

# Issue 1: How to peacefully increase urban density in Austin

- Along core transit corridors, add vertical mixed-use buildings.
- Allow increased development with “transit oriented districts” at transit stations.
- Redevelop low-intensity non-residential areas with higher residential density; e.g., Mueller, Domain.
- Encourage residential projects at recognized activity centers; e.g., Downtown and UT West Campus.
- Support some close-in green-field intense development; e.g., Robinson Ranch, Goodnight Ranch.
- Provide a modest amount of increased single family & small-scale multi-family in residential areas; e.g., alley flats

## Issue 2: Housing affordability

- Glaeser suggests the thickness of LDC is related to housing affordability
- Do we have rules that would fail a cost/benefit test based on observed trends? (e.g, McMansion, STR, commercial design standards, compatibility standards, heritage trees, etc.)
- Would new rules help? (e.g., rainwater capture, relaxed parking requirements, etc.)
- Would more emphasis on “form” and less on “use” be better in some redeveloping areas?

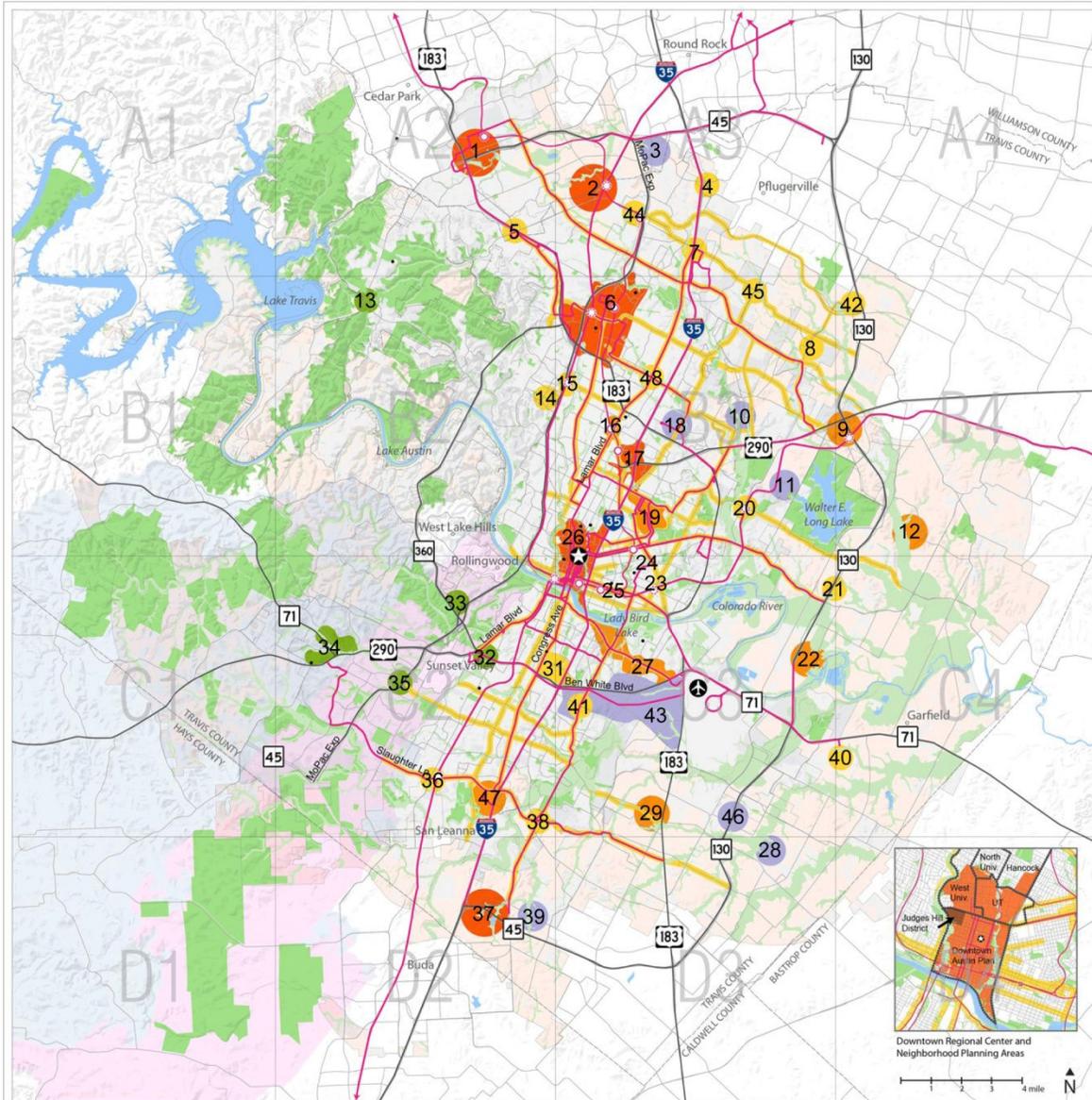
# Issue 3: Family-friendly housing

- How about more elevators in multi-family and condo projects?
- First floor space in multi-family buildings for bikes and strollers.
- Provide builders incentives for playgrounds on large multi-family developments.
- Work more closely with AISD on how to beef up school-age populations in aging neighborhoods.



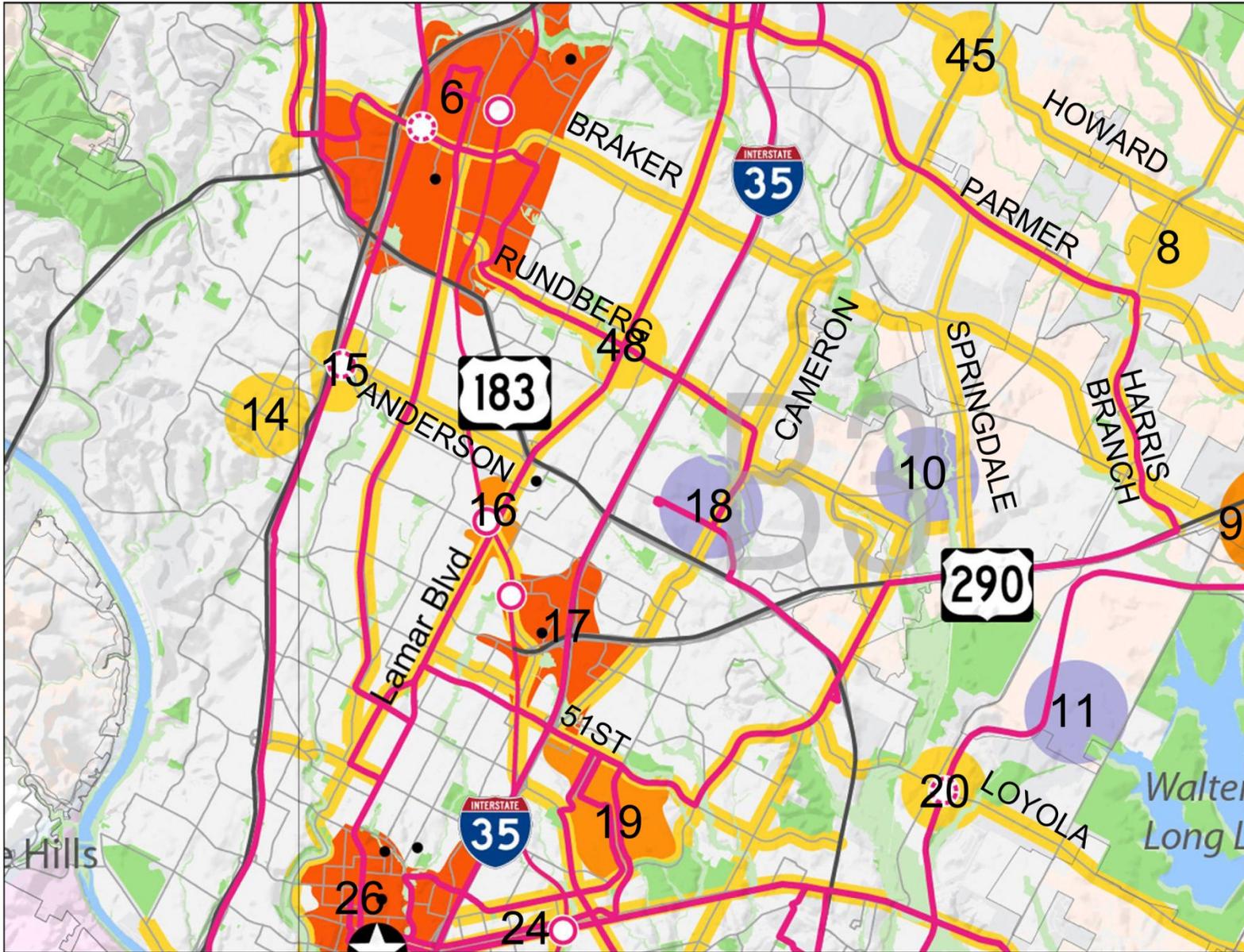
Frustration of City Planning

# How do we test our ideas?



#	Name	Type	Area
1.	Lakeline Station		
2.	Robinson Ranch Station		
3.	North 1325 Center		
4.	1825 Strip		
5.	183/McNeil		
6.	North Burnet/Gateway Station		
7.	Tech Ridge		
8.	Harris Branch		
9.	290 & 130 / Wildhorse Ranch		
10.	BFI Center		
11.	Decker Center		
12.	Whisper Valley PUD		
13.	Four Points		
14.	Far West		
15.	Anderson Lane Station		
16.	Crestview Station		
17.	Highland Mall Station		
18.	Camerson / 183 Center		
19.	Mueller Station		
20.	Colony Park Station		
21.	969 / 130		
22.	Rio di Vida		
23.	Springdale Station		
24.	MLK Station		
25.	Plaza Saltillo		
26.	Downtown		
27.	Riverside Stations		
28.	F1		
29.	Carma		
30.	?		
31.	St. Edwards		
32.	Lamar / Ben White		
33.	Barton Creek Mall		
34.	Oak Hill Center		
35.	William Cannon / MoPac		
36.	Slaughter Lane Station		
37.	Southside Regional Center		
38.	Goodnight Ranch		
39.	TDS Center		
40.	71 / Ross		
41.	?		
42.	Cameron / Wells Branch		
43.	McKinney Center		
44.	Howard Station		
45.	Dessau / Parmer		
46.	FM 812 / 130 Center		
47.	South Park Meadows Center		
48.	Lamar and Rundberg		

# How do we test our ideas?



## B2 | B3 GROWTH MAP

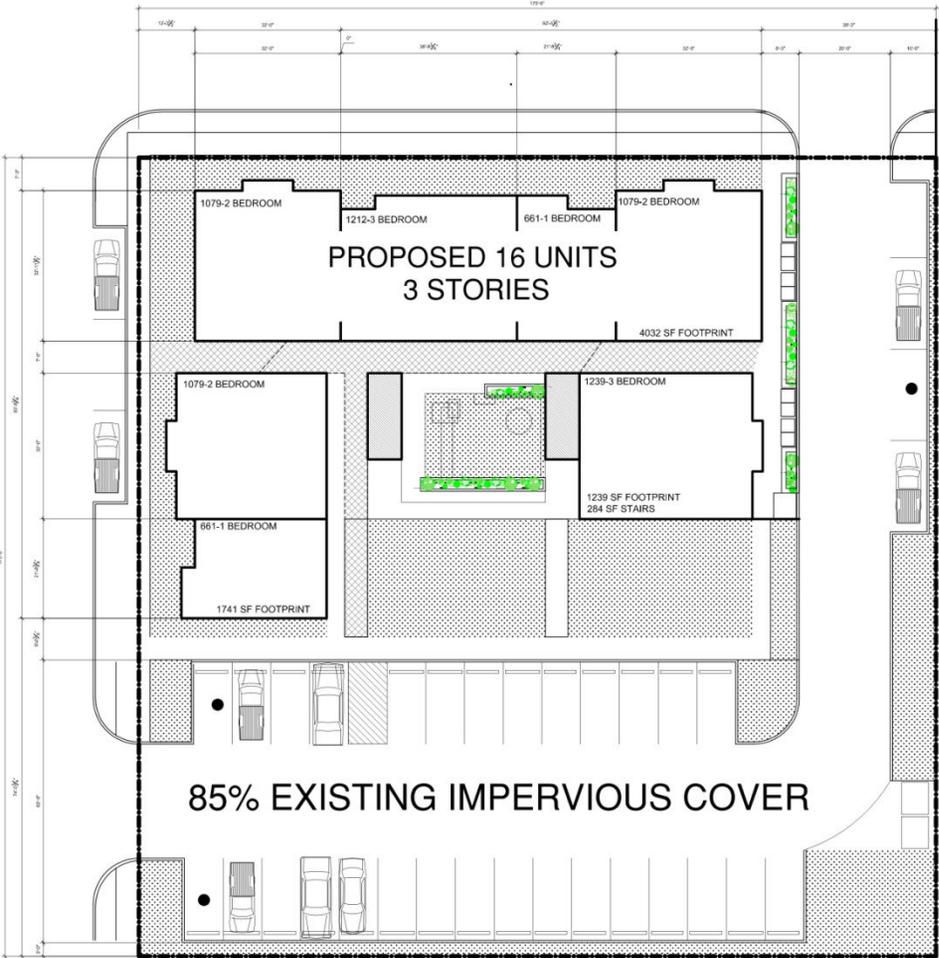
REGIONAL CENTER		
6 NORTH BURNET GATEWAY		35,000
TOWN CENTER		
16 CRESTVIEW STATION		20,000
17 HIGHLAND MALL STATION		20,000
19 MUELLER STATION		20,000
		<b>60,000</b>
NEIGHBORHOOD CENTER		
4 FAR WEST		7,500
8 HARRIS BRANCH		7,500
15 ANDERSON LANE STATION		7,500
20 COLONY PARK STATION		7,500
24 MLK STATION		7,500
45 DESSAU/PARMER		7,500
		<b>45,000</b>
<b>TOTAL:</b>		<b>*140,000</b>

\*excludes Corridor Infill

How do we test our ideas?



**CORNER SITE  
LESS THAN A ACRE (.7 ACRES)  
MIXED USE OR MULT-FAMILY REDEVELOPMENT  
ACROSS FOR AISD PROPERTY**



**PROPOSED**  
 site 30625 SF  
 imp (78.3%): 23971 SF  
 bldg (23.8%): 7296 SF  
 33 OFF STREET SPACES  
 SHOWN  
 4 ON STREET SPACES

**MF PROPOSED**  
 1ST FL: 7296 SF  
 2ND FL: 7012 SF  
 3RD FL: 4032 SF  
 TOTAL: 18340 SF  
 FAR: .6  
 pervious ( ): 6654 SF  
 6 THREE BEDROOM - 15 SPACES  
 6 TWO BEDROOM - 12 SPACES  
 4 ONE BEDROOM - 7 SPACES  
 16 UNITS - 34 SPACES  
 X 80% (25-6-478 REDUCED PARKING IN CERTAIN GEOGRAPHIC AREAS)

**GR  
Site Development Standards**

**Lot Massing**  
 MINIMUM LOT SIZE 5,750 SQ □ MAXIMUM HEIGHT 60 □  
 MINIMUM LOT WIDTH 50 □ MINIMUM SETBACKS  
 MAXIMUM BUILDING COVERAGE 75% FRONT YARD 10 □  
 MAXIMUM IMPERVIOUS COVER 90% STREET SIDE YARD 10 □  
 MAXIMUM FLOOR AREA RATIO 1:1 INTERIOR SIDE YARD N/A  
 REAR YARD N/A

USE CLASSIFICATION  
 MINIMUM OFF-STREET PARKING REQUIREMENT

CONDOMINIUM RESIDENTIAL  
 MULTIFAMILY RESIDENTIAL

EFFICIENCY DWELLING UNIT: 1 SPACE  
 1 BEDROOM DWELLING UNIT: 1.5 SPACES  
 DWELLING UNIT LARGER THAN 1 BEDROOM: 1.5 SPACES  
 PLUS 0.5 SPACE FOR EACH ADDITIONAL BEDROOM