



Code Advisory Group

October 24, 2013

Daniel Parolek, Opticos Design



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The Community Character Process



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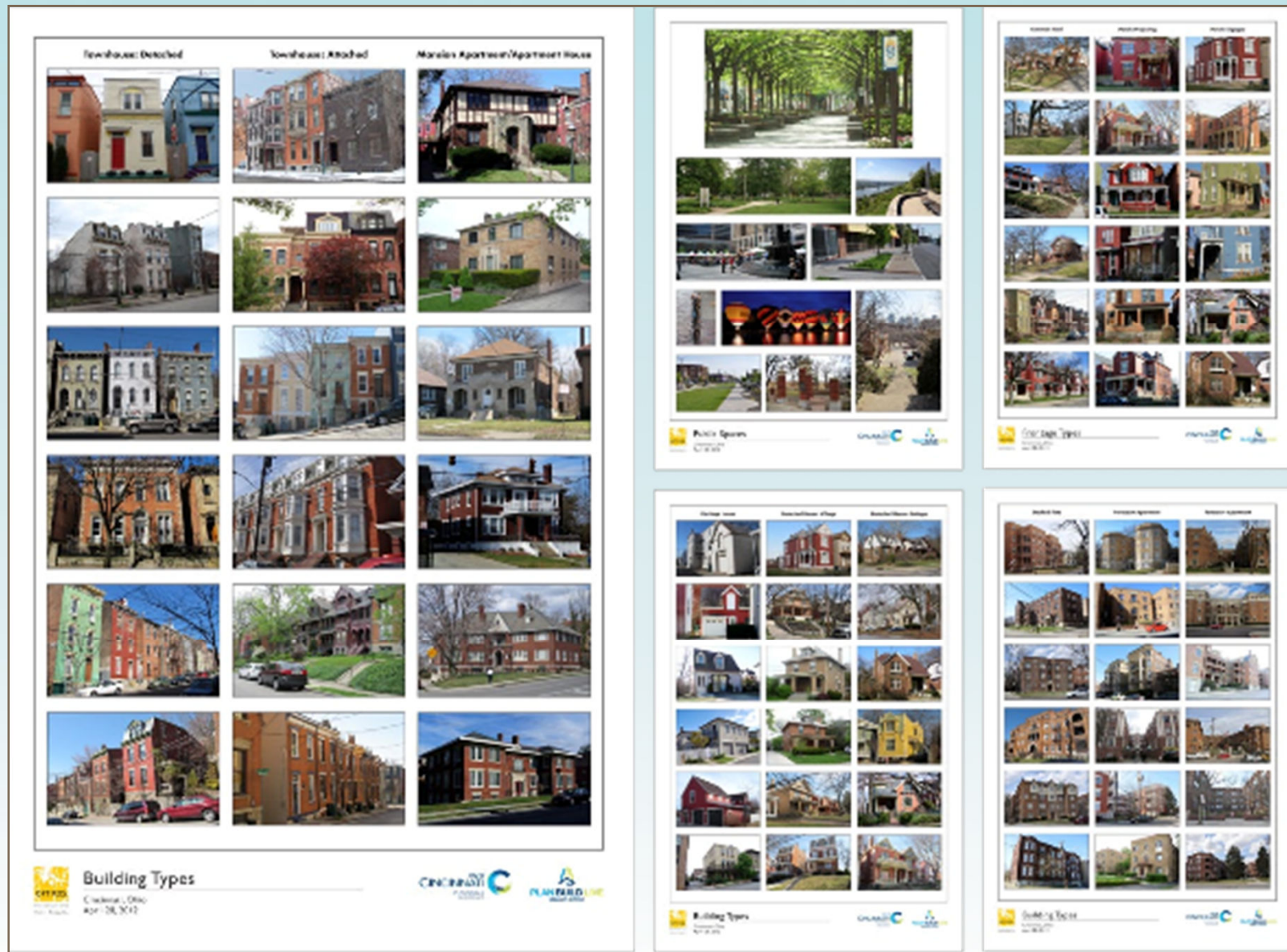
Extracting the “DNA” of a Place to Inform the Code



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Citywide Photo Documentation



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Neighborhood Photo Documentation



Old West Austin: Residential Character

Austin, Texas
October 2013

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Northwest Hills: Residential Character

Austin, Texas
October 2013

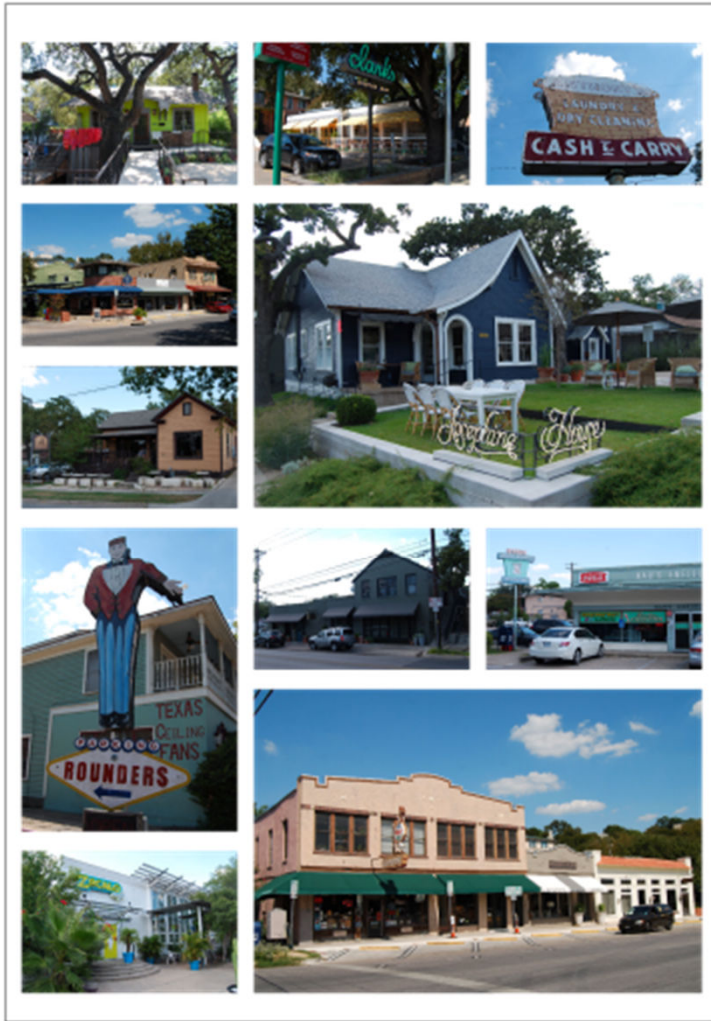
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Neighborhood Photo Documentation



Old West Austin: Commercial Character
Austin, Texas
October 2013

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Northwest Hills: Commercial Character
Austin, Texas
October 2013

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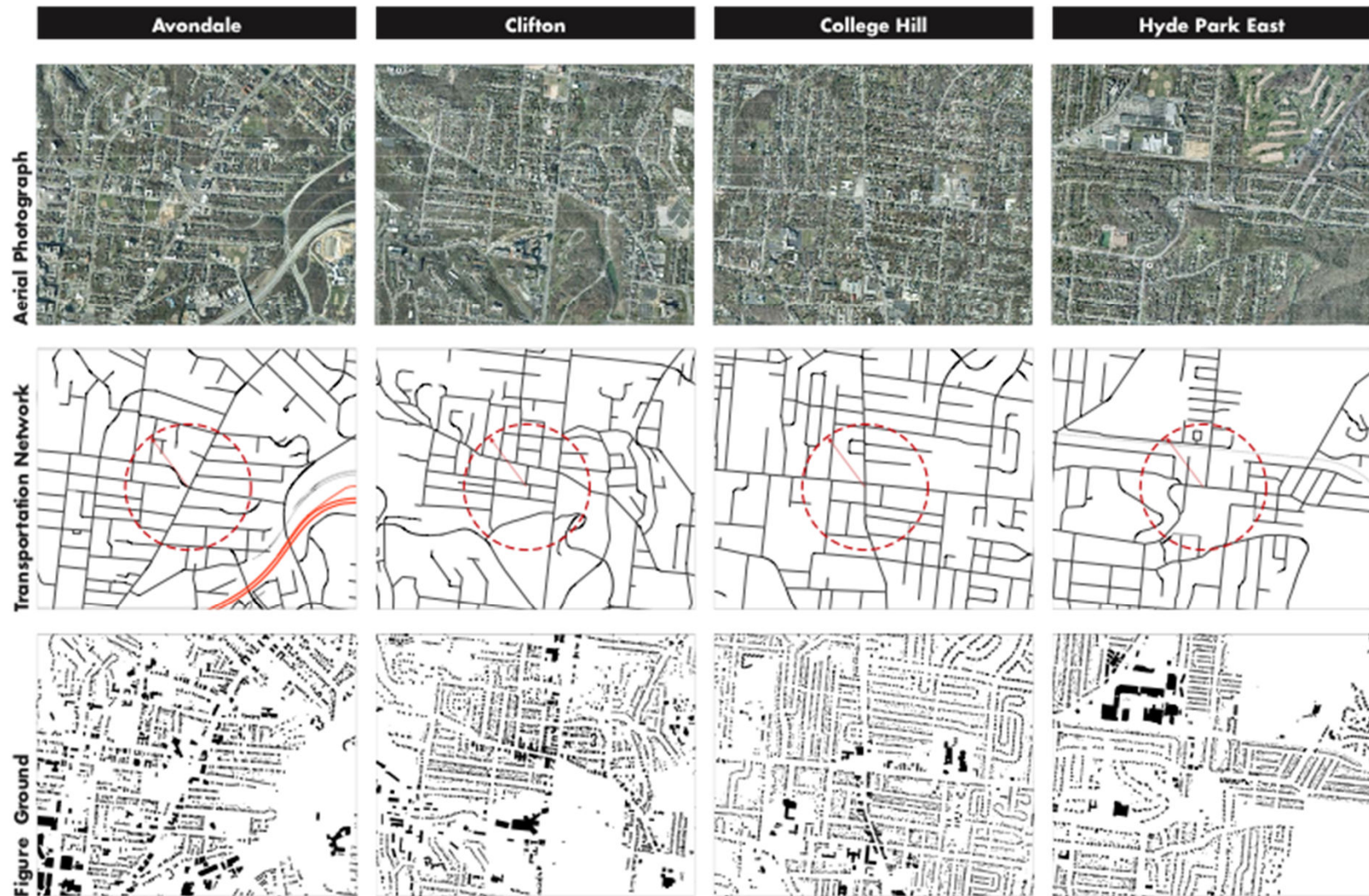


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Mapping/Analysis:

Different Neighborhoods, Different Patterns



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Neighborhood Mapping:

Building Footprints/Figure Ground



Old West Austin



Northwest Hills



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Neighborhood Mapping

Connectivity



Old West Austin



Northwest Hills



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Neighborhood Mapping

Aerial Photo

(with Activity Centers and Corridors from Imagine Austin)



Old West Austin



Northwest Hills

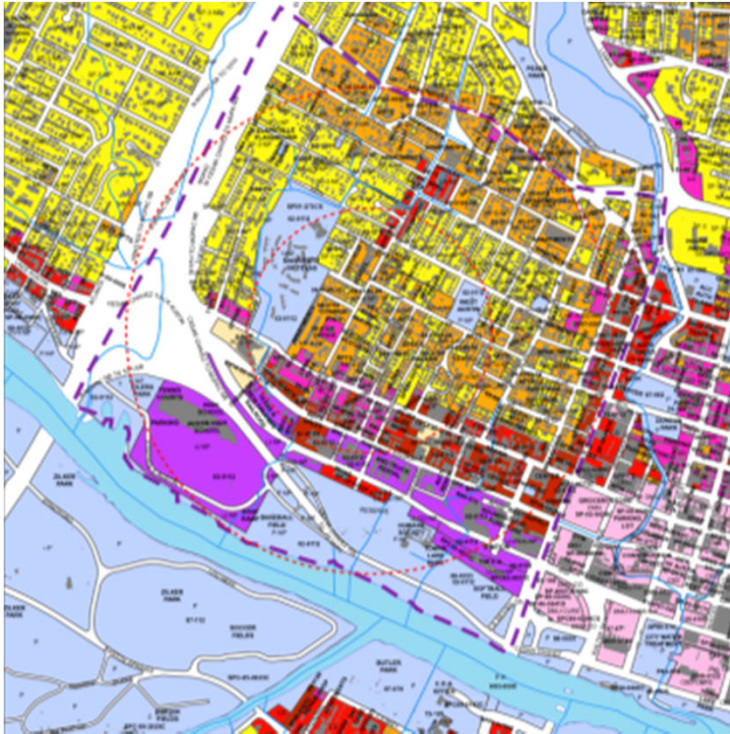


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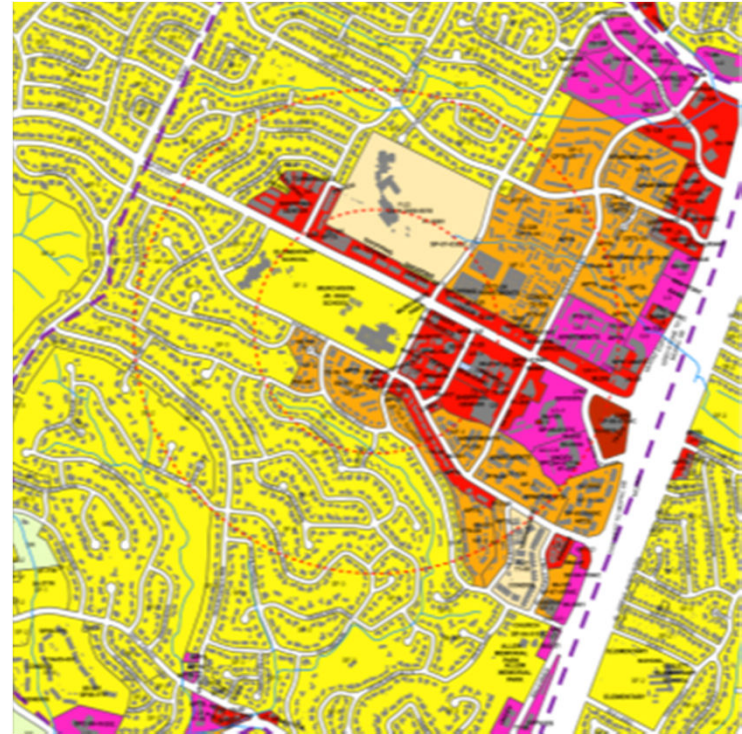
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Neighborhood Mapping

Existing Zoning



Old West Austin



Northwest Hills



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Neighborhood Mapping

Existing and Proposed Access to Public Transportation



Old West Austin



Northwest Hills



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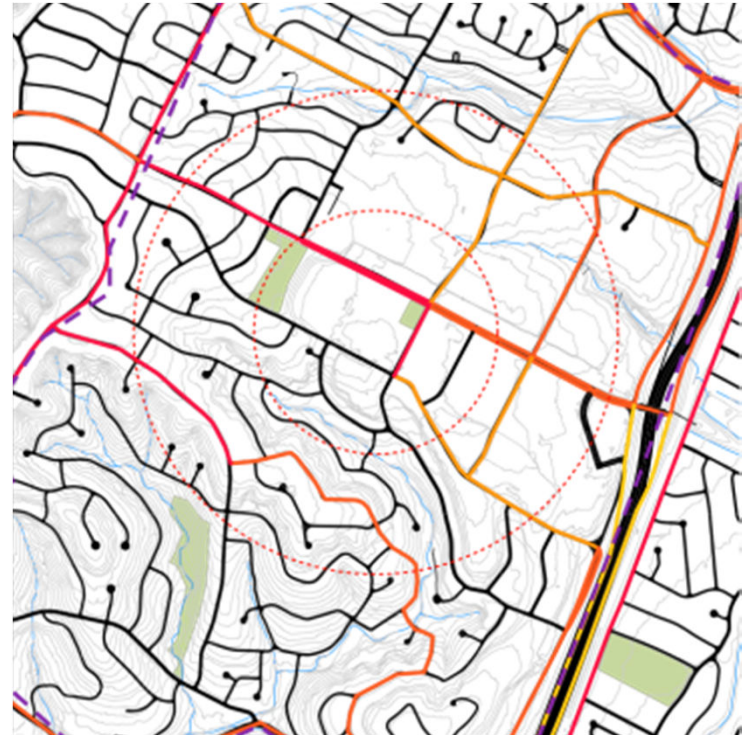
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Neighborhood Mapping

Bike Plan (Existing and Proposed Bicycle Facilities)



Old West Austin



Northwest Hills



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Neighborhood Mapping

Environmental Constraints



Old West Austin



Northwest Hills

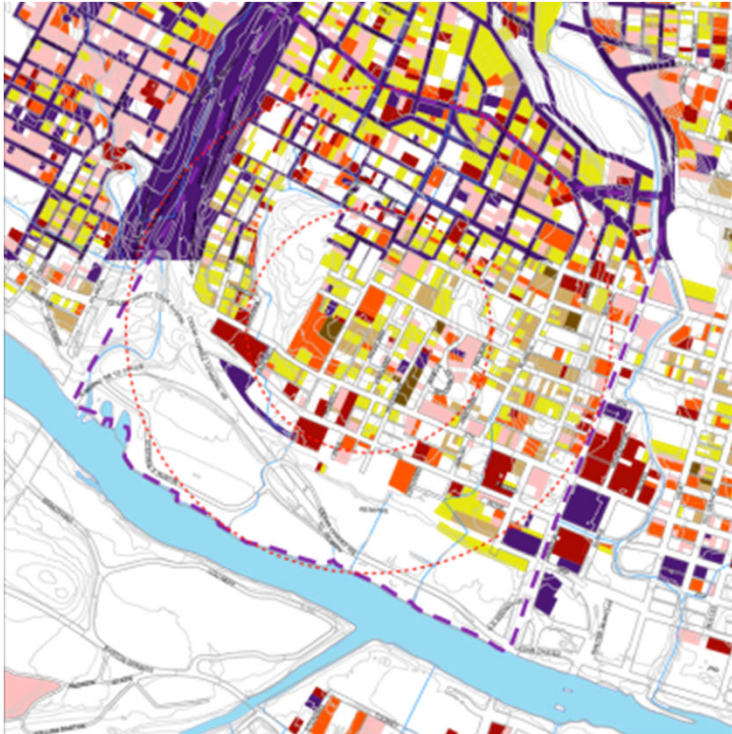


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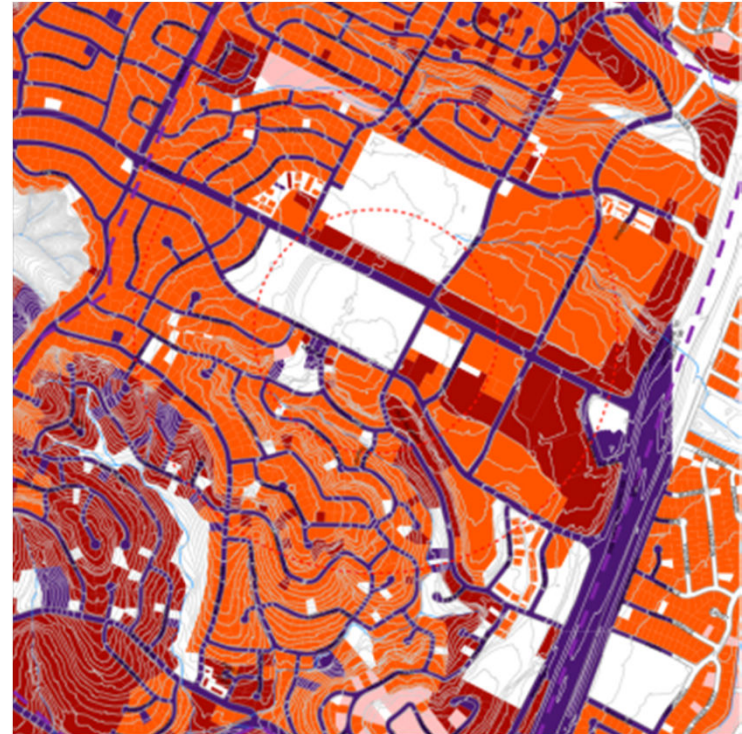
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Neighborhood Mapping

Year Built



Old West Austin



Northwest Hills

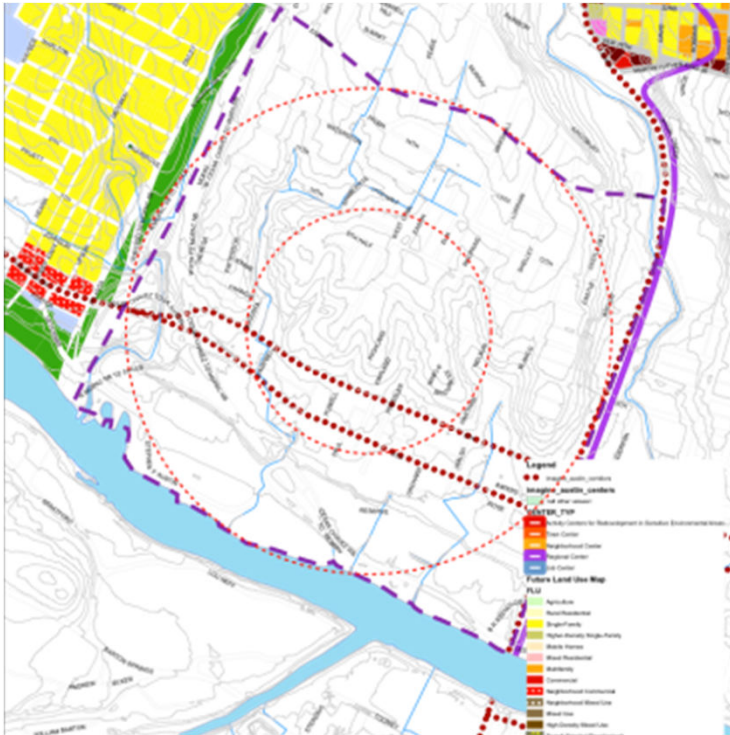


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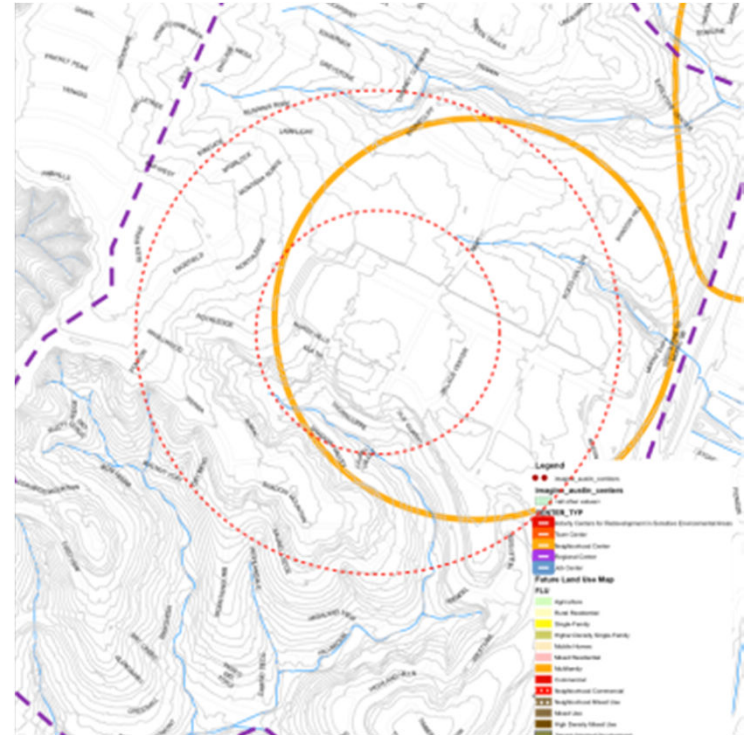
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Neighborhood Mapping

Activity Corridors and Centers (Imagine Austin)



Old West Austin



Northwest Hills

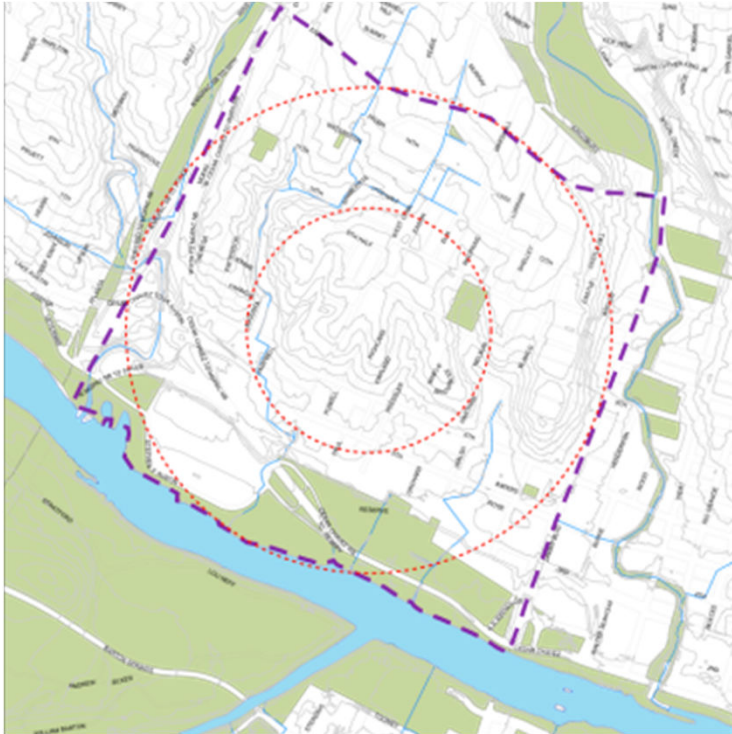


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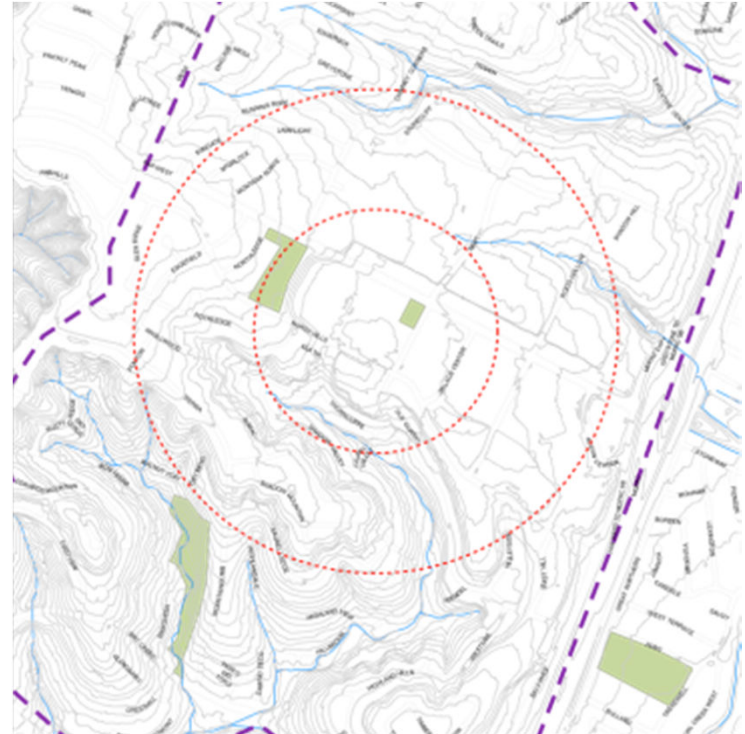
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Neighborhood Mapping

Topography



Old West Austin



Northwest Hills

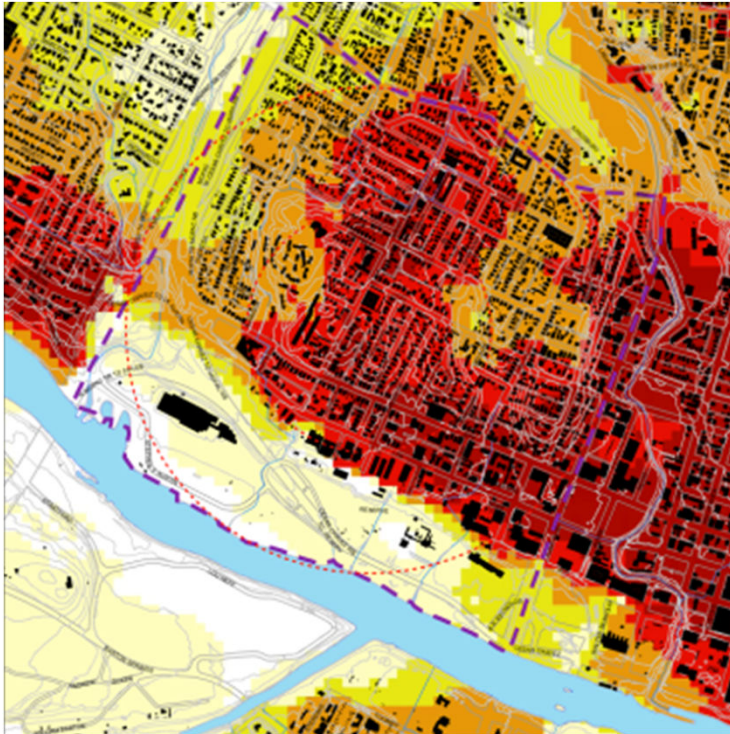


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Neighborhood Mapping

Walkability Index



Old West Austin



Northwest Hills

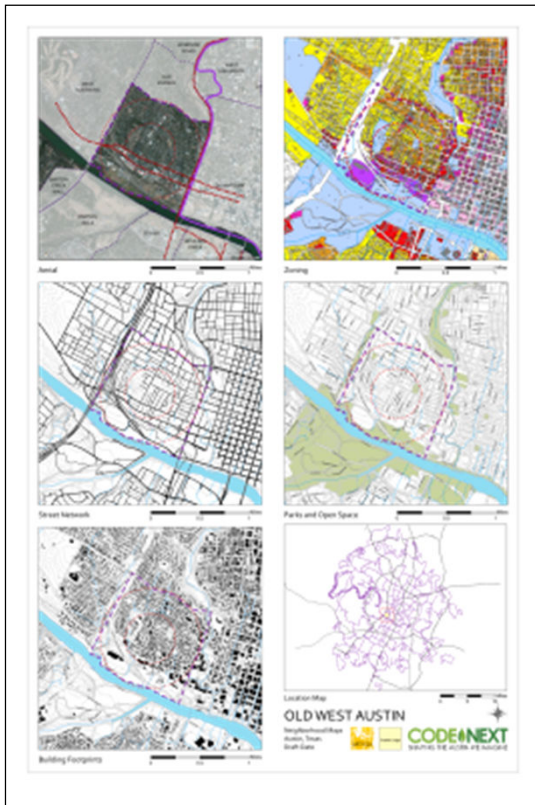


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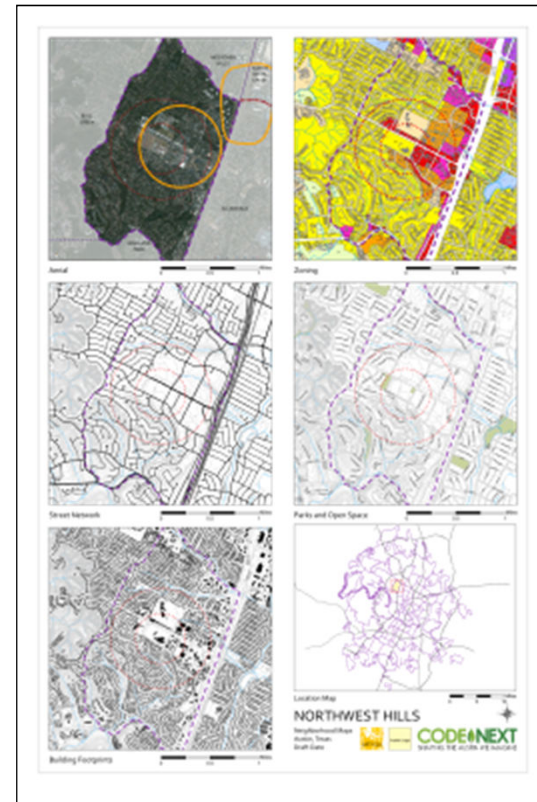
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Neighborhood Mapping

Final Summary Poster



Old West Austin



Northwest Hills

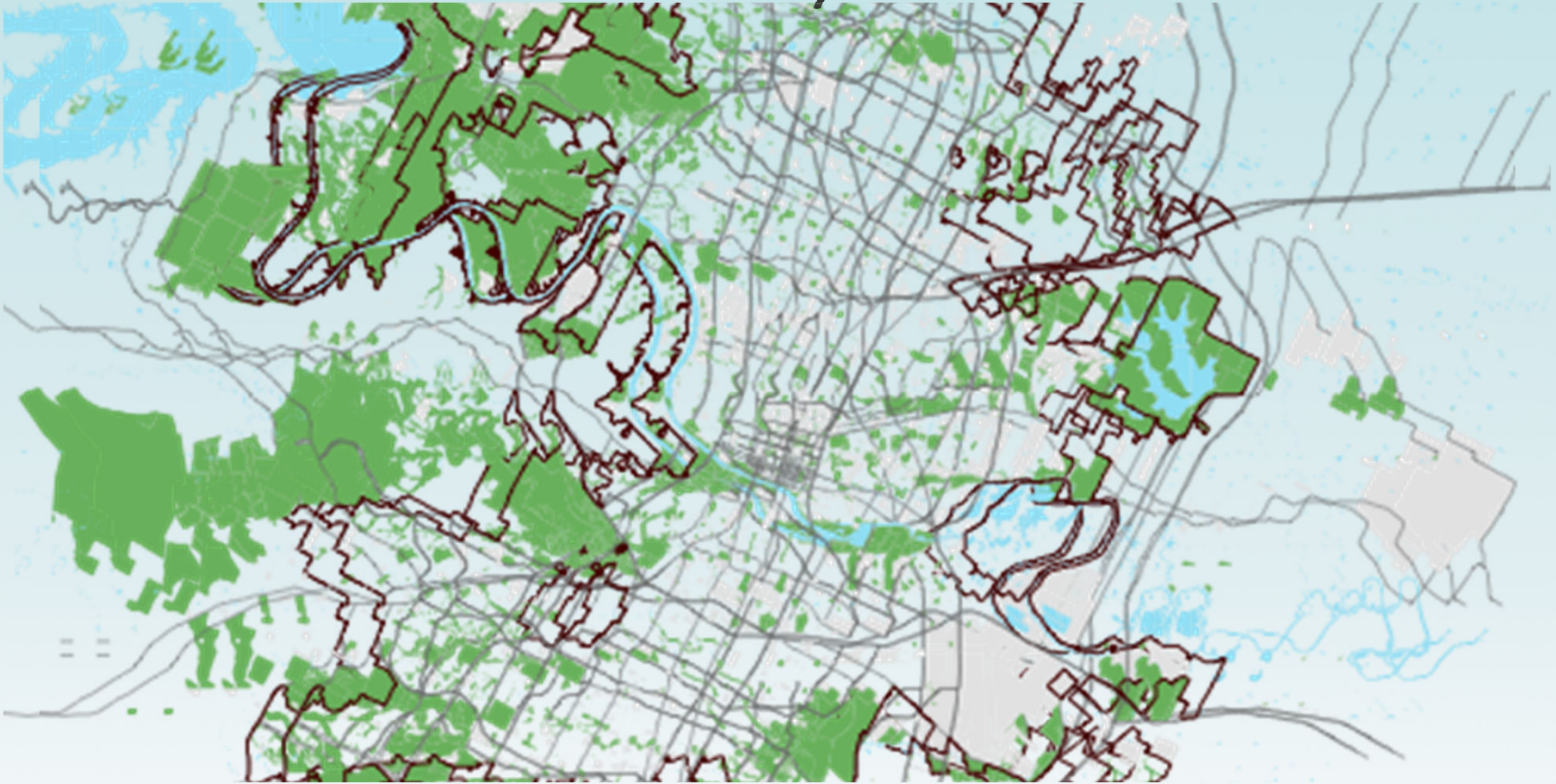


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We are Not “Freezing” Neighborhoods in Their Current State

Walkability Index



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We are Not “Freezing” Neighborhoods in Their Current State

Walkability Index



SOUTH AUSTIN COMBINED
Neighborhood Plan

Join your neighbors to help plan the future of the Westgate, South Manchaca, and Garrison Park neighborhoods!

The City of Austin Planning & Development Review Department is starting the neighborhood plan for the South Austin Combined Neighborhood Planning Area and wants your input. Please complete a brief survey in English or Spanish at the link below.

Please complete your neighborhood survey by Jan. 11, 2013 at www.surveymonkey.com/s/6ZM57D8

Para asistencia en español, contacta a Francis Reyes al (512) 775-1111 o al correo electrónico Francis.Reyes@cityofaustin.net




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we are NOT Freezing Neighborhoods in Their Current State

Walkability Index

SOUTH AUSTIN COMBINED Neighborhood Plan



Join your neighbors to help plan the future of the Westgate, South Manchaca, and Garrison Park neighborhoods!

The City of Austin Planning & Development Review Department is starting the neighborhood plan for the South Austin Combined Neighborhood Planning Area and wants your input. Please complete a brief survey in English or Spanish at the link below (or pick up a printed copy at the Manchaca Road Public Library) and **attend the plan kickoff meeting on January 12**. See the reverse side for meeting details.

Visit the South Austin Combined Neighborhood Plan webpage at www.austintexas.gov/departments/south-austin-combined-neighborhood-plan to **sign up for the interest list**. For more information or to request a mail-in survey, contact **Francis Reilly** at (512) 974-7657 or **Kathleen Fox** at 974-6054. Para asistencia en español favor de llame 974-3362.

Please complete your neighborhood survey by Jan. 11, 2013 at www.surveymonkey.com/s/6ZM57D8



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Are We Missing Any Other Maps?



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How Will This Information Be Used to Inform the Code?



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Composed Into a Community Character Manual

Composed Into Community Character Manual

1. Citywide Photo Boards
2. Sample Neighborhood Photo Boards
3. Mapping for Sample Neighborhoods
4. Neighborhood Plan Summaries
 1. Top Goals and objectives
 2. Other pertinent information to inform the code



Defining a Palette of Austin Place Types:

Determining Which Type of Zoning is Best for Each Place



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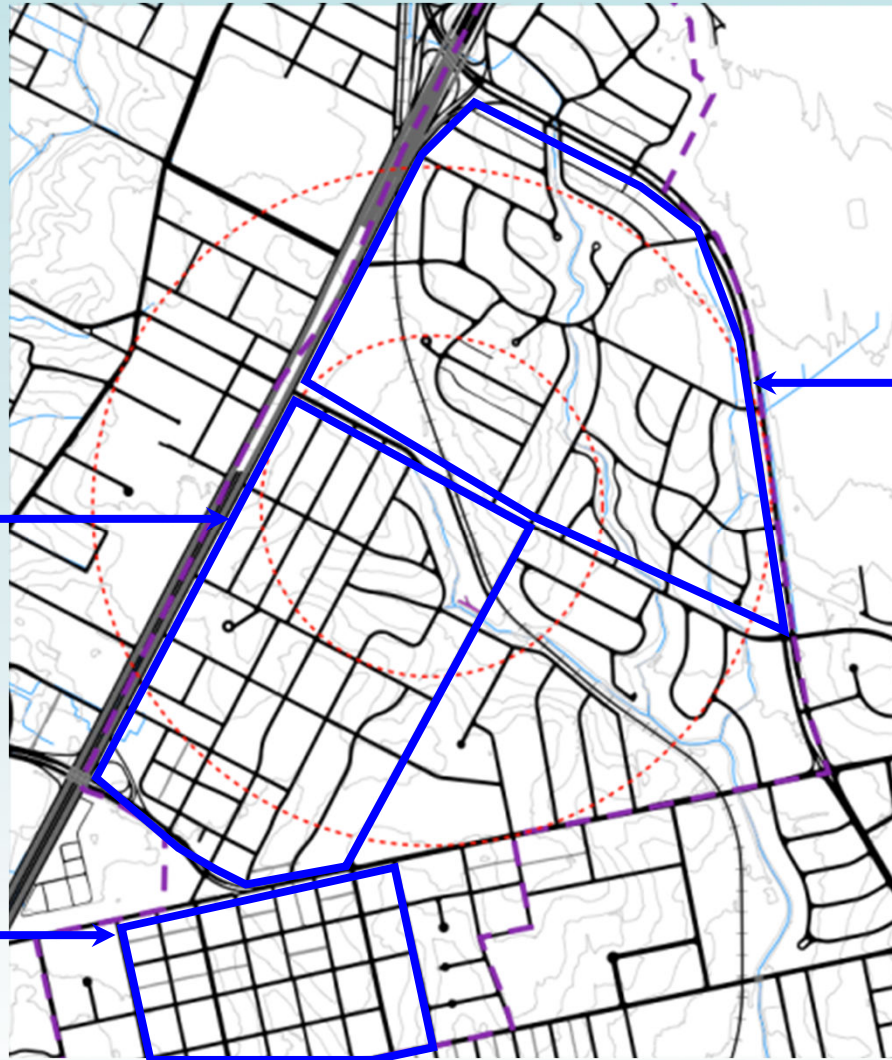
Austin Example:

Upper Boggy Creek: Different Places within Neighborhood

Area 2:
Transitional
to Suburban

Area 1:
Compact
Walkable

Area 3:
Suburban

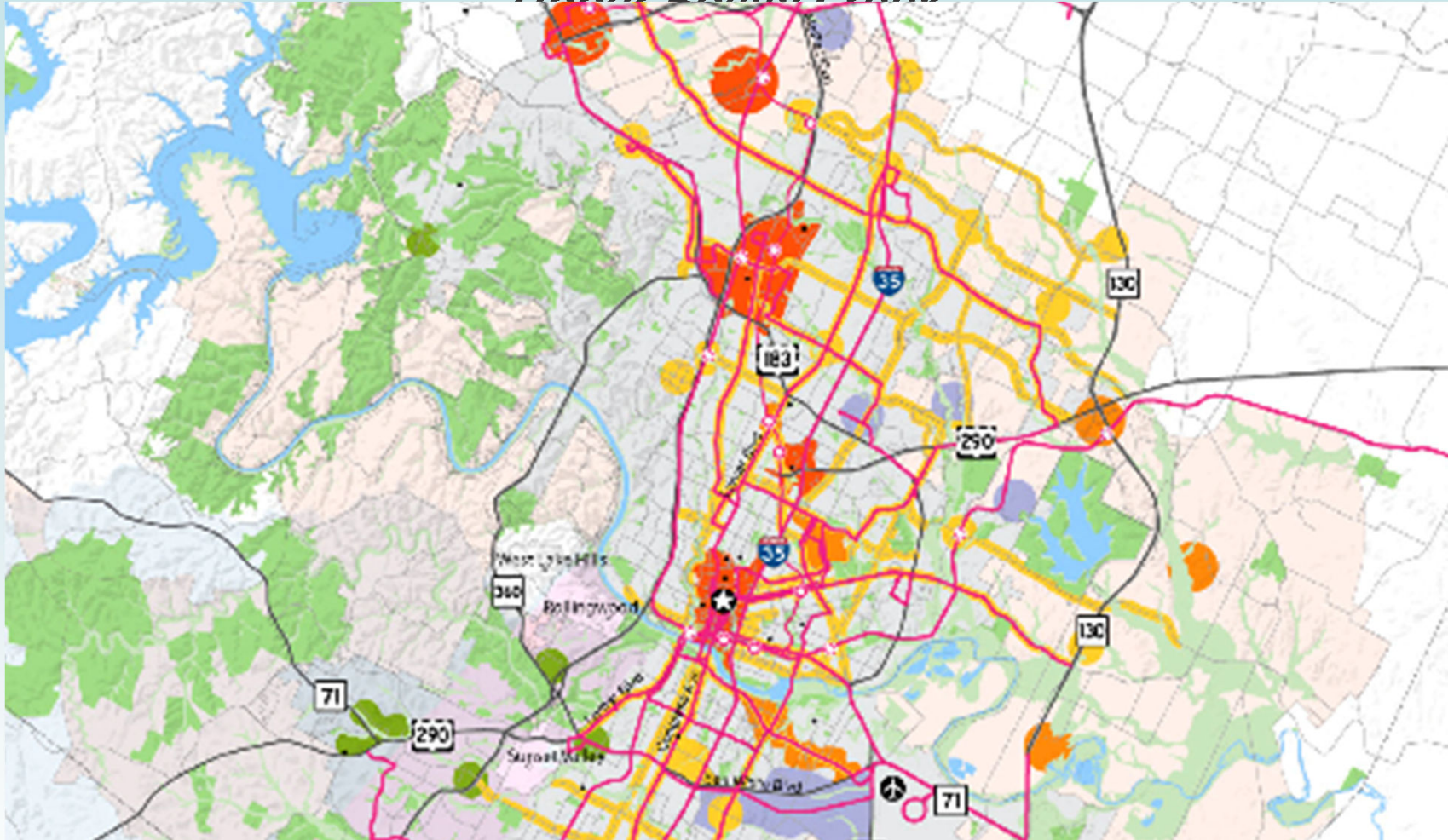


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Application of Imagine Austin's Activity Corridors and Center

Upper Pecan Creek



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Inform/Systematize Future Neighborhood, Area, & TOD 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

Upper Boggy Creek 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

Currently: Many Similar but Different Systems



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Next Steps: In Addition to Community Character



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Code Diagnosis: Peter Park's 3 Buckets

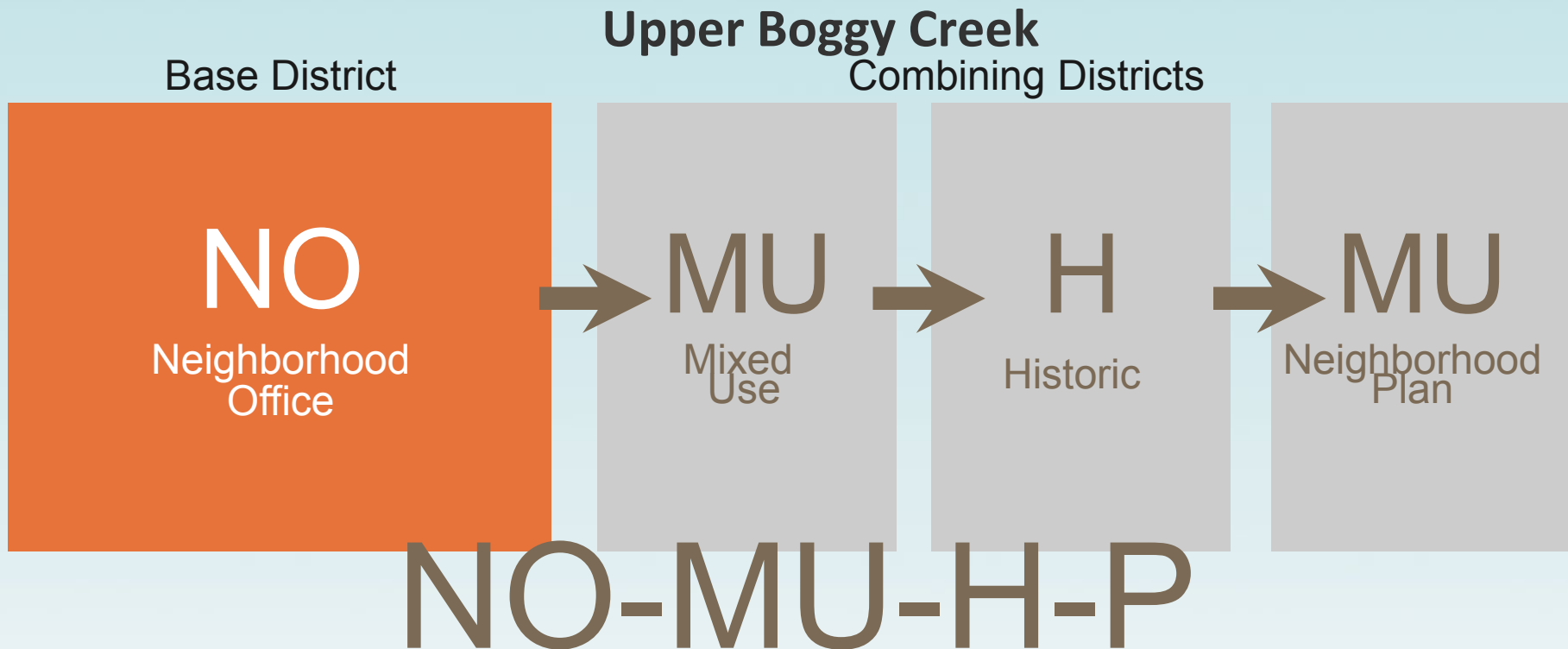
1. Code Organization/Structure
2. Specific Development Standards
3. Administration/Development Review Process



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Up to 400 Different Combinations of Base and Combining Zones



Bad Start in Terms of Clarity and Usability

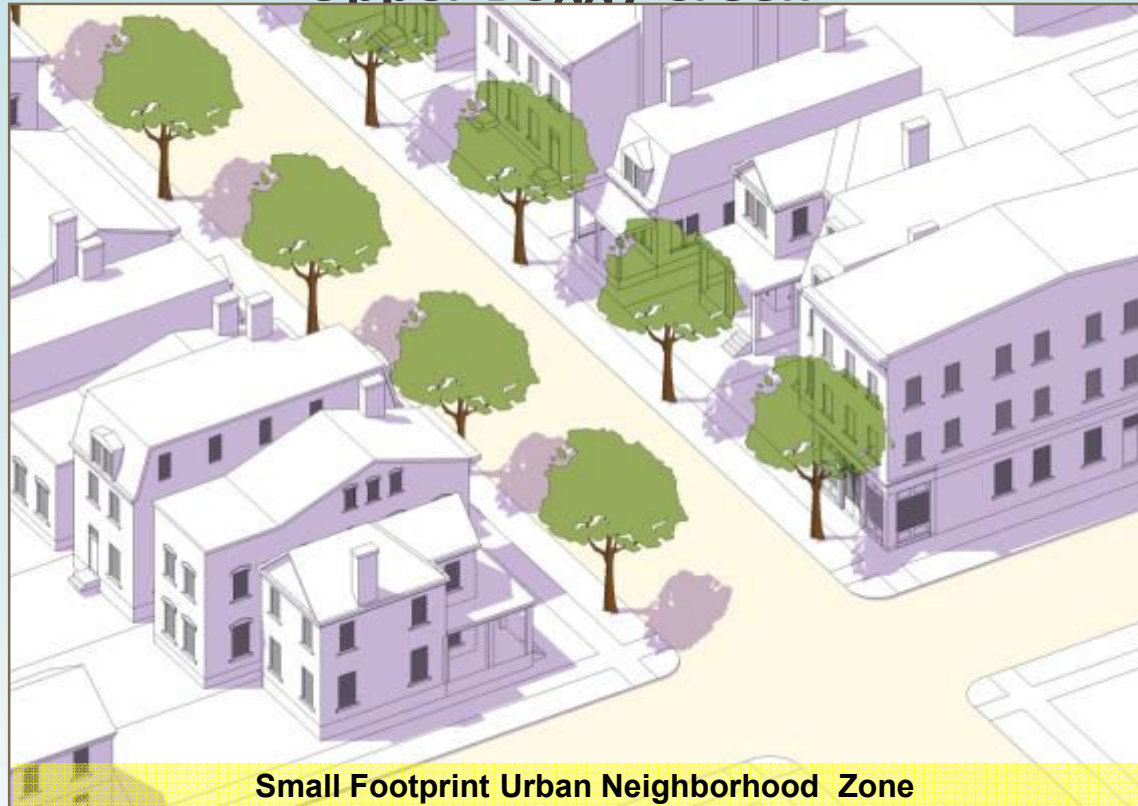


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Rich Palette of Base Zones and Standards Can Solve Many Issues

Upper Boggy Creek



Small Footprint Urban Neighborhood Zone

Currently: Too Many Layers of Systems. Similar Goals



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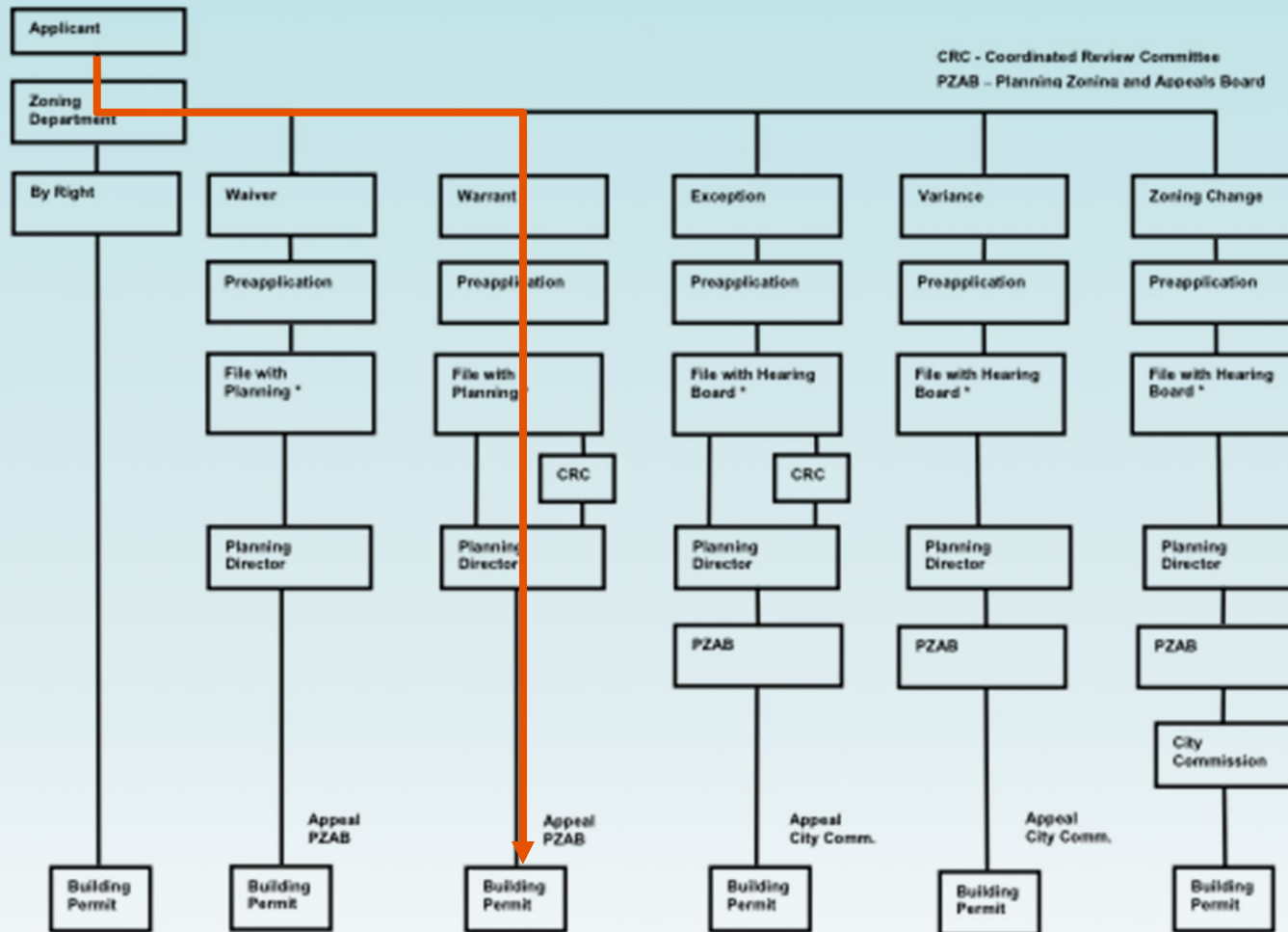
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Development Review Process

“We have a lot to explore/discover in Austin’s development review organization/practices to create a code they can effectively implement.”

Peter Park

Development Review Process



* All applications shall include required notice



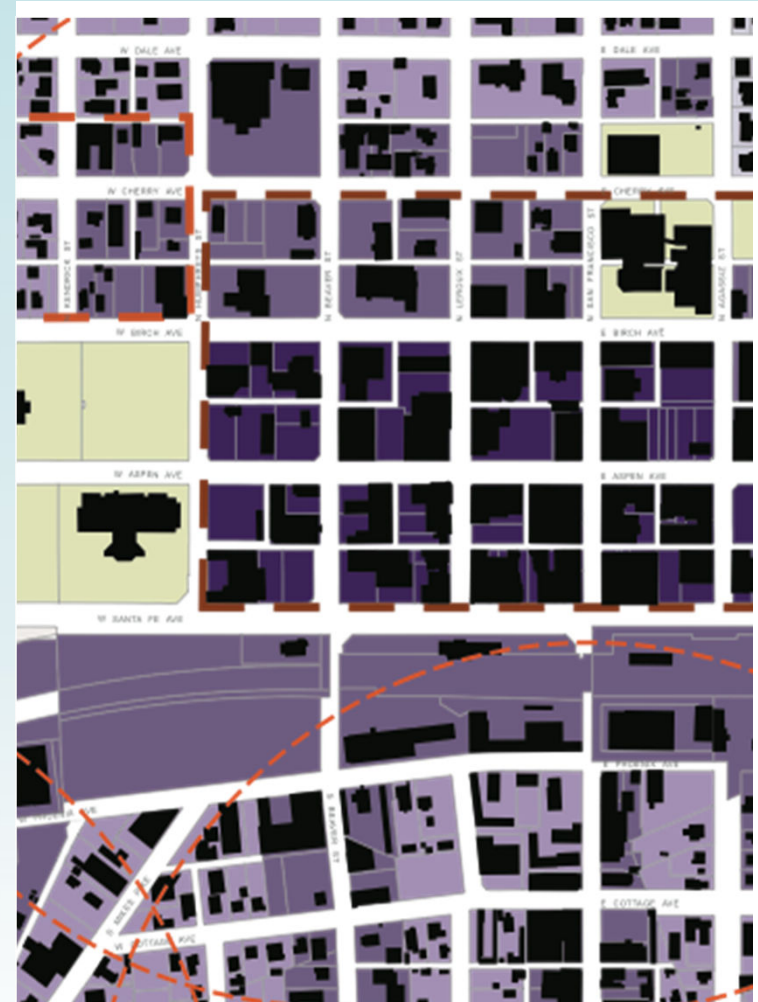
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Usability and Graphic Clarity Throughout the Code

Quick Code Guide: Building-Scale Projects

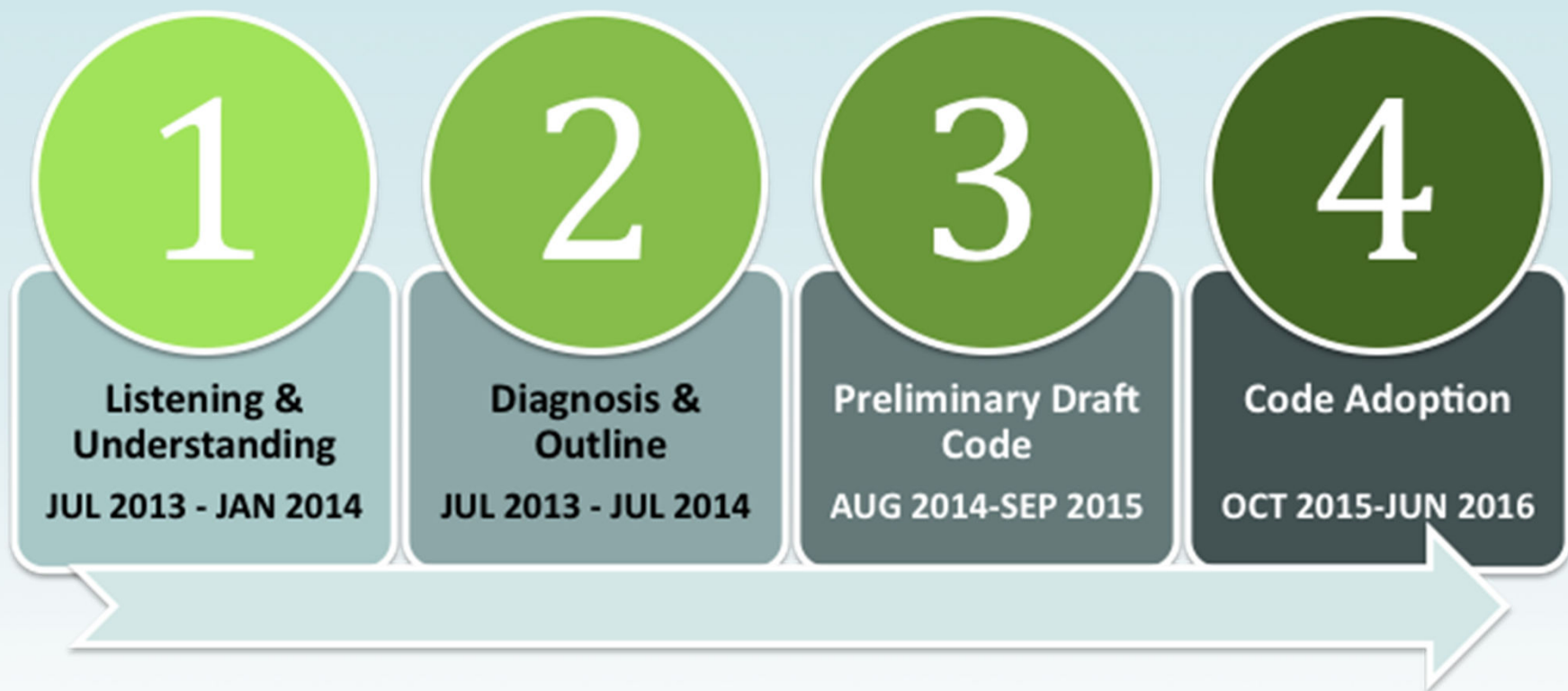
Step	Instructions	Code	Title
1	Find the transect zone for your parcel		Maps
2	Comply with the standards specific to your zone	1703-2	Specific to Transect Zones
3	Choose and comply with the standards specific to your building type	1703-3	Specific to Building Types
4	Choose and comply with the standards specific to your frontage type	1703-4	Specific to Frontage Types
5	Comply with the standards general to all transect zones	1703-5	Supplemental to Transect Zones
6	Follow the procedures and comply with the requirements for permit application	1703-9	Administration and Procedures
7	If you want to subdivide your property, follow the procedures and comply with the requirements in Subdivision		Subdivision and Land Development



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Code Revision: Four-Step Process



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More Than a Better Code... Better Places



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Q&A

Code Advisory Group

October 24, 2013

Daniel Parolek, Opticos Design



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