



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

Neighborhood Plan Contact Teams

February 6, 2014



#CODENEXT

Agenda

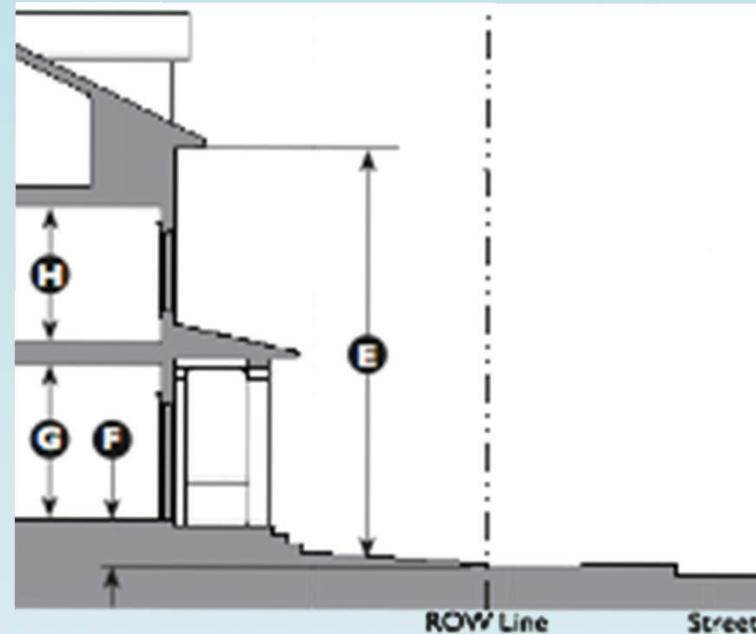
- Overview of CodeNEXT
- Understanding Community Character
- Understanding Neighborhood Plans
- Questions



What is the Land Development Code (LDC)?

Regulations for the use and development of land:

- WHAT can be built
- WHERE it can be built
- HOW MUCH can be built
- HOW it can be used
- WHEN it can be used



E. Building Form³

Height

Principal Building

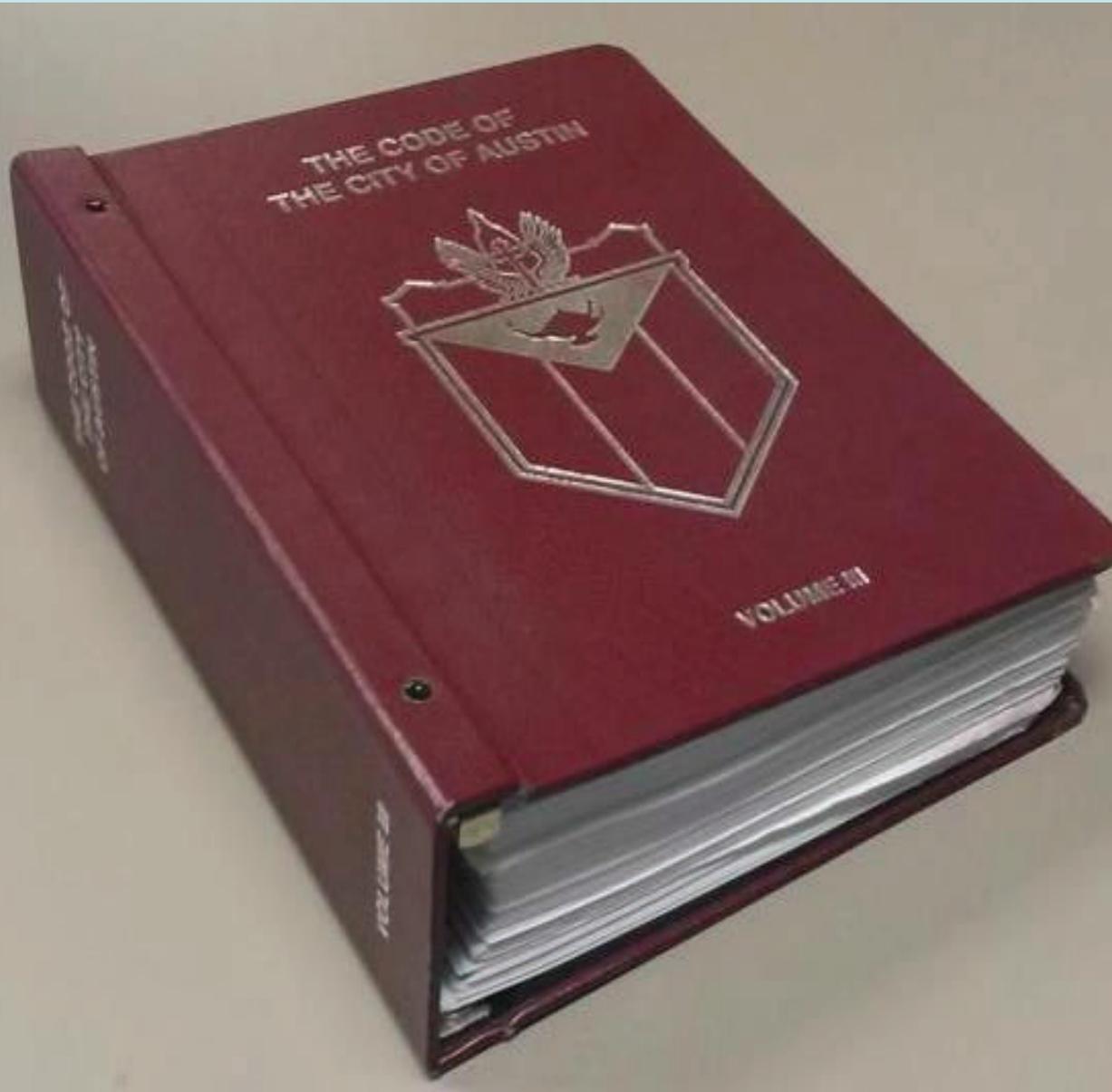
Stories	4 Stories max.
To Eave/Parapet	40' max. E
Overall	52' max.

Outbuilding

To Eave/Parapet	2 Stories max.
Overall	18' max.
Overall	28' max.

Why Revise the Code?

The Code has been amended hundreds of times over the years.



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Goals for a New Code

- Preserve and enhance the best qualities of our communities
- Be fair, predictable and easy to use
- Align with Imagine Austin's vision of a compact, connected and complete community



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Timeline: Code Revision

2013

2014

2015

2016

STEP
1



JUL 2013-
JAN 2014

LISTENING & UNDERSTANDING

STEP
2



JUL 2013-OCT 2014

CODE DIAGNOSIS & DRAFT CODE OUTLINE

STEP
3



AUG 2014-
SEPT 2015

CODE DEVELOPMENT

STEP
4



OCT 2015-
JUNE 2016

CODE ADOPTION

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Outreach Efforts to Date

Conducted interviews with about **100 stakeholders**



Held **4 Listening Sessions** and **3 Community Character Workshops**

Presented to over **40 community groups**



Direct contact with over **150 community organizations**

Started recruiting **ambassadors**



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Listening to the Community

- What's important to people about the places where they live, work, and play
- How the current code is impacting them



To Date, Hundreds of Austinites, Thousands of Comments

What people **Like** about the places they live:

- Parks and natural areas
- Neighborhood character and diversity

What people **Dislike** about the places they live:

- Traffic, lack of transit options
- Lack of neighborhood businesses
- Increased cost of living and impact of rapid growth

Input about **Biggest Issues** to address:

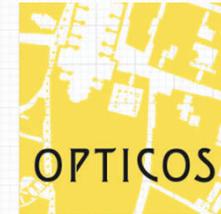
- Streamline, simplify, and eliminate Code conflicts
- Mobility, affordability, density, and diversity of housing
- Protection of neighborhood character and parks and open space



CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

With:
Peter J. Park
Lisa Wise Consulting
Cultural Strategies
McAnn Adams Studio
Health & Community Strategies
Group Solutions
Civic Collaboration
Urban Design Group
Fregonese Associates
ECO Northwest
Taniguchi Architects
Kimley Horn
McGuireWoods



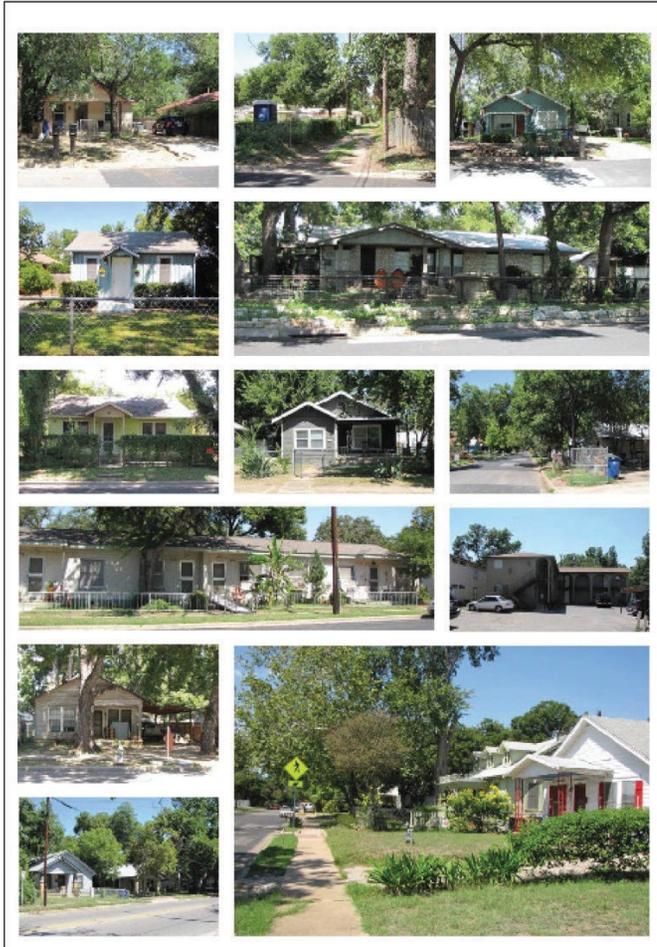
Initial Community Character Analysis

John Miki, Associate
Opticos Design, Inc.
john.miki@opticosdesign.com



January 2014

Photo Documentation: A Central Austin Neighborhood

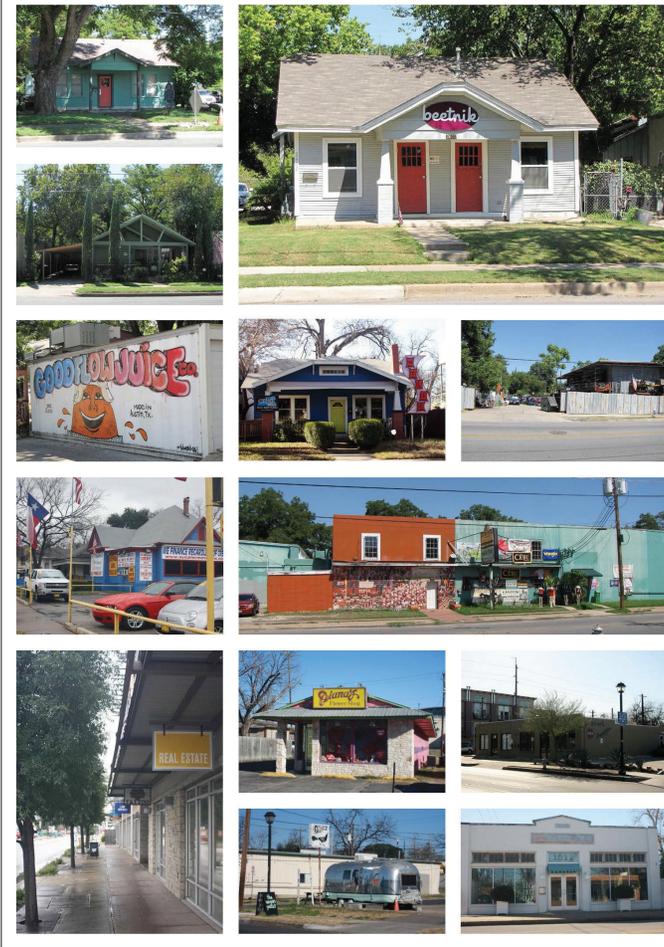


Holly: Residential Character

Austin, Texas
November 2013



Residential Character



Holly Shores: Commercial Character

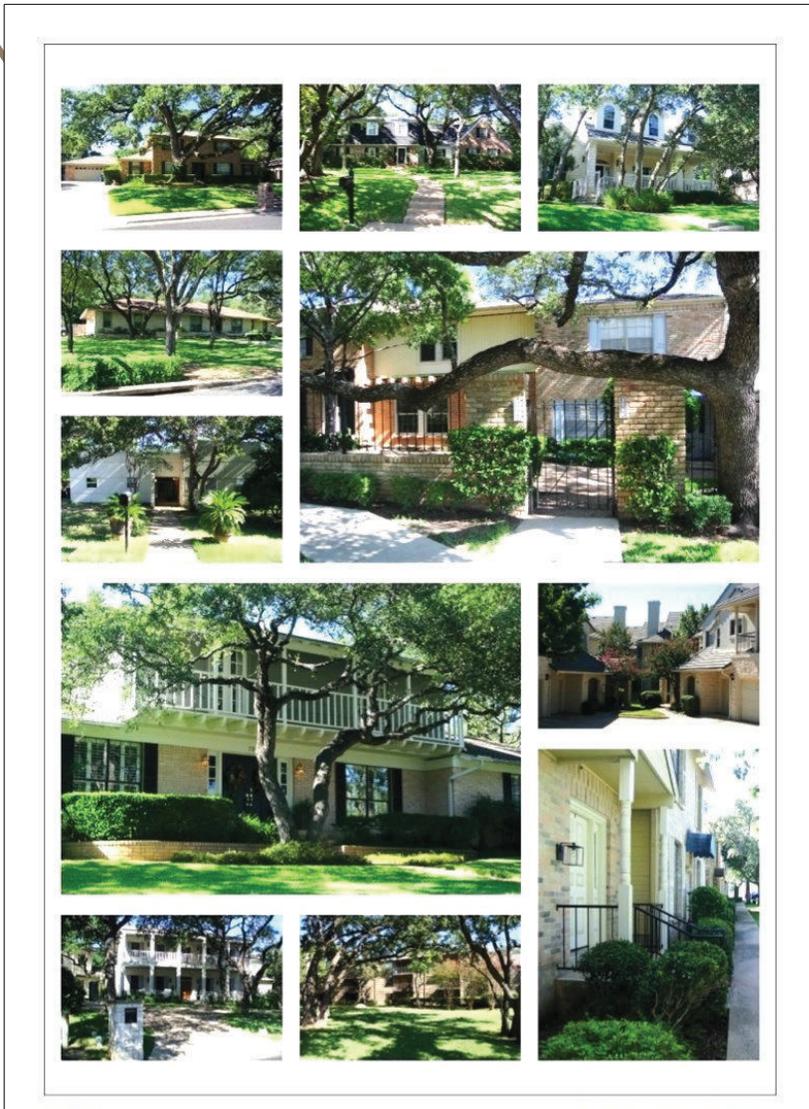
Austin, Texas
November 2013



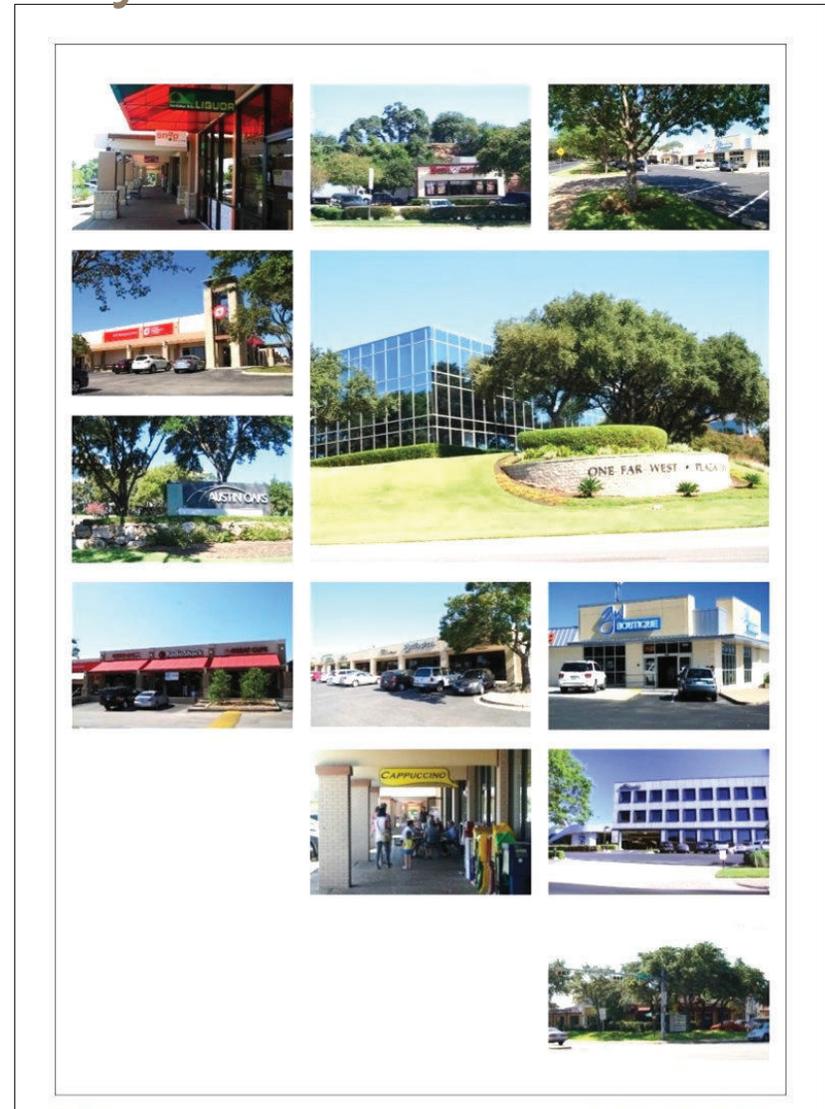
Commercial Character

Photo Documentation: An Early Suburban

N

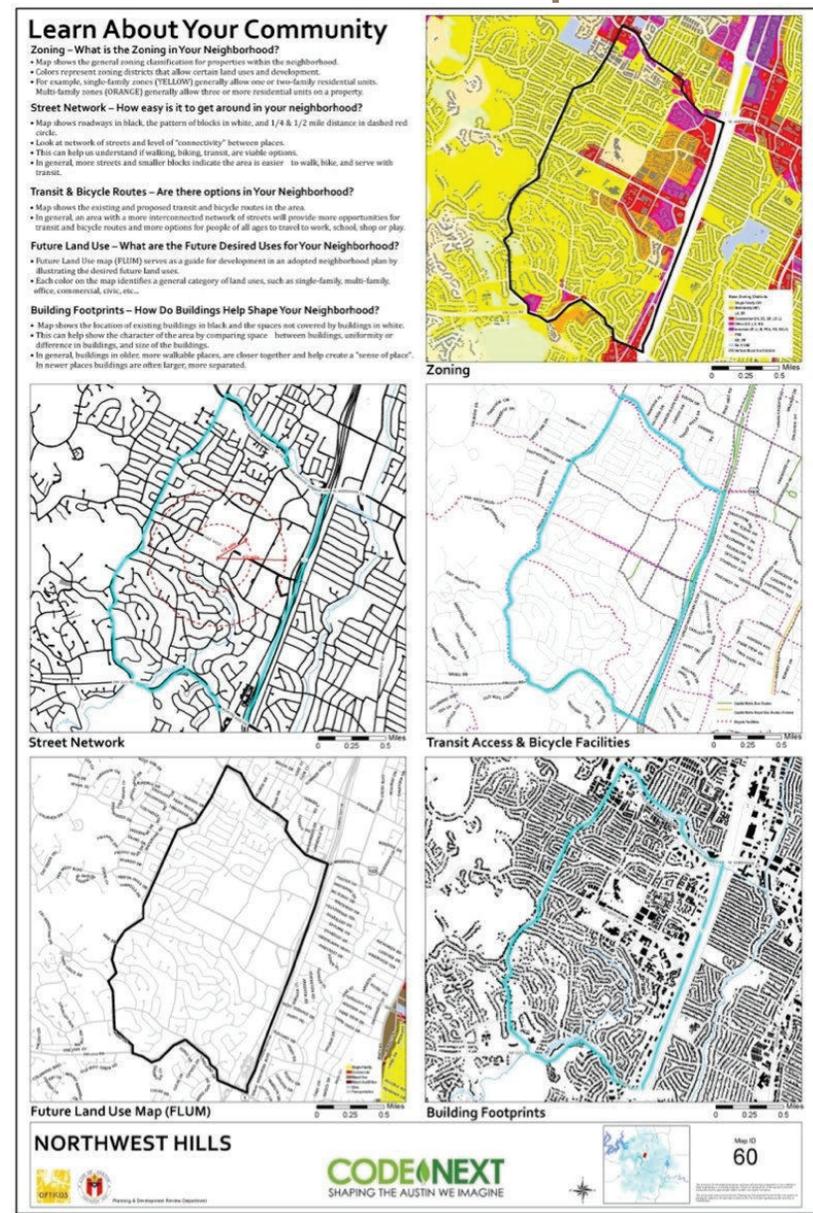


Residential Character



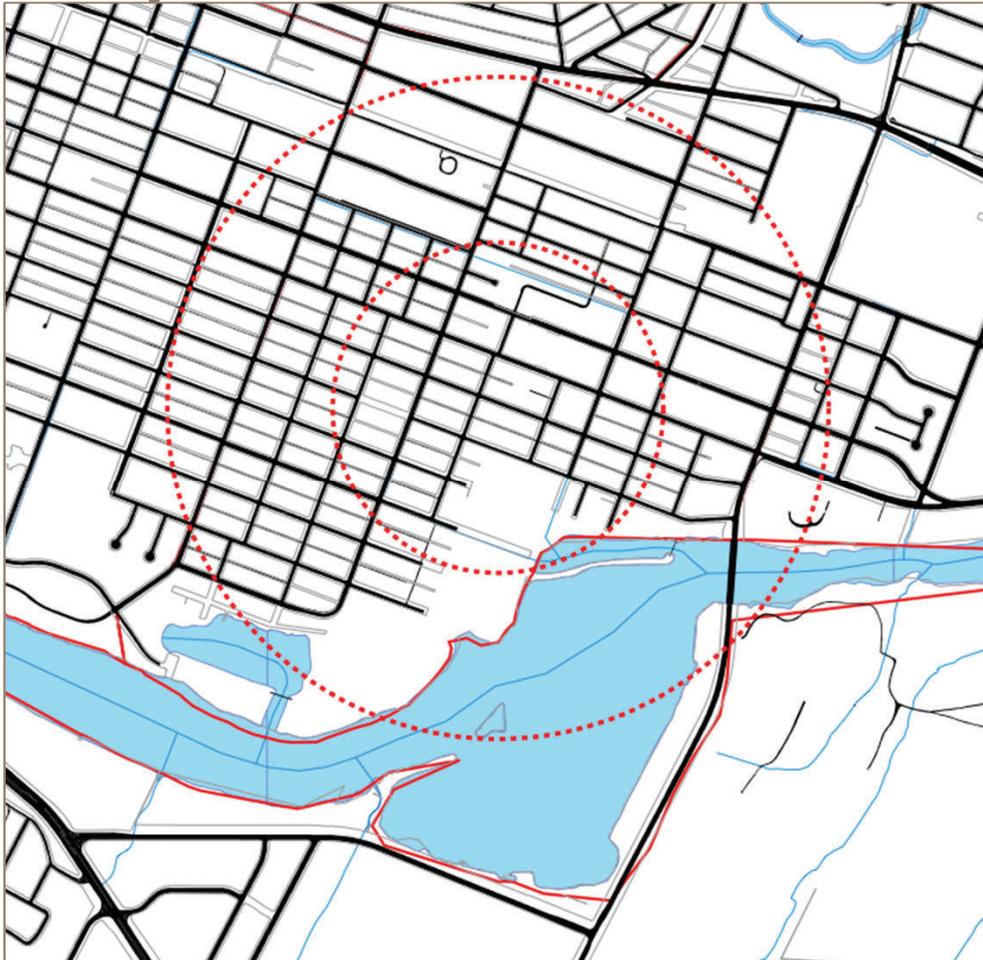
Commercial Character

Mapping Typical Characteristics: Allows Comparison



Street Network Map: What is the Level of Connectivity? Northwest

Holly



Hills



Building Footprints Map: What Are The Typical Patterns Northwest

Holly

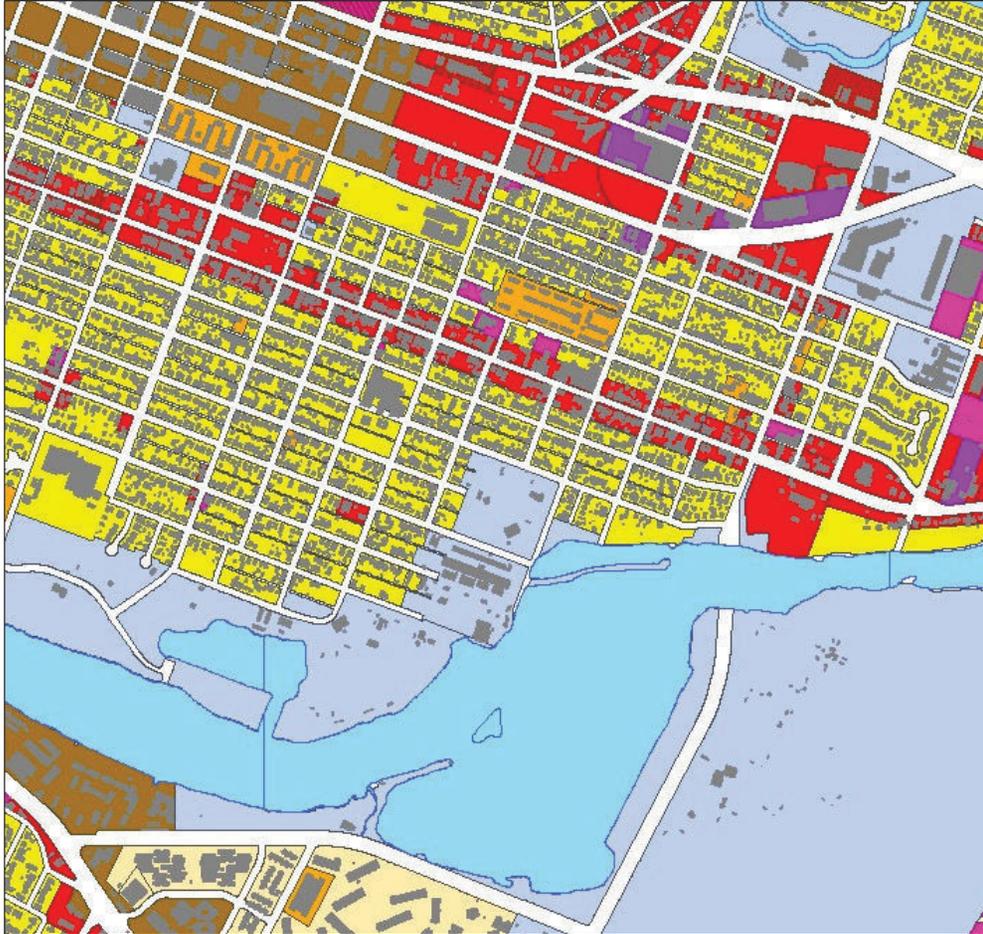


Hills

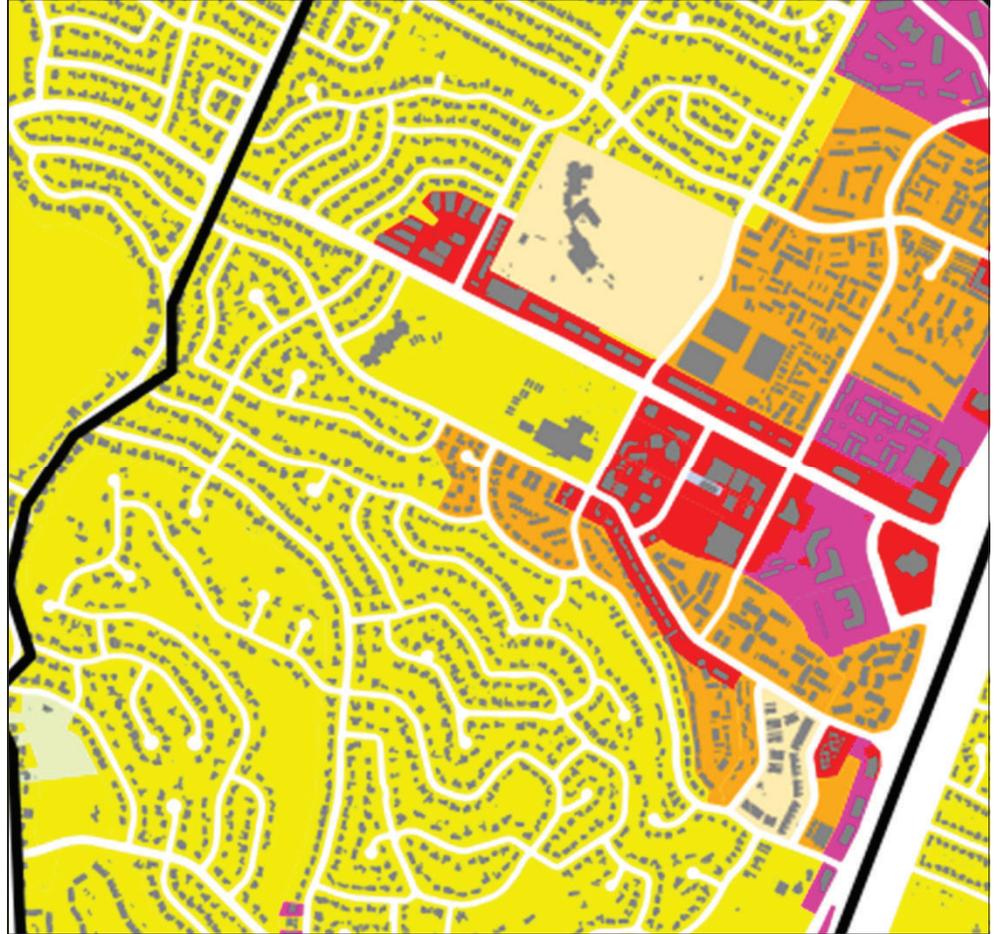


Zoning Map: Which Zones are Regulating Which Types of Places?

Holly

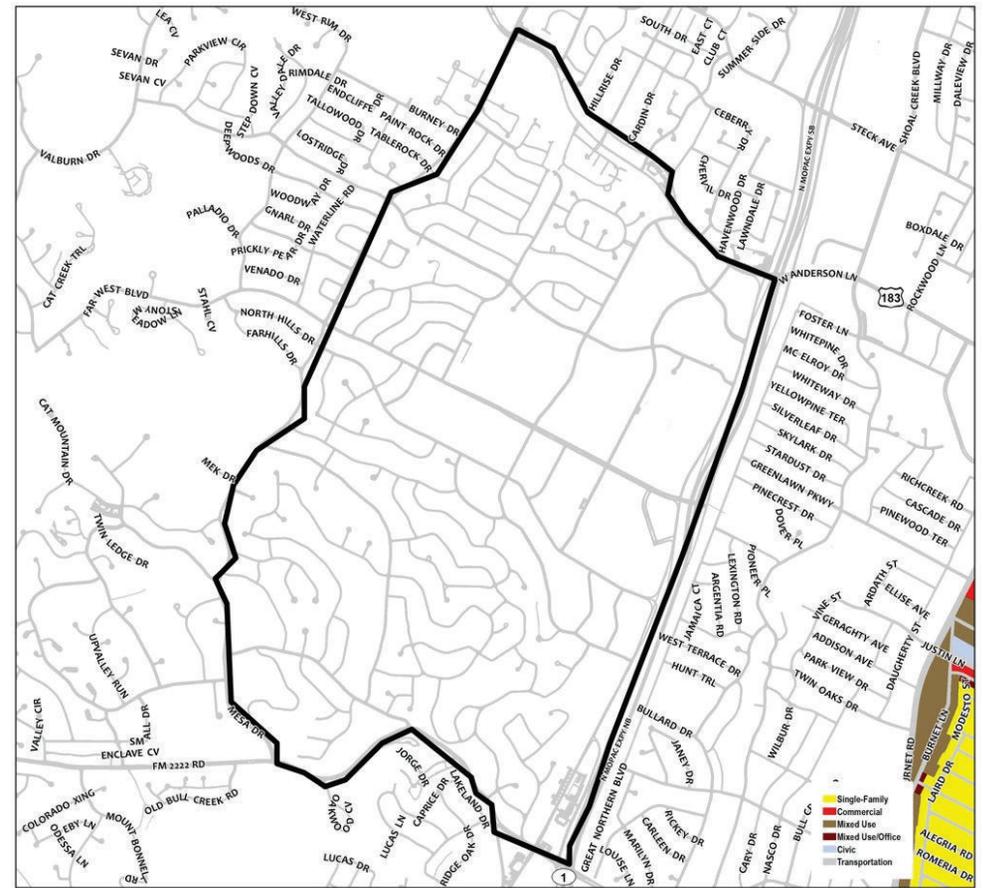


Hills



Future Land Use Map: Provides a Link Back to Neighborhood Plans

Holly Hills



Future Land Use Map (FLUM)

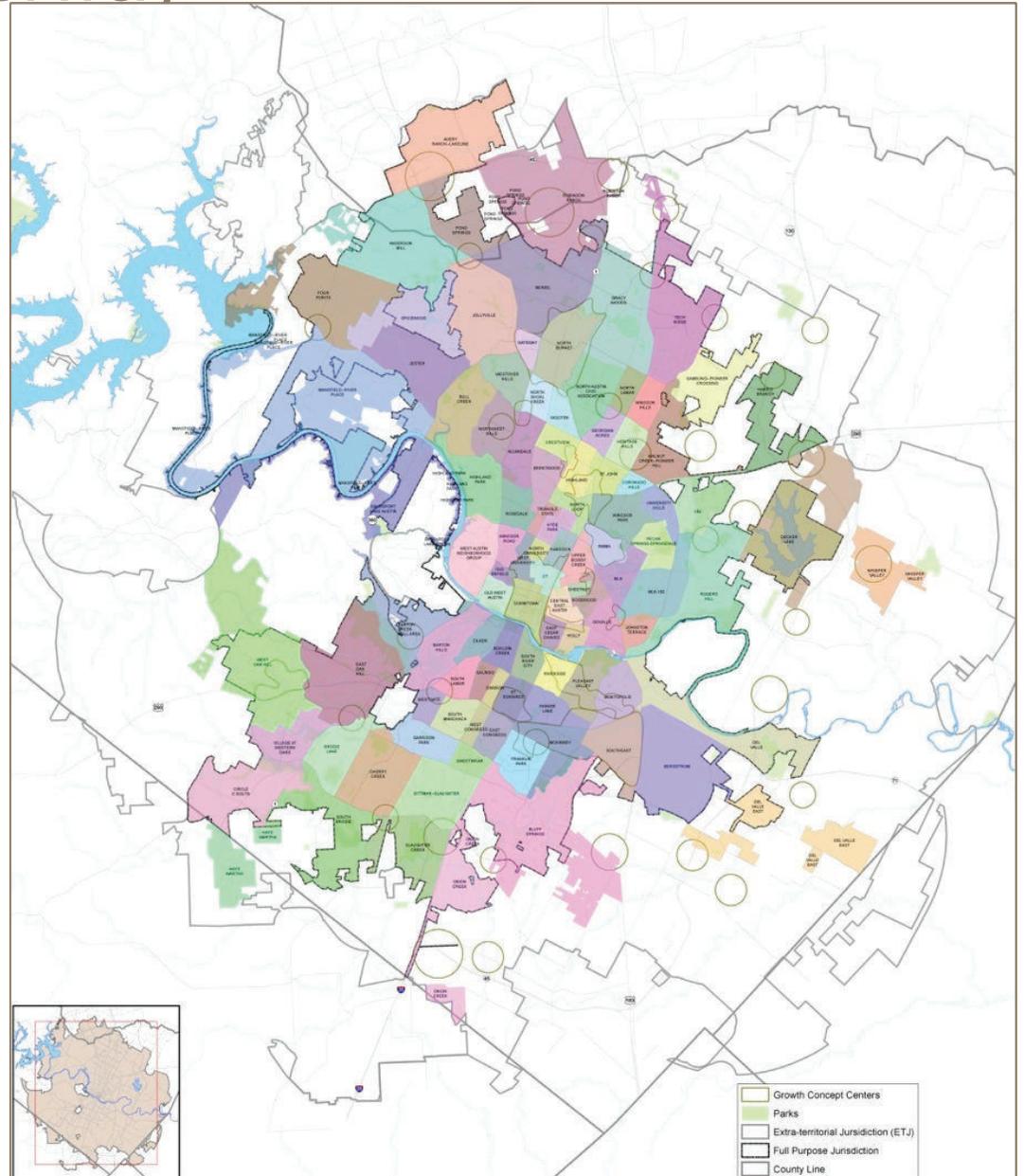
Documentation Underway

Draft

1. Airport Boulevard
2. Brodie/Cherry Creek
3. Georgian Acres
4. Holly
5. Montopolis
6. Mueller
7. Northwest Hills
8. Oak Hill
9. Old West Austin
10. Rosedale
11. South Austin Combined
12. Zilker

In-Progress

13. Chestnut
14. Colony Park
15. Gracy Woods



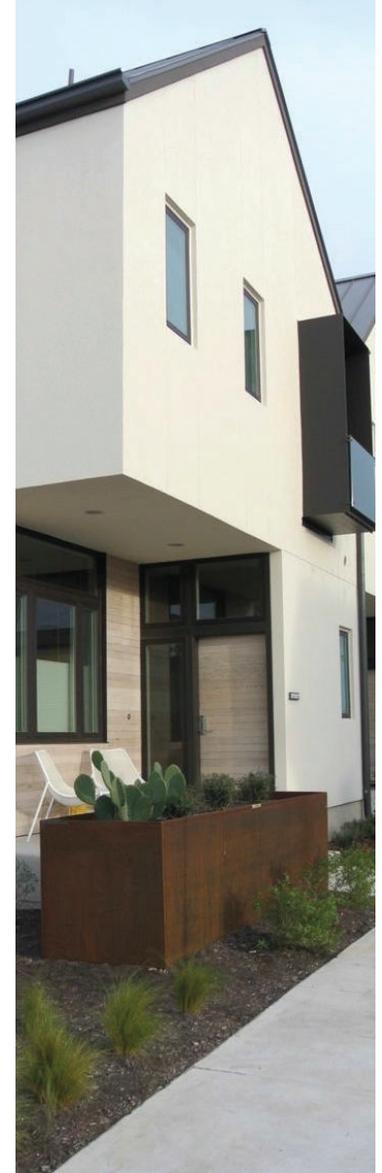
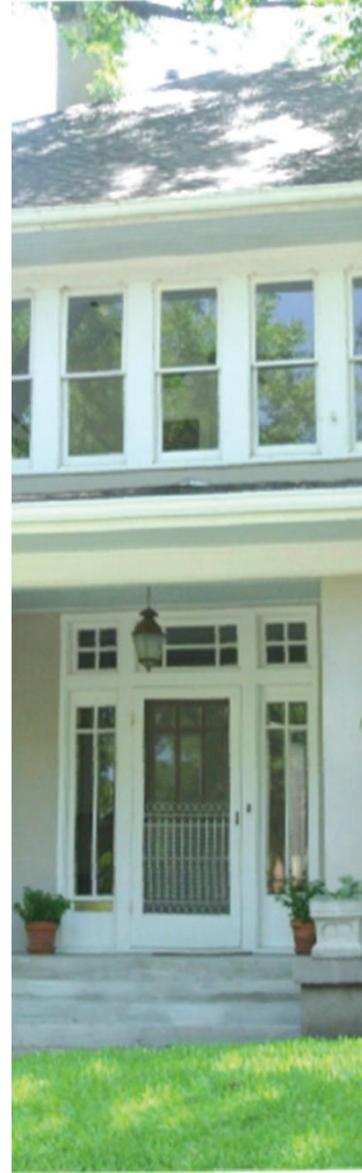
103 Neighborhood Reporting Areas

Allandale	Garrison Park	Old Enfield	Walnut Creek Pioneer Hill
Anderson Mill	Gateway	Old West Austin	West Austin NG
Avery Ranch Lakeline	Georgian Acres	Onion Creek	West Congress
Barton Creek Mall	Gavotte	Parker Lane	West Oak Hill
Barton Hills	Gracy Woods	Pecan Springs Springdale	West University
Bergstrom	Hancock	Pleasant Valley	Westgate
Bluff Springs	Harris Branch	Pond Springs	Westover Hills
Bouldin Creek	Hays Wartha	Riverside	Whisper Valley
Brentwood	Heritage Hills	RMMA	Windsor Hills
Brodie Lane	Highland	Robinson Ranch	Windsor Park
Bull Creek	Highland Park	Rogers Hill	Windsor Road
Central East	Holly	Rosedale	Wooten
Cherry Creek	Hyde Park	Rosewood	Zilker
Chestnut	Jester	Samsung Pioneer Crossing	
Circle C South	Johnston Terrace	Slaughter Creek	
Coronado Hills	Jollyville	South Brodie	
Crestview	LBJ	South Lamar	
Davenport Lake Austin	Mansfield River Place	South Manchaca	
Dawson	McKinney	South River City	
Decker Lake	McNeil	Southeast	
Del Valle East	MLK 183	Spicewood	
Del Valle	MLK	St. Edwards	
Dittmar Slaughter	Montopolis	St. Johns	
Downtown	North Burnet	Sweetbriar	
East Cesar Chavez	North Lamar	Tech Ridge	
East Congress	North Lamar Rundberg	Triangle State	
East Oak Hill	North Loop	University Hills	
Four Points	North Shoal	Upper Boggy Creek	
Franklin Park	CreekNorth University	UT	
Galindo	Northwest Hills	Village at Western Oaks	

Why Are We Doing This? How Will it Inform the Code Update?

Foundation for a New Place-Based System

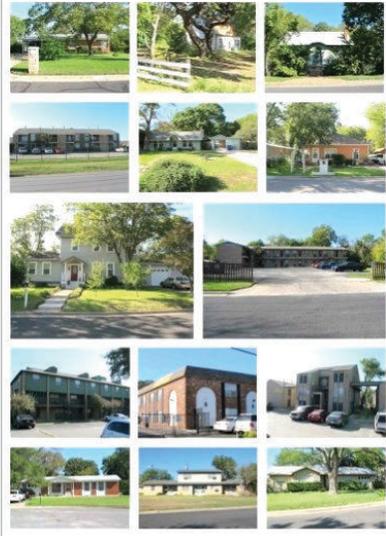
Different Places Require Different Rules/Zoning



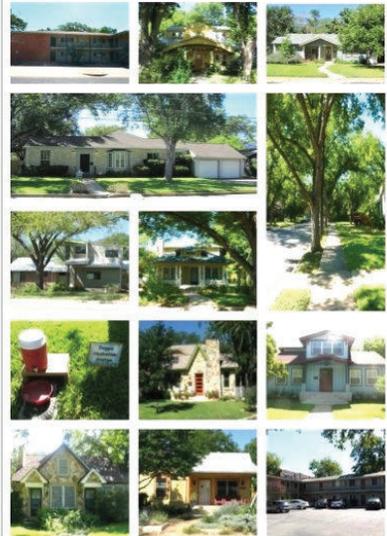
Different Places Require Different Rules/Zoning



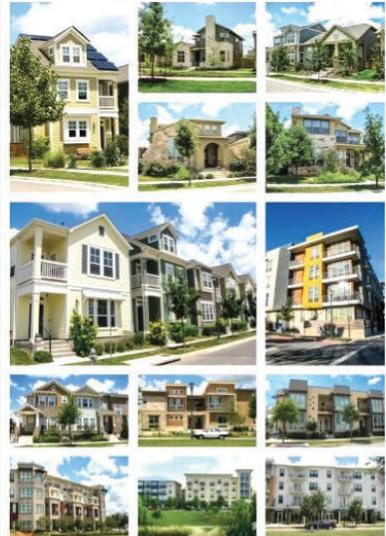
Compiled Into A Community Character Manual



Georgian Acres: Residential
Austin, Texas
December 2013



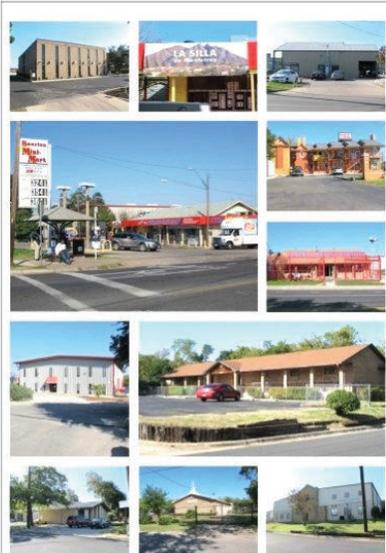
Rosedale: Residential
Austin, Texas
December 2013



Mueller: Residential Character
Austin, Texas
February 2014



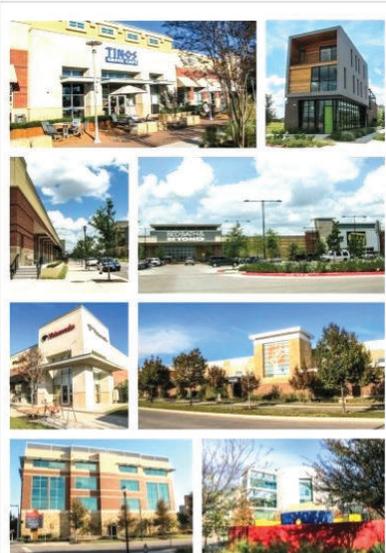
Montopolis: Residential
Austin, Texas
December 2013



Georgian Acres: Commercial
Austin, Texas
December 2013



Rosedale: Commercial
Austin, Texas
December 2013



Mueller: Commercial Character
Austin, Texas
February 2014



Montopolis: Commercial
Austin, Texas
December 2013



Establish a System to be Applied to Future Planning Efforts

REGULATING PLAN for the Lamar Blvd./Justin Lane TOD Station Area Plan (SAP) Austin, Texas



Adopted: December 11, 2008
Effective: March 1, 2009

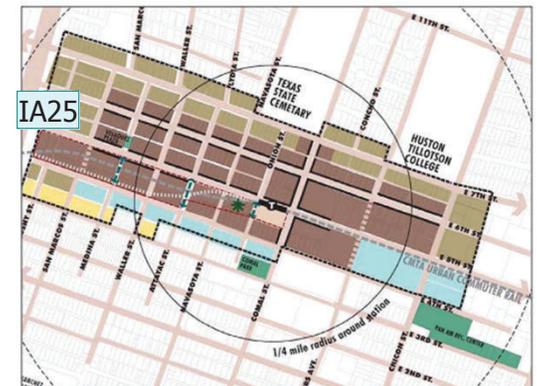
Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT



DATE ADOPTED: May 9, 2013
DATE EFFECTIVE: May 20, 2013

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010

REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)



Adopted: December 11, 2008
Effective: March 1, 2009

REVISED May 25, 2013 via Ordinance NO 20130425-106

Based on Type of Place, Desired Form, and Context

We Need Your Help: “Community Character in a Box”

Goal: To Ultimately Have Every Neighborhood
Reporting Area Documented

Step 1: Community Mapping

Step 1: Community Mapping

Your community's input is essential in the development of CodeNEXT because the Code aims to capture and build upon what makes your part of Austin distinct. Help the team understand what is important to you in your community - you are the local experts!

COMMUNITY MAPPING IN A NUTSHELL

Mapping your community can be quick, easy, and fun. On the community map provided, mark those locations that you feel are strengths, or **assets**, to your community with a green dot, those that are negatives, or **constraints**, with a red dot, and those locations that are **opportunities** in the community - places to improve or grow - with a blue dot. Make sure to include brief notes to explain why you've marked these areas.



A group discusses their community's assets, constraints, and opportunity sites; the community places sticky-dots on a base map.

MATERIALS PROVIDED IN YOUR BOX

- Pens/Markers
- Three colors of sticky-dots; green for assets, red for constraints, and blue for opportunity sites.
- Base map(s) of your community

HOW TO MAP YOUR COMMUNITY

1. As a group, discuss what you feel are assets, constraints and opportunity sites; mark the map accordingly. Write additional notes directly on the map to explain your choices.
2. After about 30 minutes, ask if there is anything missing from what you have indicated with sticky-dots? Should anything more be brought to the attention of the Project Team?
3. Remember to take photos of your community members hard at work. Submit these photos along with your basemap and notes.

EXAMPLES OF PLACES TO LOCATE ON YOUR MAP:

Locate the following items on the maps provided:

Assets

- Places where everyone in the community goes, such as: favorite restaurants, bars, stores, and public spaces
- Amenities (services or places) that you like in your community
- Civic institutions (schools, libraries, churches, museums, etc.)
- Parks or natural beauty you wish to preserve

Constraints

- Abandoned building(s)
- Empty lot(s)
- Dangerous routes
- Eye-sore(s)
- Environmental hazards
- Land uses or activities you wish would relocate

Opportunities for Improvement

- Empty lot(s)
- Public space that needs improving
- An amenity (service, business, or improvement) that your community needs (food market, coffeehouse, etc.)
- A good spot for public art or a community garden
- *You tell us!*

Areas to Photograph

- Mark on the maps where you might want to go take pictures. This is good planning for Step 2 Photographic Documentation.



Community members write notes on community maps.

HOW TO SUBMIT MAPS

- Return your Community Map to the City in your Box; make sure that all notes are submitted with the maps.
- Be sure to document your community name, the person responsible for the Box, and the number of people who participated.
- Collect all of the supplies provided in the Box, and return the Community Character in a Box to:

City of Austin Planning Department
505 Barton Springs Road
Austin, Texas 78704

Step 2: Photo Documentation

Step 2: Photo Documentation

Photo documentation is a key tool in capturing the character of a community. Be sure to take photos of typical types of buildings and streets, as well as what makes your area unique. These photos will inform the CodeNEXT team what should be maintained in the community, and what could be improved.

WHAT TO PHOTOGRAPH IN A NUTSHELL

Walk around your community, and photograph what you feel are both good and bad examples of the buildings in your area, the sidewalk conditions, any public spaces, and pictures of different street widths.

MATERIALS TO BRING WITH YOU:

- Camera or phone with a camera
- Pens/Markers
- Map of the area you will cover (one per group)



A group meets to photo document their community, later splitting up to cover different areas.

HOW TO DOCUMENT WITH PHOTOGRAPHY?

1. Split the group into pairs of 2-4 people; decide who will cover different parts of the community to not overlap.
2. Make sure you have maps and cameras for each team. Plan to spend 1-2 hours taking lots of photos; refer to the blue box for examples of what kinds of photos to take.
3. As you cover parts of your neighborhood, mark on a map your route to document where your photographs were taken.

WHAT TO AVOID:

Try to avoid taking pictures with:

- Trash cans
- Light poles and utility/power lines overhead
- Traffic interrupting what you are trying to photograph

This is a great exercise to do on foot; try not to take photos from a moving vehicle. And remember to be careful to respect private property.

Prepared by Opticos Design, Inc.

EXAMPLES OF PHOTOGRAPHS TO TAKE

The light orange highlight on the photos below shows what to look for in each type of picture.

	Residential	Commercial	
Elevation			Take front, or elevation, photos to show how tall and wide a building is. <ul style="list-style-type: none"> • Look for unique details in the architecture • Capture shots of important landmarks or historic structures.
45-degree Angle			Take 45-degree angle photographs to show how deep a building is.
Proximity of Buildings			Take photographs of buildings together, to show how far apart buildings are, and to show how tall a building is compared to a nearby building.
Sidewalks			Take photographs looking down the sidewalk to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.). <ul style="list-style-type: none"> • How far back from the street is the building? • Take photos of parks and civic spaces too.
Streets			Take photographs of streets to show what kind of streets are in your area. <ul style="list-style-type: none"> • Look for street trees and landscaping. • Take photos of the street furnishings (like lamp posts or trash bins). • Notice how the street follows the hills, creeks, or other features in your area.

TIPS ON TAKING PHOTOS

- Try to take pictures from different angles of buildings, including straight on, and at a 45-degree angle.
- When possible, use a good quality camera, like a digital SLR camera to capture crisper images, at a wider angle.
- If your camera has a GPS setting, turn it on to automatically record the location of the image.

HOW TO SUBMIT PHOTOS:

If you used the camera provided in the Box:

- Simply return the camera to City Staff in the Box.

If you used your personal camera:

- Place your photos into a folder on your computer with your community name.
- Organize your photos into good examples and bad examples.
- Submit your photographic documentation by uploading them here: [URL](#)



These are examples of photo boards that describe the character of residential and commercial buildings in one community.

WHAT DO WE DO WITH YOUR PHOTOS?

Wondering what we are going to do with your Community Character photo documentation? The Project Team will:

- Refer to them to help understand the unique qualities of your community
- Sift through the photos, and place the best examples onto photo boards. This will quickly and visually tell a story of your community.
- Show the photo boards at community meetings to ask residents if the team captured what makes your place unique.
- Compare similar types of buildings and spaces from different communities across the City to understand similarities and differences.

Draft: December 19, 2013 | 4

What's NOT Going to Happen

- Neighborhood Plans are NOT going away.
- Single-Family zoning districts are NOT going away.
- The City is NOT promoting “density at any cost.”
- Residents and stakeholders WILL get to provide feedback on work products.



Understanding Neighborhood Plans

1. CodeNEXT Team reviewed the adopted Neighborhood Plans
2. Created documents to aid in understanding Plans
 - Neighborhood Plan Goals and Themes
 - Neighborhood Plans and Land Uses



Understanding Neighborhood Plans: Goals

- Goals for each Neighborhood Plan compiled
- Each goal was assigned one or more “Themes”

Neighborhood Plan Goals	
Goal	Themes
Holly Neighborhood Plan	
01. Promote a variety of housing options for a mixture of different incomes.	<ul style="list-style-type: none"> • Affordability; • Diversity
02. Encourage opportunities to address compatibility between different residential, commercial and industrial uses.	<ul style="list-style-type: none"> • Compatible Land Uses
03. Increase enforcement and assistance for poorly maintained properties.	<ul style="list-style-type: none"> • Enforcement
04. Insure adequate pedestrian safety and access to major destinations such as schools, shopping centers and parks.	<ul style="list-style-type: none"> • Public Safety
05. Insure adequate transit connections throughout the neighborhood.	<ul style="list-style-type: none"> • Connectivity
06. Maintain roadways and alleys for safe and efficient travel for pedestrians, bicycles, transit and autos.	<ul style="list-style-type: none"> • Complete Streets; • Transit
07. Preserve the neighborhood's historical and cultural character.	<ul style="list-style-type: none"> • Preserve Historic Character



Understanding Neighborhood Plans: Goals

Themes from Neighborhood Plan Goals Detailed		Bouldin Creek NP	Brentwood/Highland Combined NP	Central Austin Combined NP	Central E. Austin NP	Central W. Austin Combined NP	Chestnut NP	Crestview/Wooten Combined NP	Dawson NP	E. Cesar Chavez NP	E. MLK Combined NP	E. Riverside/Olorof Combined NP	Govalle / Johnston Terrace Combined NP	Greater S. River City Combined NP	Heritage Hills / Windsor Hills Combined NP	Holly NP	Hyde Park NP	Montopolis NP	N. Austin Civic Association NP	N. Burnet Gateway NP	N. Lamar Combined NP	N. Loop NP	Oak Hill Combined NP	Old West Austin NP	Rosewood NP	S. Congress Combined NP	S.E. Austin Combined NP	St. John / Coronado Hills Combined NP	University Hills / Windsor Park Combined NP	Upper Boggy Creek NP	Number of times theme appeared across all NP Goals	
	Theme																															
Affordability	Affordability	-	1	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1	1	1	-	1	1	11	
	Encourage Home Ownership	-	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Community Character	Maintain Established Neighborhood Character & Assets	1	1	2	-	-	1	2	1	2	1	5	4	-	1	1	1	1	1	-	2	1	2	1	1	1	-	1	1	2	34	
	Public Safety	-	-	-	1	-	1	3	1	1	4	-	3	1	1	1	1	1	1	-	2	1	2	1	1	-	2	1	-	1	31	
	Diversity	-	1	-	1	1	-	-	-	-	-	1	-	1	-	1	2	1	1	-	-	-	1	-	1	-	-	1	1	2	1	17
	Preserve Historic Character	-	1	1	2	1	1	-	-	-	1	-	1	1	-	1	1	-	-	-	-	-	-	1	1	-	-	-	-	-	13	
	Appearance/Orderliness/Maintenance	-	-	-	-	-	-	1	-	1	1	1	1	-	1	-	-	-	1	-	1	1	-	-	1	-	1	-	-	-	11	
	Cultural Arts and Civic Institutions	-	1	-	-	-	-	-	-	-	2	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	1	7
	Community Identity	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	2	-	-	1	-	-	-	-	-	-	-	4	
	Health & Human Services	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	4
	Youth	-	-	-	-	-	1	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
Design of Development	Compatible Land Uses	-	1	-	1	1	-	-	-	1	1	1	2	1	1	1	-	2	1	-	1	-	-	-	-	-	3	1	-	-	19	
	Encourage Mixed Use	-	1	2	1	-	-	1	-	1	1	1	1	-	-	-	-	-	-	1	-	-	1	1	-	2	1	-	-	-	15	
	Focus Growth	1	1	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	1	-	-	-	8	
Economy	Retain and Attract Neighborhood-Serving Businesses	-	-	-	-	-	1	-	1	1	-	1	-	-	-	-	1	-	-	-	-	1	-	-	1	-	1	-	-	1	9	

Summary Table: Themes from NP Goals Detailed

- List of Themes found in each plan
- Number of times theme appeared across all Neighborhood Plans



Understanding Neighborhood Plans: Goals

Themes from Neighborhood Plan Goals Summary			
	Theme	Number of times theme appeared across all NP Goals	Number of NPs the theme appeared in
Affordability	Affordability	11	11
	Encourage Home Ownership	3	3
Community Character	Maintain Established Neighborhood Character & Assets	34	20
	Public Safety	31	21
	Diversity	17	15
	Preserve Historic Character	13	12
	Appearance/Orderliness/Maintenance	11	11
	Cultural Arts and Civic Institutions	7	6
	Community Identity	4	3
	Health & Human Services	4	4
Youth	3	3	
Design of Development	Compatible Land Uses	19	15

Summary Table: Themes from NP Goals Summary

- Number of times theme appeared in a goal across all NP's
- Number of NP where theme appeared



Understanding Neighborhood Plans: Land Uses

Neighborhood Plan Combining District & Sub Area		East Cesar Chavez NPCD (initial adoption: 12/14/00)										
Sub Area/Roadway: This area describes the both the exact and general areas where COs were put in place. In the case of corridors, it may describe those changes made along the roadway and/or sites near the roadway		CU-Conditional Uses	PU-Prohibited Uses	CP-Conditional & Prohibited	East Cesar Chavez—East 6th Street Corridor	East Cesar Chavez—East 5th Street Corridor	East Cesar Chavez—East 4th Street Corridor	East Cesar Chavez—East 3rd Street Corridor	East Cesar Chavez—East 2nd/Salima/Chalmers node	East Cesar Chavez—East Cesar Chavez Street Corridor	East Cesar Chavez—RBJ Area/SW portion of neighborhood	East Cesar Chavez—Neighborhood Interior/Holly
RESIDENTIAL USE	Bed & Breakfast (Group 2)	-	8	-								
RESIDENTIAL USE	Condominium Residential	-	4	-								
RESIDENTIAL USE	Conservation Single Family Residential	-	-	-								
RESIDENTIAL USE	Duplex Residential	-	-	-								
RESIDENTIAL USE	Group Residential	-	5	-								
RESIDENTIAL USE	Mobile Home Residential	-	1	-								
RESIDENTIAL USE	Multifamily Residential	-	8	-								
RESIDENTIAL USE	Retirement Housing (Small Site)	-	1	-								
RESIDENTIAL USE	Retirement Housing (Large Site)	-	2	-								
RESIDENTIAL USE	Single-Family Attached Residential	-	1	-								
RESIDENTIAL USE	Single-Family Residential	-	-	-								
RESIDENTIAL USE	Small Lot Single-Family Residential	-	-	-								
RESIDENTIAL USE	Townhouse Residential	-	11	-	PU	PU	PU	PU	PU	PU	PU	PU
RESIDENTIAL USE	Two-Family Residential	-	1	-								
RESIDENTIAL USE	Short-Term Rental 13	-	-	-								
COMMERCIAL USE	Administrative and Business Offices	-	3	1							PU	PU
COMMERCIAL USE	Adult Lounge	-	-	-								
COMMERCIAL USE	Adult-Oriented Business	7	55	5	PU	PU	PU	PU	PU	PU	PU	PU
COMMERCIAL USE	Agricultural Sales and Services	15	31	5				CU	CU	CU	PU	PU
COMMERCIAL USE	Alternative Financial Services 12	-	-	-								
COMMERCIAL USE	Art Gallery	2	1	-							CU	CU
COMMERCIAL USE	Art Workshop	2	1	-							CU	CU
COMMERCIAL USE	Automotive Rentals	10	69	10				CU	CU	CU	CP	PU
COMMERCIAL USE	Automotive Repair Services	16	61	9	CU	CU	CU	CU	CU	CU	PU	PU

Looked at zoning ordinances for all Neighborhood Plans

- For each zoning category identified
 - CU-Conditional Uses
 - PU-Prohibited Uses
 - CP-Conditional & Permitted Uses
- Overview of land use categories, not parcel by parcel
- Looking for general patterns



Understanding Neighborhood Plans

- Looking for common issues across Neighborhood Plans
- Issues specific to individual neighborhoods
- Helps us understand approaches that could be used across multiple neighborhood areas
- Helps develop a code that is appropriate for different types of places
- Plans will also be used to craft regulations and map zones in 2015



Next Steps

1. Review the Analysis of Neighborhood Plans, Goals and Land Uses
2. Did we get it right?
3. Tell us what we missed
4. Send input to

codenext@austintexas.gov

Matt Dugan, Planning and Development Review
512-974-7665



Coming Soon

1. Listening to the Community Report: **Spring 2014**
2. Community Character Manual: **Spring 2014**
3. Code Diagnosis: **Summer 2014**
4. Code Approach Alternatives: **Fall 2014**
5. Annotated Outline: **Fall 2014**
6. Drafting of the Code: **2015/2016**



Ways You Can Participate



Small-group meetings (like this one)



On the web: austintexas.gov/CodeNEXT



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By phone

