

Working Group ID	To solve for this challenge...	We would like to learn more about this	specifically,	from this	Or, we might like to consider these	And we also had the following	and	Compliment	Conflict
	How might we	Practice	Description	Location	Ideas	Insights	Questions		
a1	Encourage families to stay in the city?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					
a1	Encourage families to stay in the city?	Range of housing Types	Infill Design Toolkit; missing middle: infill	Portland, Oregon					
a1	Encourage families to stay in the city?	Zoning	Beltline Zoning Overlay; reasonable compatibility around future or current transit	Atlanta, Georgia			Are station locations in context with existing neighborhood?		
a1	Encourage families to stay in the city?	Density Bonus	Transit-oriented density bonus; affordable housing near transit	Los Angeles, California		*	Is it still family oriented? How is it priced?		
a1	Encourage families to stay in the city?	Pedestrian Connectivity	Complete Streets Policy	Austin, Texas					
a1	Encourage families to stay in the city?	Pedestrian Connectivity	Transfer of development rights; open space provision	Arlington, Virginia					
a2	Create affordable housing citywide?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					
a2	Create affordable housing citywide?	Range of housing types	Infill Design Toolkit; missing middle: infill	Portland, Oregon					
a2	Create affordable housing citywide?	Range of housing types	Accessory dwelling units	Santa Cruz, California and Portland, Oregon					
a2	Create affordable housing citywide?	Range of housing types	Open space community developments; improve options for shared housing communities	Amherst, Massachusetts			Can the current infrastructure handle the added density?		
a2	Create affordable housing citywide?	Zoning	Beltline Zoning Overlay; reasonable compatibility around future or current transit	Atlanta, Georgia			Are station locations in context with existing neighborhood?		
a2	Create affordable housing citywide?	Zoning	MARTA transit oriented development guidelines; reasonable compatibility around future or current transit	Atlanta, Georgia					
a2	Create affordable housing citywide?	Density Bonus	Transit-oriented density bonus; affordable housing near transit	Los Angeles, California		*	Is it still family oriented? How is it priced?		

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a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					
a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Range of housing types	Open space community developments; improve options for shared housing communities	Amherst, Massachusetts			Can the current infrastructure handle the added density?		
a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Zoning	Living Smart Program; small lot sizes	Portland, Oregon		This was done through a design competition			
a4	Direct and encourage density in our activity centers and like designated areas?	not heard	N/A	N/A	Low density large lot subdivisions; Tax Increment Financing is a best practice; alternative financing includes PIDs and TIFs; encourage development in centers by discouraging development not in accordance with growth concept map; write into zoning code that we will not increase zoning outside of areas designated in growth concept map	Not implementing best practices locally creates a challenge; may help avoid regressive taxation			
a5	Encourage transit-oriented districts in our activity centers and like areas?	not heard	N/A	N/A	Development regulations to entice growth (ex: North Burnet Gateway and University Neighborhood Overlay)	Hasn't happened to the degree we would like, and has not taken pressure off in a way we would like			
a6	Prevent families/residents from being priced out of their home?	not heard	N/A	N/A	Homestead Preservation Districts *	Planning Commission following smart growth plan (watch dog approach); this is written in the City Charter but no in the land development code			
a7	Provide housing for entire lifespan - families, singles, disabilities, etc	not heard	N/A	N/A	Affordability: required times - 40 years for rental, 99 years for homeownership; Visitability ordinance for disabilities has negative impacts on affordability *	Generations impacted by property taxes - this is outside of zone of control			

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a8	Dissuade a quick un-doing of all this work?	not heard	N/A	N/A	Establish voting thresholds; a Comprehensive Plan in the City Charter (exists - Imagine Austin); ensure a process that is determined democratically and stick to it, avoid this becoming a starting point for all subsequent negotiations (enabling adaptability)	none			
Zone of Influence and Concern									
a9	How might we get TCAD to the table?	not heard	N/A	N/A	none	Zone of influence *			
a10	How might we respect deed restrictions?	not heard	N/A	N/A	How might we make this more transparent? How might we keep current housing stock from being torn down and become an investment property? *	Zone of concern *	How might we stop speculative upzoning? How might we know when it's speculative? (see example in Baltimore)		
i1	Mediate density growth in areas with already burdened infrastructure?				Plan to install infrastructure before development; do an honest job of evaluating and aligning infrastructure planning; examine and consider alternative financing tools to resolve infrastructure needs; need to fully utilize infrastructure capacity we have today; rethink what density can do with current or planning infrastructure; need to broaden our understanding of what infrastructure is (schools, parks, transport, housing, etc); better tie CIP planning with sector planning; alleviate pressure from the development community	Land use must go hand in hand with infrastructure; developer costs are not the magic solution because costs go to the consumer; consider economic analysis to find the sweet spot for a viable option to encourage more developer support of infrastructure development costs; analysis of infrastructure impact could help arrive at a threshold that requires infrastructure investment; our current infrastructure might limit redevelopment in already burdened areas	How might we fix the current piecemeal system of development that is not fully functional until area is fully developed? How might we give current residents better safety and quality of life? Do we as a community encourage a mode shift from other than 1 car/1 driver? How might we prevent broken infrastructure from becoming a bond issue?		

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i2	Limit compatibility conflicts by commercial creeping into residential?				Rely on design, best practices and form-based code for compatibility; move from regulating based on use; look at compatibility in a contextual way	Need to insure that particular uses are not all clumped, focus on form; need to consider what should go into a neighborhood today and how that may change tomorrow	How might we make the infill tool of corner stores work?		
i3	Insure that redevelopment along corridors continues to serve the neighbors vs gentrifying businesses?				Build complete communities where businesses can serve their customers; provide smaller low-level development on smaller collector streets but prevent them from evolving into transit corridors; need to better define the pressures of gentrification; need to determine if rigid zoning is appropriate as neighborhoods change and grow; take the power that businesses have in gentrifying areas into consideration in Boards and Commissions	Consider changing contexts based on time, place and business type; consideration for destination, neighborhood serving aspects and transportation corridors with high volume of traffic	How might we accommodate secondary business zones as missing middle types? Will the varying types of districts help us solve/manage changing character? How might we help small businesses survive redevelopment (maybe pair small new businesses with VMU)		
i4	Accommodate new and innovative housing solutions, co-living spaces?				Better align zoning categories to promote co-housing in context-driven condition; support a creative land design and menu of housing types (Vancouver hidden density process: "eco-density"); lock-out units and basements; permit-ready plans; create zoning categories for innovative housing to experience less competition	Zone of influence: Expense of upgrades required related to building code for occupants over 6; this type of housing tends to be less profitable than alternatives	How might we provide opportunities for home ownership for a range of income levels in all areas of the City? How might we provide opportunities for more affordable housing? How might we address occupancy concerns and constraints?		

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i5	Ensure that the missing middle serves middle income households, including middle income families, and provides ownership opportunities?				Building size should be proportional to lot sizes; preserve or protect smalls structure inventory because it is a current source of affordable housing; need to encourage developments that are desirable to families; look at all housing types; serve seniors and disabled with newer or smaller units	Reducing the price of the lot helps; it is not as simple as "build it and they will come", need to pay attention to structure size; large structures don't help when it comes to affordability; don't want to incentivize teardowns; McMansion Ordinance could have done better to ensure affordable housing (ADU concept); need services that incentivize families; financing and ROI are issues; need insight of lenders	How might we insure that smaller structures show up on smaller lots (proportionality)? How might we encourage homes smaller than 1500 sq. ft. that can fit into the context of neighborhoods? How might we separate out land from improvements (land banking, community land trusts, Guadalupe NDC		
i6	Better integrate green infrastructure working group with this working group?				Find a way to deal with the expense required		How might we achieve the goal of sustainability outlined in Imagine Austin?		
i7	Honor our commitment to historic districts in neighborhoods that qualify?								
i8	Insure any changes in zoning are fixed and not a starting point to negotiate?				Find a way to make the culture of holistic planning principles pervasive in PDRD, Boards and Commissions, Council; honor that developers need to maximize investment through entitlements in the rezoning process	This will help to deliver the certainty that both the development and neighborhood communities want; can reduce anxiety and speculatively raised land prices cause by unpredictability			

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i9	Move now to deal with great ideas (infill, etc) as we annex prior to zoning actions today?				Utilize greenfield opportunities as we move from interim to permanent zoning; plan for public transport in annexed areas; utilize greenfields in annexed areas (form-based code, etc)	Relates to compatibility and missing middle; subdivision regulations are related to annexation; greenfield development needs to be supported by the Capital Planning Office; annexed areas on the edge may not have a supportive framework; when developers seek utilities extension, they may request annexation at the same time; annexation may be nonconsensual; annexation may be delayed due to limited purposes (ex: Del Valley); City typically annex's property that is already developed with zoning	How might we leverage a unique opportunity to have a blank slate (as far as zoning goes)? How might we prepare for the future (which may seem far off, but isn't)? How might we find additional resources to support infrastructure development on the edge (greenfield)?		
i10	Set the bar high to require Boards and Commissions to grant variances (super majority)?								
i11	How might we ensure that increased development entitlements do not jeopardize single and multi-family housing stock currently providing unsubsidized market affordable housing?								
i12	How might we better understand why neighborhoods have not more widely utilized and/or adopted these infill tools?								
i13	How might we increase acceptance of infill tools by providing options that are in scale with existing single-family development?								

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sb1	Create some predictability?	Parking	Deferred parking	Nashville, Tennessee					
sb1	Create some predictability?	Parking	Mueller Parking Management District	Austin, Texas					
sb1	Create some predictability?	Parking	Neighborhood Parking Management Procedures	Austin, Texas	Residential parking permits (RPP); drawing lines on the street; creates space around curbs; could limit parking to specific parts or sides of the street	This can also improve the dynamic between neighbors and businesses (see also: NIMBYs becoming YIMBYs)			
sb1	Create some predictability?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb1	Create some predictability?	Live/Work	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb1	Create some predictability?	Mobile Businesses	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb1	Create some predictability?	Predictable Flexibility	N/A	N/A	Create a menu of choices; establish alternative compliance standards				
sb1	Create some predictability?	Expired Permits	Explore alternative approaches, such as better follow-up on expiring permits or create amnesty provisions	N/A					
sb2	Create some certainty in the code for everyone?	Parking	Deferred parking	Nashville, Tennessee					
sb2	Create some certainty in the code for everyone?	Parking	Mueller Parking Management District	Austin, Texas					

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sb2	Create some certainty in the code for everyone?	Parking	Neighborhood Parking Management Procedures	Austin, Texas	Residential parking permits (RPP); drawing lines on the street; creates space around curbs; could limit parking to specific parts or sides of the street	This can also improve the dynamic between neighbors and businesses, see also: NIMBYs becoming YIMBYs			
sb2	Create some certainty in the code for everyone?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb2	Create some certainty in the code for everyone?	Live/Work	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb2	Create some certainty in the code for everyone?	Mobile Businesses	Create definition and standards	N/A	Achieve predictability through: site development standards; expedited review; decreasing the level of difficulty to partake in offered programs; helping to make calculations quickly	Use and level of success comes into play (ex: 1950s business established without parking requirements would now need to have parking if they were to expand); volume of revenue is also relevant (small businesses as potential infill)	What is a local business? What is a small business? What are tiers and points to distinguish the two?		
sb2	Create some certainty in the code for everyone?	Predictable Flexibility	N/A	N/A	Create a menu of choices; establish alternative compliance standards				
sb2	Create some certainty in the code for everyone?	Expired Permits	Explore alternative approaches, such as better follow-up on expiring permits or create amnesty provisions	N/A					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Deferred parking	Nashville, Tennessee					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Mueller Parking Management District	Austin, Texas					

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sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Parking	Review other alternatives, such as context-sensitive parking requirements	N/A					
sb3	Allow "by right" variations in the code to allow small businesses to rehab and re-use?	Context - sensitive development standards	Create standards	N/A		The setting of commercial corridor versus a neighborhood changes the context and approach (Ex: old factories that become loft housing and the rational for form-based codes in such cases; an old house turning into a boutique hotel and commercial design standards applying when not warranted)			
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	Home Occupations	Review general best practice standards	Denver, Colorado		See also Zone of Influence/Concern section below			
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	Context - sensitive development standards	Create standards	N/A		The setting of commercial corridor versus a neighborhood changes the context and approach (Ex: old factories that become loft housing and the rational for form-based codes in such cases; an old house turning into a boutique hotel and commercial design standards applying when not warranted); see also Zone of Influence/Concern section below			
sb5	Achieve parking reductions?	not heard	N/A	N/A	Develop use-based parking reductions (ordinance passed on first reading with Council that accounts for the proximity of a business to metered parking); allowing on-street parking to count when it does not affect a neighborhood; shared parking	A formula of different options combined: distance to bus stop; distance to metered parking; form-base codes; car sharing (examples: the University Neighborhood Overlay in Austin and the San Marcos downtown SmartCode)			

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sb6	Fix the process: streamline the process for businesses; create more predictable timelines for reviews for small businesses; encourage the legal department to review small business applications more quickly; provide for online permit processes for small business?	not heard	N/A	N/A	Look at Zucker Systems analysis of PDRD organizational assessment; look at code review times and processes from other 'best practice' cities; create a system with an ombudsman responsible for projects		Could Denver have a best practice (based on the Imagine Austin Speaker Series 'Best Practices in Development Review: Faster! Smoother! Smarter') ?		
sb7	Get NIMBYs (Not In My Backyard) to become YIMBYs (Yes In My Backyard)?	not heard	N/A	N/A		We may not hear from all neighbors; hearing from more people would allow for diversity in perspective (ex: people in different stages of life)			
sb8	Change the dynamic between businesses and neighbors from reactive to cooperative and proactive?	not heard	N/A	N/A	Better urban design; clearer standards and definitions; lay out a process for neighborhood planning (see also parking related practices)	Good code compliance and transparency would help this issue; criteria manuals would need to be used to help understanding of interpretations; matchmaking with Economic Development could help (ex: Mary Lee charrette exercise in Zilker)			
sb9	Create a system that translates the code to be scaled to the size of the business?	not heard	N/A	N/A	See how this vision is out of alignment with current practice (if the Continental Club moved out and wanted to move back, what would it have to do in the current practice?); do some exercises retrofitted to original 1950's code and see how that has changed over time	The site plan requirement not meeting nature of business is a weakness in our current code (ex: 3,000 sq. ft. versus Dell, there is no difference)	Google land development app? How might we help manage complexity of the process? How might we define and draw the line? What is a small business (versus site-related threshold)? Is form-based code the answer?		

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sb10	Protect small, independent, iconic businesses?	not heard	N/A	N/A	Establish a checklist to list or identify a businesses as iconic (Austin has already tried this); Business Retention and Enhancement Fund for Congress Avenue and 6th St.	They may not own property; they may not be able to afford taxes; can't control that a new development may come in that may raise taxes; Business retention fund that has existed in the past: concern with playing favorites; details of Business Retention and Enhancement Fund make it difficult to use, it was used only twice by City Council in 2014			
sb11	Encourage alternative compliance decision more clearly and more manageable for staff?	not heard	N/A	N/A	Prescribe compliance methodologies (borrow from building code practice); create a "menu" or "recipe" approach; establish an ombudsman; use criteria manuals; create a staff role of project manager for small business; help support their decisions; look into alternative compliance options for commercial design standards	Affects certainty; related operational concerns: how to retain staff if we train them, education of both the staff and community is essential; how to account for a skills gap and contextual experience	How might we empower staff?		
sb12	Allow "by-right" variations in the code to allow small businesses to rehab and re-use?	not heard	N/A	N/A	Create a menu of options to allow for administrative review	Recognize the value of form-based code with regard to this issue; (ex: old house became a boutique motel and commercial standards were applied)	How might we make it easier to preserve old houses for new purposes?		
Zone of Influence and Concern (other practices/ideas unrelated to the land development code)									
sb4	Allow unique character of neighborhoods to be preserved but also allow for small businesses to flourish?	not heard	N/A	N/A		Historic designation may influence the ability to do this; code compliance impacts 'how might we' questions; if we are going to do neighborhood plans, make them worth it			



Recommendations to Code Advisory Working Group Draft Report: Infill, Compatibility, and Missing Middle Housing

April 6, 2015

The Code Advisory Working Group on Infill, Compatibility, and Missing Middle Housing issued a Draft Report capturing potential code re-write challenges in these broad categories. The working group explored “How might we ...” questions as a way to discover best practices from other metropolitan areas and organizations. ASLA Central Texas submits the following recommendations to four of the ten questions from the draft report.

How might we...

i1. Mediate growth in areas with already burdened infrastructure?

- Practice - Green Factor or Green Area Ratio
- Description - Required Landscape Infill Point System for offsetting increased density with a variety of
- Location - stormwater infiltration practices
Seattle, WA; Washington, D.C.

i2. Limit compatibility conflicts by commercial creeping into residential?

- Practice - Compatibility Landscape Buffers
- Description - Form-based Landscape Buffers required in compatibility setbacks
- Location - ASLA Austin Green Compatibility Proposal; Beaufort, S.C. FBC

i6. Better integrate green infrastructure working group (GIWG) with infill working group?

- Practice - Align Timing of Final Recommendations of GIWG with the CAG Recommendations
- Description - GIWG Best Practices from around the country tailored to Austin's watersheds
- Location - Council Resolution for CodeNEXT to focus on green infrastructure and sustainable water management
- Ideas - Watershed to develop an outline of potential Best Practices for delivery to the CAG
CAG to discuss these best practices prior to making their recommendations
- Insights - The two groups have been on parallel, but separate tracks that need to be integrated.
- Questions - How might we honor the two Imagine Austin priority programs of Green Infrastructure and Sustainable Water Management in the new Land Development Code Re-write?

i9. Move now to deal with great ideas (infill, etc.) as we annex prior to zoning actions today?

- Practice - Initiate Pilot green infrastructure practices in new developments as incentives for new zoning entitlements.
Give priority to those developments in the zoning and permitting processes.
- Description - Green Infrastructure Master Plan and Low Impact Development Stormwater Management Manual
- Location - Nashville, TN