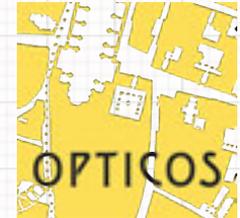


Coding for a Compact and Connected Austin



Overview of New Zones

Dan Parolek

Principal, Opticos Design, Inc.

John Miki

Associate, Opticos Design, Inc.

Lisa Wise

President, Lisa Wise Consulting

Peter Park

Principal, Peter Park Consulting

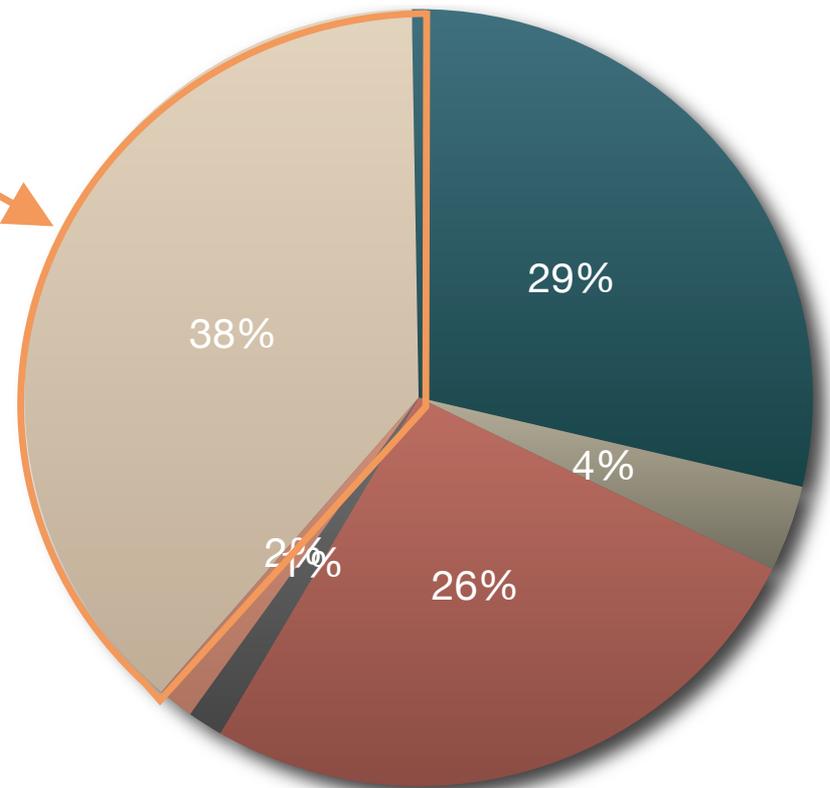


The Diagnosis: What We Found

Base Zones Ineffective: Nearly 40% of City Requires Overlays:

Regulated with
Overlays/
Combining
Districts

- Residential
- Commercial
- Special Purpose
- Industrial
- Other
- Base Zone + Overlay(s)



Majority of these areas in central Austin-What we call Walkable Urban

The Diagnosis: What We Found

39 Base Zone Districts: Pretty Typical for City of This Size



The Diagnosis: What We Found

Almost 400 Possible Combinations of Layers! Not Typical

Base District (39 total)

NO
Neighborhood
Office

Combining Districts (19 Total)

MU
Mixed
Use

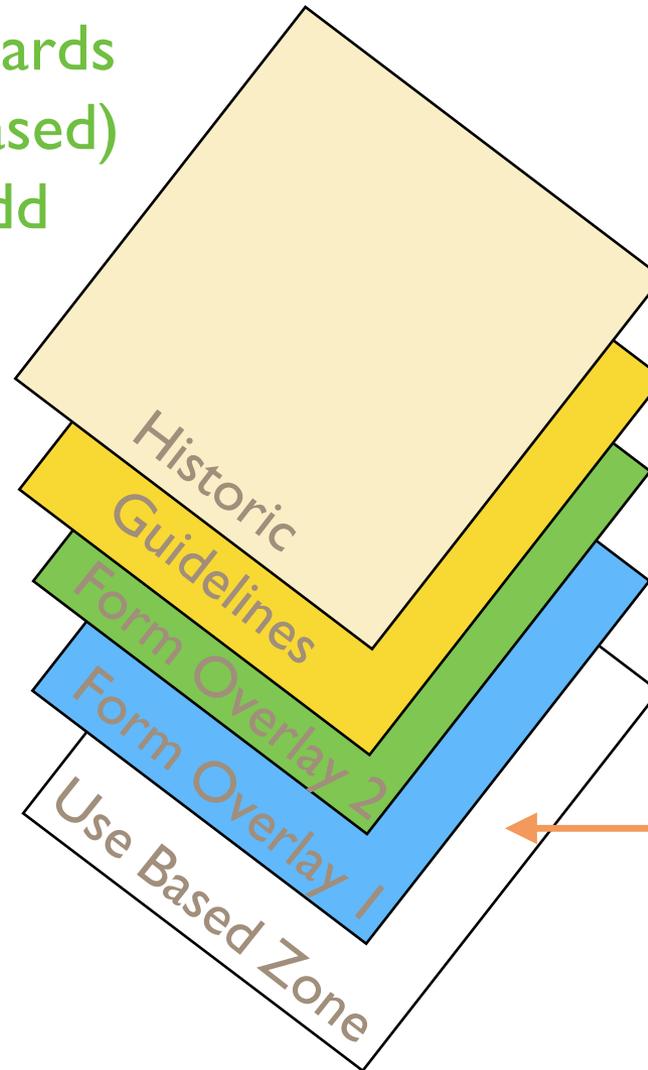
H
Historic

NP
Neighborhood
Plan

NO-MU-H-NP???

The Diagnosis: What We Found

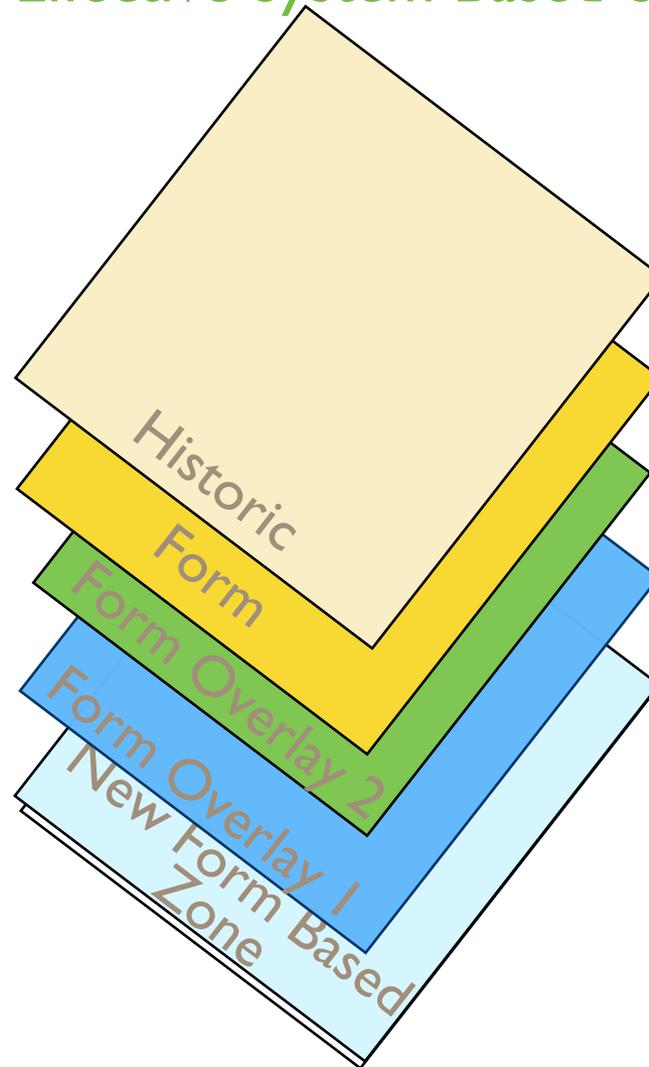
Base Zoning Standards
Ineffective (Use Based)
The Response: Add
Layers of Form
Regulations



Problem: Never Got Rid of Ineffective Foundation

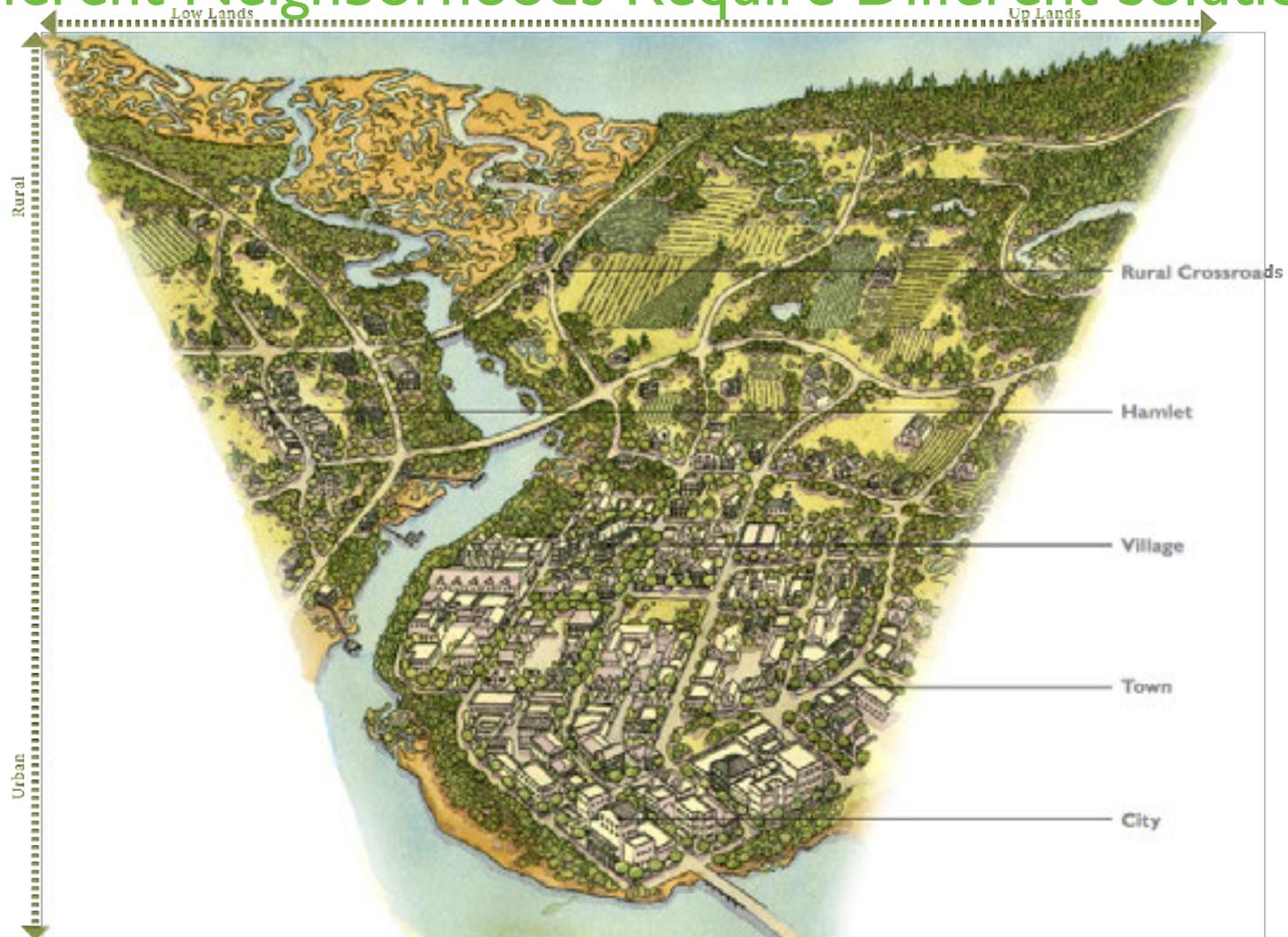
Our Approach

A More Direct and Effective System Based on Form & Context



Our Approach

Different Neighborhoods Require Different Solutions



Our Approach

Form-Based/Transect Zones



2-1 Types of Places

Types of Places: Walkable Urban



Walkable Urban[®] describes those places in which a person can easily walk or bike to home, work, and to fulfill most daily needs, including shopping and recreation. The compact form readily supports public transit, thereby affording flexibility and environmental access throughout the area. This was the standard model of development prior to the 1940s. These environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.

¹Lanzenberger, Christopher. *The Optics of Urbanism: Investing in a New American Dream, 2008*. Island Press, Washington, D.C.

Characteristics	
Land Use Organization	Highly mixed, often vertically
Transportation Options	
Walking	Supported
Biking	Supported
Transit	Supported
Automobile	Supported



Development patterns in Walkable Urban neighborhoods make walking and biking convenient and support robust public transit.

2-6 | Community Character Manual First Edition, May 2014

Refined Conventional Zoning



2-1 Types of Places

Types of Places: Drivable Suburban



Drivable Suburban[®] areas are those in which a person is mostly dependent on the automobile to travel to home, work, or other destinations (such as shopping or recreation). The built environment is designed to accommodate a vehicle and therefore has larger, more and fewer transit options, and often a separation of uses further requiring an automobile to complete daily functions. These environments may have areas where it is sometimes possible to walk or ride a bike for recreational purposes, but due to the lack of connectivity or nearby amenities, are not favorable for walking or biking as a primary mode of transportation on a day-to-day basis.

¹Lanzenberger, Christopher. *The Optics of Urbanism: Investing in a New American Dream, 2008*. Island Press, Washington, D.C.

Characteristics	
Land Use Organization	Highly segregated, no mixed use
Transportation Options	
Walking	Not Supported
Biking	Not Supported
Transit	Not Supported
Automobile	Supported



Development patterns in Drivable Suburban neighborhoods do not support transit and make walking and biking inconvenient, necessitating the use of a car for almost all trips.

2-10 | Community Character Manual First Edition, May 2014

Regulating Walkable Urban with Conventional Zones is Like Taking a Photo You Want to Tweet/Email with This



Need the Right Tools/Right Operating System

FBC Is Not an Upzone

Rather a Sharpening of Zoning Instruments



Presentation Overview

Objective:

Provide an overview of approach to new zones and How the zones are informed by Imagine Austin and the Community Character Manual.

Topics to Discuss Today

- Existing Context and Imagine Austin (Opticos Design)
- Non-Transect Zones Overview (Lisa Wise Consulting)
- Transect Zones Overview (Opticos Design)
- Mapping – General Steps Used in Other Communities (Peter Park)
- Next Steps

Informing the Code with a Context/ Place-Based Approach

Community Character Manual

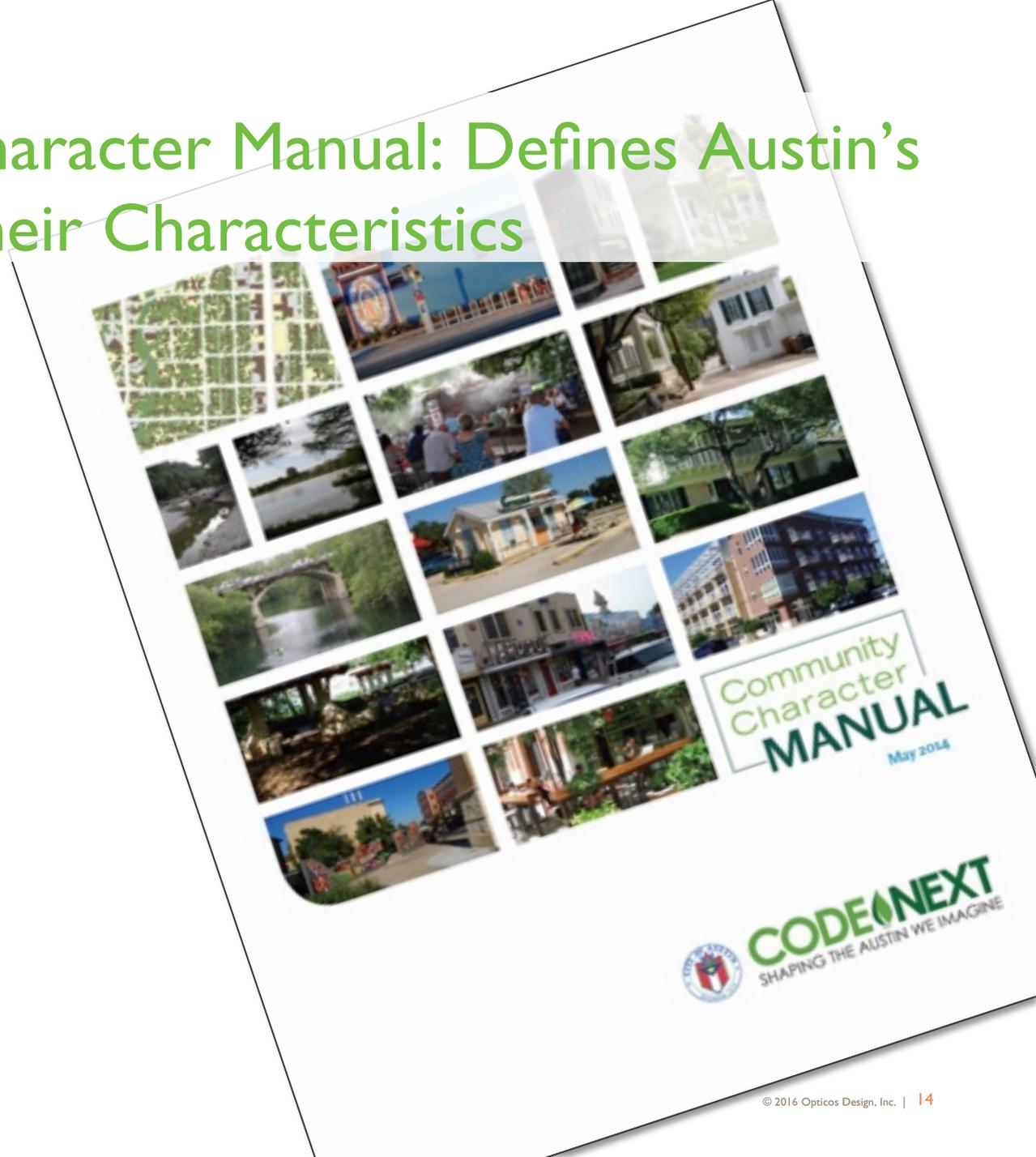
City Limits

The City of Austin is comprised of a variety of places that differ in their built form and character. Each place is defined by the topography, buildings, streets and when the area was developed.



Community Character Manual: Defines Austin's Context and their Characteristics

The Community Character Manual is a reference to the existing built form and character of the City of Austin's 103 Neighborhood reporting Areas.



Our Approach: Different Rules for Different Contexts



The Community Character Manual provides maps and photographs of the neighborhood reporting areas and begins to define different broad contexts that exist in Austin.

Existing Contexts



Natural



Rural/
Agricultural

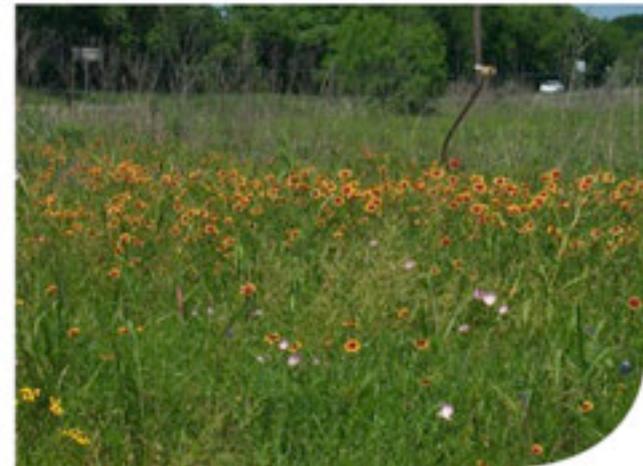
Existing Context: Natural

Natural areas consist of undeveloped land, in which a person's experience is dominated by nature, although this may include an occasional building or man-made feature.

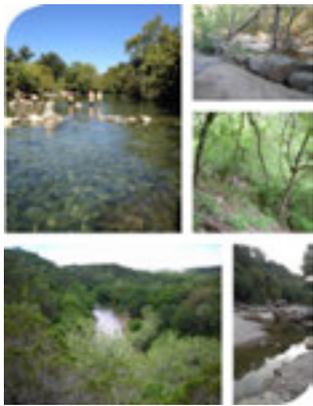


Existing Context: Rural/Agricultural

Agricultural areas describe places where land is largely undeveloped and predominately dedicated to crop cultivation and/or the raising of animals. Buildings are scarce and mostly connected to the land's agricultural use.



Existing Contexts



Natural



Rural/
Agricultural



Urban

Typical Contexts from the US Census break down the US into Urban and Rural habitats. But can Urban means many things.

Existing Context:



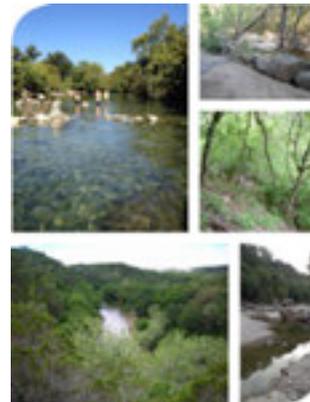
Natural

Rural/
Agricultural

One way to break down urban
is into three broad categories:



Walkable
Urban



Transitional
Urban -
Suburban



Drivable
Suburban

Existing Context: Walkable Urban

Walkable Urban* denotes those places in which a person can (easily) walk or bike to home, work, and to fulfill most daily needs, including shopping and recreation. This was the standard model of urban development prior to the 1940s.



*Leinberger, Christopher. The Option of Urbanism: Investing in a New American Dream, 2008. Island Press, Washington D.C.

Existing Context: Transitional Urban-Suburban

Transitional Urban-Suburban denotes those places that are between the walkable context of the Walkable Urban and the auto-dependent context of the Drivable Suburban. This was the standard model of development between 1940s and 1960s. These environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.



Existing Context: Drivable Suburban

Drivable Suburban* areas are those in which a person is mostly dependent on the automobile to travel to home, work, or other destinations (such as shopping or recreation).

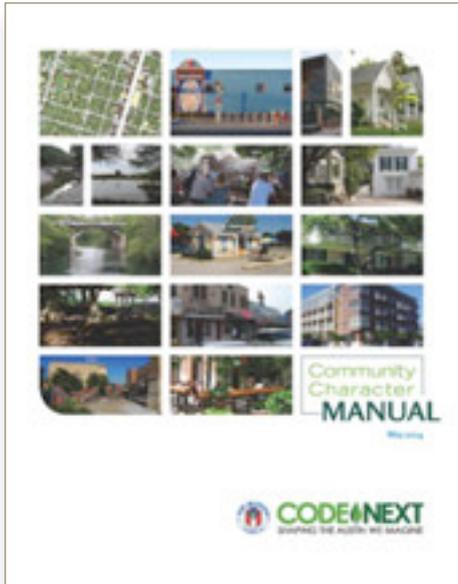


*Leinberger, Christopher. The Option of Urbanism: Investing in a New American Dream, 2008. Island Press, Washington D.C.

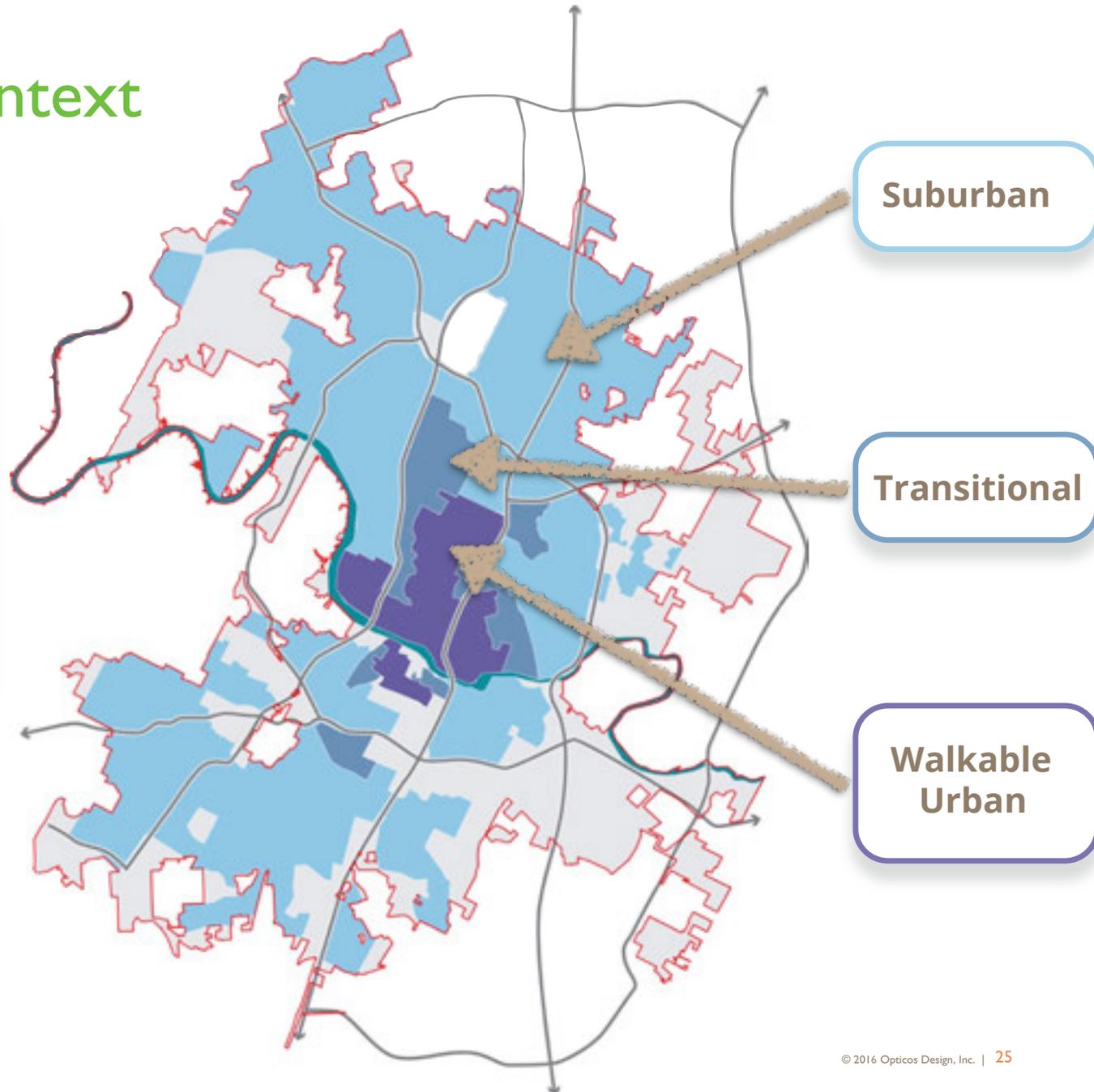
City Limits



Existing Context



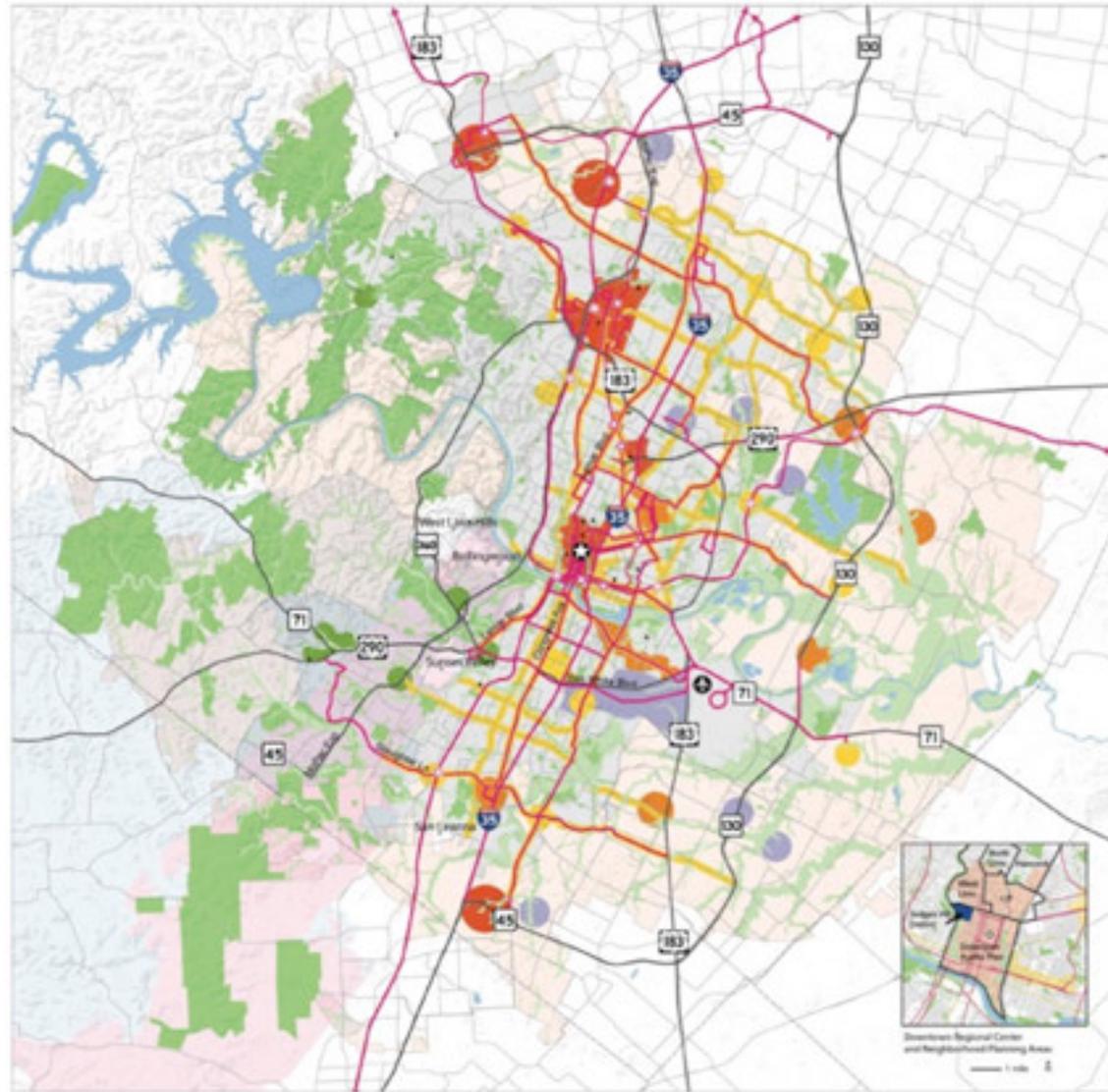
Context types derived from the *Austin Community Character Manual*



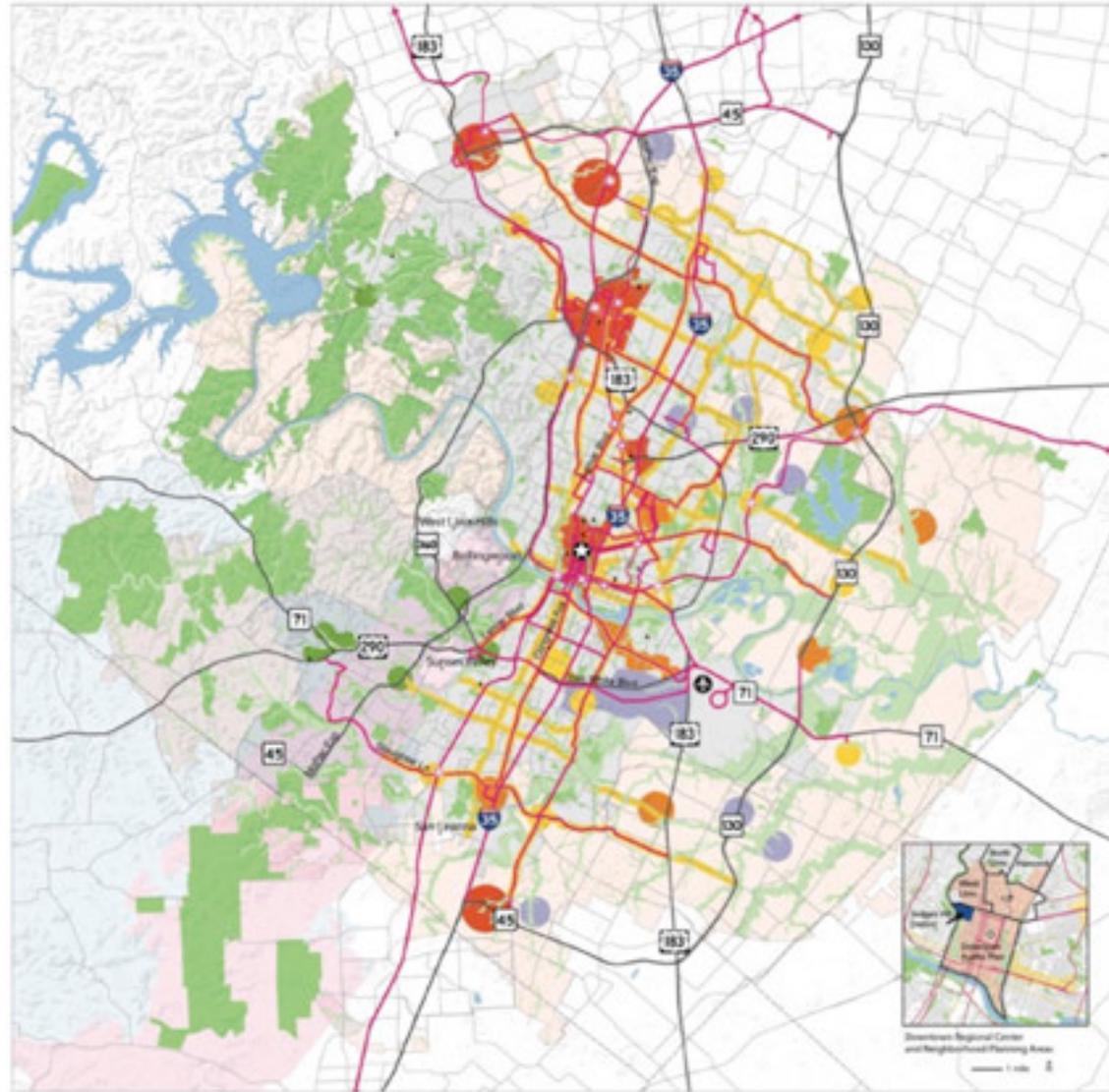
How Imagine Austin Informing This Work?

Imagine Austin calls for development to be focused on corridors and centers.

Where change occurs the context of the existing place may change in different ways.



What if Imagine Austin Defined a Change in Context?



Preserve Natural: Preserve and enhance by strengthening tree, open space and water regulations.



Maintain Rural/Agricultural: Maintain by focusing on infill development else where in the city.





Evolution of Walkable Urban:



Evolution of Walkable Urban: Evolve by focusing development at nodes along along Imagine Austin Corridors and focusing development in Imagine Austin Centers.



Evolution of Walkable Urban: Evolve by focusing development at nodes along along Imagine Austin Corridors and focusing development in Imagine Austin Centers.



Maintenance of Walkable Urban:



Maintenance of Walkable Urban: Maintain by creating new form-based tools or refining existing tools.



Transformation of Transitional to Walkable Urban:



Transformation of Transitional to Walkable Urban: Transform or Evolve by focusing development at nodes along along Imagine Austin Corridors and focusing development in Imagine Austin Centers.



Transformation of Transitional to Walkable Urban: Transform or Evolve by focusing development in locations where major change is intended.



Maintenance of Transitional: Maintain by refining existing tools or by incorporating intent of tools into base zone for areas outside of Imagine Austin Corridors and Centers.

Transformation of Suburban to Walkable Urban: Transform by focusing development at nodes along Imagine Austin Corridors and focusing development in Imagine Austin Centers.





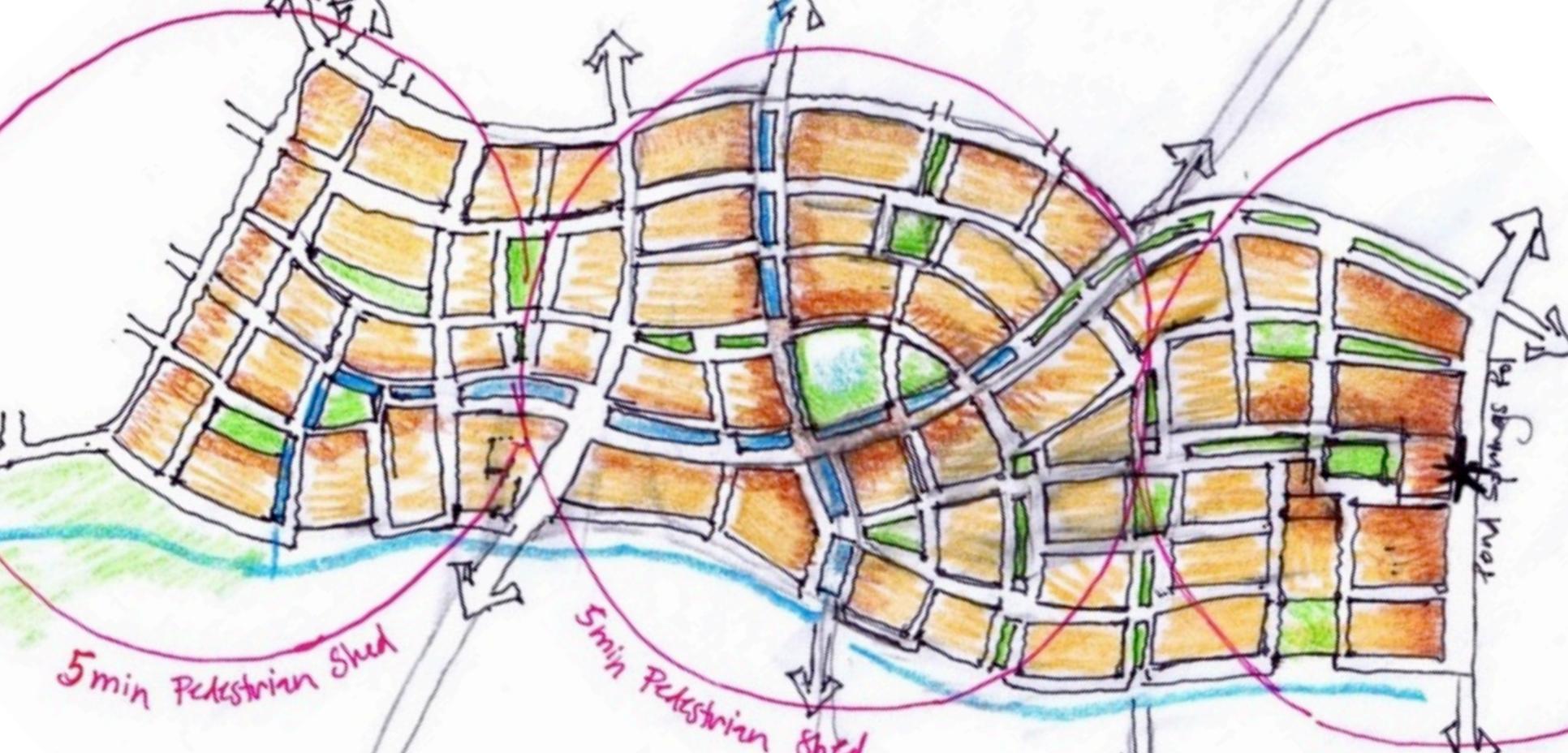
Evolution of Suburban to Walkable Urban:
Evolve by focusing development in locations where major change is intended.



Evolution of Suburban to Walkable Urban:
Evolve by focusing development in locations where major change is intended.



Maintenance of Suburban: Maintain by refining existing tools or by incorporating intent of tools into base zone for areas outside of Imagine Austin Corridors and Centers.



Do not allow new Transitional Urban-Suburban or Drivable Suburban Context to be Built on Greenfield or Brownfield sites

Summary:

Existing Context

Change

Future Context

Natural  preserve  Natural

Rural/Agricultural  maintain  Rural/Agricultural

Walkable Urban  evolve/
maintain  Walkable Urban

Transitional  transform/
evolve  Walkable Urban
Urban-Suburban  maintain  Transitional Urban-Suburban

Drivable Suburban  transform/
evolve  Walkable Urban
 maintain  Drivable Suburban

Comparing Existing Approach to Zoning to New Approach

Context: All of these use CS for their base zone



Layers of Regulation Added

CS-V-CO-NP



CS- I-MU-CO-HD-NP



CS- I-V-NP



The New Code Approach

Making Context Specific Zones

Creating Zones Specific to Context

Existing Zone: CS-CO

CONTEXT	Suburban/ Transitional
FORM	Office Park
BUILDING CHARACTER	Detached, widely spaced
FRONT SETBACK	Large setback, often behind parking
HEIGHT CHARACTER	1 to 5 stories
RANGE OF ALLOWED LAND USES	Single Use



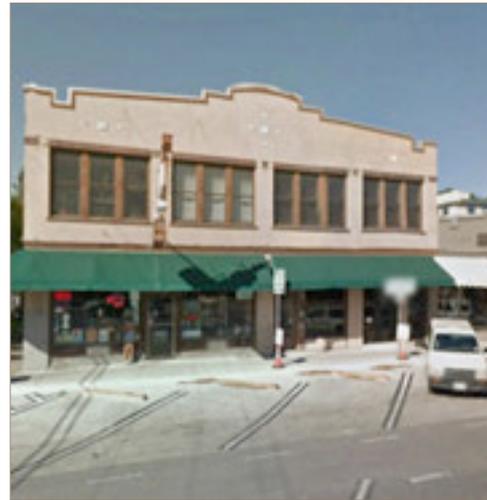
= **CS**
Commercial Services*
Conventional Zone/
Non-Transect Zone

* Name may change as code is refined

Creating Zones Specific to Context

Existing Zone: CS-V-CO-NP

CONTEXT	Walkable Urban
FORM	Main Street
BUILDING CHARACTER	Attached
FRONT SETBACK	Small to no setbacks
HEIGHT CHARACTER	Up to 2.5 stories
RANGE OF ALLOWED LAND USES	Broad



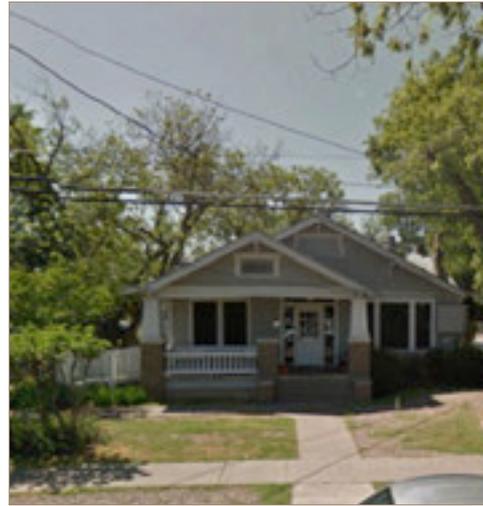
= **T4MS***
T4 Main Street
Form-Based/
Transect Zone

* Name may change as code is refined

Creating Zones Specific to Context

Existing Zone: CS-V-CO-NP

CONTEXT	Walkable Urban / Transitional
FORM	Residential
BUILDING CHARACTER	Detached
FRONT SETBACK	Small to medium
HEIGHT CHARACTER	Up to 2.5 stories
RANGE OF ALLOWED LAND USES	Broad



T4N-O*

=

T4 NEIGHBORHOOD OPEN

Form-Based/
Transect Zone

* Name may change as code is refined

Non-Transect Zone Overview

Framework for Use-Based Zones

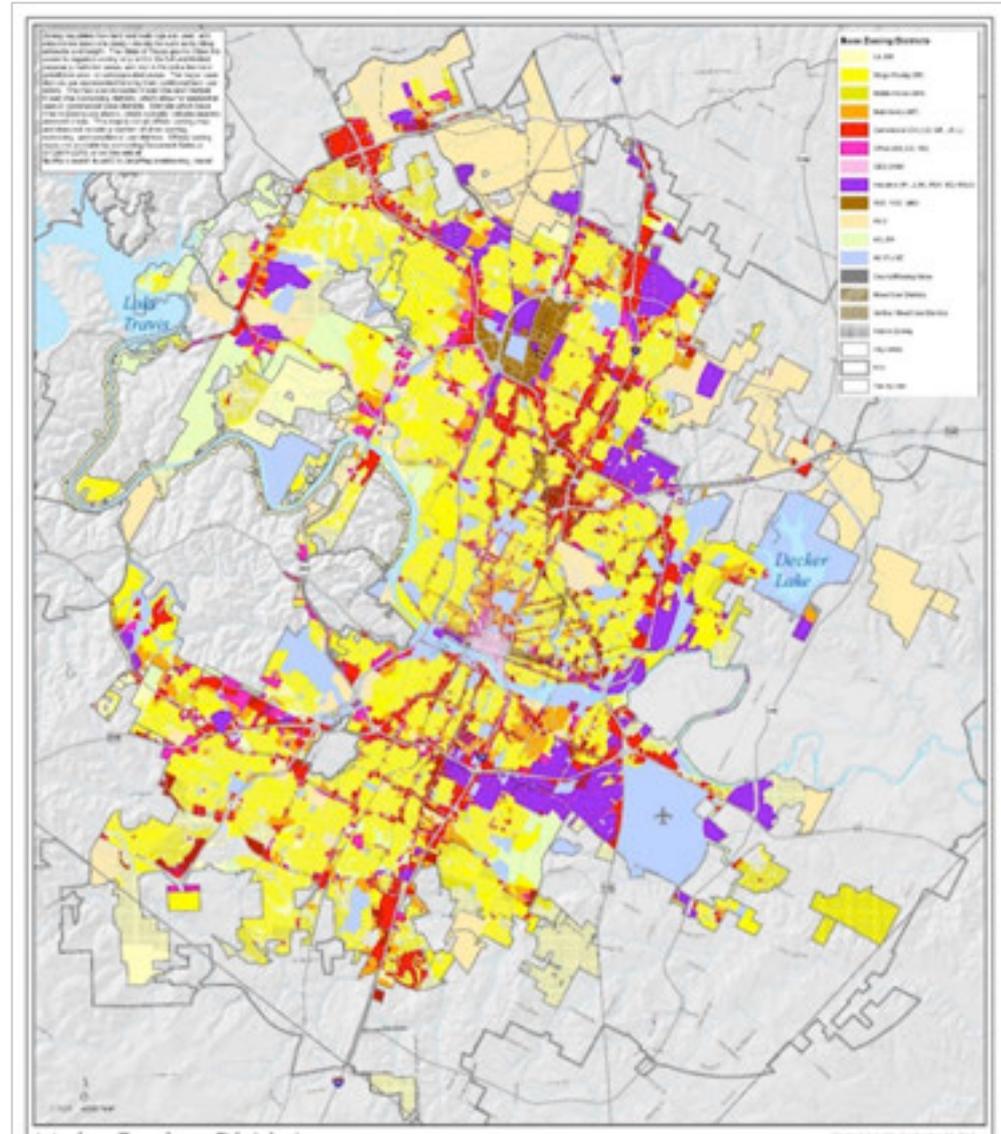
Non-Transect Zones

Goal:

- Update and roll forward existing Use-Based Zones (Title 25)

Applicability:

- Drivable Suburban areas



City of Austin- Zoning Map

Non-Transect Zones- Organization

- **Title 20 Land Development Code**

- **Chapter 20-3 Zoning Code**

- **Article 20-3C Specific to Zones**

- Division 20-3C-2 Transect Zones
- Division 20-3C-3 Residential Zones
- Division 20-3C-4 Commercial Zones
- Division 20-3C-5 Industrial Zones
- Division 20-3C-6 Other Zones
- Division 20-3C-7 Overlay Zones

Form-Based

Conventional/
Non-Transect
Zones

Non-Transect Zones: Approach

- Group all Non-Transect Zone land use and development standard information together
- Targeted Clean-Ups
- Simplify number of zones
- Simplify uses

Organization

Existing

Regulations Scattered and
Hard to Find

Subchapter A, Article 2- Zoning
Districts

Subchapter B, Article 2- Special
Requirements for Certain Districts

Subchapter C, Article 2- Principal Use
and Development Regulations

Subchapter C, Article 3- Additional
Requirements for Certain Districts

Proposed

Regulations Consolidated and
Clearly Referenced

20-3C-2010- Intent

20-3C-2020- Applicability

20-3C-2030- Zones Described

20-3C-2040- Allowed Uses and Permit
Requirements

20-3C-2050A- Development Standards

20-3C-2050B-ZZ- Misc. Development
Standards/Procedures

Non-Transect Zones- Simplify Number of Zones

Process Example

Existing Zones

Neighborhood Office (NO)

Limited Office (LO)

Neighborhood Commercial (LR)

General Office (GO)

Similar Regulations

Low to medium intensity
Restricted office and retail uses

Consider Existing Adjacent Uses

Low Intensity Residential

Medium Intensity Residential

Mixed-Use

New Zones

Neighborhood Commercial (NC)

Local Commercial (LC)

NC or LC Open (NC-O) (LC-O)

Non-Transect Zones- Simplify Number of Zones

Process Example

34

Base Zoning Districts
(Title 25)



24 ±

Non-Transect
Zones

Non-Transect Zones- Simplify Number of Zones

- Similar Development Standards
- Similar Use Regulations

	NO	LO	LR
Intensity (FAR)			
	0.35	0.70	0.5
Lot Size (min)			
Area	5,750 sf	5,750 sf	5,750 sf
Width	50 ft	50 ft	50 ft
Impervious Coverage (max)			
	60%	70%	80%
Building Coverage (max)			
	35%	50%	50%
Setbacks (min)			
front	25	25	25
side street	15	15	15
side interior	5	5	-
back	5	5	-
Height (max)			
feet	35	40	40

Non-Transect Zones- Simplify Uses

- Consolidate number of uses
 - Similar definition
 - Similar operation
 - Similar impact
 - Similar regulation
- Clarify language and definitions

New Uses:

General Retail

≤ 5,000 sf

> 5,000 sf and ≤ 10,000 sf

> 10,000 sf

Former Uses:

Appliances

Art supplies

Hobby supplies

Bookstore, general

Clothing and apparel

Florist

Gift and Card

Jewelry and watches

Leather goods

Musical Instruments

Music store

Pottery

Shoes

Stationary

Variety

Non-Transect Zones- Considerations

- Creating nonconforming uses and structures
- Incentives for affordable housing
- Environmental regulations
- Application/mapping of Transect Zones

Transect Zone Overview

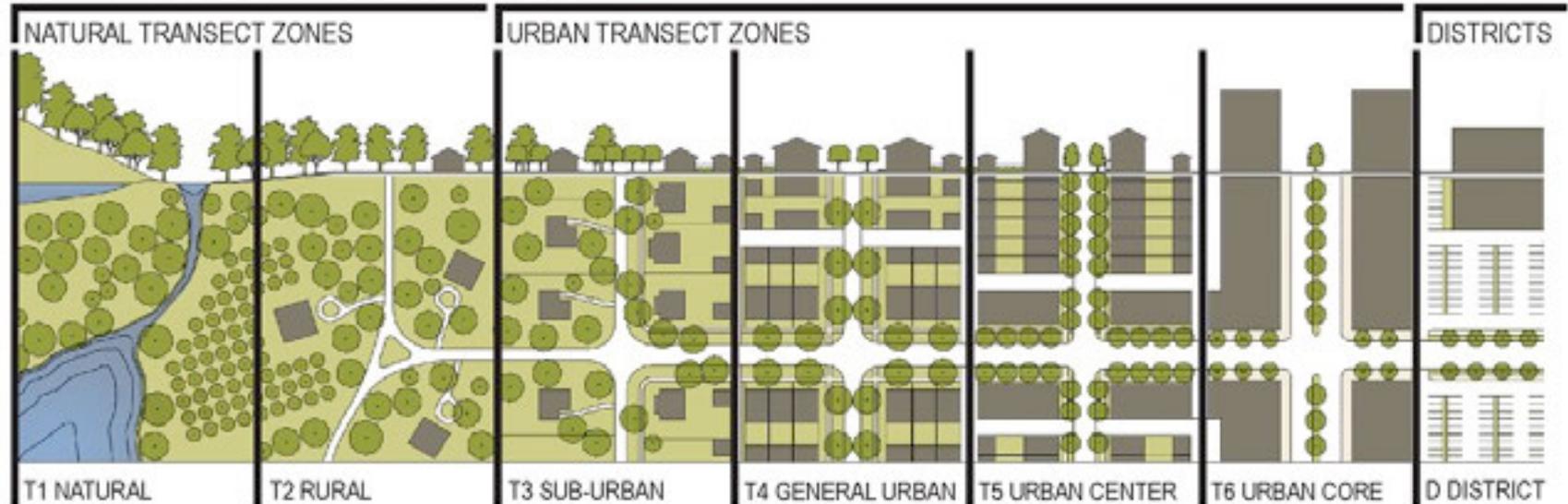
Framework for Zones Based of Form

Transect Matrix with Comments from Sound Check



Transect

RURAL ||||| TRANSECT ||||| URBAN



Transect Zone Overview

Table 20-3C-2040.A The Austin Transect: Summary Table

← Less Urban →

T3E	T3N	T3M	T3ML
			
Zone(s) T3 Edge	Zone(s) T3 Neighborhood Medium, T3 Neighborhood High	Zone(s) T3 Neighborhood Low, T3 Neighborhood Medium	Zone(s) T3 Main Street
		Sub-Zones: T3N L-Open, T3N M-Open	Sub-Zones: T3MS-Open
Desired Form	Desired Form	Desired Form	Desired Form
Detached	Detached or Semi-detached	Detached or Semi-detached	Attached or Semi-detached
Large Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths	Small to Medium Lot Widths
Medium to Large Footprints	Small to Large Footprints	Small to Medium Footprints	Small to Medium Footprints
Large Front Setbacks	Small to Large Front Setbacks	Small to Large Front Setbacks	Small to No Front Setbacks
Large Side Setbacks	Small to Large Side Setbacks	Small to Medium Side Setbacks	Small to No Side Setbacks
Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories	Up to 2½ Stories
Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor	Elevated Ground Floor
Common Yard, and Porch Frontages	Stoop, Common Yard, and Porch Frontages	Stoop, Porch, Terrace, and Gallery Frontages	Gallery, Shopfront, and Terrace Frontages
Intent	Intent	Intent	Intent
A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes with single-family housing setback from the street.	A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes, with single-family housing in small-to-medium footprint buildings setback from the street.	A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with single-family housing choices in medium to large footprint buildings behind medium to large setbacks and limited neighborhood-serving services within ancillary buildings.	A walkable environment of mixed-use streetscapes emphasizing buildings with non-residential frontages at or close to the sidewalk to provide neighborhoods with a focal point of neighborhood commercial, service and residential uses.

Table 20-3C-2040.A The Austin Transect: Summary Table (continued)

← More Urban →

T3ML	T3MS	T3L	T3C
			
Zone(s) T3 Neighborhood Low, T3 Neighborhood Medium	Zone(s) T3 Main Street	Zone(s) T3 Low	Zone(s) T3 Core
Sub-Zones: T3ML-Open, T3ML-M-Open	Sub-Zones: T3MS-Open	Sub-Zones: T3L-Restricted	
Desired Form	Desired Form	Desired Form	Desired Form
Detached or Semi-detached	Attached	Attached	Attached
Medium to Large Lot Widths	Medium to Large Lot Widths	Medium to Large Lot Widths	Medium to Large Lot Widths
Medium to Large Footprints	Medium to Large Footprints	Medium to Large Footprints	Medium to Large Footprints
No to Medium Front Setbacks	Small to No Front Setbacks	Simple Wall Plane along ROW to No Front Setbacks	Simple Wall Plane along ROW to No Front Setbacks
No to Medium Side Setbacks	Small to No Side Setbacks	Simple Wall Plane along ROW to No Side Setbacks	Simple Wall Plane along ROW to No Side Setbacks
Up to 5 Stories	Up to 5 Stories	Up to 12 Stories	Unlimited Stories
Elevated Ground Floor	Flush with Sidewalk	Flush with Sidewalk	Flush with Sidewalk
Stoop, Terrace, and Porch Frontages	Arcade, Ground Floor Gallery, Terrace, and Shopfront Frontages	Arcade, Gallery, Terrace, and Shopfront Frontages	Arcade, Gallery, Shopfront, Terrace Frontages
Intent	Intent	Intent	Intent
A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint buildings set back from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.	A walkable environment of highly interconnected, tree-lined mixed-use streetscapes with non-residential ground floor near or at the sidewalk to provide neighborhoods with a high intensity focal point that includes neighborhood-serving retail, services and housing.	A walkable environment of highly interconnected, tree-lined mixed-use streetscapes of high intensity housing choices with non-residential ground floor at the sidewalk to reinforce and enhance the vibrant, walkable downtown and city core, enabling it to become a complete neighborhood with locally-serving retail, services, entertainment, civic and public uses.	A walkable environment of highly interconnected, tree-lined, mixed-use city center streetscapes of the most intense housing choices with non-residential ground floor at the sidewalk to provide a regional focal point that reinforces and enhances the vibrant, walkable city core with regionally-serving retail, services, entertainment, civic and public uses.

Transect Zone Overview

Table: 20-3C-2040.A The Austin Transect: Summary Table

← Less Urban



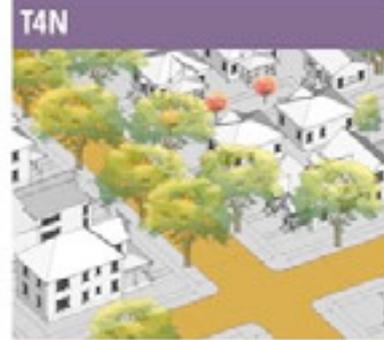
Zone(s)

T3 Edge



Zone(s)

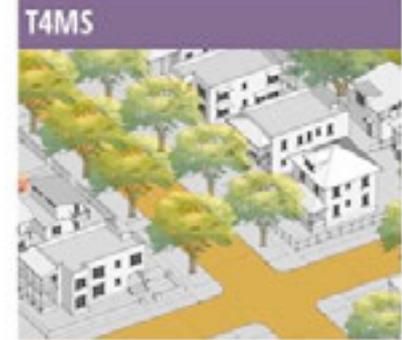
T3 Neighborhood Medium,
T3 Neighborhood High



Zone(s)

T4 Neighborhood Low,
T4 Neighborhood Medium

Sub-Zones: T4N.L-Open,
T4N.M-Open



Zone(s)

T4 Main Street

Sub-Zones: T4MS-Open

Transect Zone Overview

Table: 20-3C-2040.A The Austin Transect: Summary Table (continued)

More Urban →

T5NL



Zone(s)

T5 Neighborhood Low,
T5 Neighborhood Medium

Sub-Zones: T5N.L-Open,
T5N.M-Open

T5MS



Zone(s)

T5 Main Street

Sub-Zones: T5MS-Open

T6L



Zone(s)

T6 Low

Sub-Zones: T6L-Restricted

T6C



Zone(s)

T6 Core

Transect Zone Naming Conventions



**Intensity of
Form**

**Examples:
Neighborhood
Main Street**

**Allows additional uses
but maintains the
same form standards**

Transect Zone Naming Conventions

Examples:

T4 Neighborhood (T4N)

- Neighborhood form with a mix of residential uses and limited non-residential in accessory structures.

T4 Neighborhood - Open (T4N-O)

- Same Neighborhood form, but allows additional land uses. Used for situations where house forms have been converted to non-residential uses.

Example: T4 Neighborhood – Open (T4N-O)



Examples of Neighborhood Form with Open Land Uses

Transect Zone Classification: T3 Edge



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes with single-family housing setback from the street.

Characteristics

Detached Buildings

Medium to Large Lot Widths

Medium Building Footprints

Large Front Setback

Transect Zone Classification: T3 Neighborhood



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes, with single-family housing in small-to-medium footprint buildings setback from the street.

Characteristics

Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Large Front Setback

Transect Zone Classification: T4 Neighborhood



A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with single-family housing choices in medium to large footprint buildings behind medium to large setbacks and limited neighborhood-serving services within ancillary buildings.

Characteristics

Detached or Semi-Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Medium Front Setback

Transect Zone Classification: T4 Main Street



A walkable environment of mixed-use streetscapes emphasizing buildings with non-residential frontages at or close to the sidewalk to provide neighborhoods with a focal point of neighborhood commercial, service and residential uses.

Characteristics

Attached or Semi-Attached Buildings

Small to Medium Lot Widths

Medium to Large Building Footprints

Small to No Front Setback

Transect Zone Classification: T5 Neighborhood



A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint buildings set back from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.

Characteristics

Attached or Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to Block Footprint

Small to No Front Setback

Transect Zone Classification: T5 Main Street



A walkable environment of highly interconnected, tree-lined mixed-use streetscapes with non-residential ground floor near or at the sidewalk to provide neighborhoods with a high intensity focal point that includes neighborhood-serving retail, services and housing.

Characteristics

Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to Block Footprint

Small to No Front Setback

Transect Zone Classification: T6 Low



A walkable environment of highly interconnected, tree-lined mixed-use streetscapes of high intensity housing choices to reinforce and enhance the vibrant, walkable downtown and city core, enabling it to become a complete neighborhood with locally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

**Small to Block Scale
Lot Widths**

**Large Building Footprint to
Block Footprint**

Small to No Front Setback

Transect Zone Classification: T6 Core



A walkable environment of highly interconnected tree-lined, mixed-use city center streetscapes of the most intense housing choices with non-residential ground floor at the sidewalk to provide a regional focal point that reinforces and enhances the vibrant, walkable city core with regionally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

**Medium to Block Scale
Lot Widths**

Block Footprint

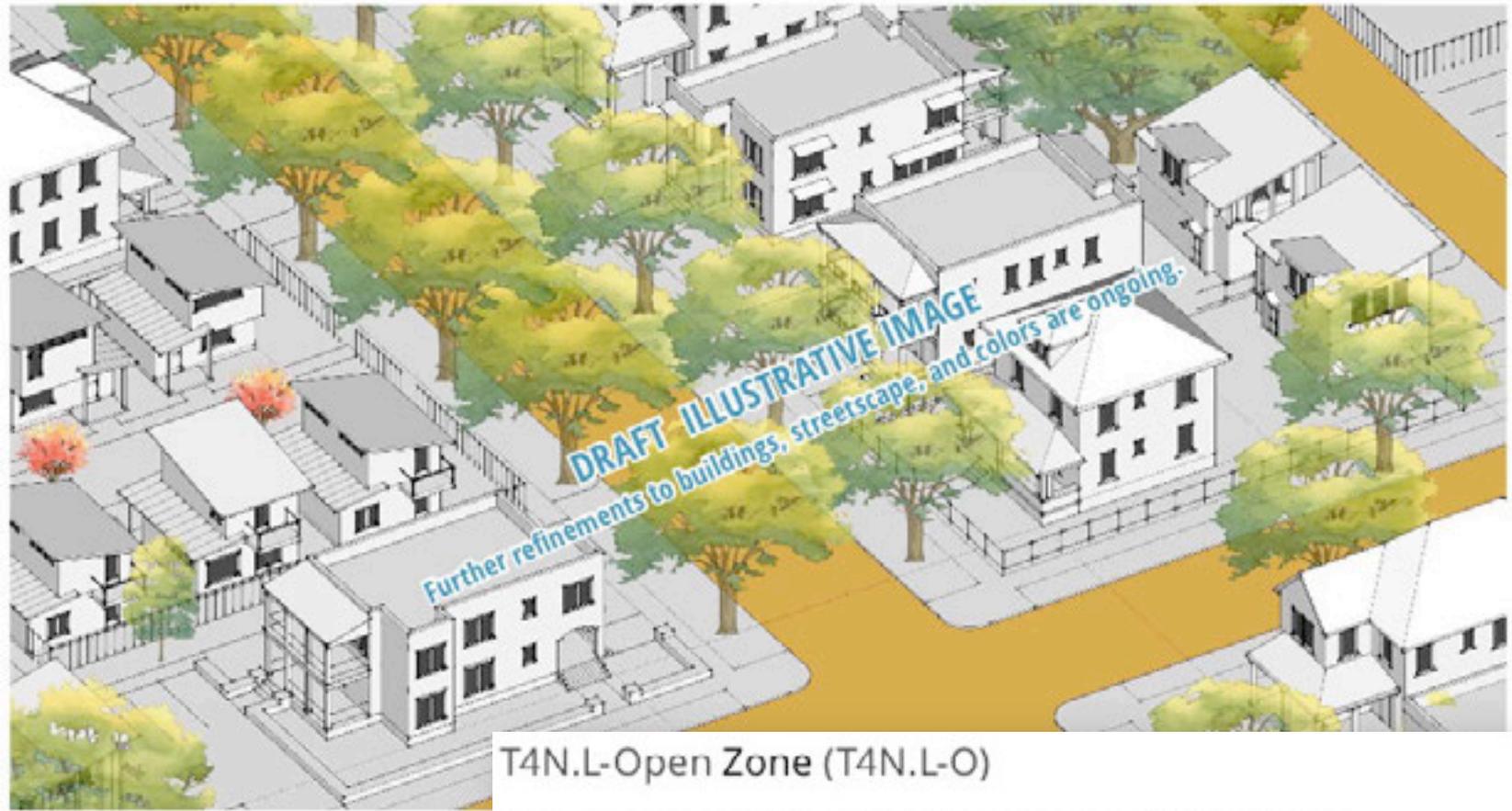
Small to No Front Setback

Transect Zone Pages

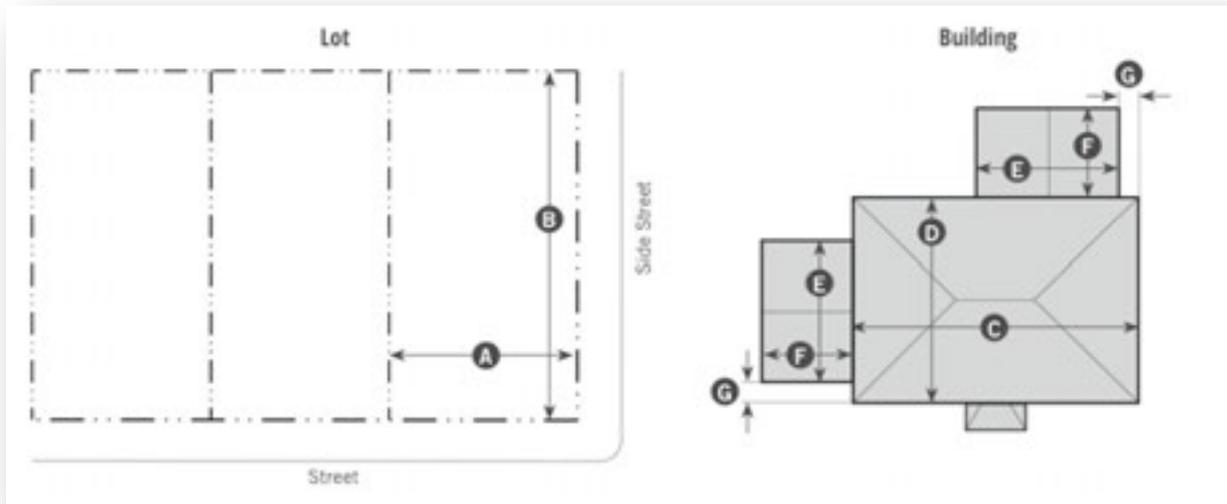
Format and Content

Intent Illustrated in Graphic

Section 20-3C-2100 T4 Neighborhood Low (T4N.L)



Lot Size and Building Type Regulations



- Lot size (minimum and maximum)
- Building Types
 - Building Footprint Size (maximum)

More on Building Type Standards

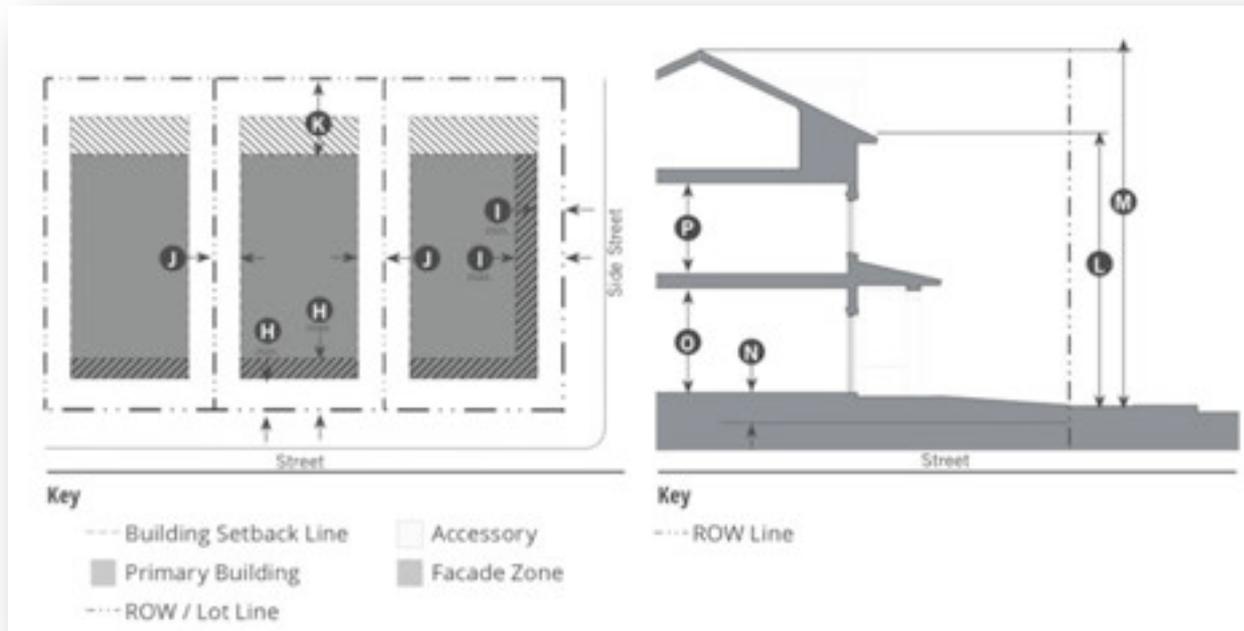


Building Types are a key ingredient to the transect zones for Austin.

Building type regulations will include:

- A range of allowed Building Types for each zone.
- Maximum size of the footprint of each building type.

Setbacks and Height

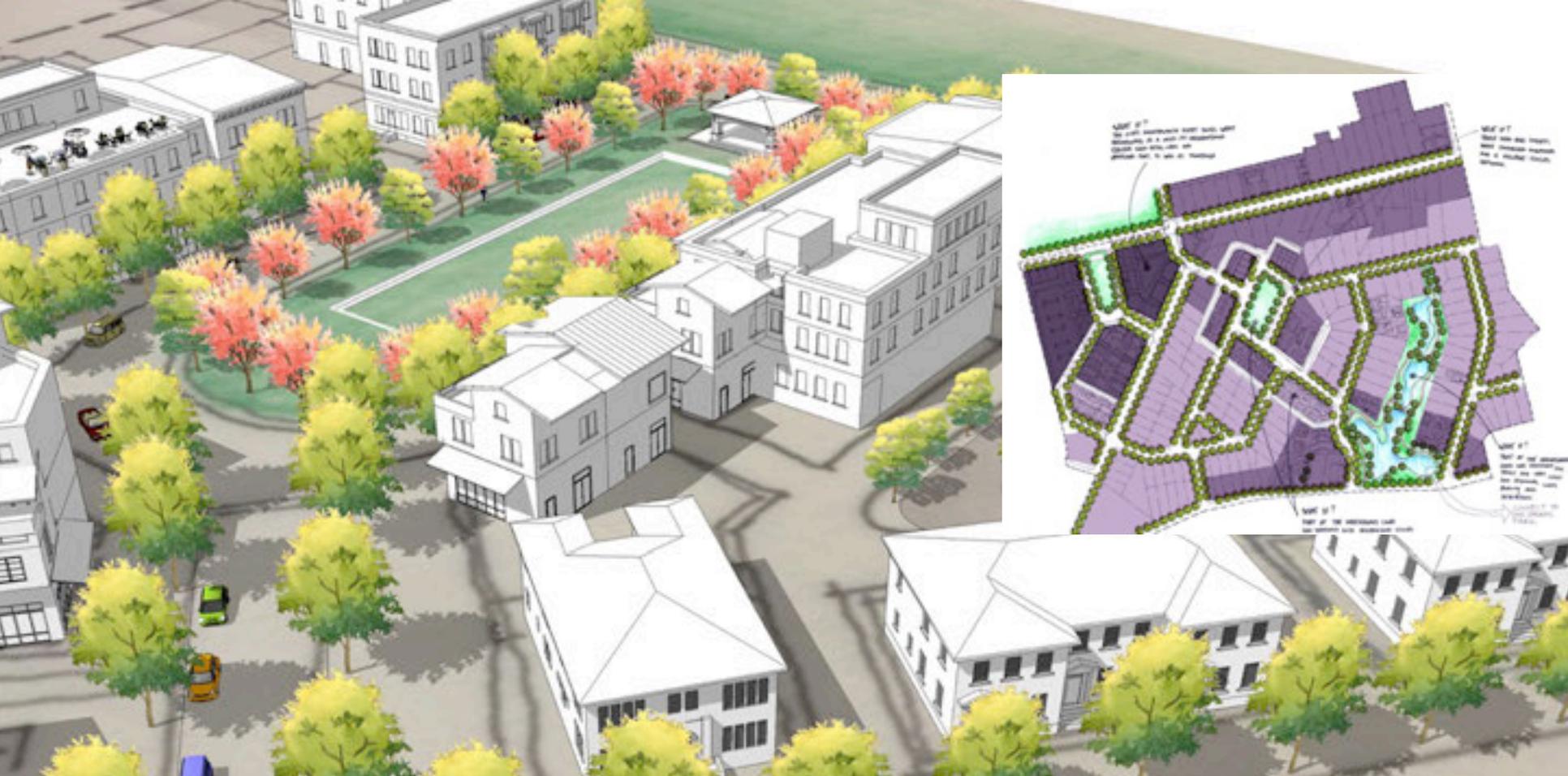


- Building Placement: Setbacks (minimum and maximum)
- Building Height (maximum)

Other Regulations found within the Transect Zone Pages

Other Standards found with in the Transect Zones:

- Land Uses (including “Open” subzone land uses)
- Encroachments
- Parking
- Impervious Coverage
- Open Space: Private and Common
- Signage



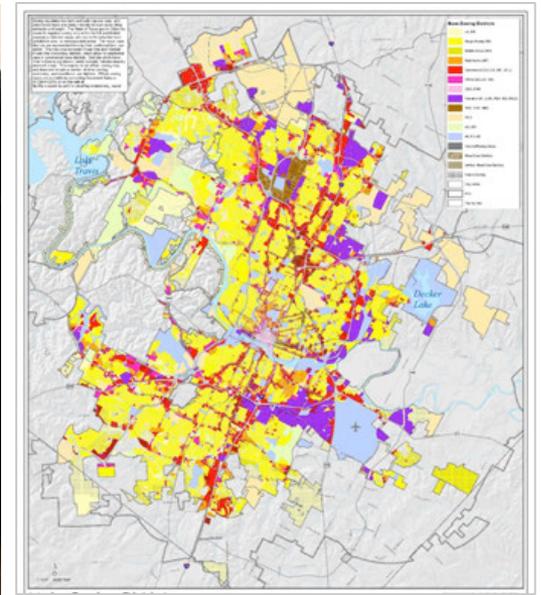
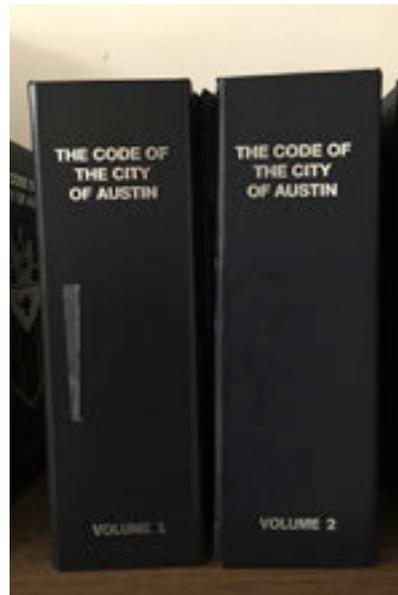
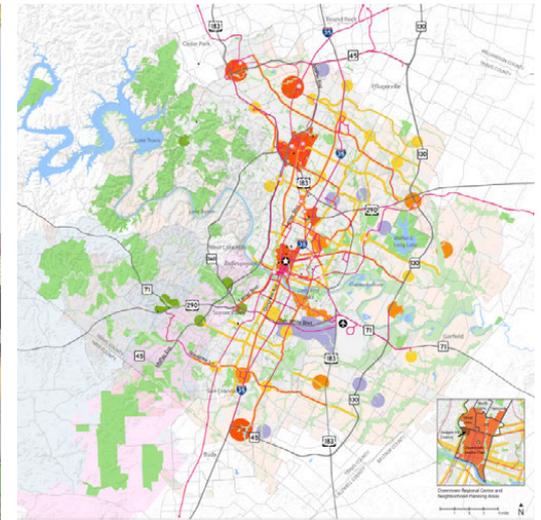
The New Code Pulls Together All these Form-Based Regulations into Transect Zones, but You Still need to Assign Parcels these New Tools

Mapping

General Approaches Used in Other Communities

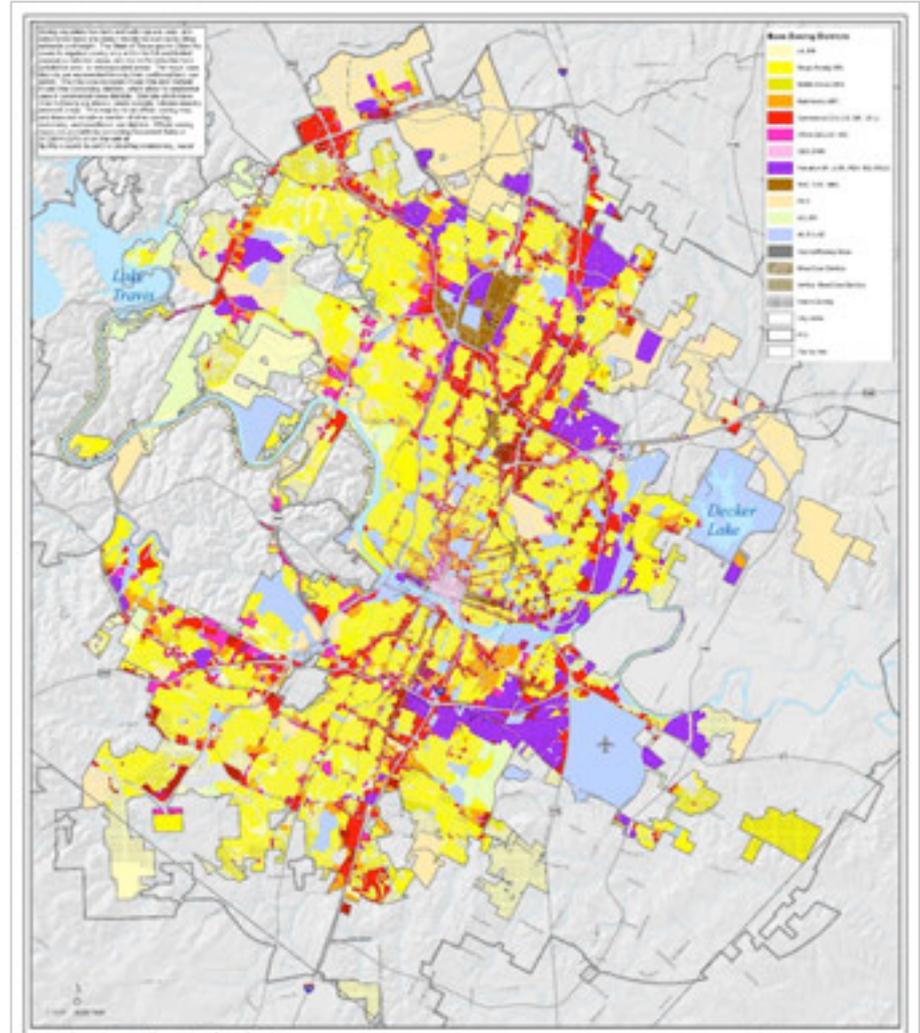
Key Concepts:

1. Adopted Plans vs Zoning
2. Zoning Text vs Zoning Map
3. Legislative Mapping vs “By Application”



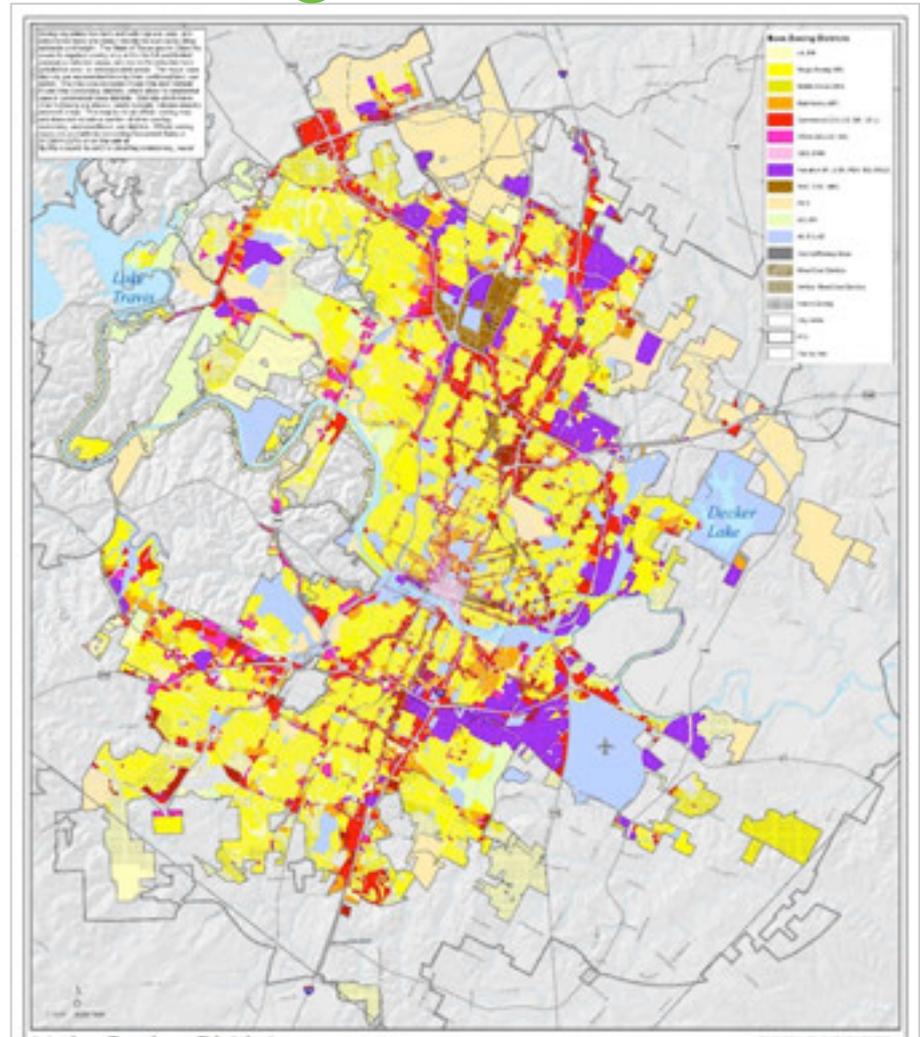
Mapping Approaches:

1. New Code that uses existing district boundaries
2. Code first, map later based on priority
3. Code and map some areas based on priority
4. Code and map simultaneously



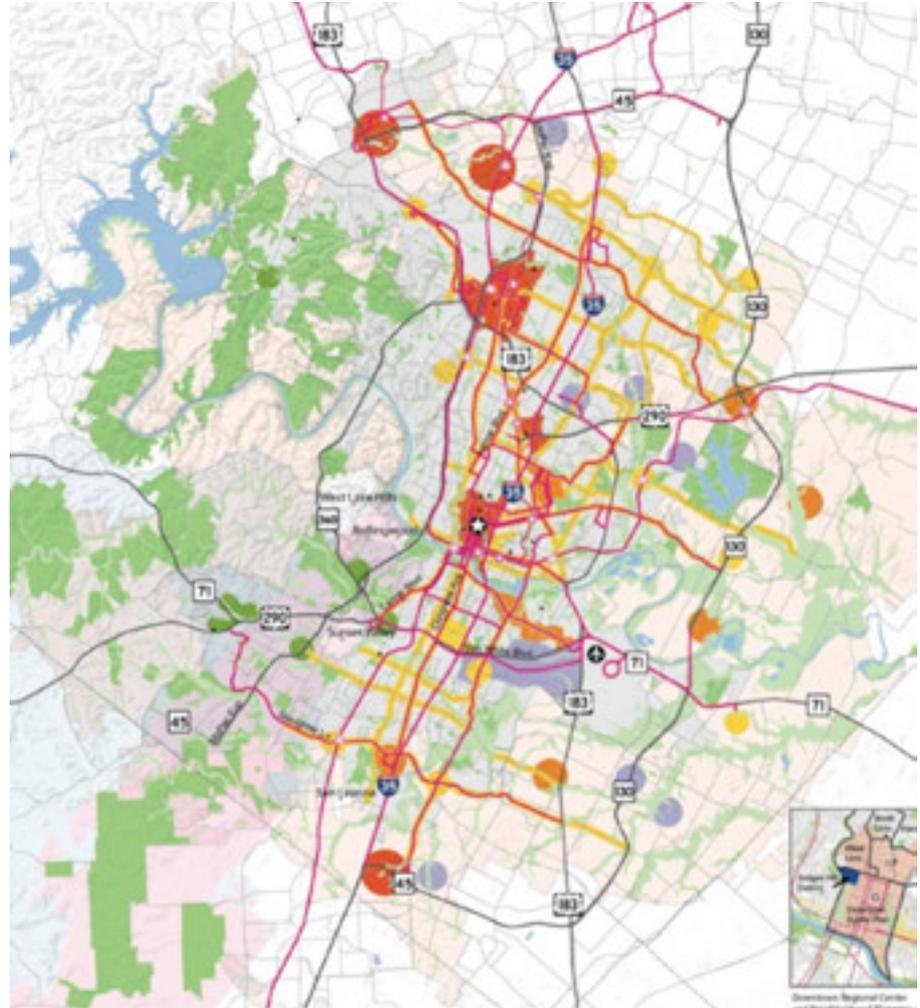
I. New Code that uses existing district boundaries

- Complicates ability to add new/introduce context appropriate districts
- Can perpetuate "one size fits all" problems
- Doesn't effectively implement plans because old boundaries are often out of sync with adopted plans



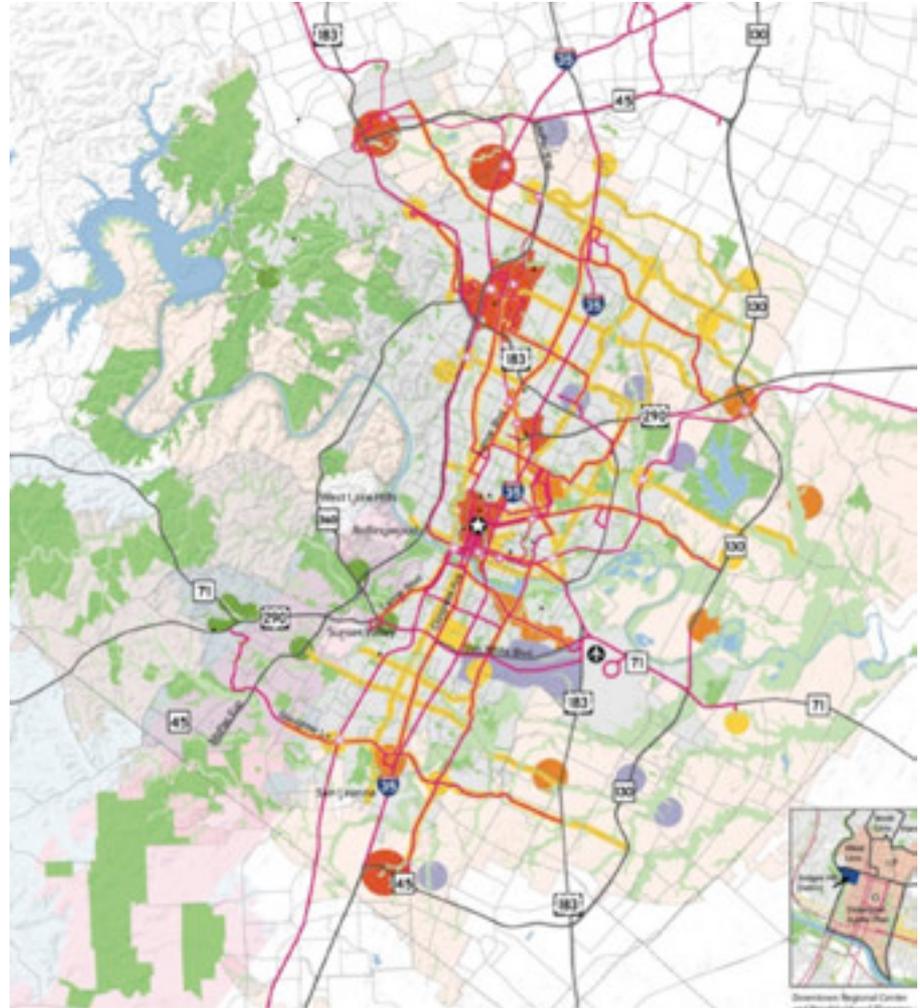
2. Code first, map later based on priority

- a. By growth/protection priority areas,
- b. By neighborhood plan completions/updates,
- c. By application



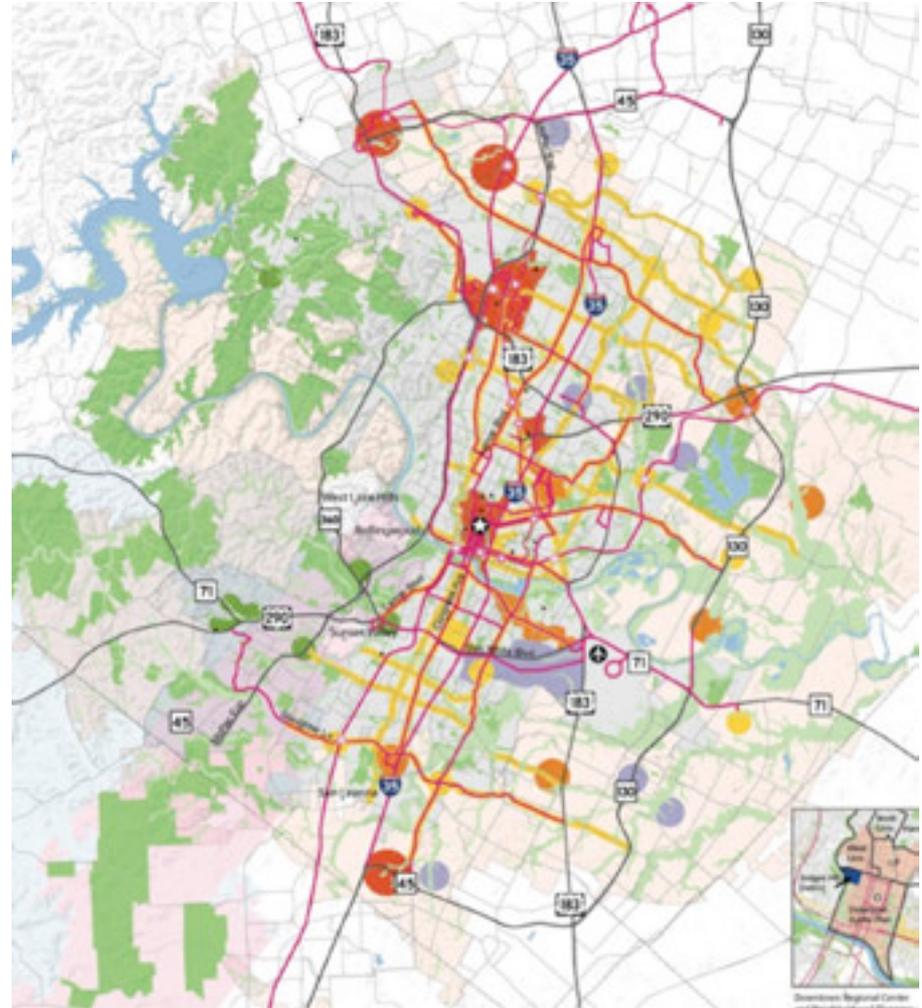
2. Code first, map later based on priority

- +/- Less conflict because it doesn't affect anyone in the beginning
- + Drives completion/creation of new plans
- Delays implementation
- Breaks momentum and can erode support for new code and risk falling back into old practices



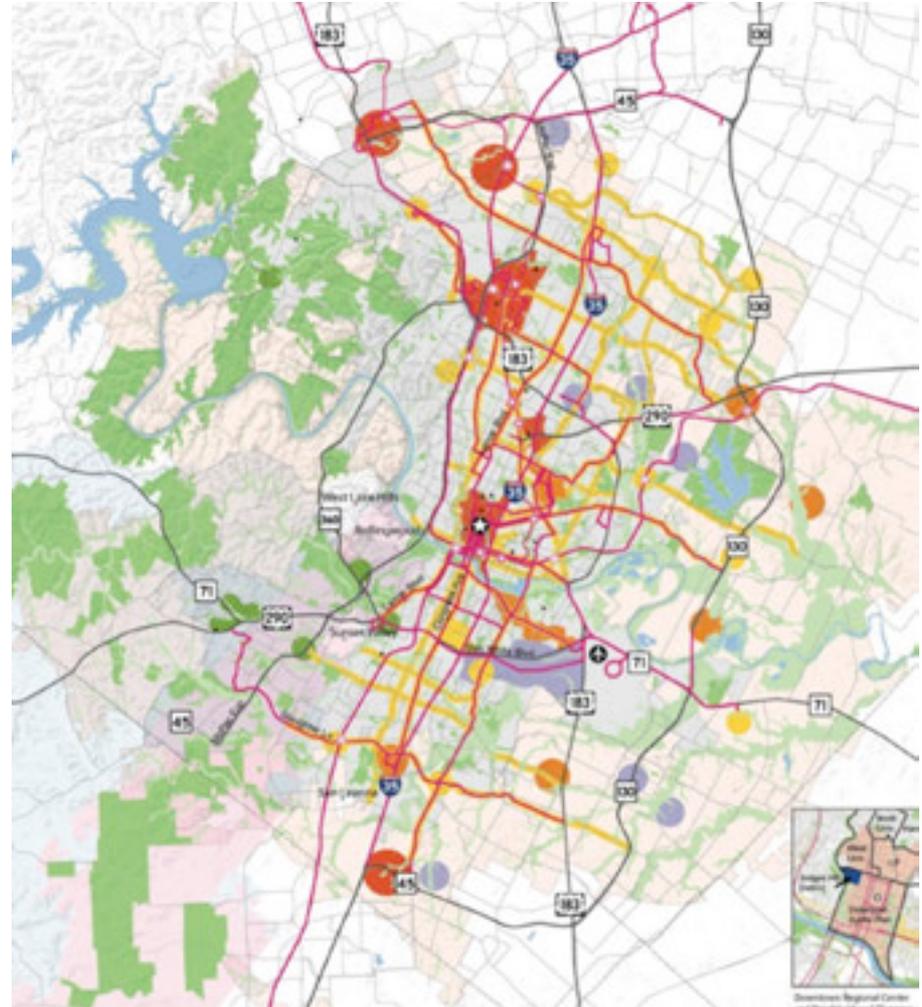
3. Code and map some areas based on priority

- a. By growth/protection priority areas,
- b. By neighborhood plan completions/updates,
- c. By application



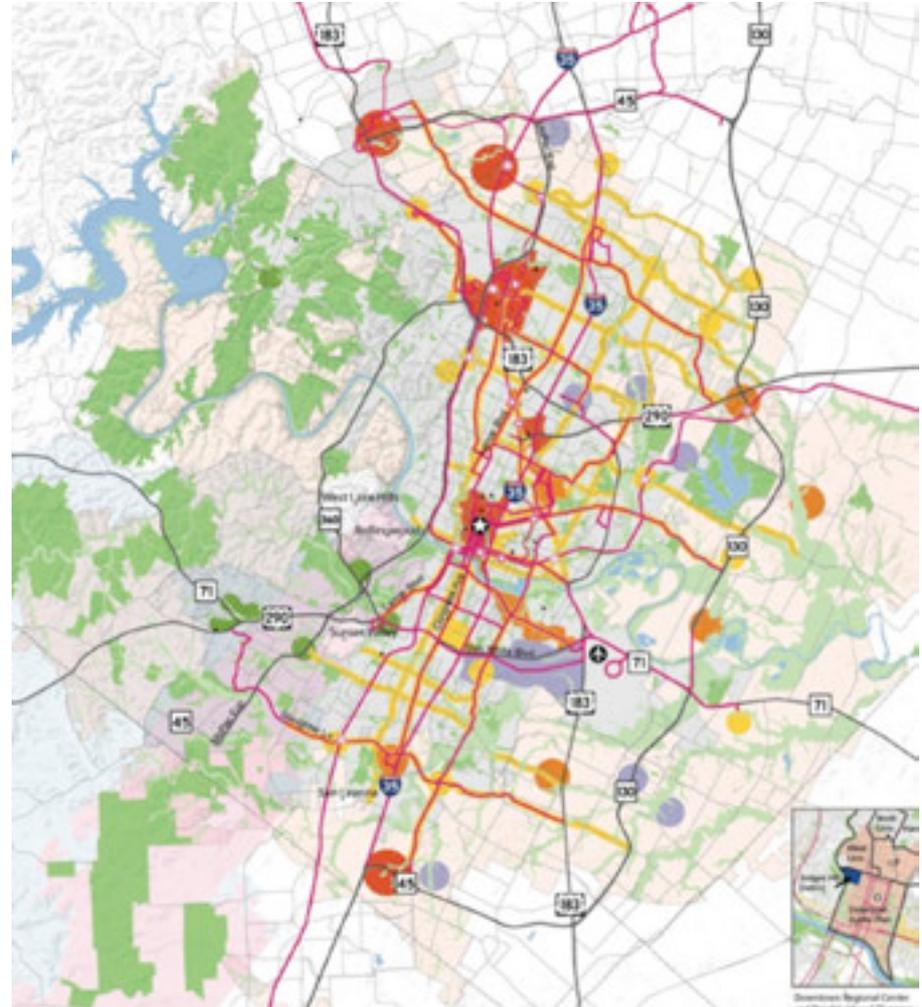
3. Code and map some areas based on priority

- + People understand/commit to more widely
- + Keeps momentum going/allows for simultaneously refinement to language as needed
- + Allows more time for community to adjust to new system



4. Code and map simultaneously

- + Most effective to implement plan(s) soonest
- + People understand/commit to more widely
- + Keeps momentum going/allows for simultaneous language refinement
- Requires significant commitment of resources and time





Imagine Austin Priority Programs

1. Compact & Connected
2. Sustainable Water
3. Workforce & Education
4. Green Infrastructure
5. Creative Economy
6. Household Affordability
7. Healthy Austin
8. Development Regulations

Growth Concept Map

Legend

-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

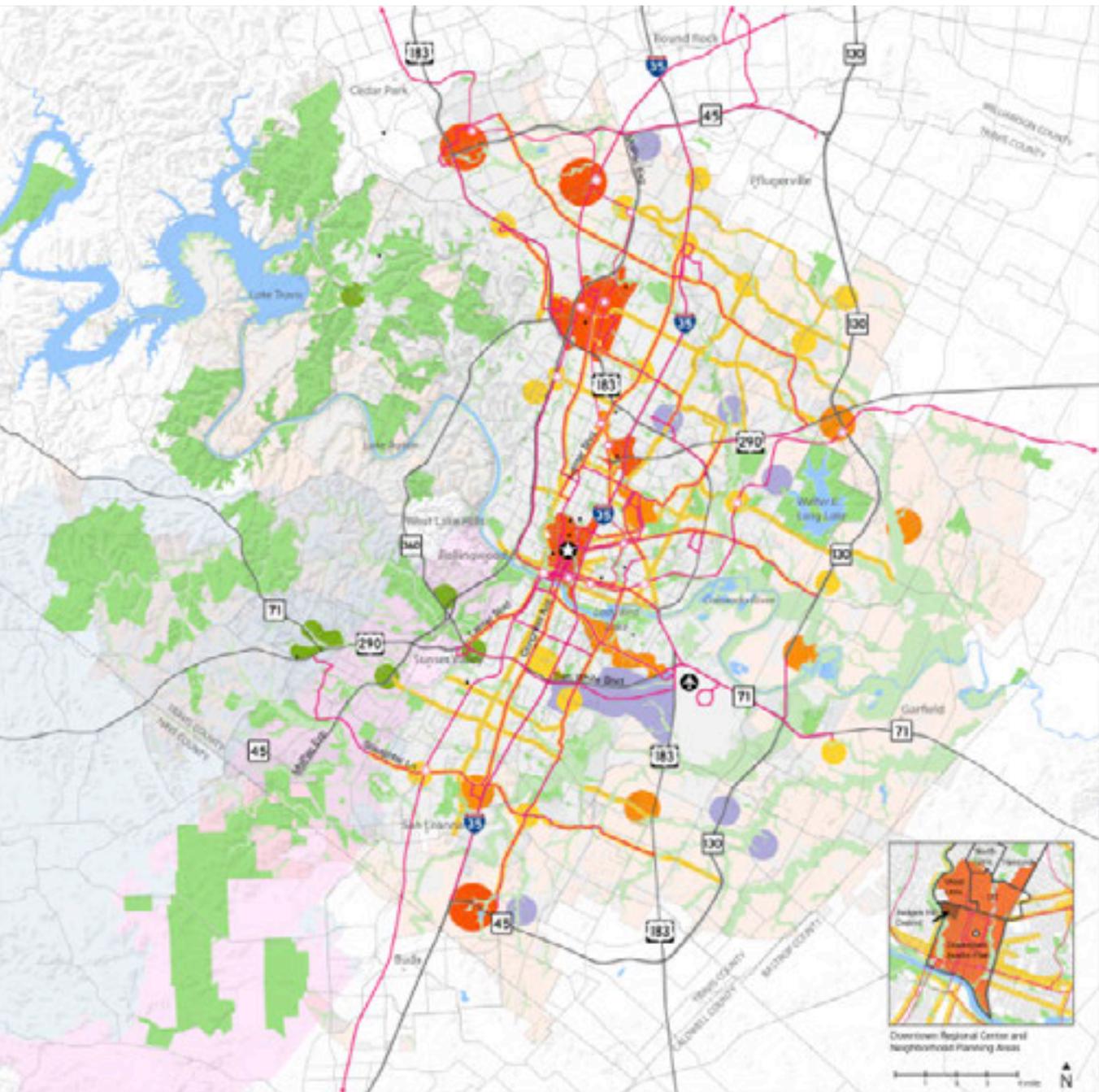
Boundaries

-  City Limits
-  ETJ
-  County Boundaries

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimer: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared to or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been created by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding the accuracy or completeness.

Adopted June 15, 2012

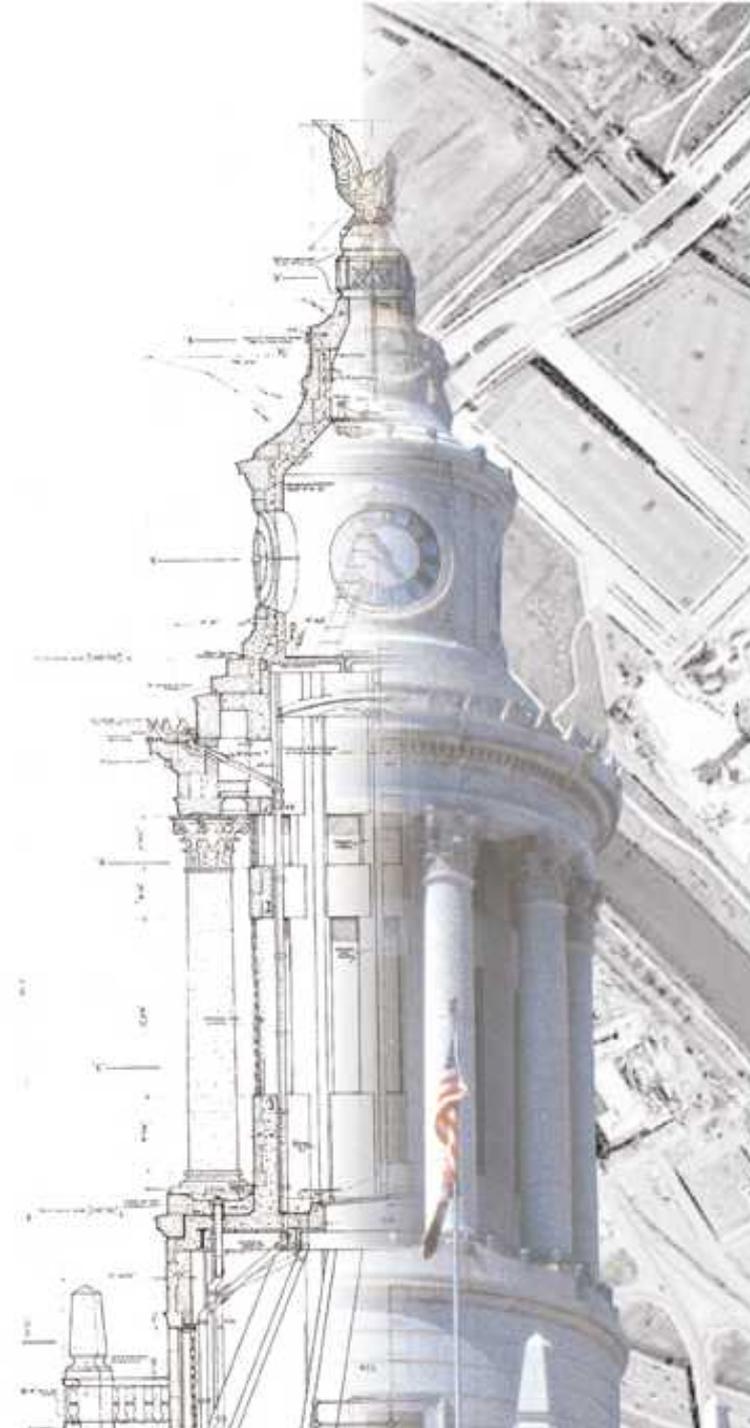


Downtown Regional Center and Neighborhood Planning Areas

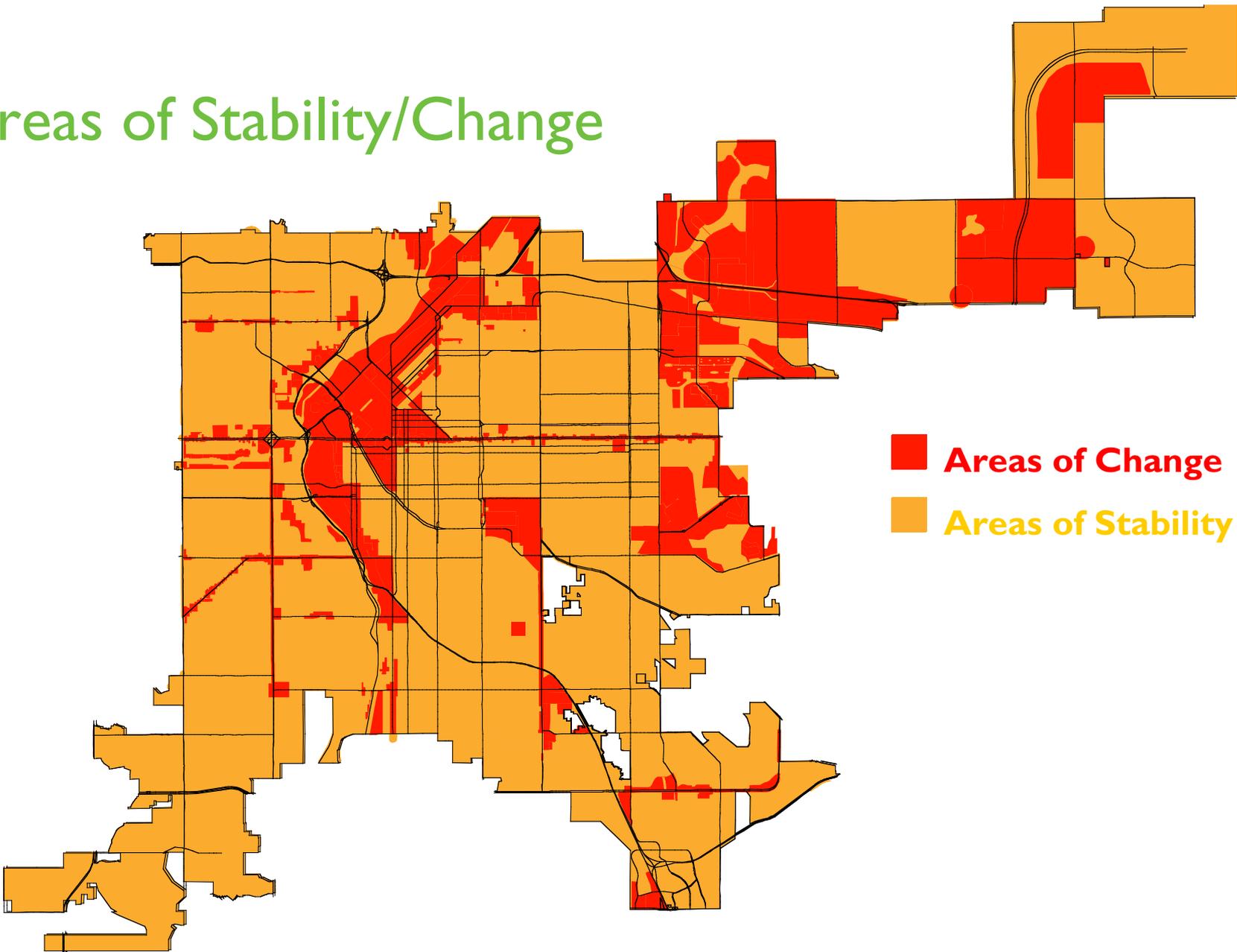


BLUEPRINT DENVER

An Integrated Land Use
and Transportation Plan



Areas of Stability/Change



- Areas of Change**
- Areas of Stability**



DENVER[®]
THE MILE HIGH CITY

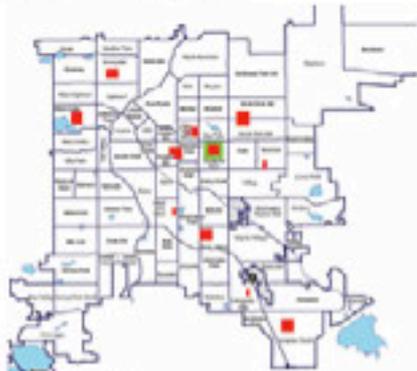
THE NEW ZONING CODE

PUTTING BLUEPRINT DENVER TO WORK

IT'S ALL ABOUT CONTEXT

Context-based Approach

TYPOLOGY A1



Southwest Area - Key



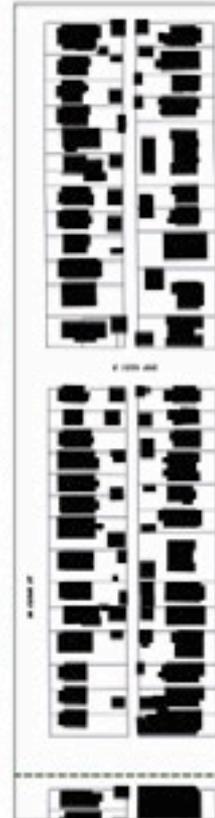
Southwest Area - Aerial Photograph



Southwest Area - Building Placement Diagram



EXTRACT OF THE SOUTHWEST AREA - Aerial Photograph (Left)



EXTRACT OF THE SOUTHWEST AREA - BUILDING PLACEMENT DIAGRAM (Right)

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

FRAMEWORK FEATURES

STREET PATTERN:	REGULAR RECTILINEAR GRID
Street Items:	MEDIUM AVENUES & NARROWER STREETS
DECKWALK LOCATIONS:	DETACHED
Access:	CONSISTENT
STREET TREES:	YES - Regular Pattern
Block Items:	RELATIVELY CONSISTENT 300' BY 600'
Consistency/Diversity:	RELATIVELY CONSISTENT

LOT FEATURES

LOT SIZE:	35'x120' BY 140'
Lot Depth & Orientation:	LONG, NARROW, FERR. TO STREET
LOT WIDTH:	NARROW, WITH SOME EXCEPTIONS
Lot Coverage:	50% & GREATER
BUILDING ORIENTATION:	GEN. WITH LOT
Block Placement:	FORWARD
Parking Access/Location:	GEN. REAR ACCESS

BUILDING PLACEMENT

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

BUILDING FORM

Building Height:	2-2.5
Floor Height:	15'-22'
Roof Ridge Height:	35'-38'
Roof Form:	FRONT GABLE, SOME HIP
Entry (Porch/Door Orientation):	CONSISTENT FRONT PORCH
Transparency (Window Location & %):	30-60% TRANSPARENCY



The photograph of Congress Park above shows the shallow front yards, consistent front setbacks 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 as seen 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/or coverage is generally high in typology A1.



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



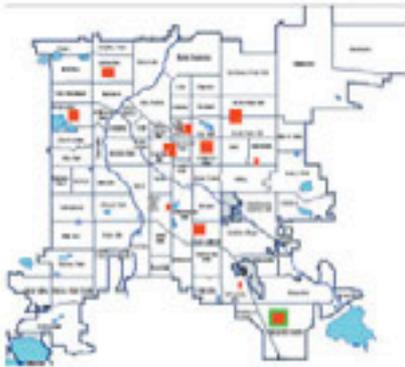
The defining elements of typology A1 are not always recognized in contemporary infill projects.



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

Context-based Approach

TYPOLGY D2



Swampscott Area - Key



SWAMPSCOTT AREA - AERIAL PHOTOGRAPH



EXTRACT OF THE SWAMPSCOTT AREA - AERIAL PHOTOGRAPH



The photograph of Herndon 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 Herndon South above and at right, most streets in the typology follow a classic curvilinear pattern.



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



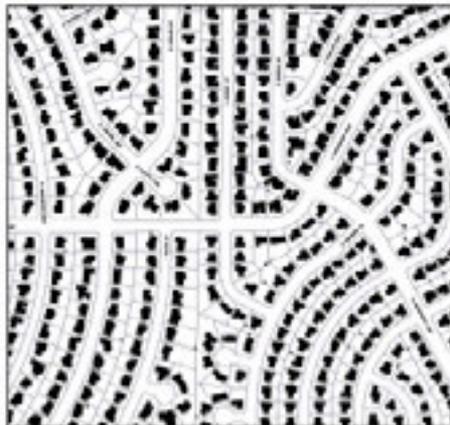
Although expansion and reconstruction is relatively uncommon in the typology, some homes are undergoing renovation as shown in the photograph above.

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



SWAMPSCOTT AREA - BUILDING PLACEMENT DIAGRAM



EXTRACT OF THE SWAMPSCOTT AREA - BUILDING PLACEMENT DIAGRAM

FRAMEWORK FEATURES

Street Pattern: CURVILINEAR GRID WITH CUL-DE-SACS
 Street Width: WIDE
 Sidewalk Location: ATTACHED
 Asphalt: NONE
 Street Trees: NONE TREES IN NARROW FRONT YARDS
 Block Width: 250' BY 1200' AVE. VARIABLE
 Connectivity/Density: 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 Setback: 5'
 Rear Setback: VARIES - RELATIVELY LARGE

BUILDING FORM

Building Height: 1-2 STORIES - VARIES
 Floor Height: 8'-10'
 Roof Ridge Height: 14'-20'
 Roof Form: GABLED OR PYRAMIDAL
 Entry (position/orientation): FRONT, BEHIND GARAGE
 Transparency (Window Location & %): 20-35% TRANSPARENCY

Context-based Approach



Suburban Neighborhood



Urban Edge Neighborhood



Urban Neighborhood



General Urban Neighborhood



Urban Center Neighborhood



Downtown Neighborhood

Demonstrate Relationship to Adopted Plans

- Established Areas/Growth Areas
- Existing and Future Transportation
- Environmental Priorities
- Form, Use, and Intensity

Demonstrate Relationship to Adopted Plans



Demonstrate Relationship to Adopted Plans



DENVER DESIGN DISTRICT

CONCEPTUAL SITE PLAN



THIS MAP IS PRELIMINARY AND SUBJECT TO CHANGE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL RIGHTS ARE RESERVED AND NOT WARRANTED. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS.

Demonstrate Relationship to Adopted Plans



Demonstrate Relationship to Adopted Plans



Demonstrate Relationship to Adopted Plans



THIS REPORT IS PREPARED BY CONSULTANTS AND IS SUBJECT TO THE TERMS OF THE AGREEMENT BETWEEN THE CLIENT AND THE CONSULTANTS. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES AND IS NOT GUARANTEED BY THE CONSULTANTS OR ANY OTHER PARTY.

Demonstrate Relationship to Adopted Plans



Demonstrate Relationship to Adopted Plans



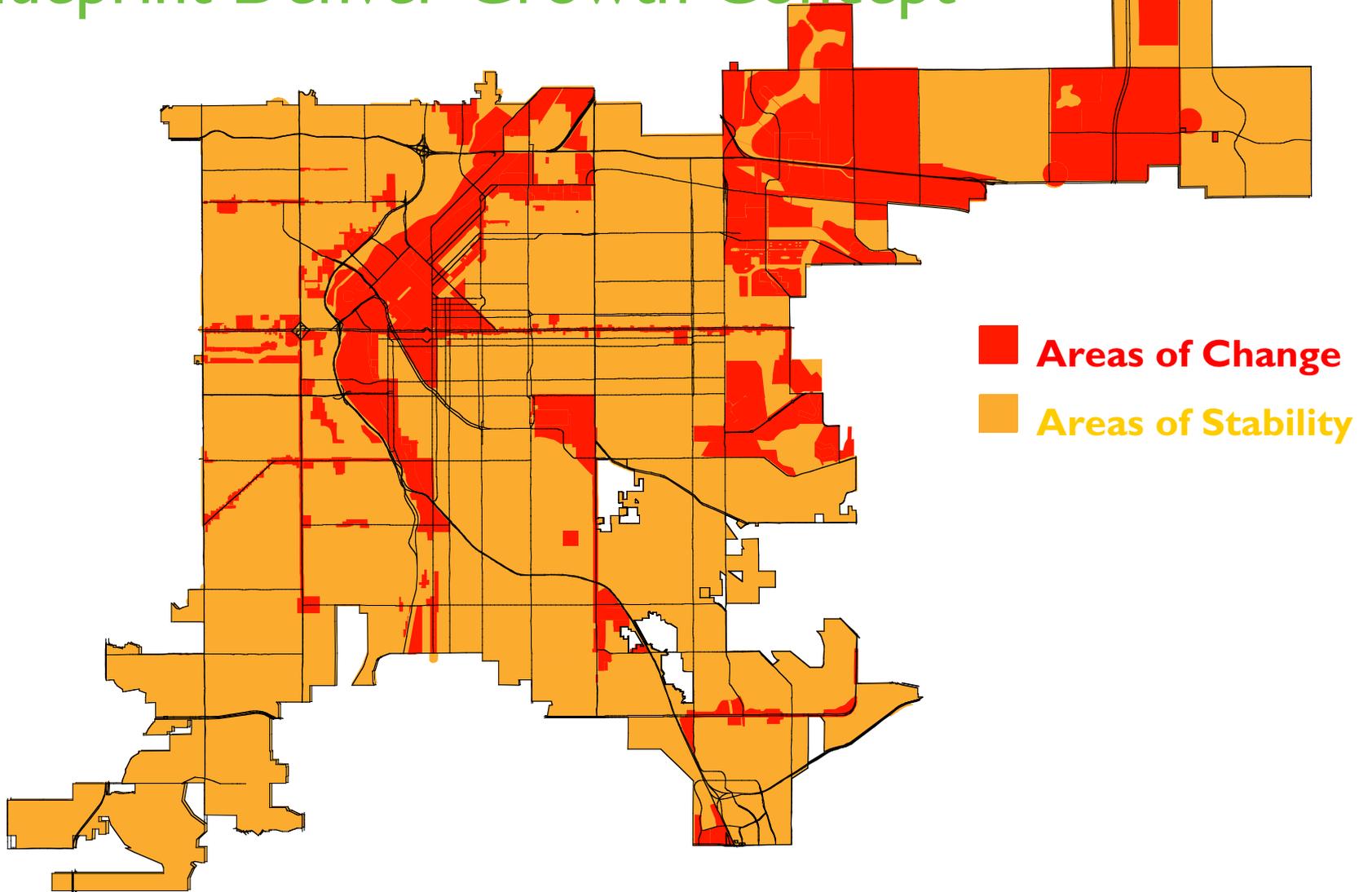


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THE NEW ZONING CODE

PUTTING BLUEPRINT DENVER TO WORK

Blueprint Denver Growth Concept



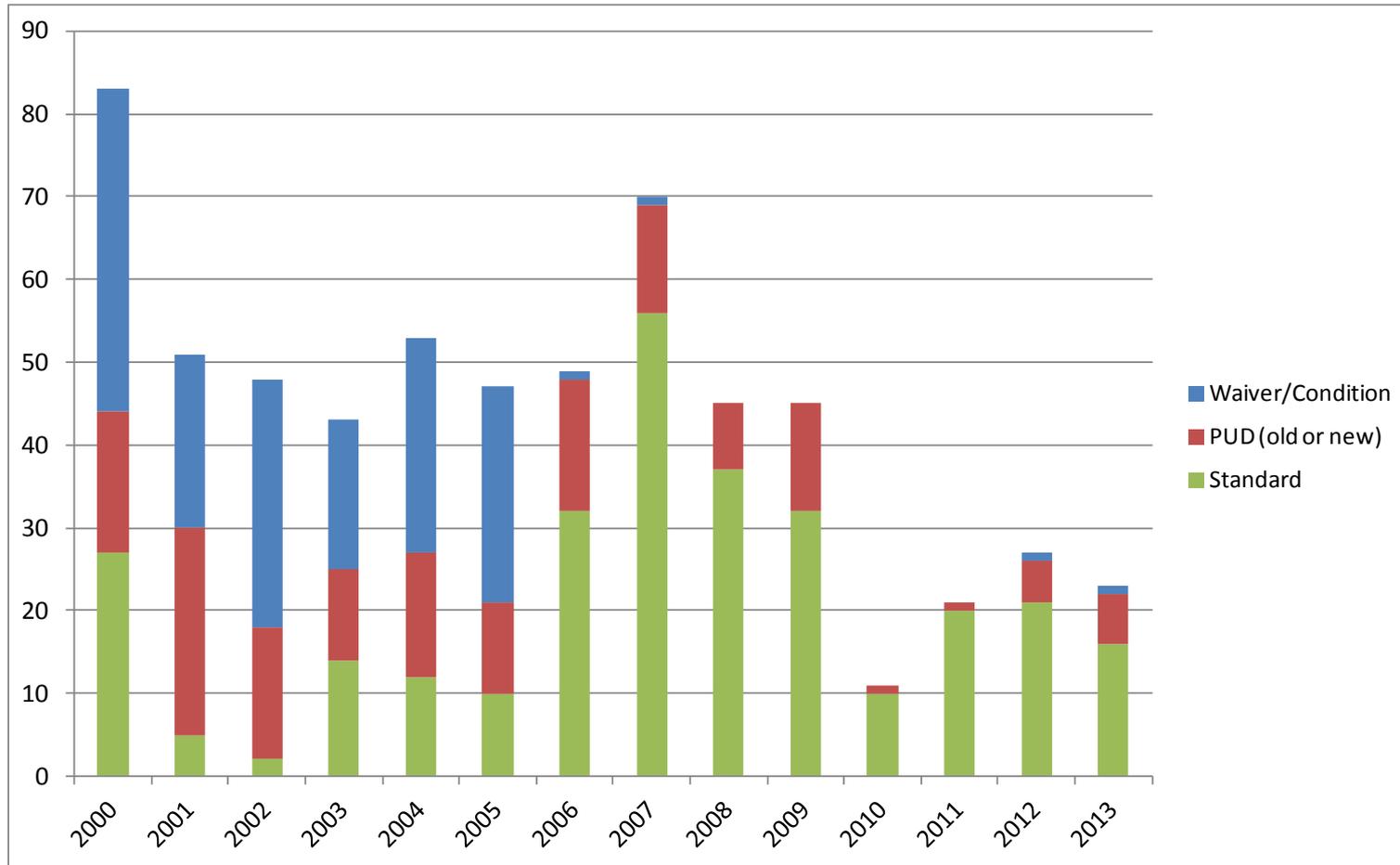
Implementing Blueprint Denver

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

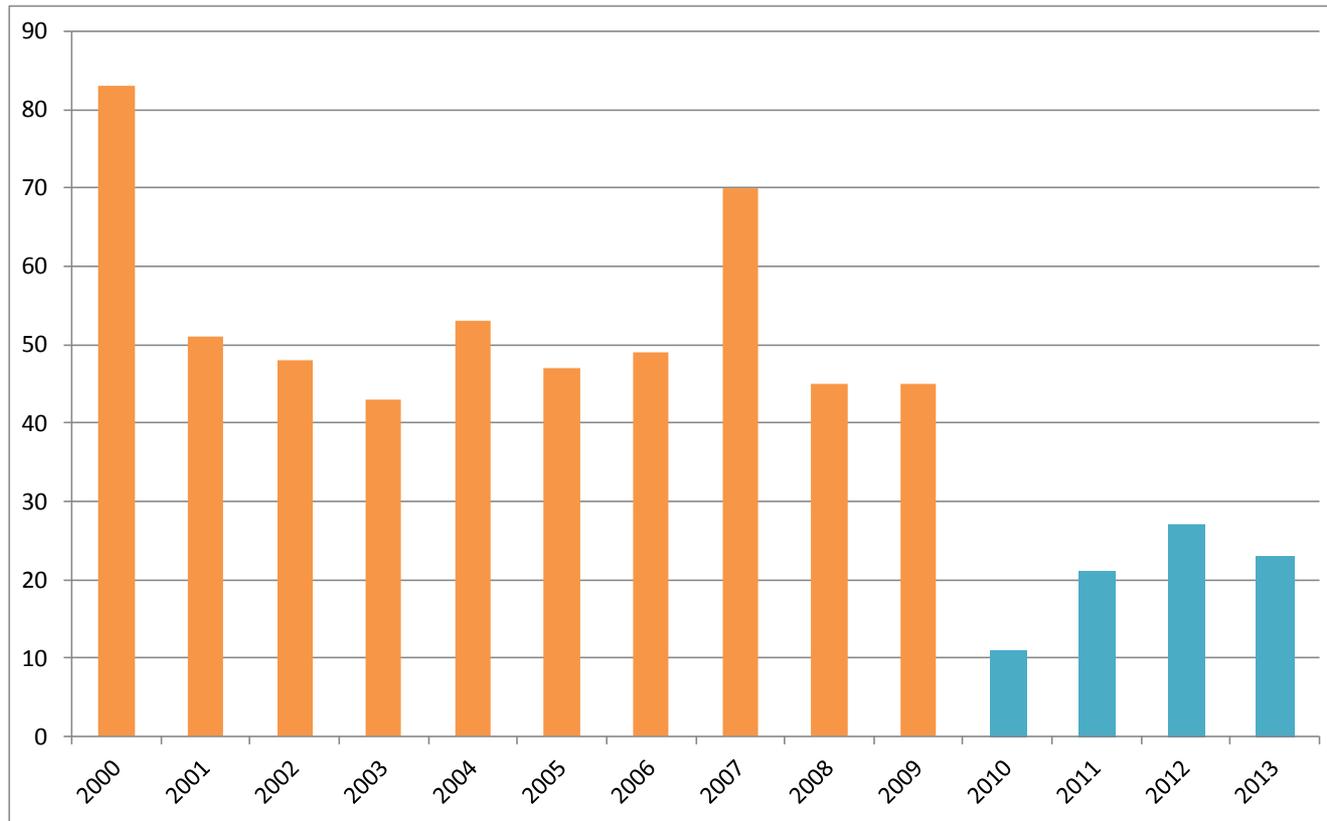
Streamlining the Development Process

	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
Moratoria*	0	1	0

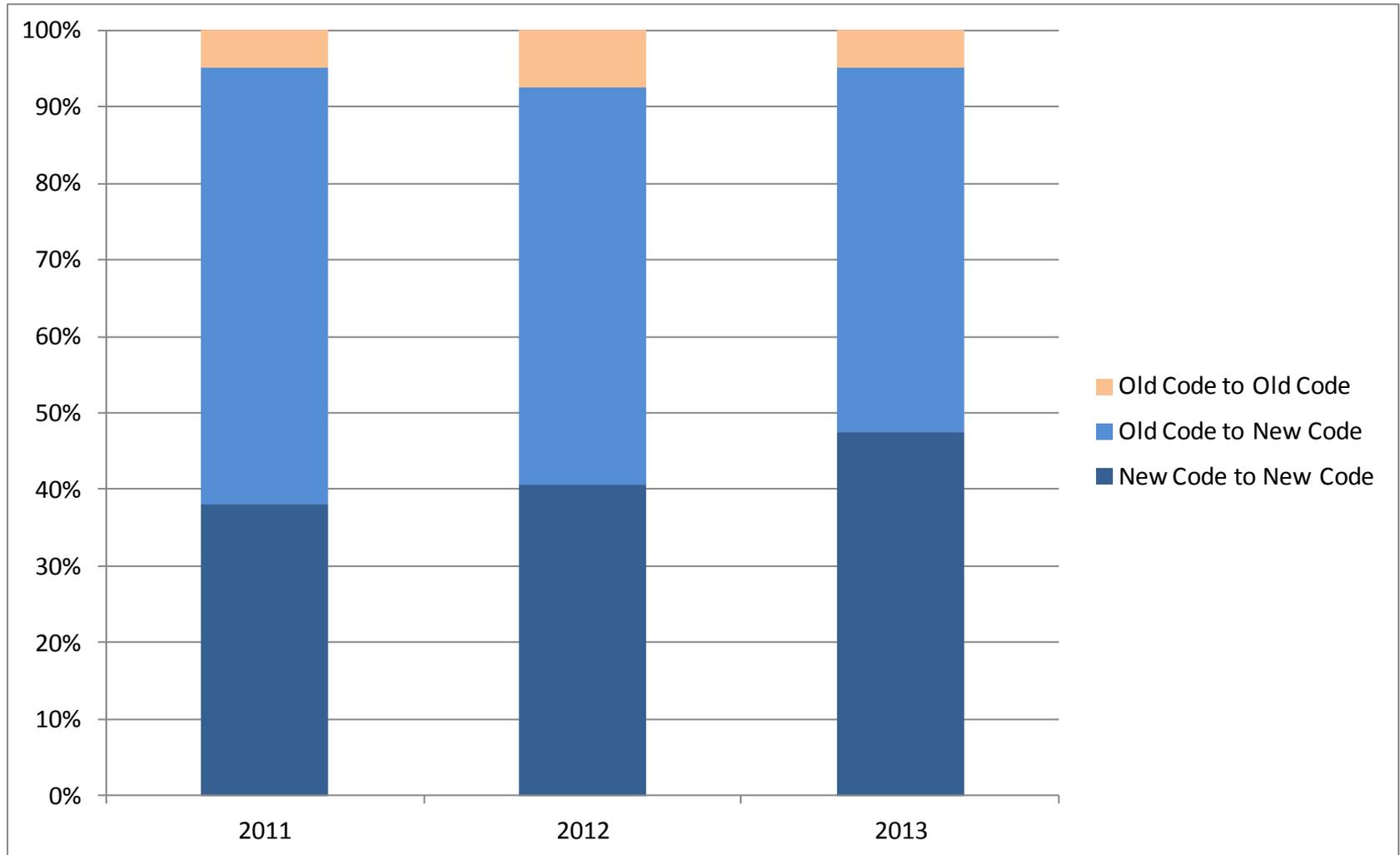
Rezoning by Type 2000-2013



Fewer Rezonings



Implementing Blueprint Denver



Next Steps

Future Topics to Cover

Future Presentation Topics

- Building Types - Key Ingredient for Transect Zones
- Subdivision – Implementing Compact and Connected
- Land Use – Approach to Consolidation and Simplification
- Compatibility – Approach for Transect Zones and Non-Transect Zones
- Mapping – Approach to Map Zones Across Austin

Future Trips

- August 22nd
- October 24th

Schedule for Public Review Draft of Code

- January 2017 Release for Public Review Draft
- January – February 2017: Presentations Introducing Code Content

Question & Answer

