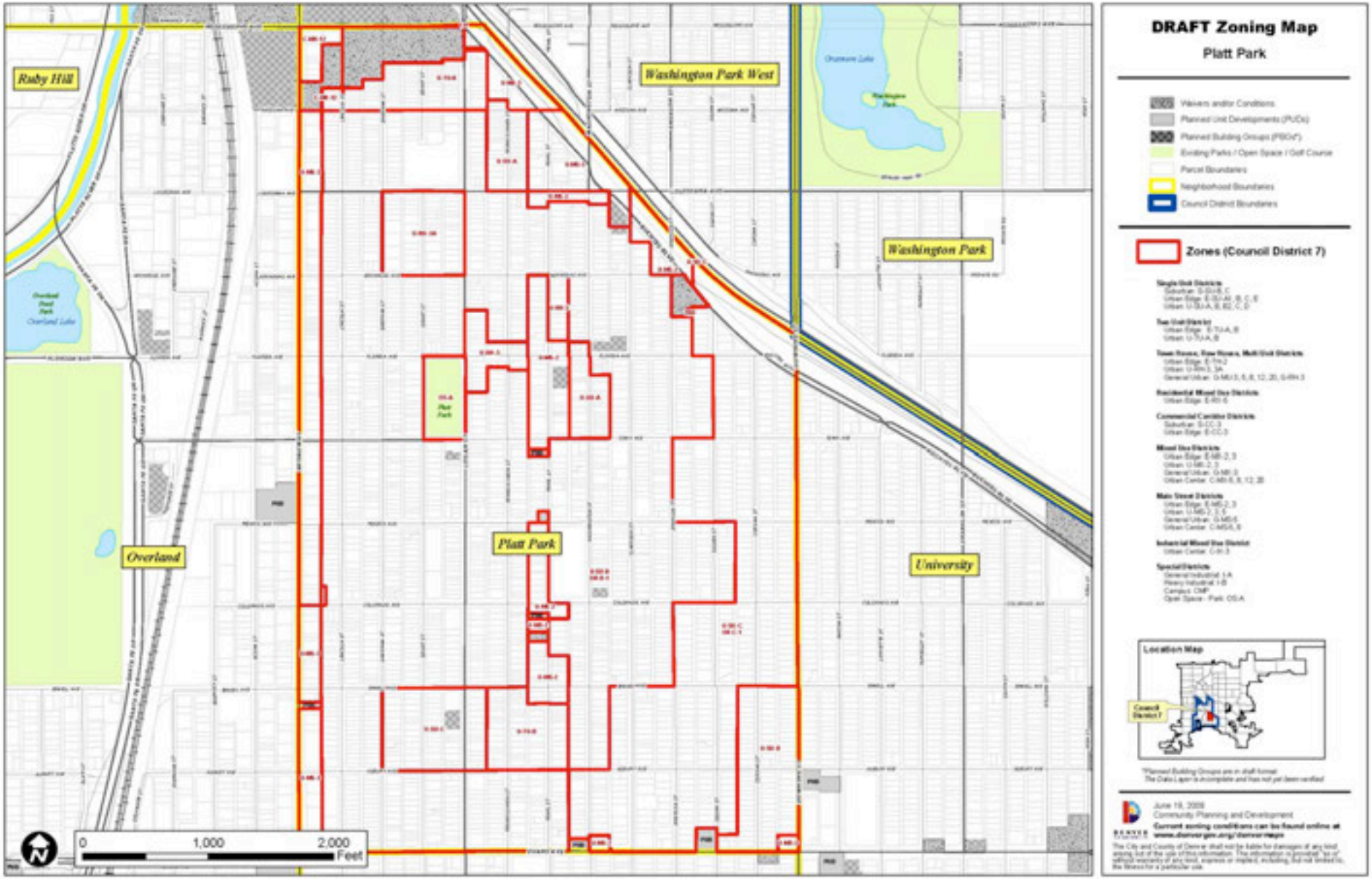
Role of Council Districts in Public Engagement



Public Meetings, Website, Office Hours



Public Meetings, Website, Office Hours



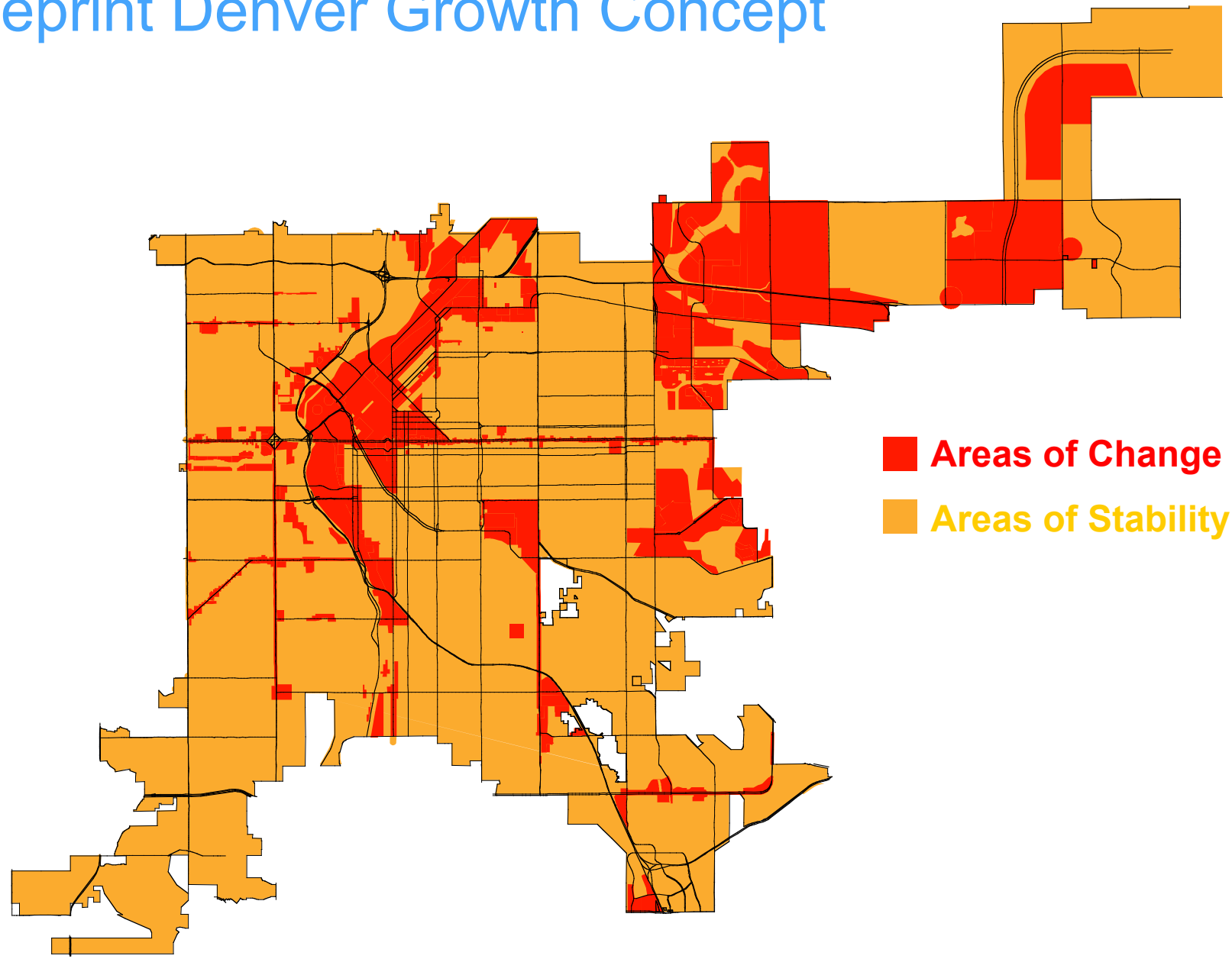
Public Meetings, Website, Office Hours

DENVER®
THE MILE HIGH CITY

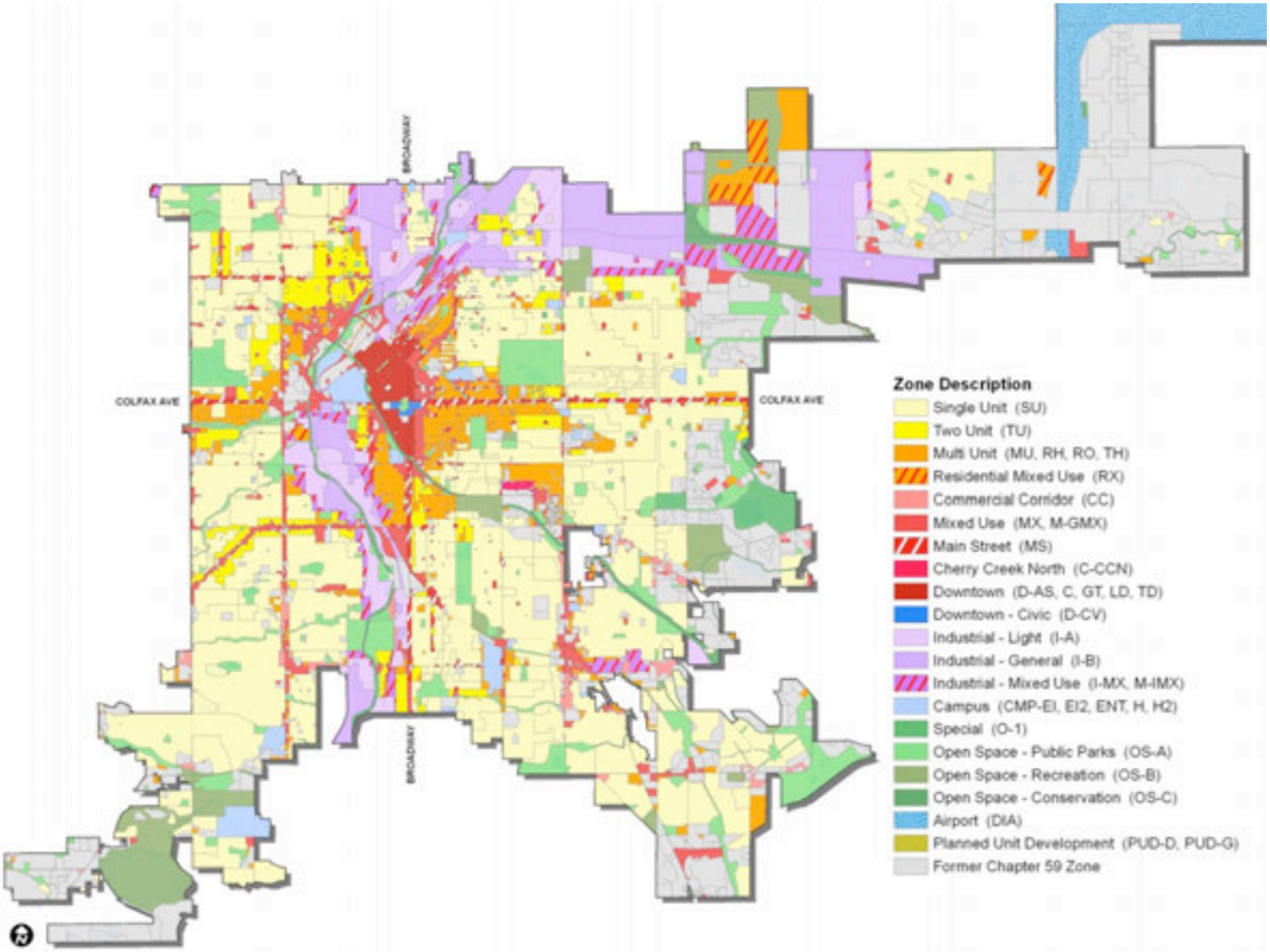
THE NEW ZONING CODE

PUTTING BLUEPRINT DENVER TO WORK

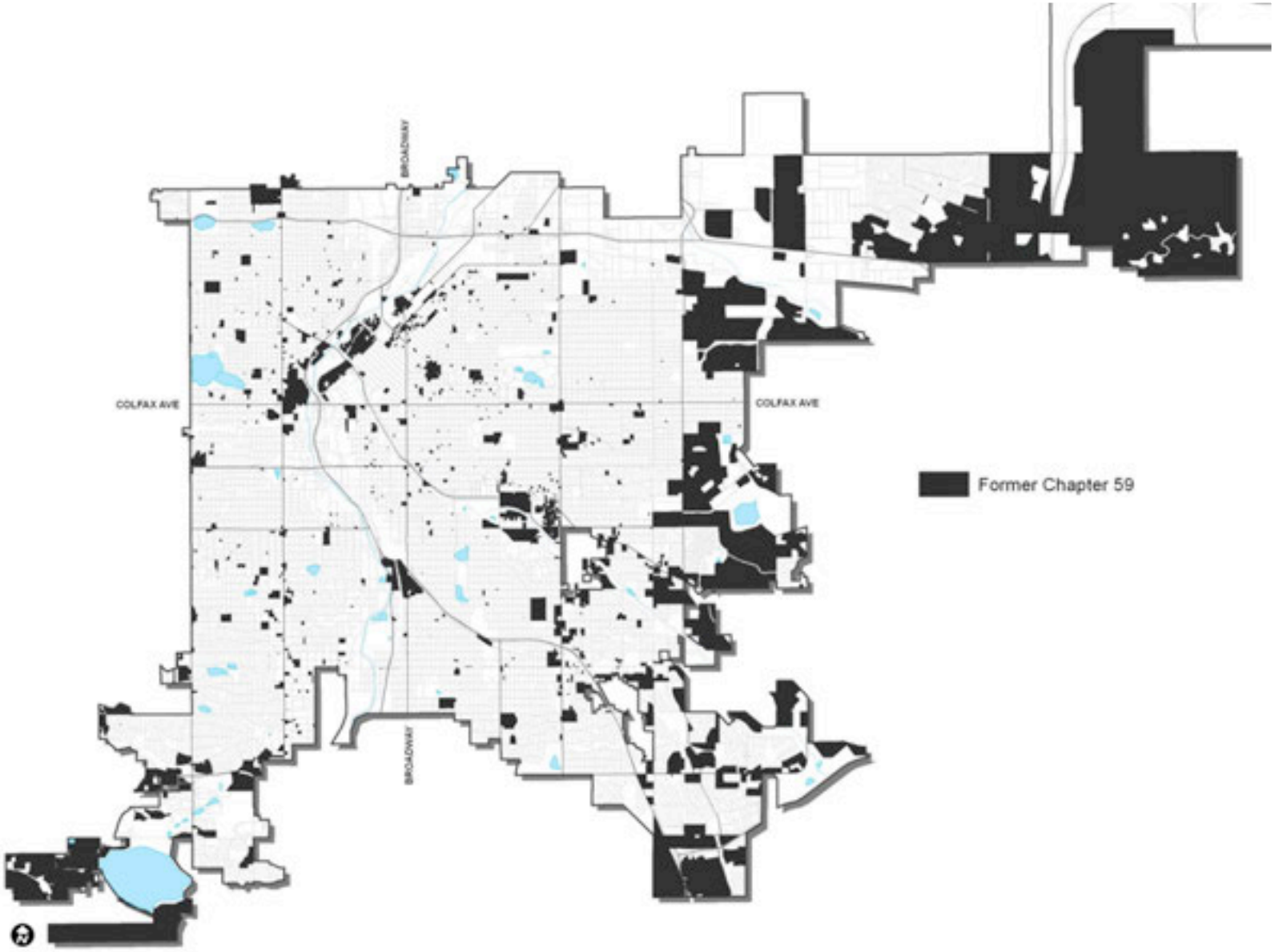
Blueprint Denver Growth Concept



Rezoned Approximately 82% of the City



“Former Chapter 59”



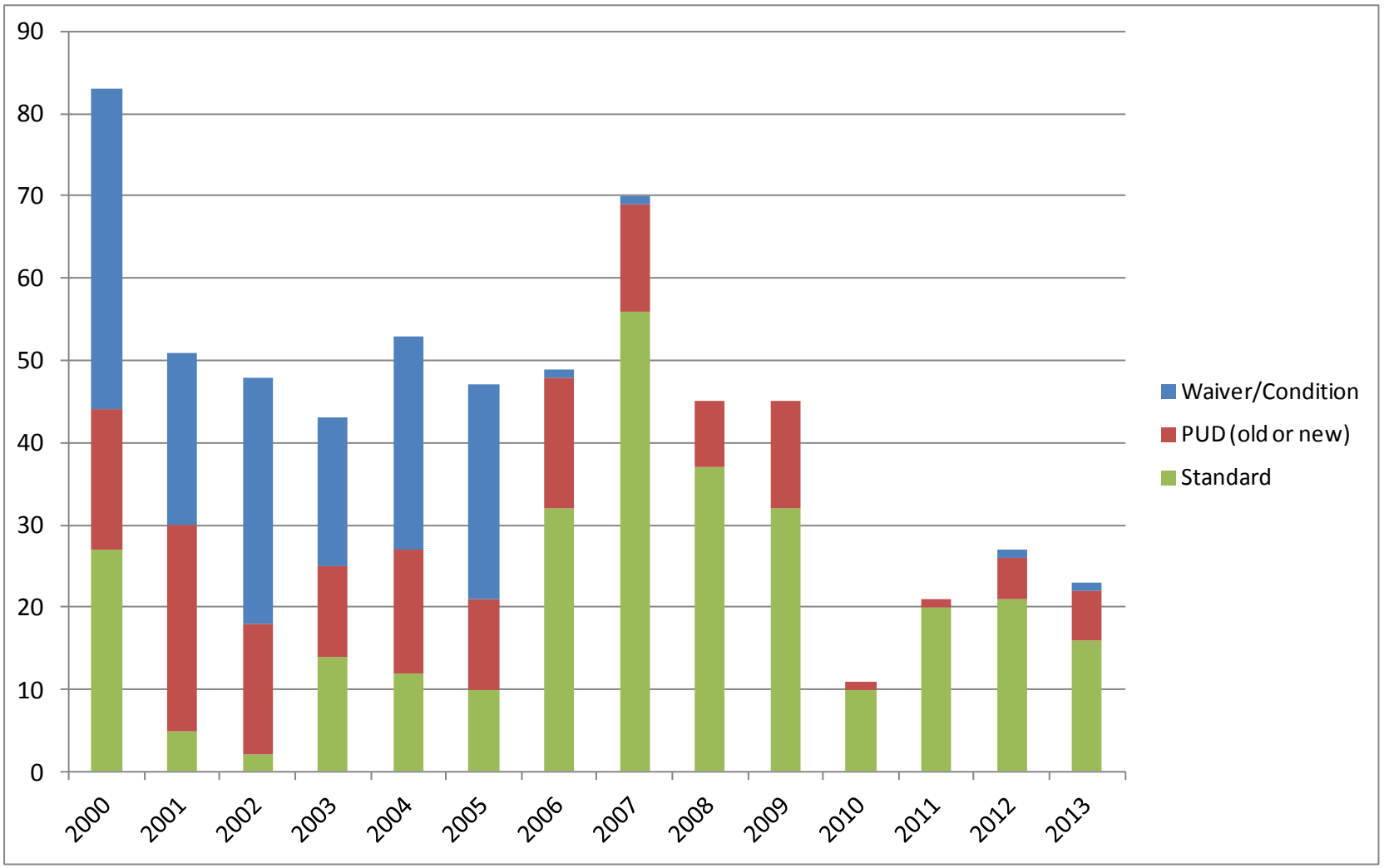
Implementing Blueprint Denver

Performance Measure	2012	2013	2014
Directing Growth			
Achieve a higher ratio of private investment in Areas of Change to Areas of Stability	3:1	6:1	6:1
Achieve a higher ratio of investment in Areas with Small Area Plans to areas without Small Area Plans	5:1	10:1	6:1

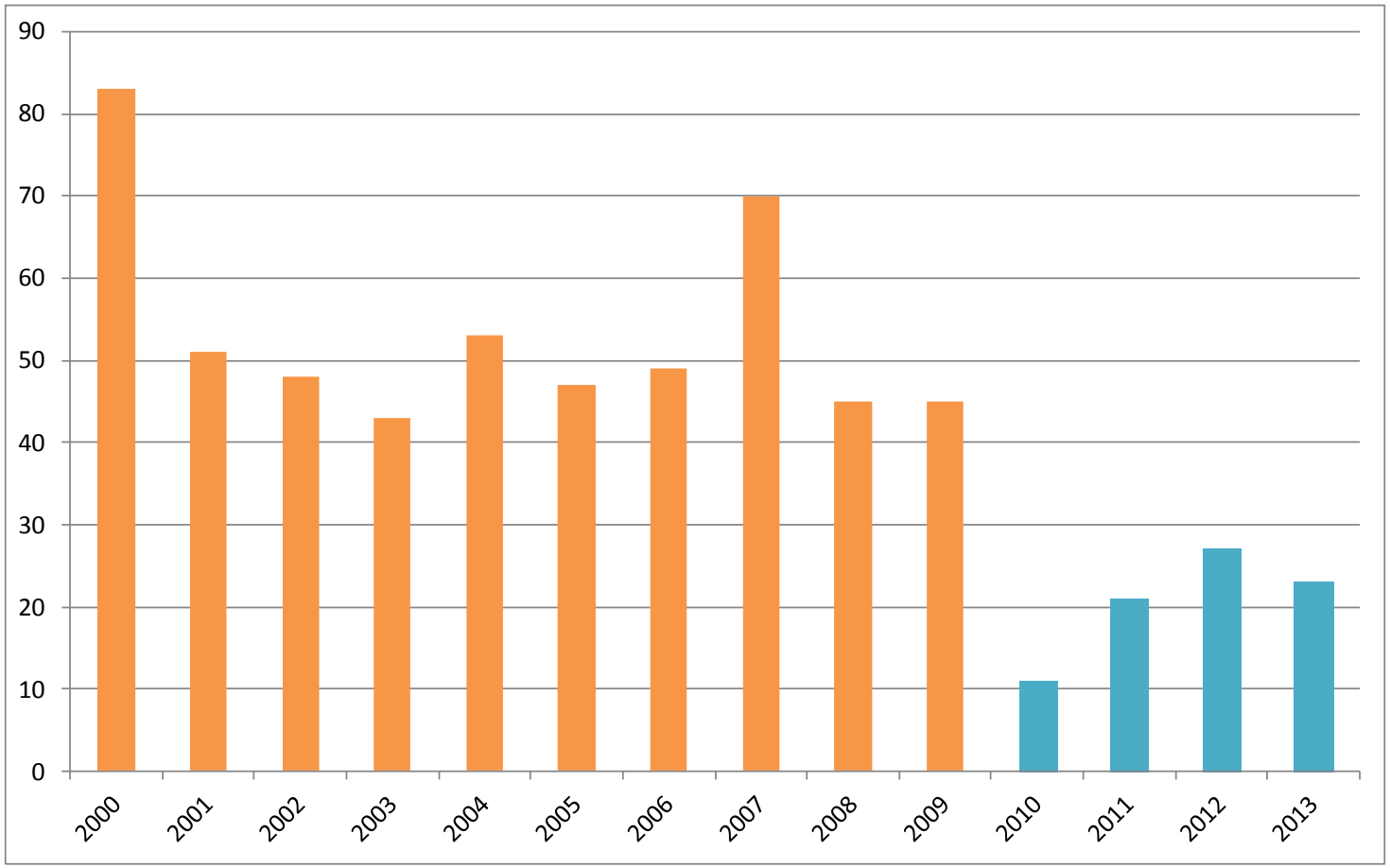
Streamlining the Development Process

	2001	2008	2014
Map Amendments	49	52	37
To PUD	22	11	5
With Waivers &/ or Conditions	22	12	4
Language Amendments	10	16	3

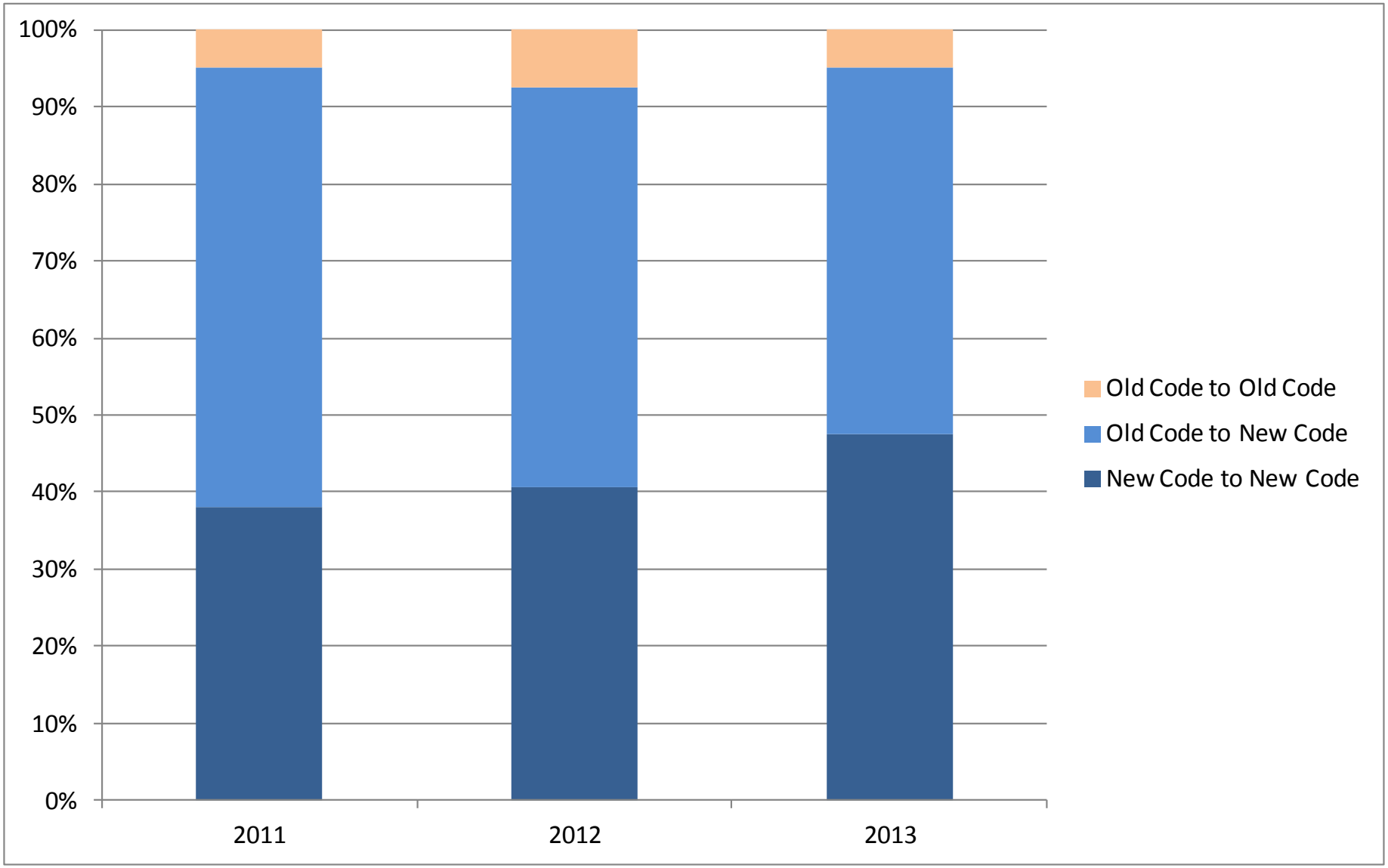
Rezoning by Type 2000-2013



Fewer Rezonings



Implementing Blueprint Denver



Keys to Success

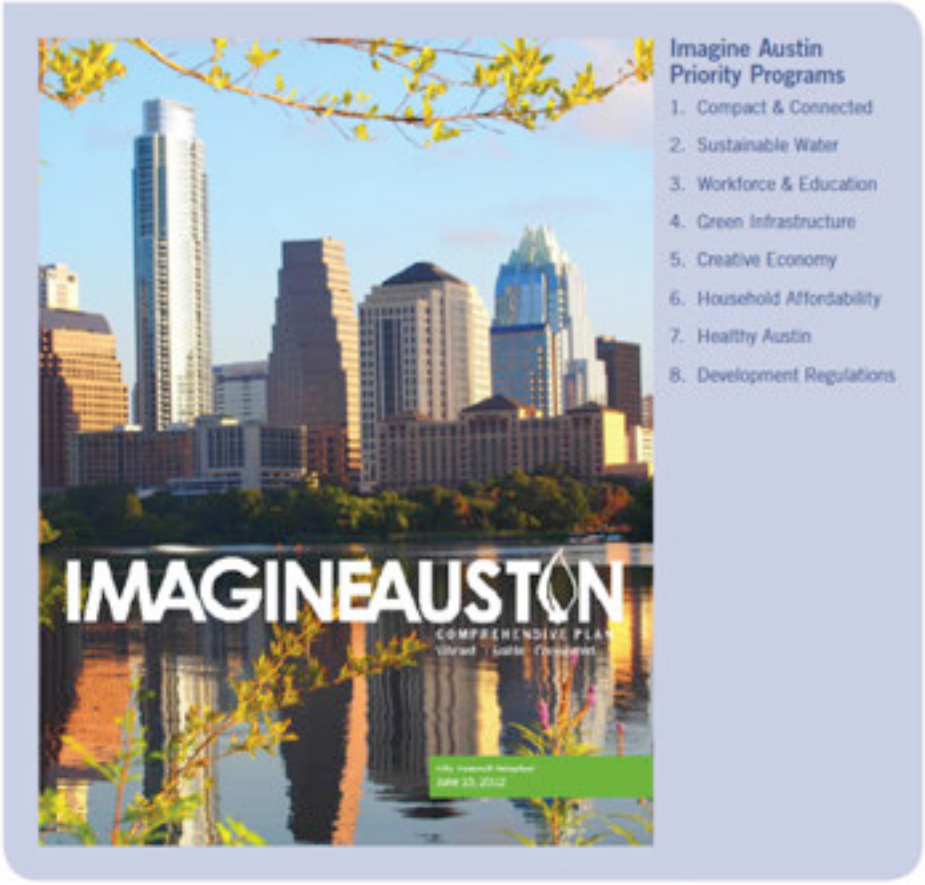
- Communicate the thoroughness of the process as a means of **implementing adopted plans** and dealing with the practical realities of **property rights** concerns
- Many opportunities for community to engage in mapping discussions in a non-confrontational settings both public and one-on-one
- City Council was actively engaged with full technical support by Planning Department staff
- Used the Map to explain how the new code was better than existing; used the Map to refine the text
- Focused on getting the text approved; not the last time the map would be changed.

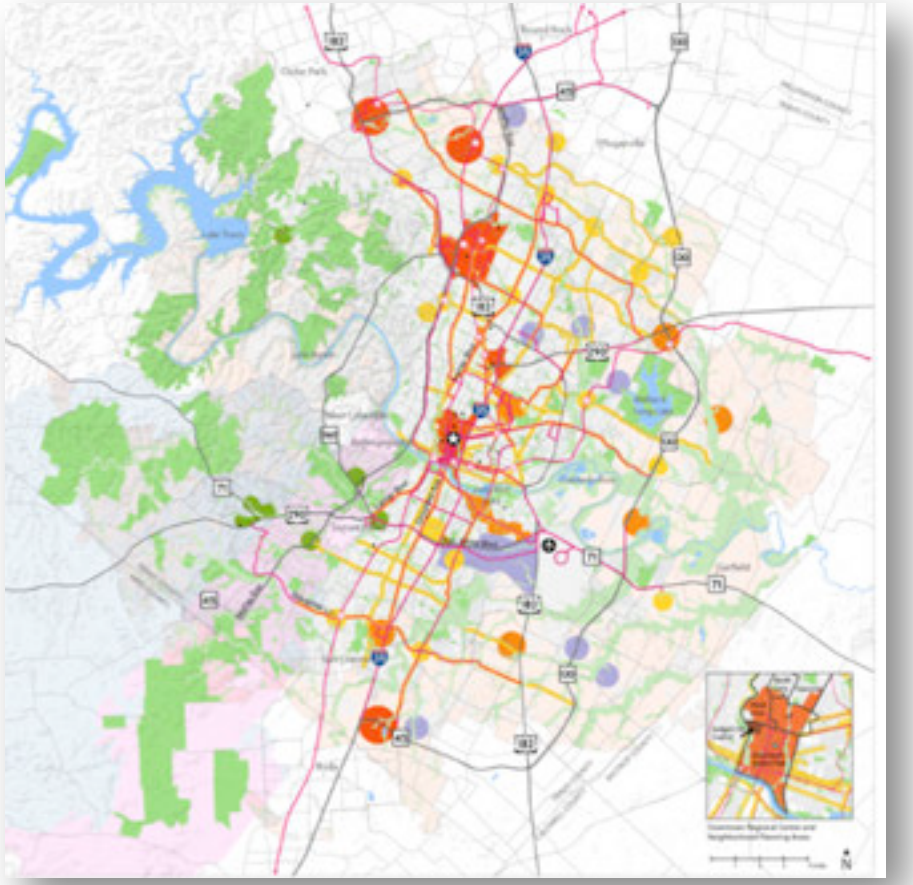
2 How Will We Do It In Austin?

2 Multiple Elements

Adopted Plans

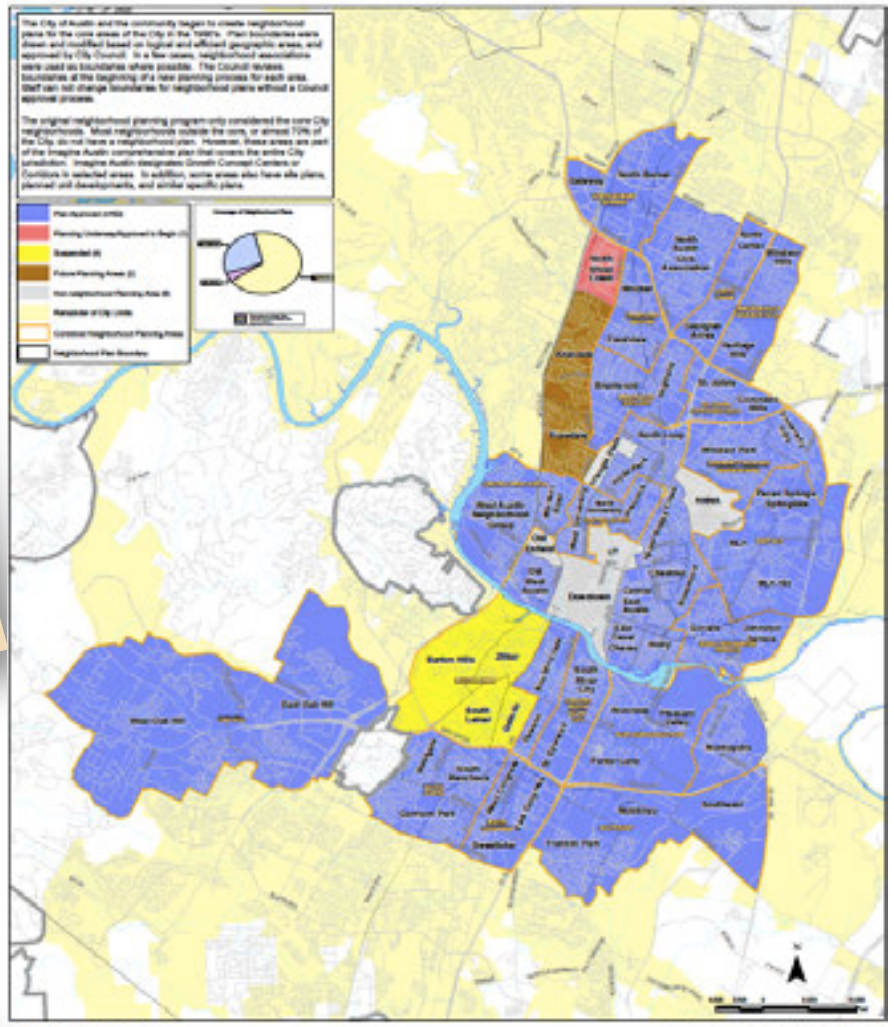
- Comprehensive Plan





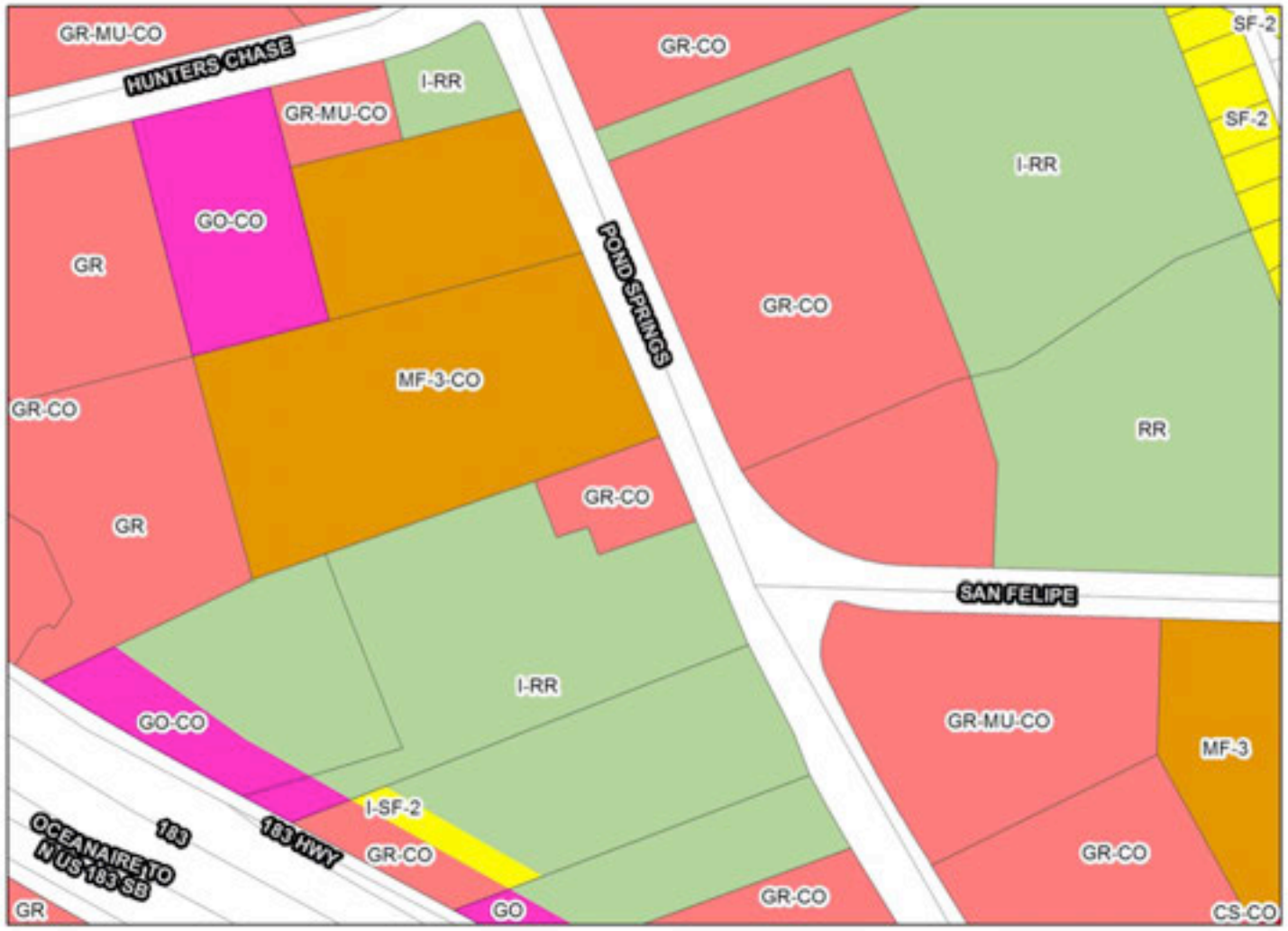
Adopted Plans

- Neighborhood Plans (FLUMS)
- Master Plans, Corridor Plans, and Special District Plans



City of Austin
Neighborhood Planning Areas

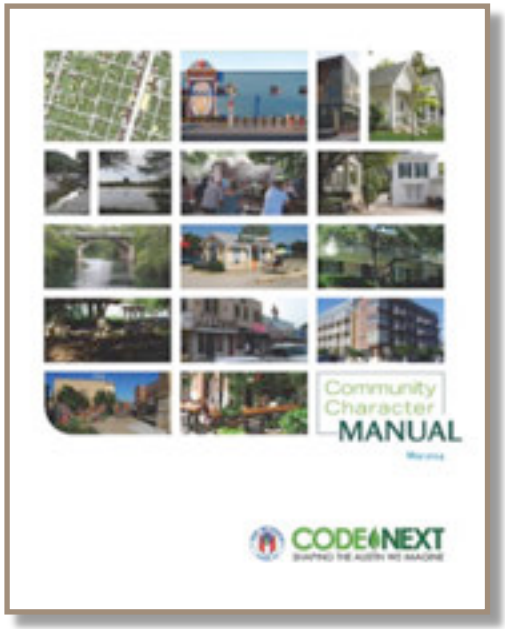
Existing Zoning and Other Applicable Regulations

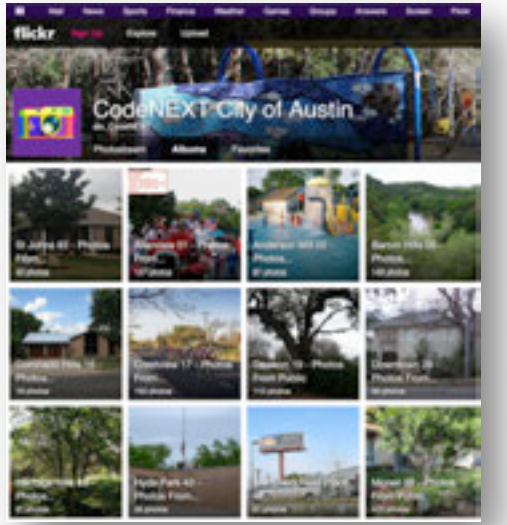


Existing Land Use and Form

2014 Land Use Inventory

Agricultural	Office	Single Family	Warehousing
Apartment/Condo	Parking	Streets and Roads	
Commercial	Retirement Housing	Undeveloped	





CODE NEXT
SHAPING THE AUSTIN WE IMAGINE

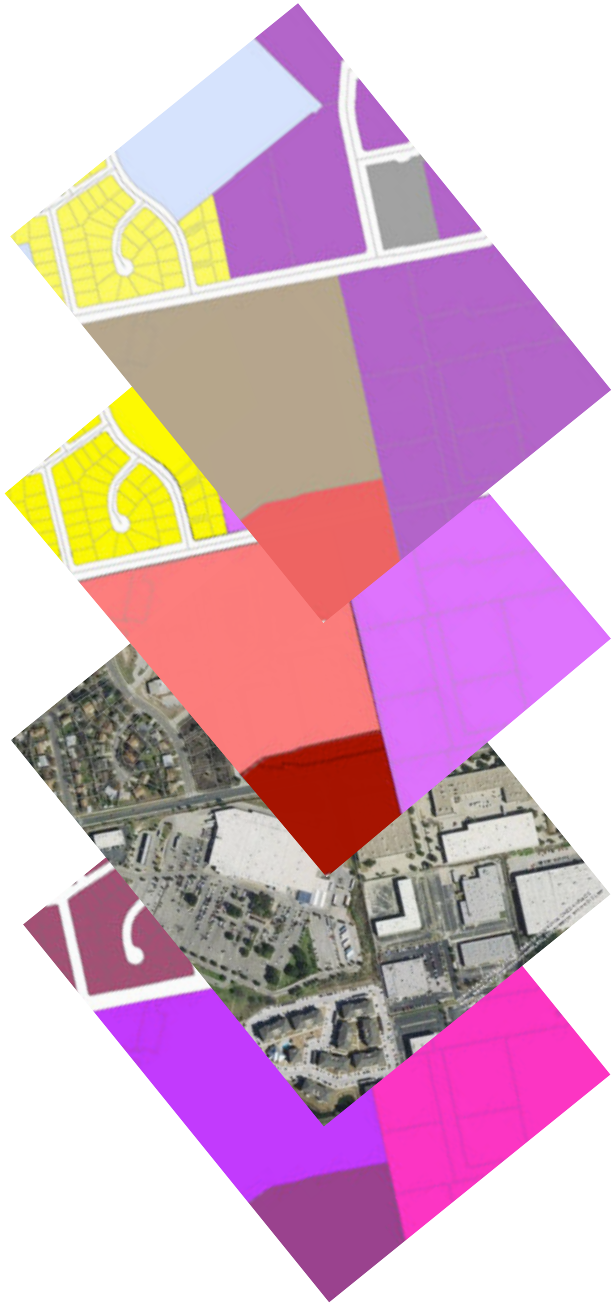
A Layered Approach

Adopted Plan Policies (FLUM)

Existing Zoning and Other Applicable Regulations

Existing Land Use and Form

New Zoning Classification



4 Multiple Passes

Multiple Passes

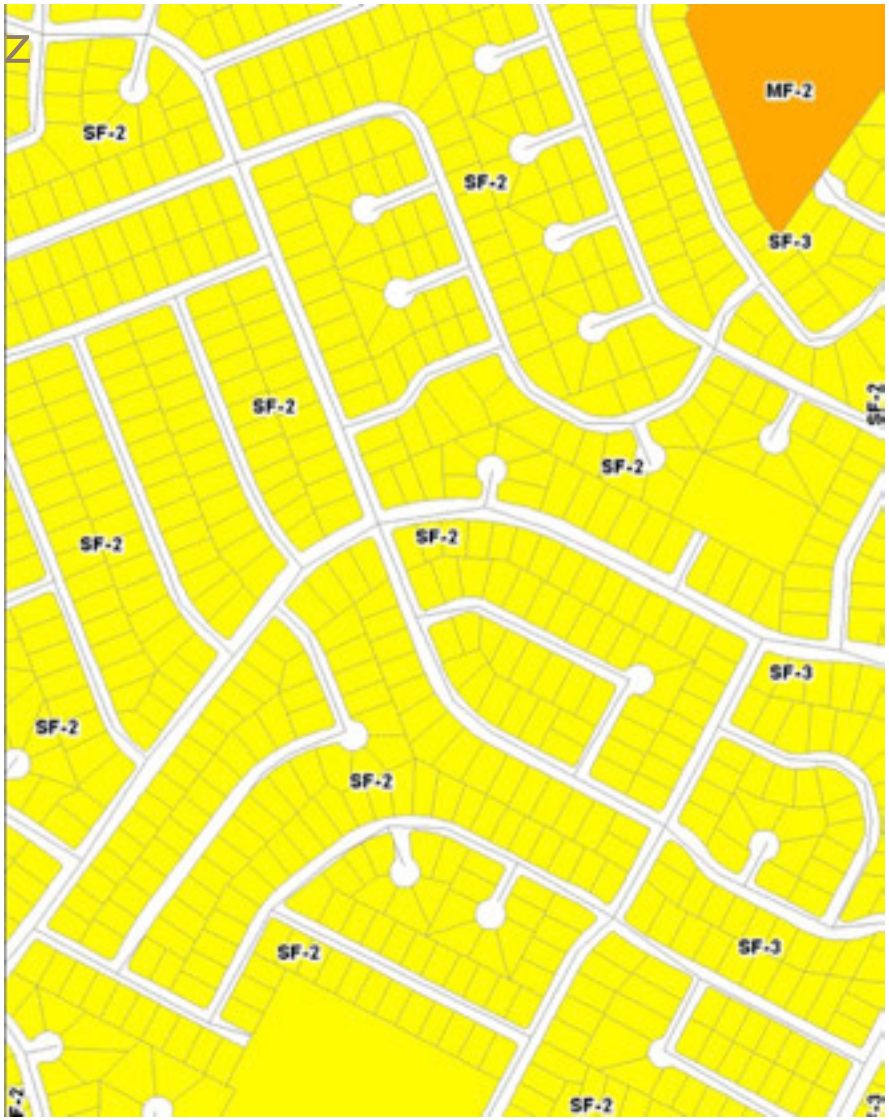
Pass 1: Simple translations & “carry forward” existing PUD’s, Specific Regulating Plans, TOD’s, etc.

Pass 2: New Zones that incorporate common “modifiers”, Compatibility, VMU, etc.

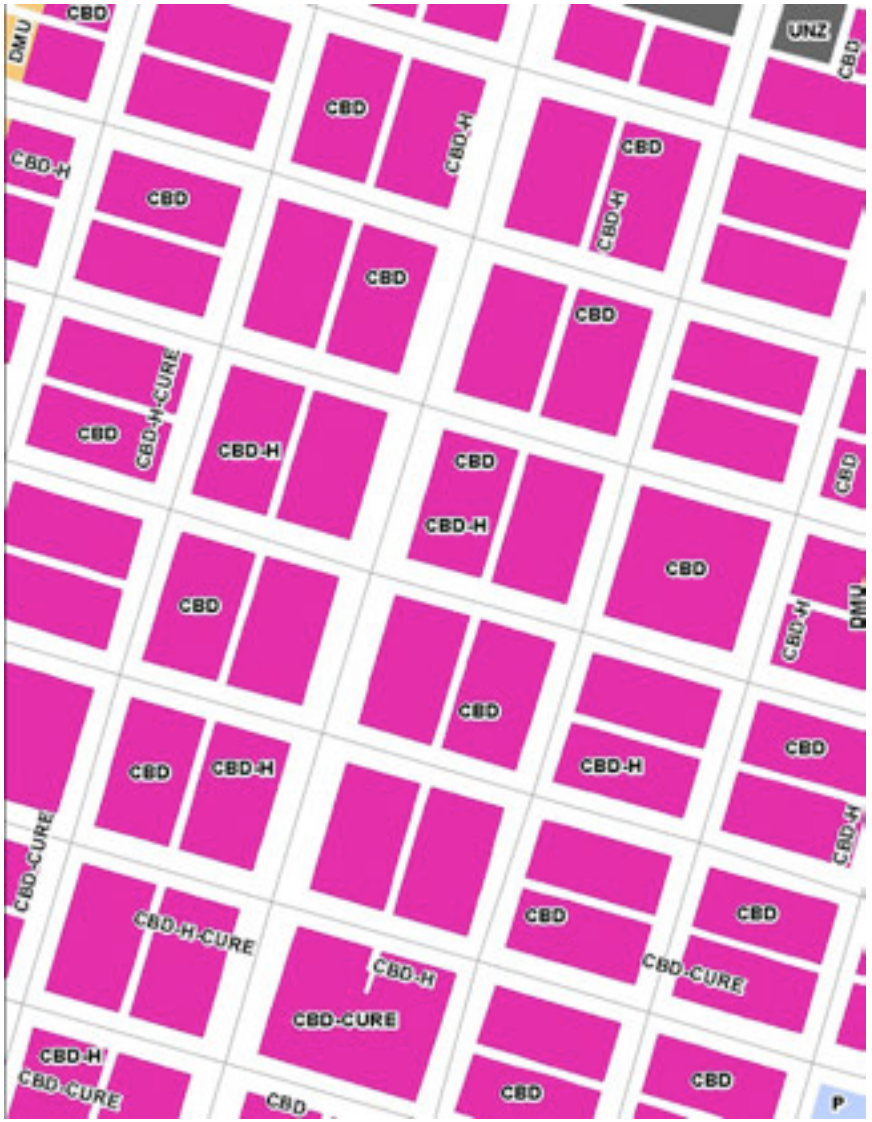
Pass 3: Most factors to evaluate

Pass 1: Simple Translation

Residential Neighborhood

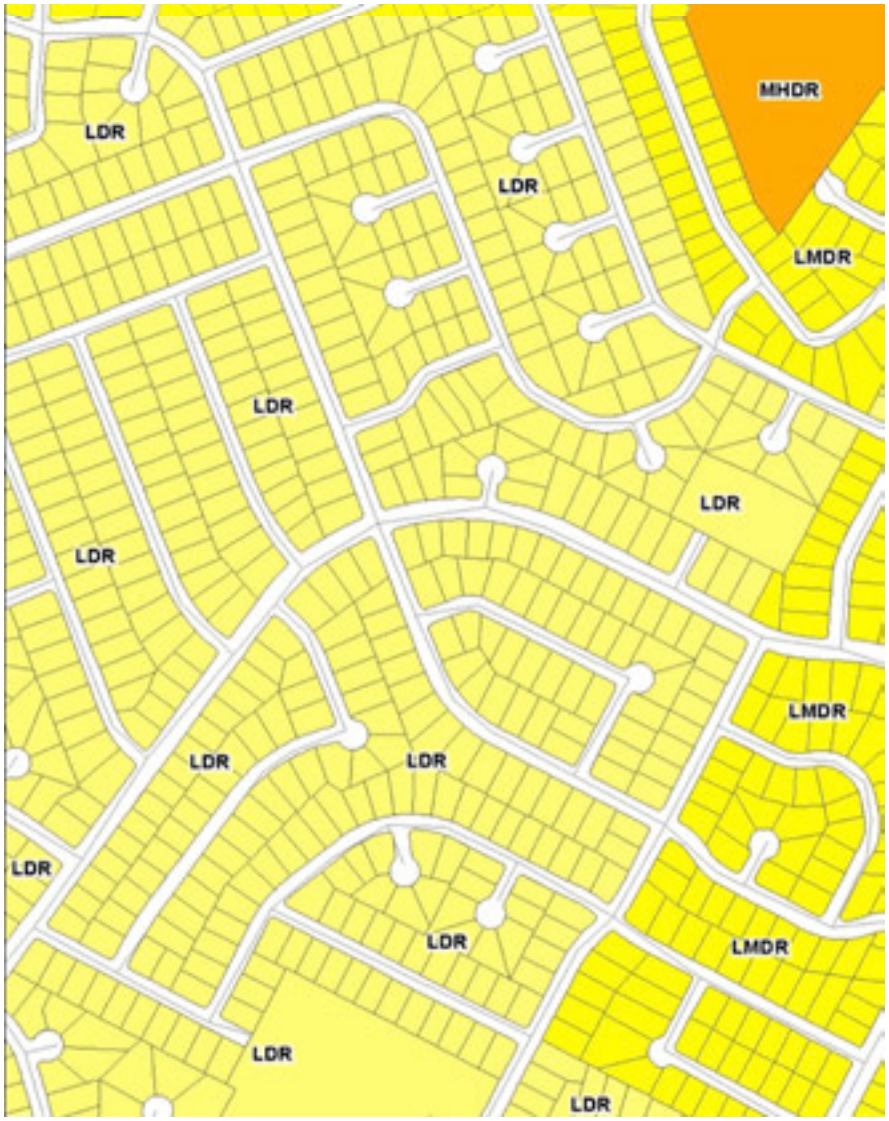


Downtown Core

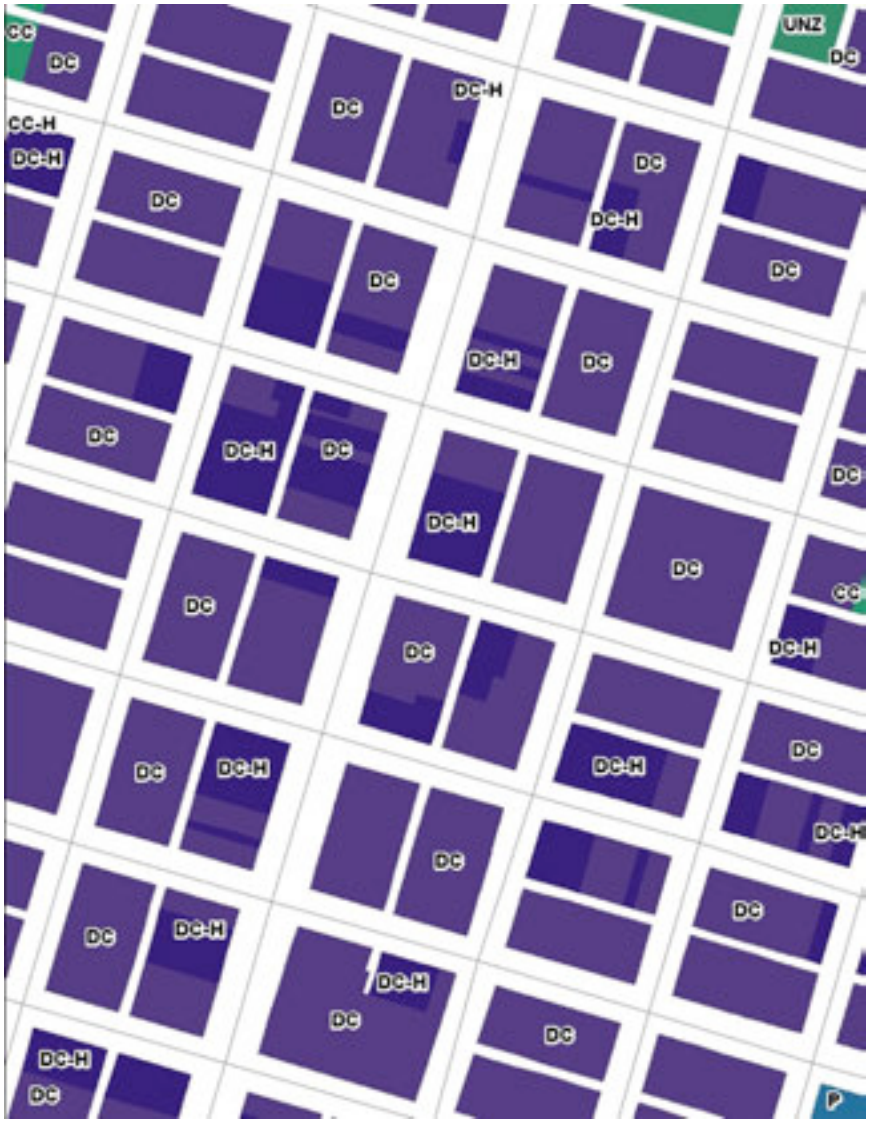


Pass 1: Simple Translation

Residential Neighborhood

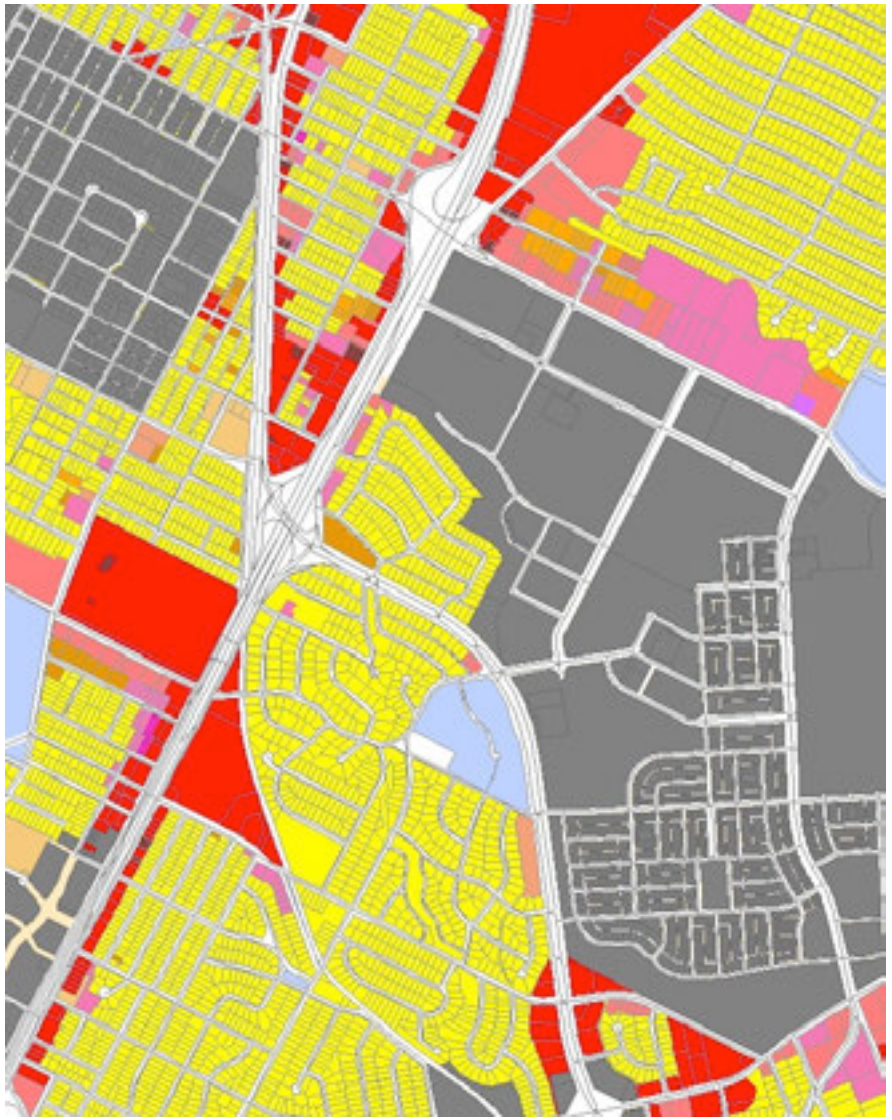


Downtown Core



Pass 1: Simple Translation “Carry Forward” existing

PUD’s, Specific Regulating Plans, State Lands, etc.



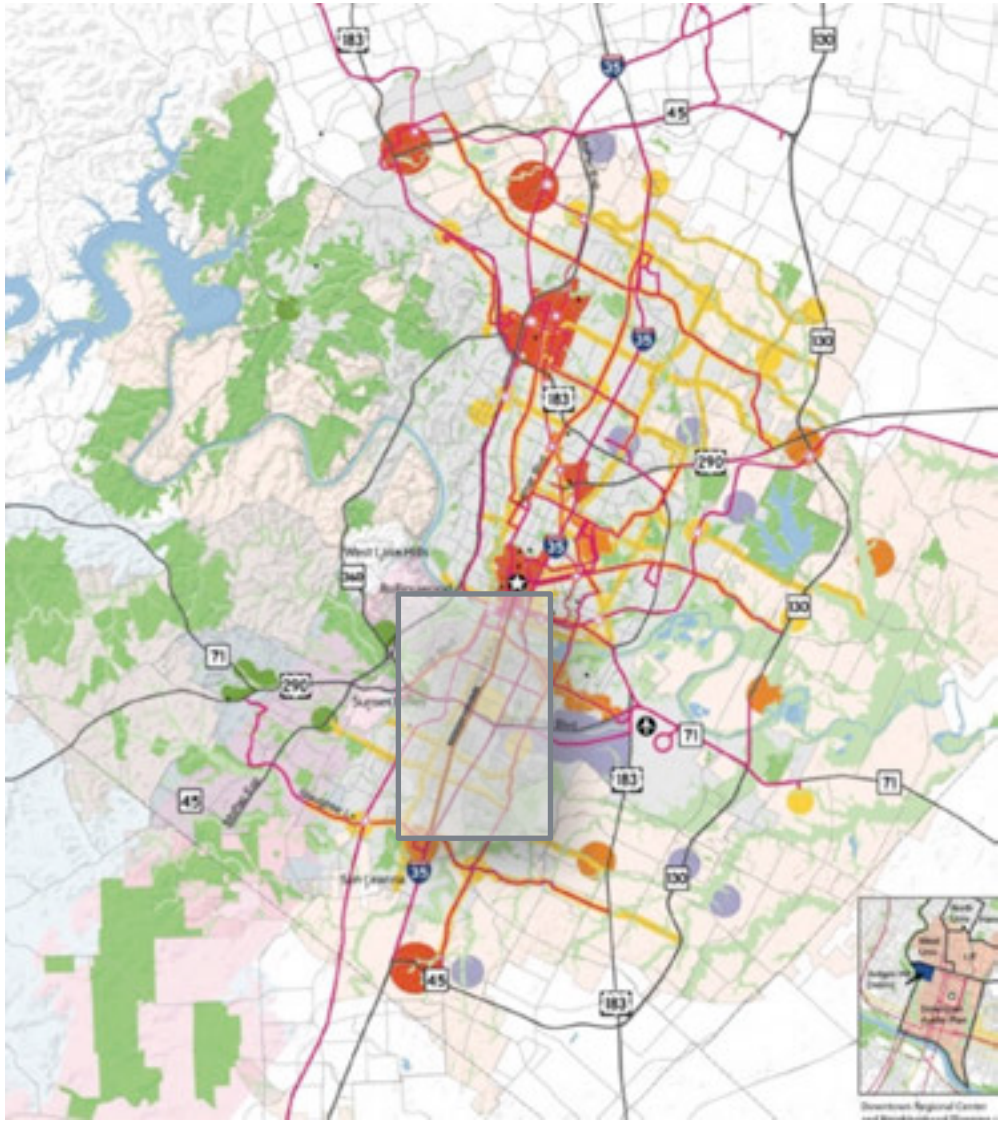
Pass 2: “Baked-in”

CS-V-CO-NP

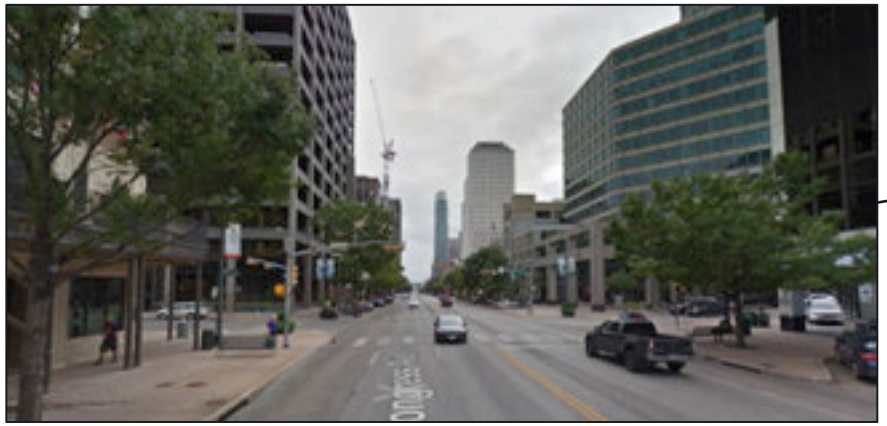
CS-1-MU-CO-HD-NP

CS-1-V-NP

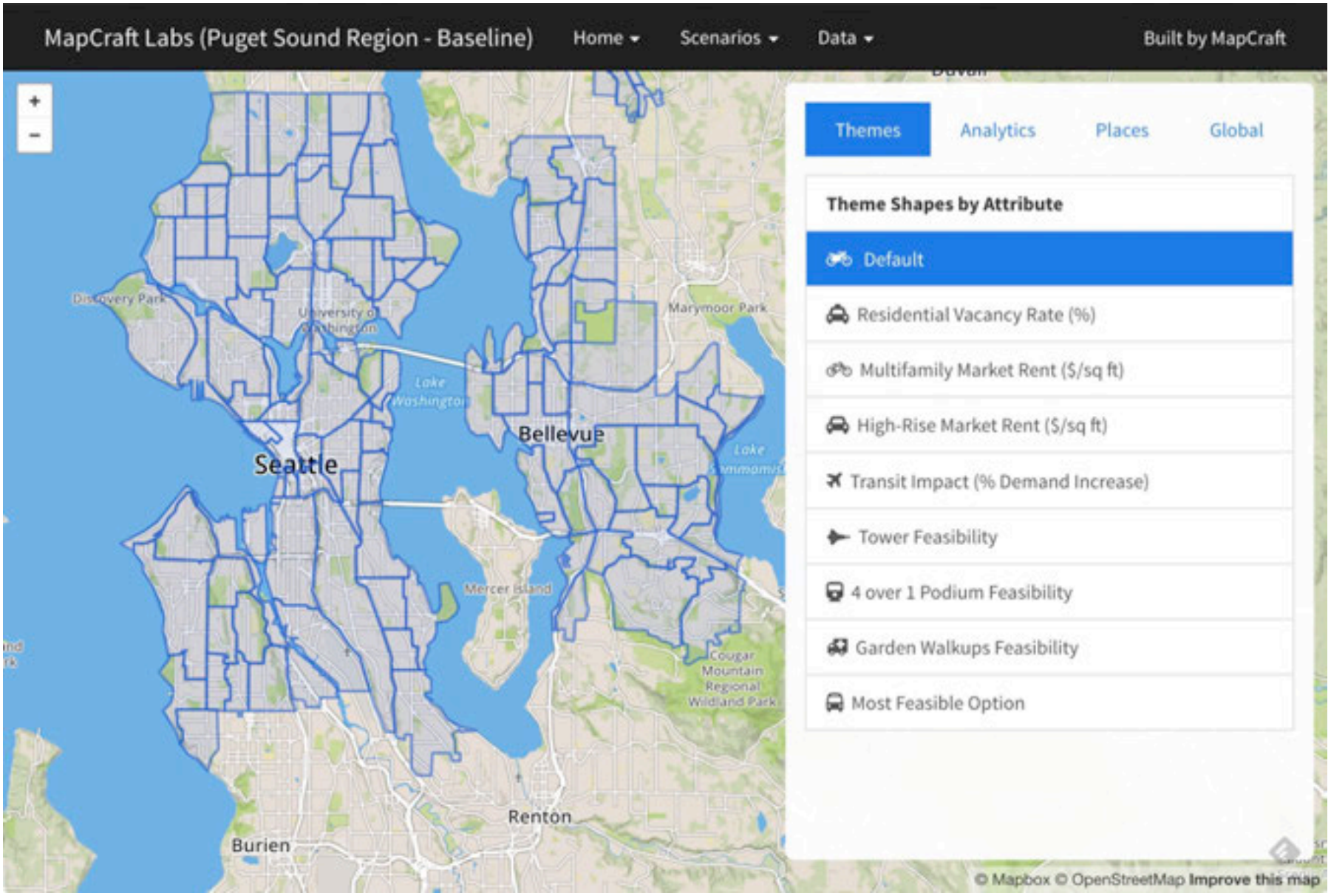
Pass 3: Most factors to evaluate



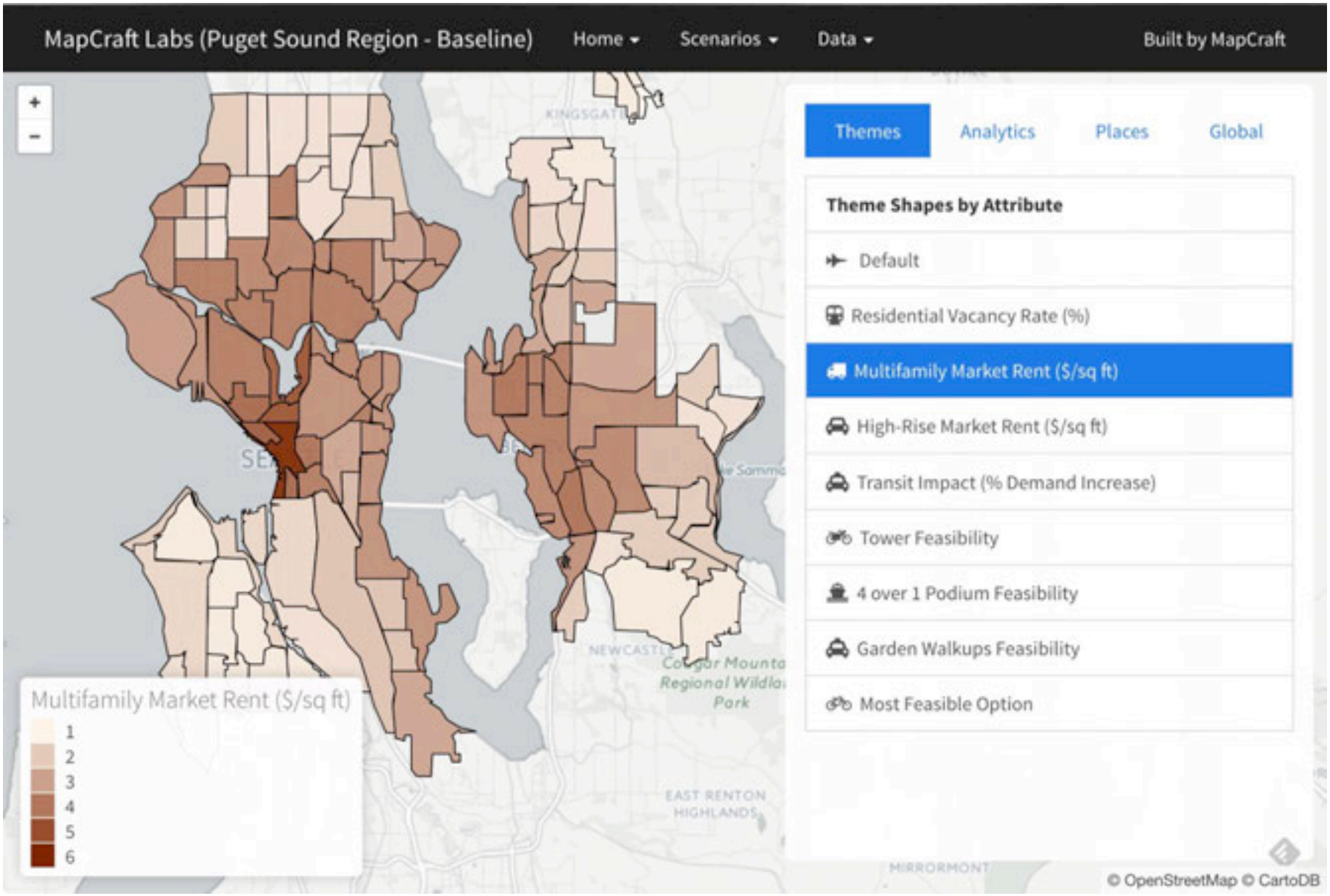
Pass 3: Most factors to evaluate



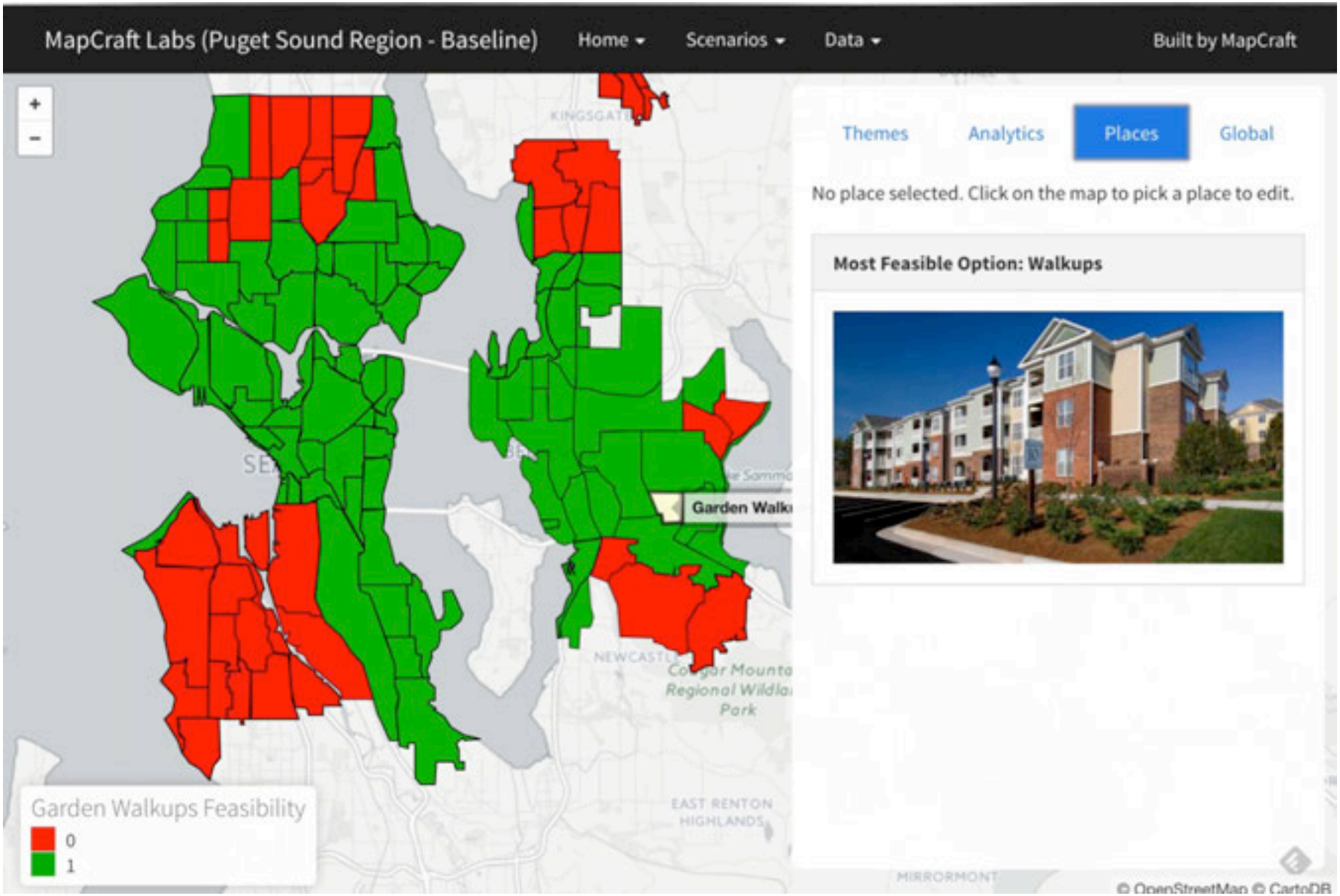
Pass 3: Most factors to evaluate



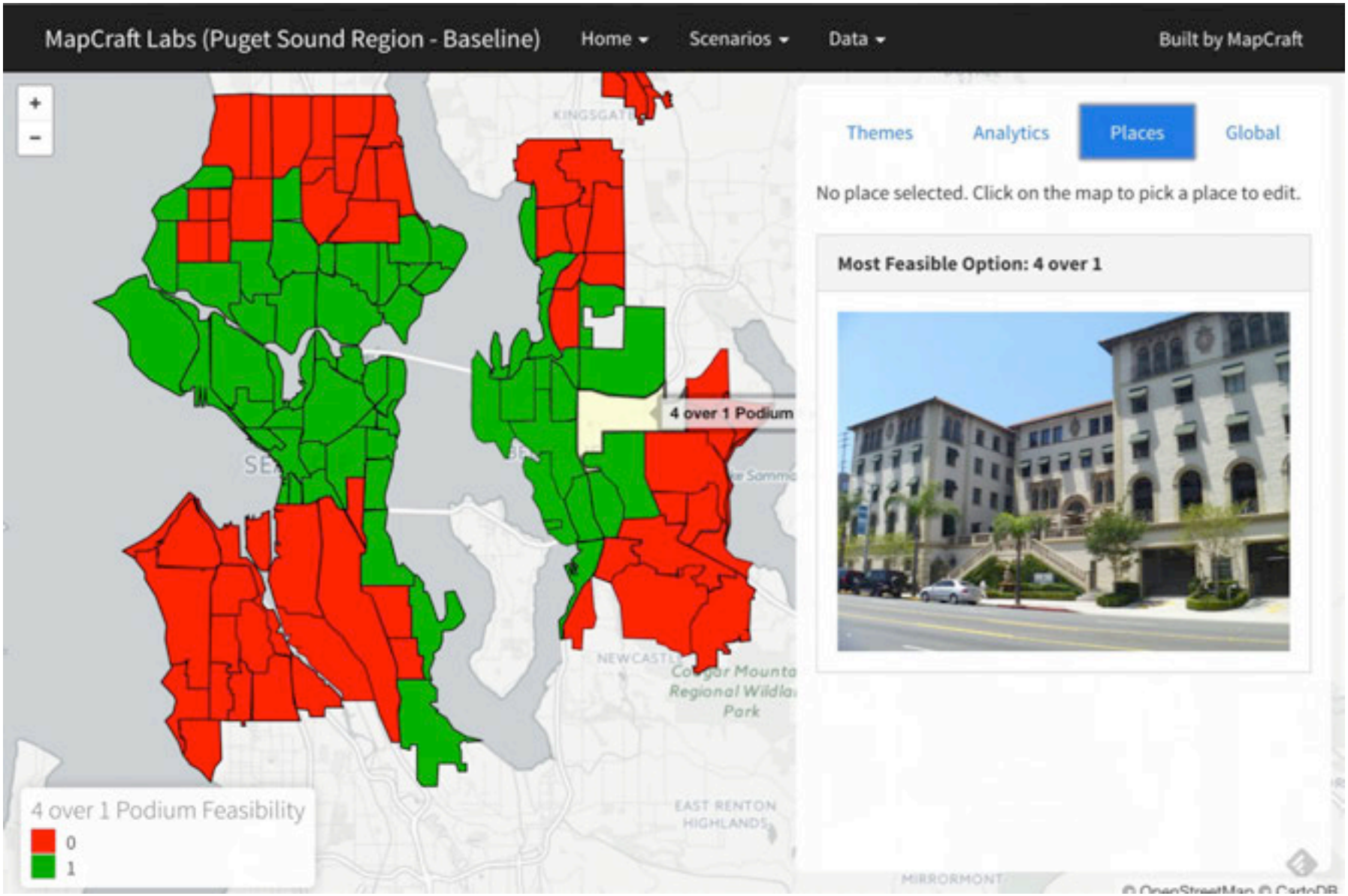
Pass 3: Most factors to evaluate



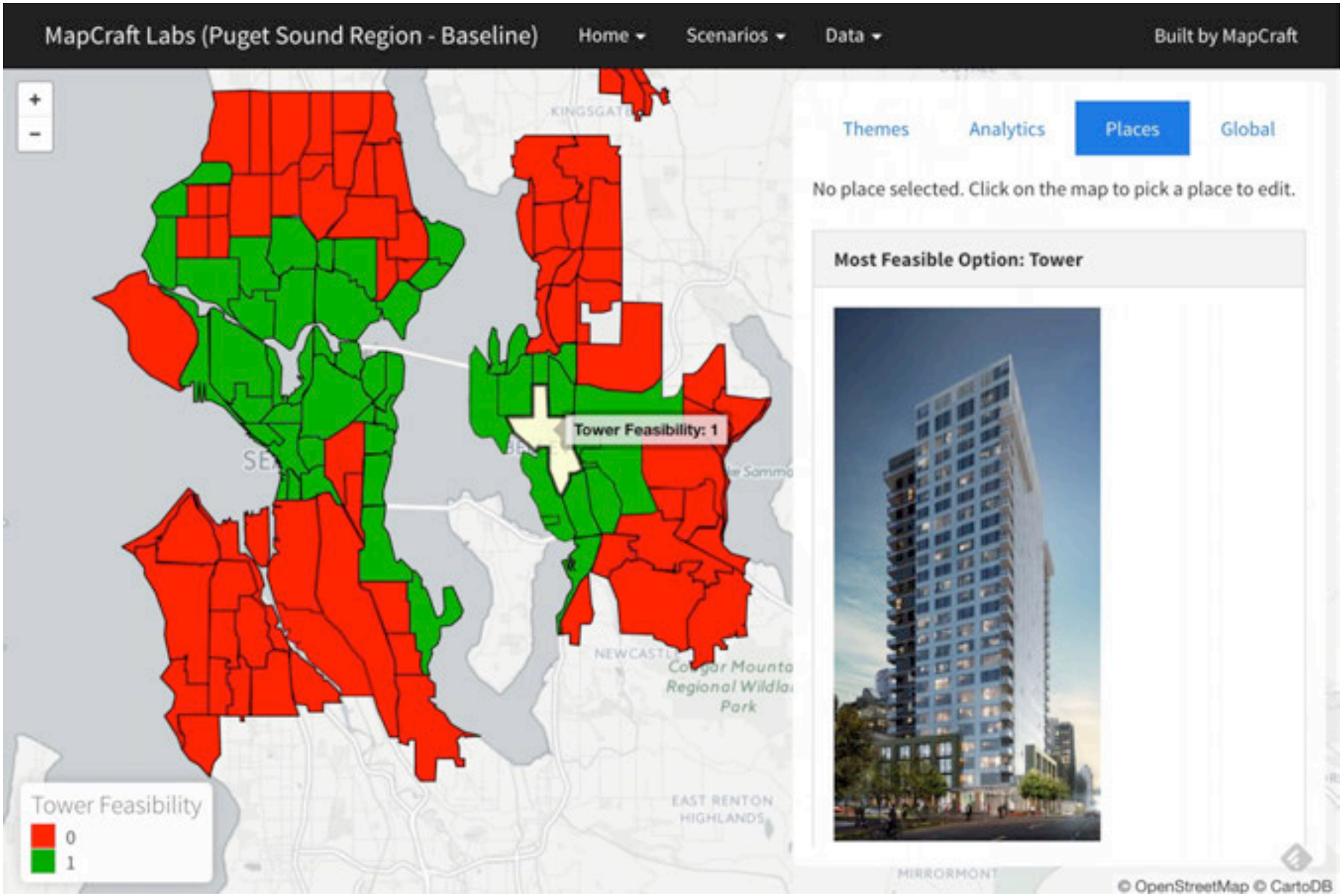
Pass 3: Most factors to evaluate



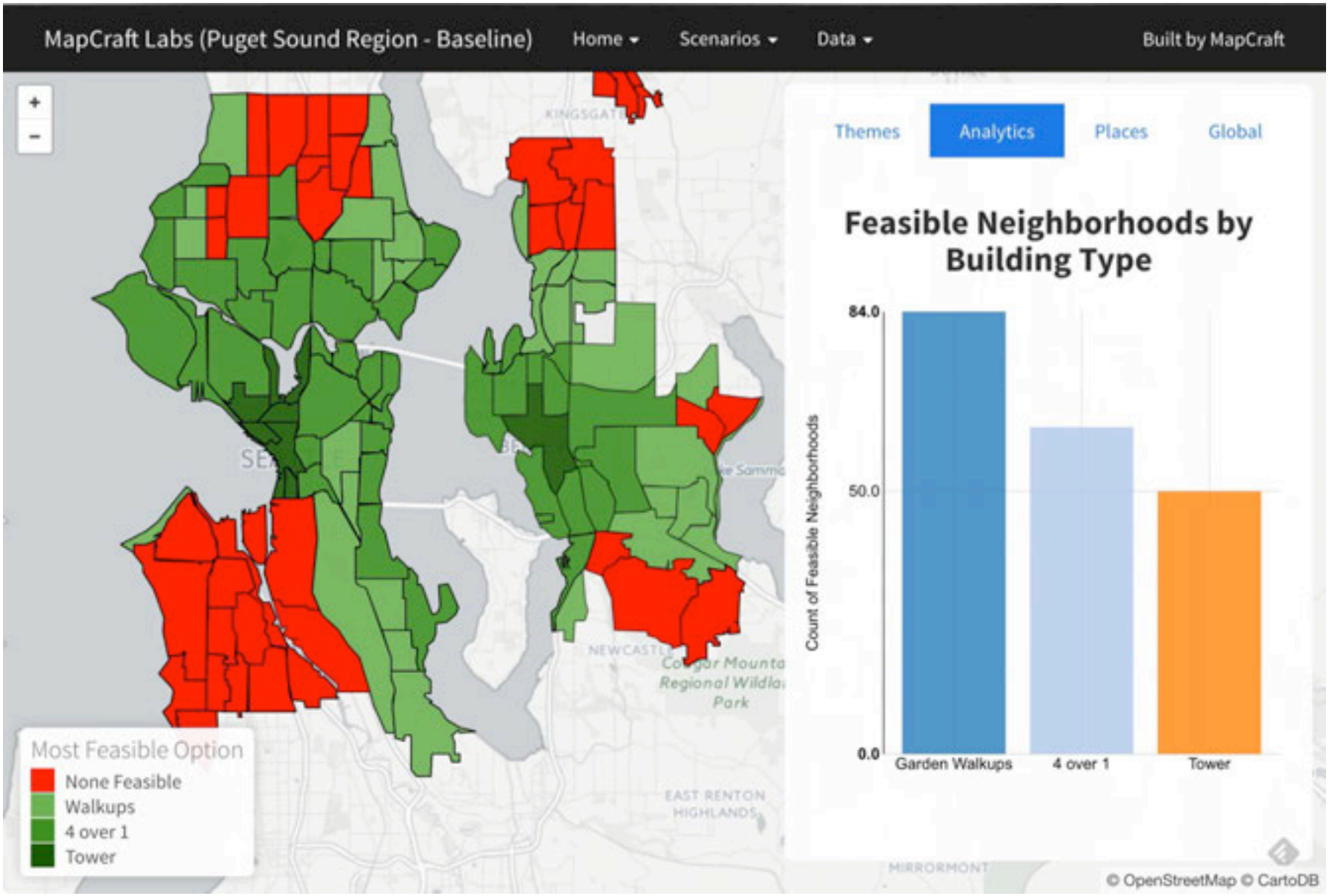
Pass 3: Most factors to evaluate



Pass 3: Most factors to evaluate

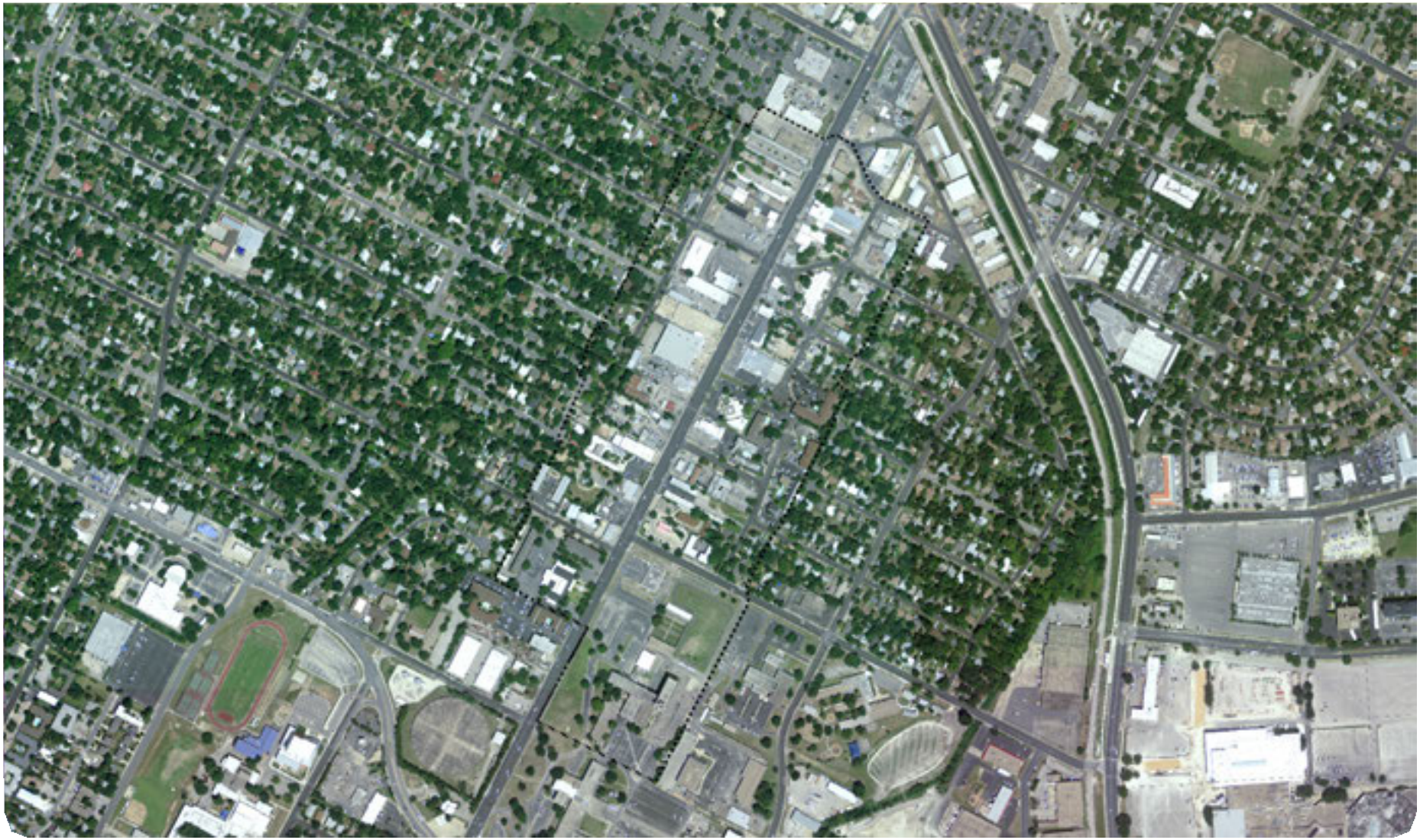


Pass 3: Most factors to evaluate

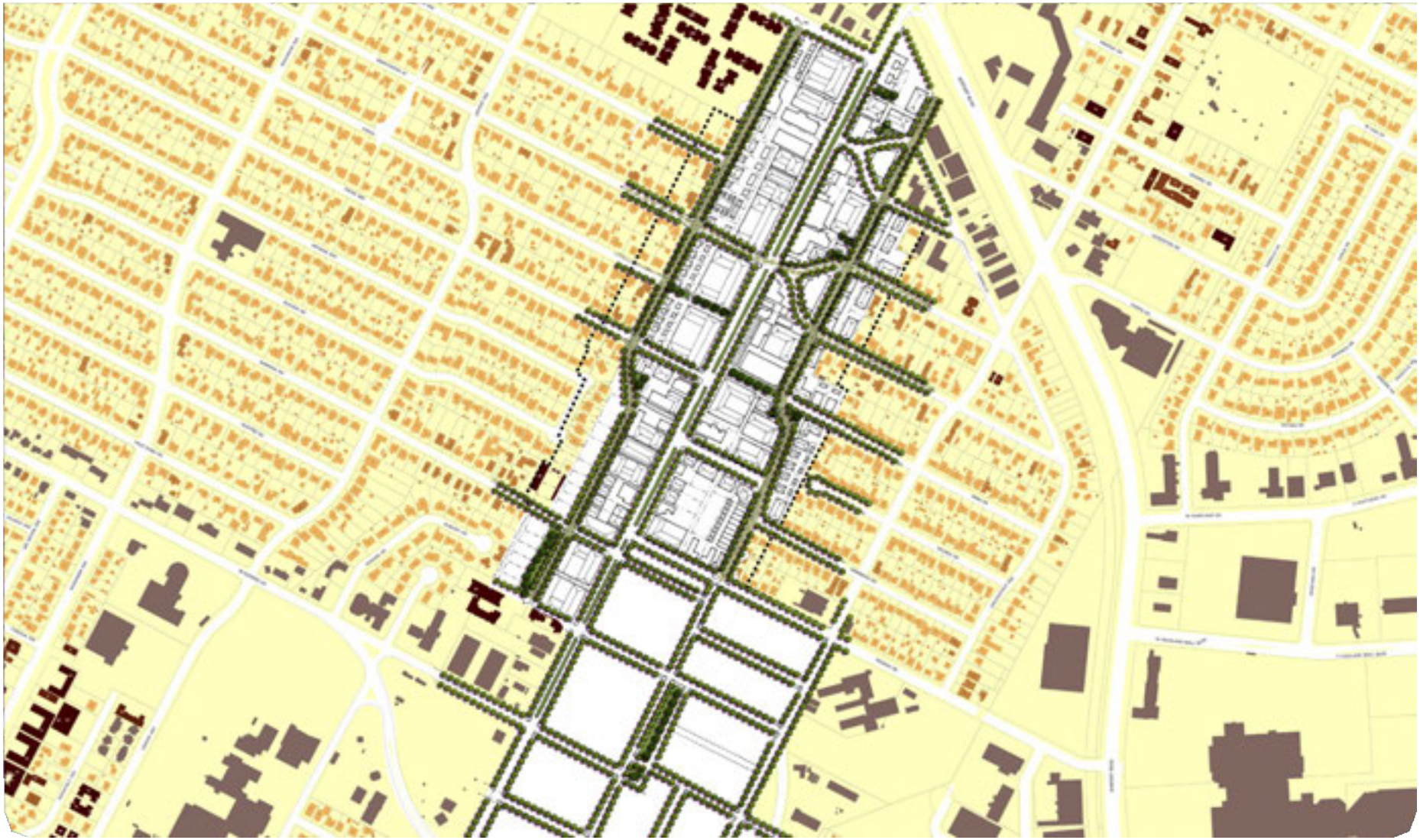


Transitions

Deep Blocks (greater than 300')/Multiple Blocks



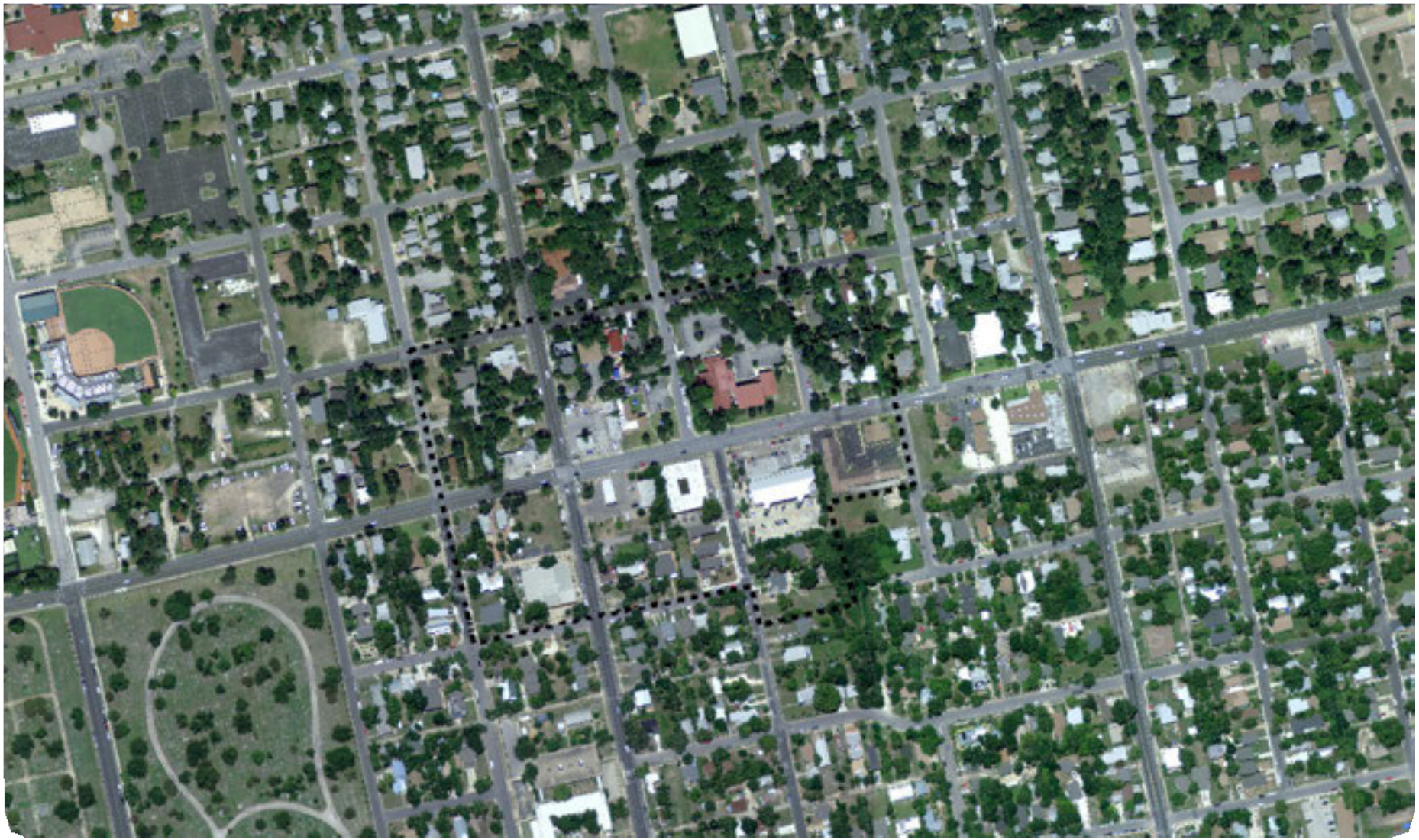
Deep Blocks (greater than 300')/Multiple Blocks



Deep Blocks (greater than 300')/Multiple Blocks

Deep Blocks (greater than 300’)

“Typical” Blocks (200’-260’)



“Typical” Blocks (200’-260’)

“Typical” Blocks (200’-260’)

“Typical” Blocks (200’-250’)

Shallow Blocks (less than 150’)

Shallow Blocks (less than 150’)

Shallow Blocks (less than 150’)

Transect/Non-Transect Zones

Apply the Most Appropriate Zone

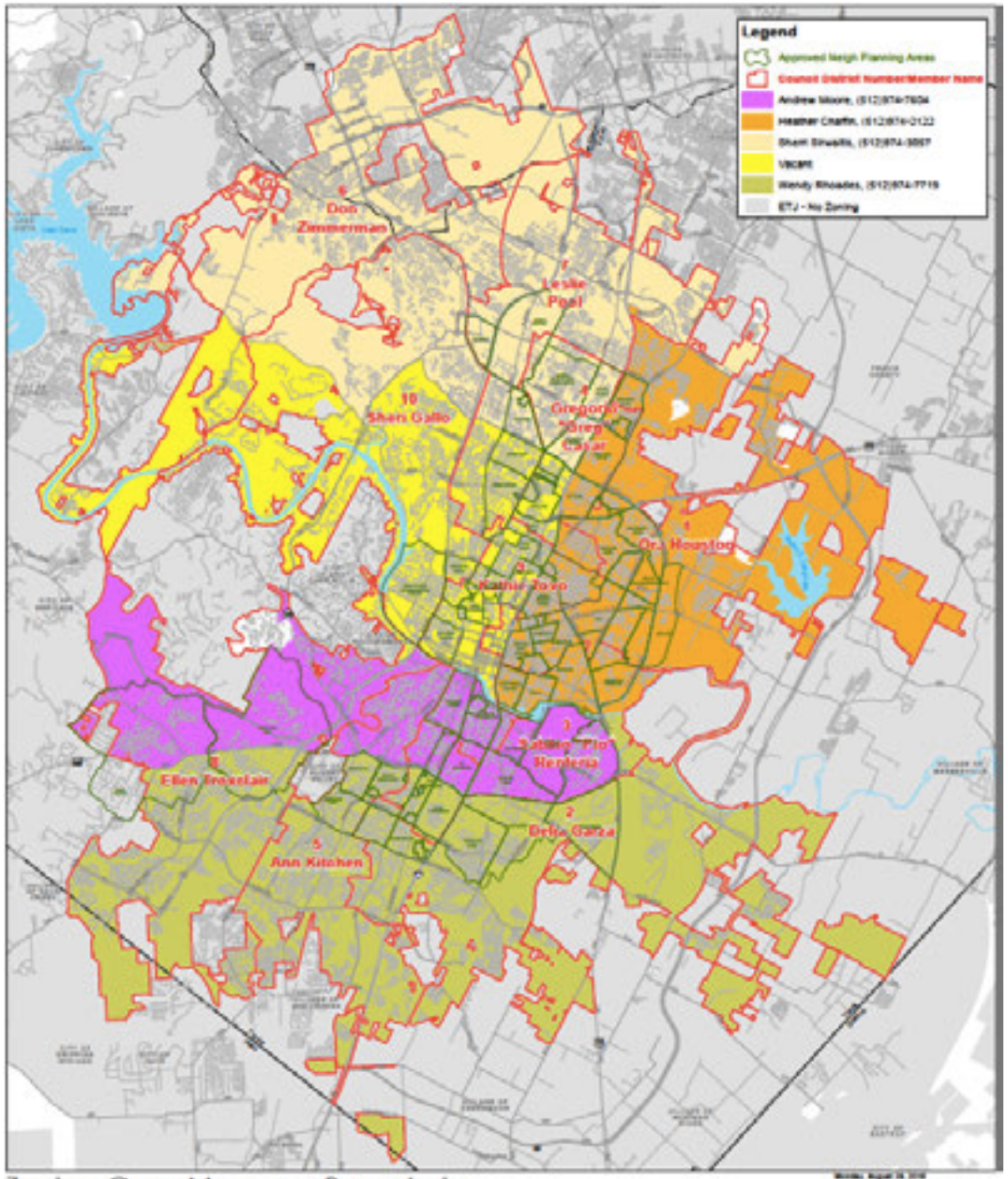
The **transect zones** are established based on the intent of the desired physical form and character of particular environments. Applicable where walkable environments are a priority.

The **non-transect** zones primarily focus on auto-dependent areas, such as single-family subdivisions, other suburb an residential areas, auto-dependent commercial and retail areas, and industrial areas.

Five Mapping Teams

Team Composition

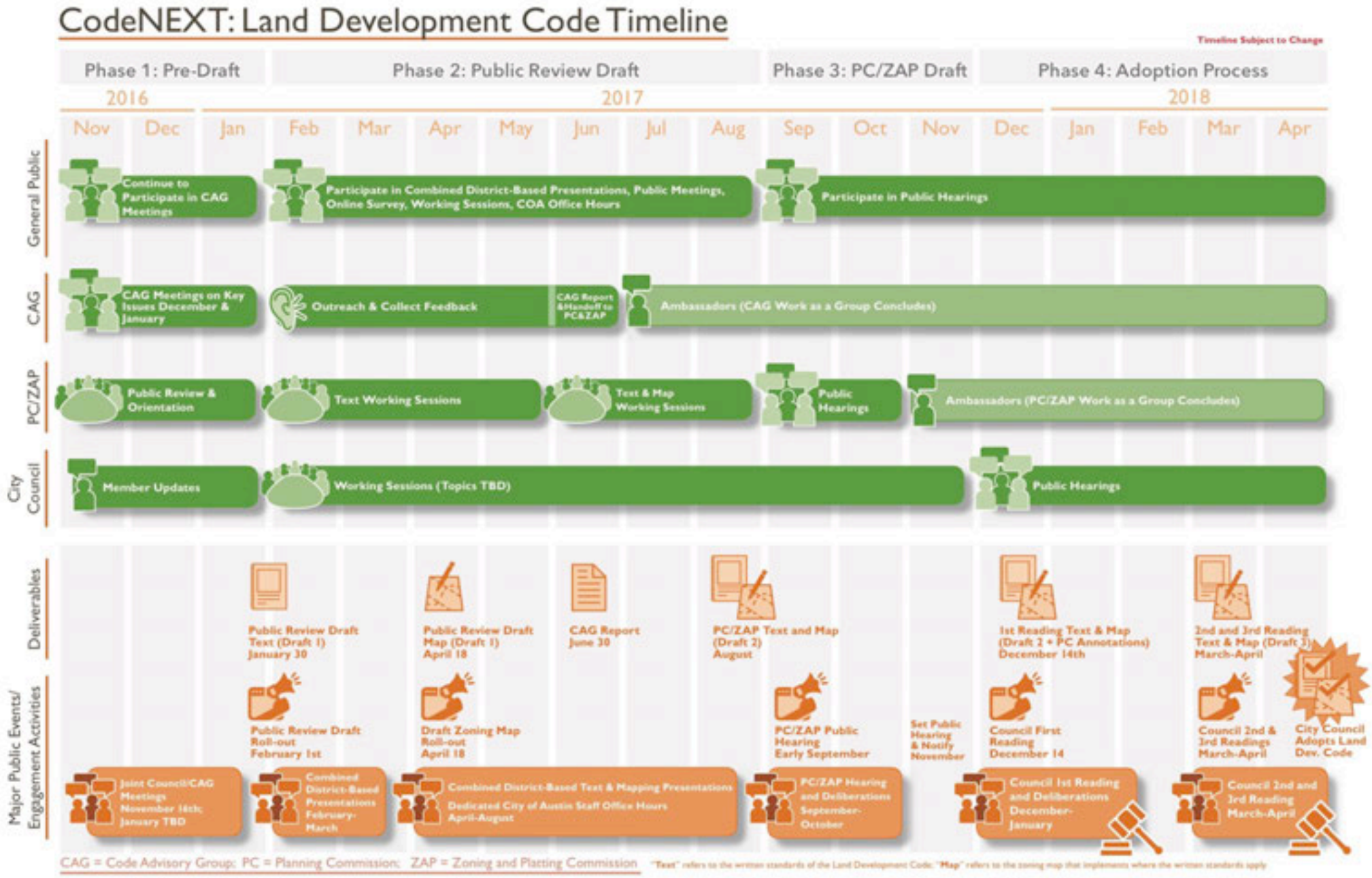
- Management Lead
- Zoning Lead
- GIS
- Admin
- 4-5 Planners



Zoning Case Manager Boundaries
CITY OF AUSTIN
FULL AND LIMITED PURPOSE JURISDICTION

3 Next Steps

Schedule


CodeNEXT: Land Development Code Timeline
Timeline Subject to Change
Phase 1: Pre-Draft
Phase 2: Public Review Draft
Phase 3: PC/ZAP Draft
Phase 4: Adoption Process
2016
2017
2018
Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr
General Public
Continue to Participate in CAG Meetings
Participate in Combined District-Based Presentations, Public Meetings, Online Survey, Working Sessions, COA Office Hours
Participate in Public Hearings
CAG
CAG Meetings on Key Issues December & January
Outreach & Collect Feedback
CAG Report &Handoff to PC&ZAP
Ambassadors (CAG Work as a Group Concludes)
PC/ZAP
Public Review & Orientation
Text Working Sessions
Text & Map Working Sessions
Public Hearings
Ambassadors (PC/ZAP Work as a Group Concludes)
City Council
Member Updates
Working Sessions (Topics TBD)
Public Hearings
Deliverables
Public Review Draft Text (Draft 1) January 30
Public Review Draft Map (Draft 1) April 18
CAG Report June 30
PC/ZAP Text and Map (Draft 2) August
1st Reading Text & Map (Draft 2 + PC Annotations) December 14th
2nd and 3rd Reading Text & Map (Draft 3) March-April
Major Public Events/ Engagement Activities
Public Review Draft Roll-out February 1st
Draft Zoning Map Roll-out April 18
PC/ZAP Public Hearing Early September
Set Public Hearing & Notify November
Council First Reading December 14
Council 2nd & 3rd Readings March-April
City Council Adopts Land Dev. Code
Joint Council/CAG Meetings November 16th; January TBD
Combined District-Based Presentations February-March
Combined District-Based Text & Mapping Presentations
Dedicated City of Austin Staff Office Hours April-August
PC/ZAP Hearing and Deliberations September-October
Council 1st Reading and Deliberations December-January
Council 2nd and 3rd Reading March-April
CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Platting Commission

Future Presentation Topics

January 11th Council CAG Special Meeting

- Outreach Plan

Schedule for Public Review Draft of Code

- January 30, 2017 Release of Public Review Draft
- January 31, 2017 PC/ZAP Working Session
- February 1, 2017 Roll Out Event
- February – March 2017: Presentations Introducing Code Content
- **April 18th, 2017 Citywide Mapping Released**
- **April – August 2017 Text and Map Review**

http://www.austintexas.gov/department/codenext