

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

Sneak Peek: CodeNEXT Sound Check



September 29, 2015

What is CodeNEXT?

Is this the Austin you love?



What is CodeNEXT?



Or is this the Austin
you love?

What is CodeNEXT?

Is this the Austin you love?



What is CodeNEXT?

Or is this the Austin you love?



What is CodeNEXT?

It's about how you live your life:

- Where you live
- How you get to work
- Your environmental impact
- How your children get to school
- Your access to parks and open space
- The health of your family
- Your access to economic opportunity
- Your climate impacts
- Your access to neighborhood amenities

Topics:

- What is CodeNEXT?
- Where are we?
- What is the “Sound Check” and why are we doing it?
- Next steps.

What is CodeNEXT?



Priority Programs:

1. Invest in a **compact and connected** Austin.
2. Sustainably manage our **water resources**.
3. **Grow Austin's economy** by investing in our workforce, education systems, entrepreneurs, and local businesses.
4. Use **green infrastructure** to protect environmentally sensitive areas and integrate nature into the city.
5. Grow and invest in Austin's **creative economy**.
6. Develop and maintain **household affordability** throughout Austin.
7. Create a **Healthy Austin** Program.

What is CodeNEXT?



Priority Programs:

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What is CodeNEXT?



“Austin’s city charter requires that land development regulations be consistent with the comprehensive plan. **Significant revisions to existing regulations will be necessary to fully implement the priority programs described above.** Achieving these goals will require a comprehensive review and revision of the Land Development Code”



Priority Program 8 (CodeNEXT):

8. Revise Austin’s development regulations and processes to promote a compact and connected city.

Where are we?

1

Listening &
Understanding
2013 – 2014

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Listening to the Community Report

INITIAL LISTENING PHASE | APRIL 4, 2014

6
What We Heard

17
How People Participated

28
Addendum: Links to Data



CODENEXT
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**Community
Character
MANUAL**
May 2014

 **CODENEXT**
SHAPING THE AUSTIN WE IMAGINE

Where are we?

3

Draft Code

2015 -2016



Where are we?

4

**Review and
Adoption**
2016 - 2017

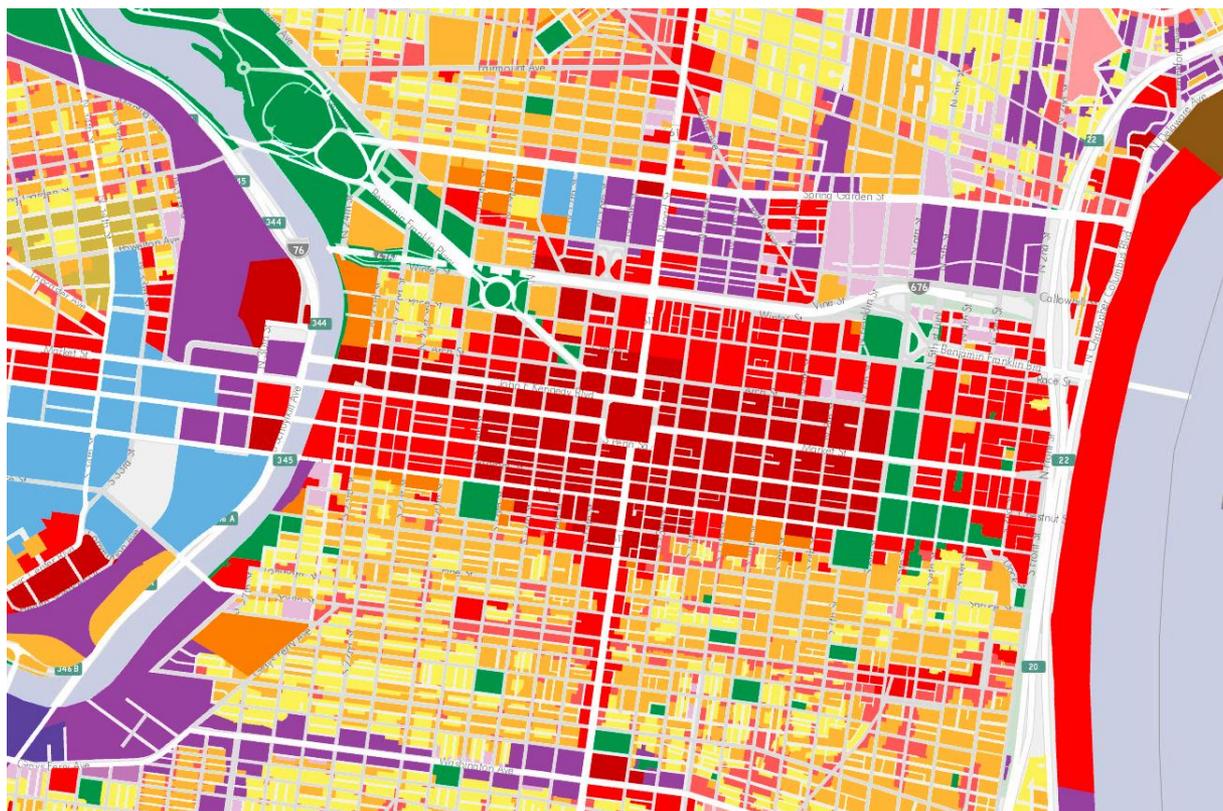


Where are we?

5

Mapping

2017 - ??



What is the Sound Check?



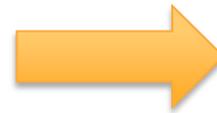
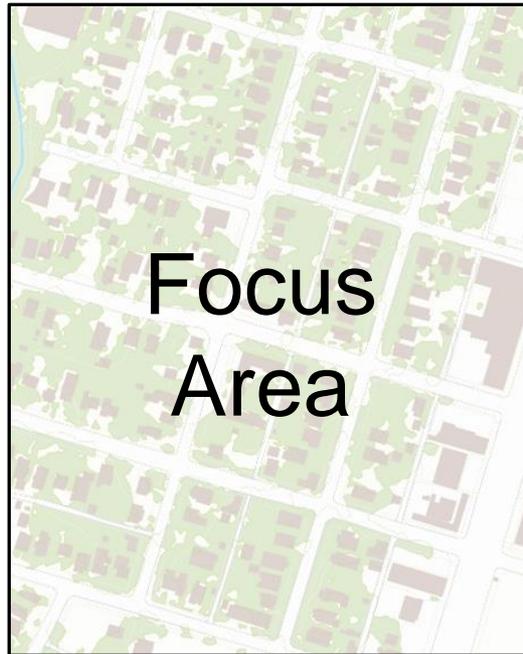
What is the Sound Check?

- **Test** draft **Code Standards** by applying them to specific **Focus Areas**.
- Examine how outcomes vary when different Code Standards are applied.
- Ensure bugs and conflicts are identified and eliminated before Code is presented for public review and adoption

What is the Sound Check?

Testing

Development Standards

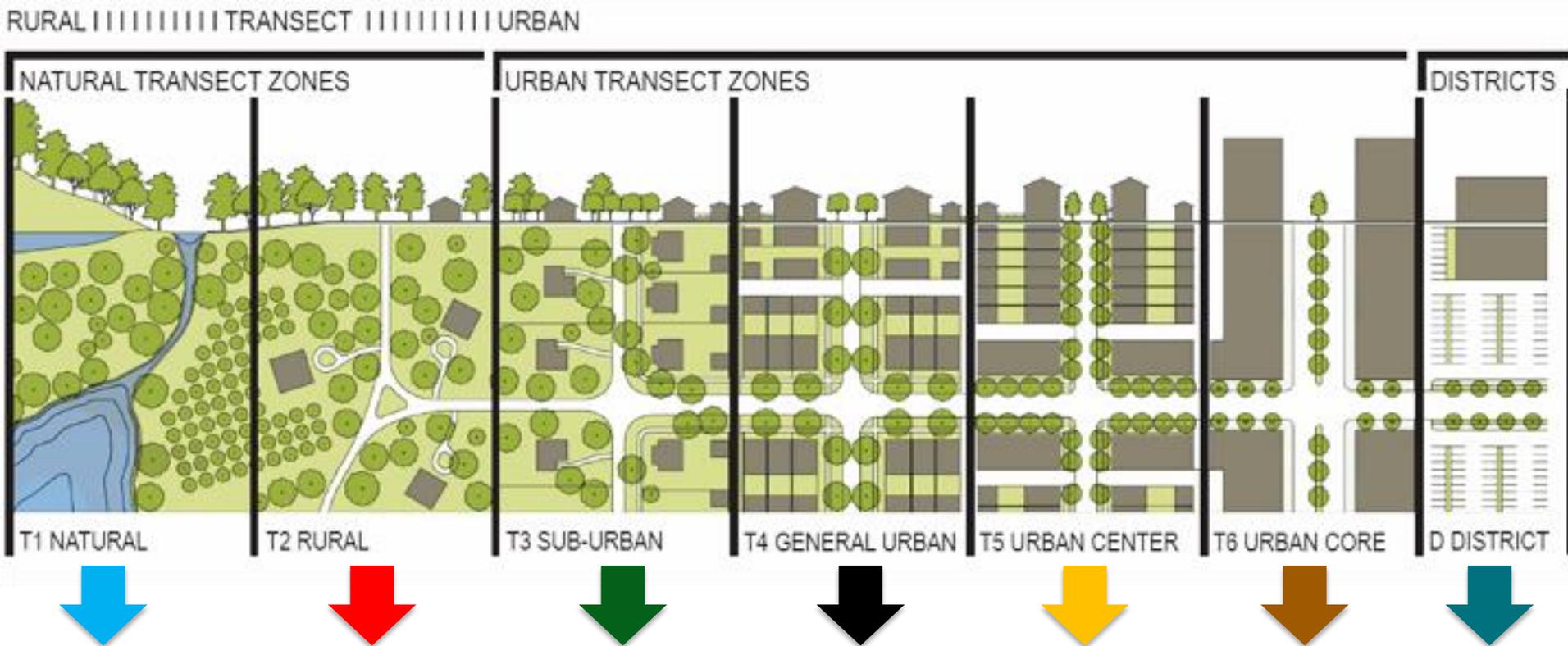


Outcomes (e.g.):

- Neighborhood Plan
- Residential Units
- Green Infrastructure
- Transit Orientation
- Etc.

What is the Sound Check?

What are Development Standards?



Includes:

Height/Stories
Setbacks
Ground Floor
Open Space

Water Quality
Stormwater
Affordability
Parking

T3 Neighborhood—Medium



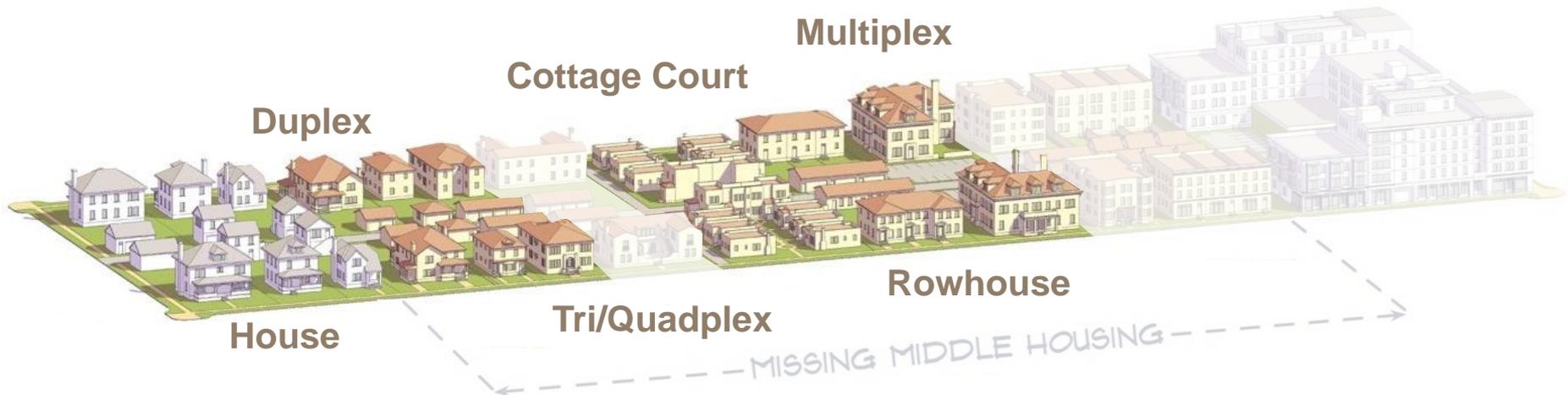
Characteristics/Form Intent	
Building:	Detached, Semi-attached
Footprint:	Medium to Large Footprint
Front Setback:	Medium to Large Setback
Height:	Up to 2½ Stories



T4 Neighborhood—Medium



Characteristics/Form Intent	
Building:	Detached, Semi-attached
Building:	Small to Medium Footprint
Front Setback:	Small to Medium Setbacks
Height:	Up to 2½ Stories



T4 Main Street



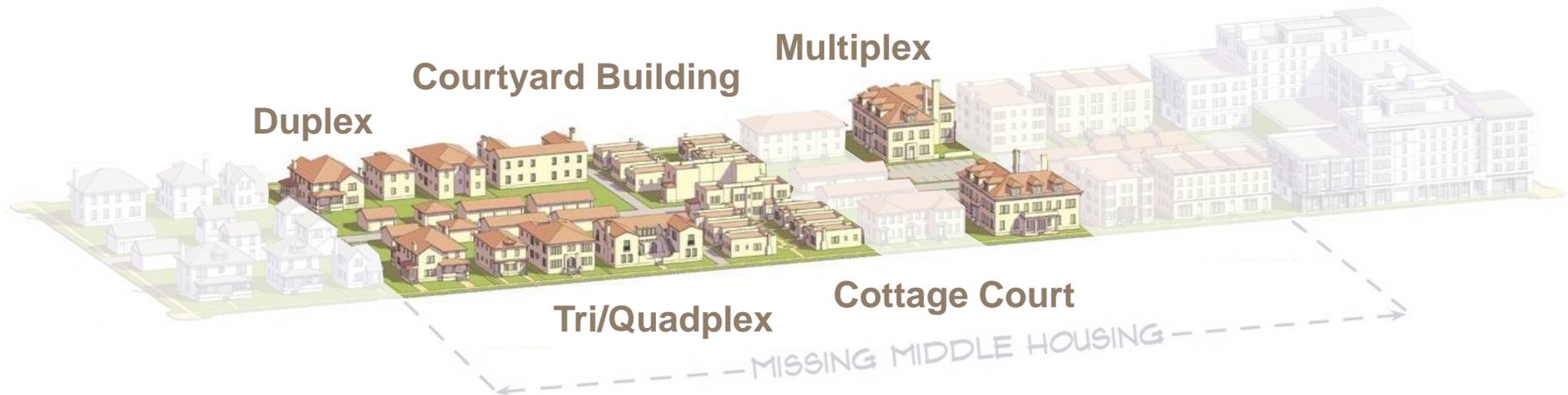
Characteristics/Form Intent	
Building:	Attached, Semi-detached
Footprint:	Small to Medium Footprint
Front Setback:	Small to No Setbacks
Height:	Up to 2½ Stories



T5 Neighborhood—Low



Characteristics/Form Intent	
Building:	Detached, Semi-attached
Footprint:	Medium to Large Footprint
Front Setback:	Small to Medium Setbacks
Height:	Up to 3½ Stories



T5 Main Street



Characteristics/Form Intent	
Building:	Attached
Footprint:	Medium to Large Footprint
Front Setback:	Small to No Setbacks
Height:	Up to 5 Stories



T6 Core



Characteristics/Form Intent	
Building:	Attached
Footprint:	Medium to Large Footprint
Front Setback:	Simple Wall Plane along ROW, none
Height:	Unlimited Stories



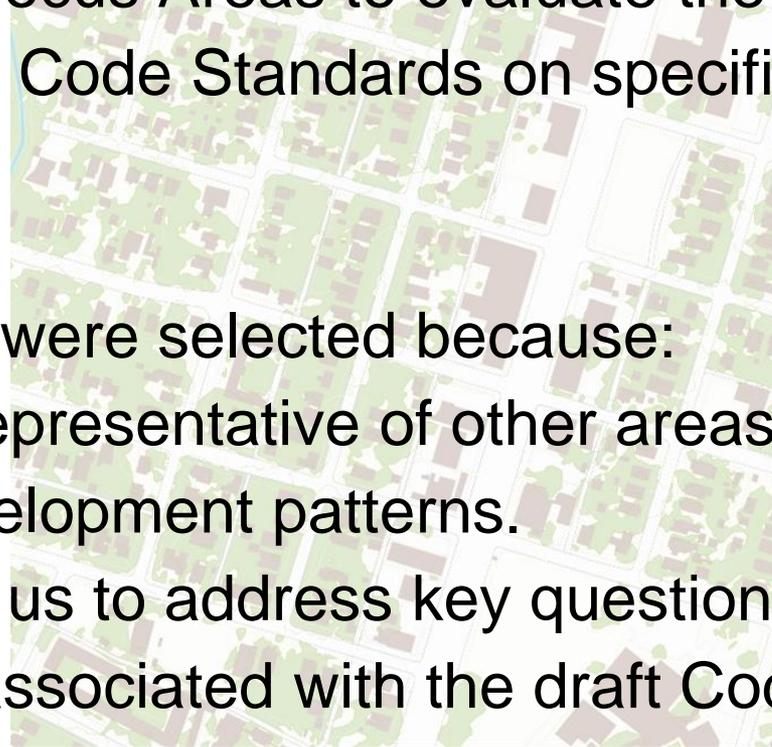
What is the Sound Check?

What are Focus Areas?



What are Focus Areas?

- We will use Focus Areas to evaluate the impacts of potential new Code Standards on specific places around the city.
- Focus Areas were selected because:
 - They are representative of other areas in Austin with similar development patterns.
 - They allow us to address key questions, issues, and tradeoffs associated with the draft Code Standards.



What is the Sound Check?

What are Focus Areas?

Major Corridor: Lamar Boulevard between Justin and Denson

Minor Corridor/Medium Node: Oltorf and South 1st

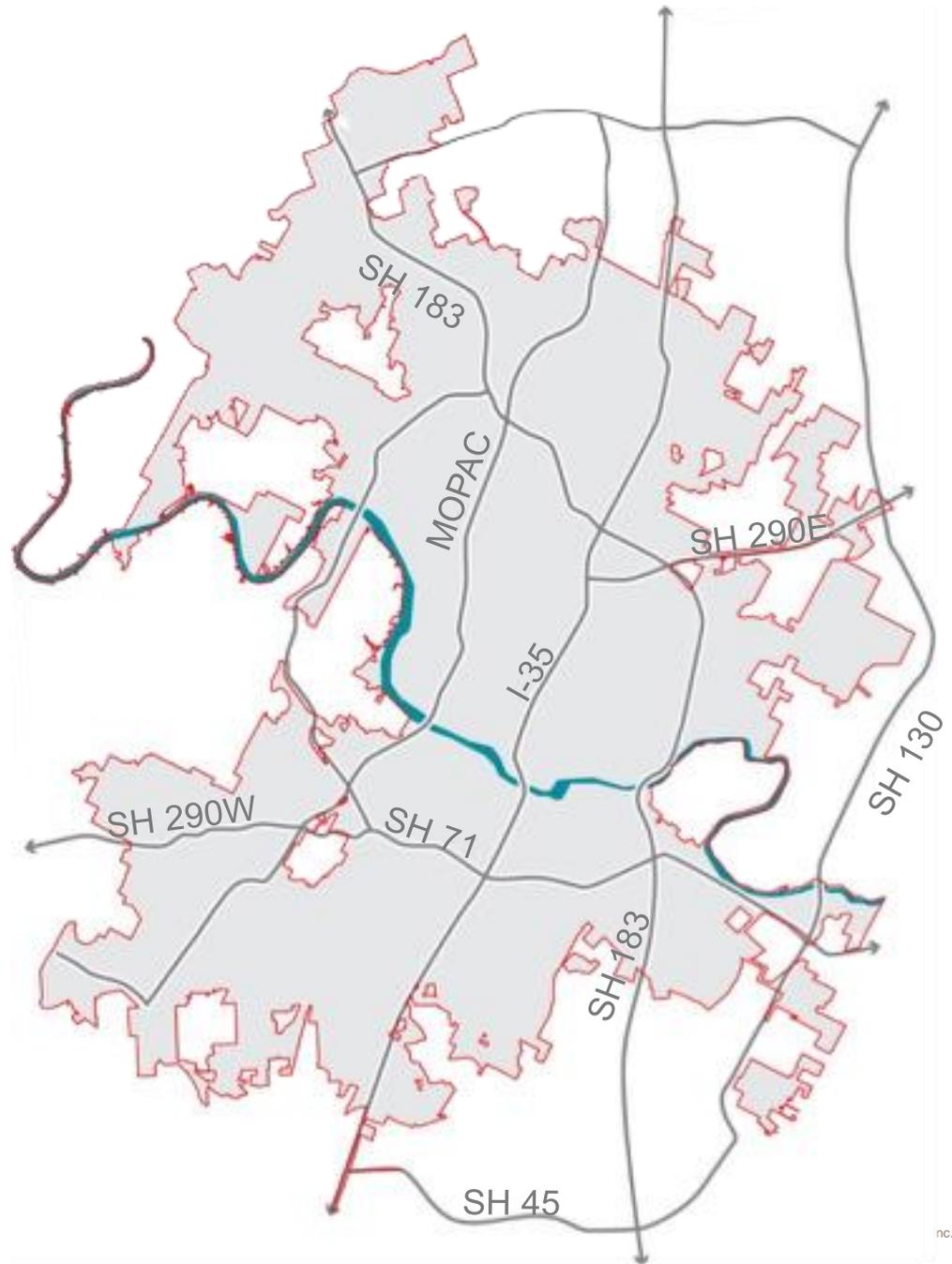
Major Center: Slaughter at Manchaca

Minor/Neighborhood Node:
Stassney and Nuckols Crossing
12th and Hargrave

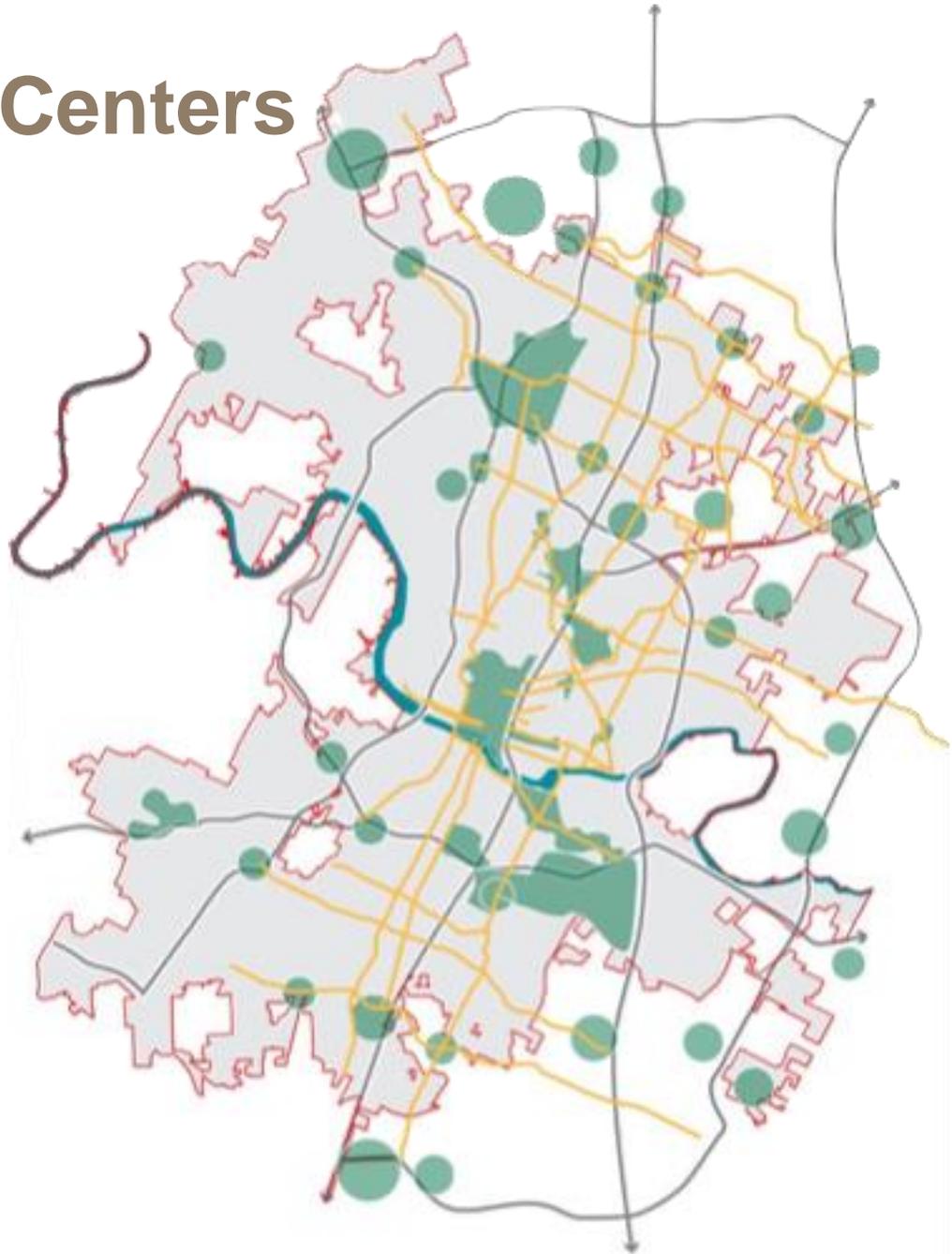
Large Shopping Center Redevelopment: 183 and McNeil

Commercial Node/Urban Context: MLK between Chicon and Poquito

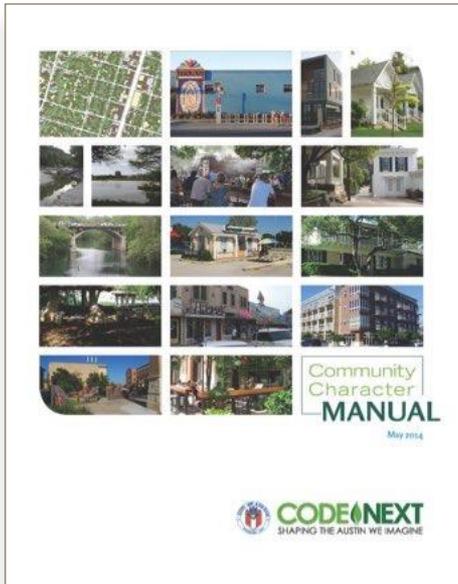
City Limits



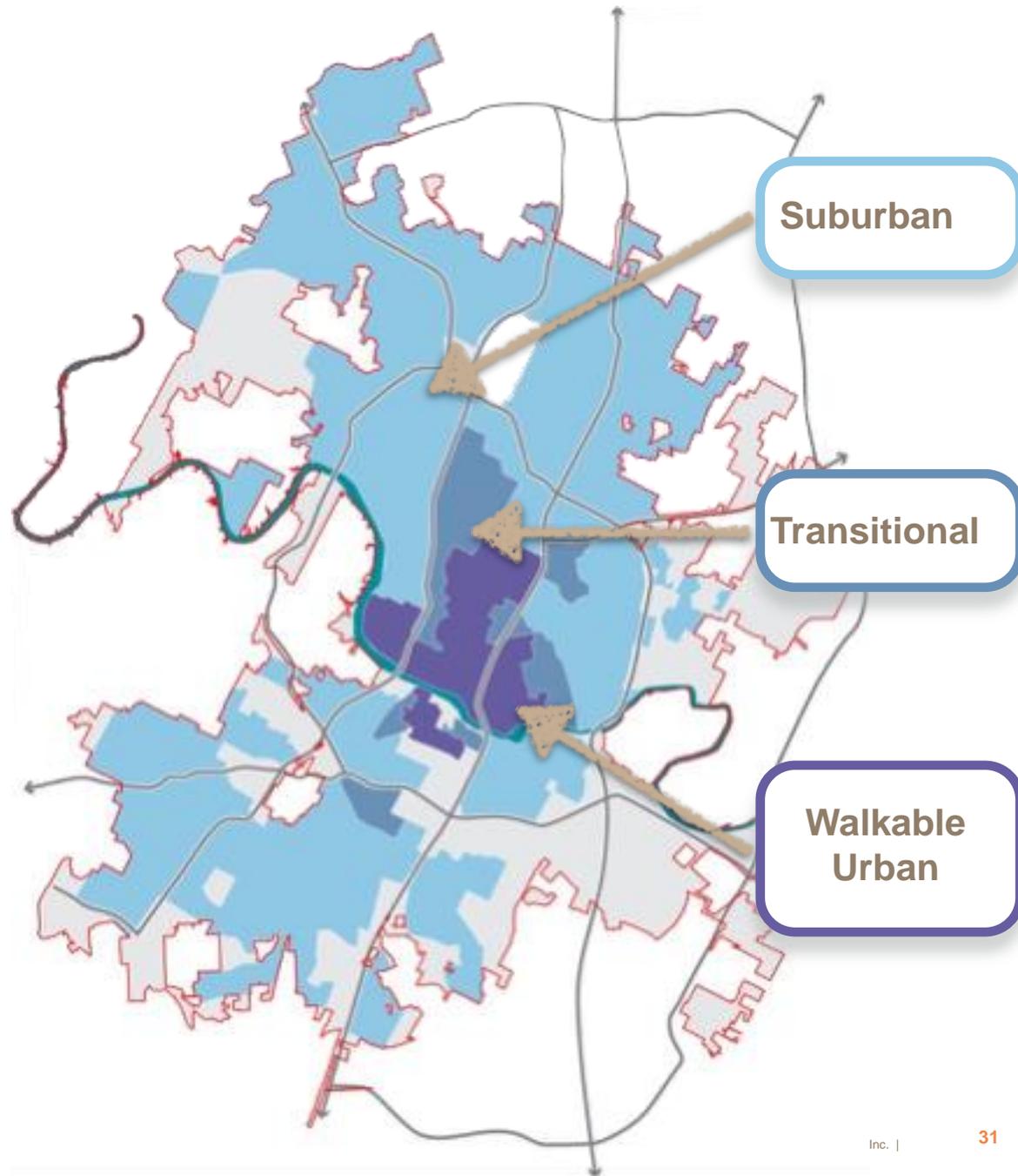
Imagine Austin Centers and Corridors



Context Types

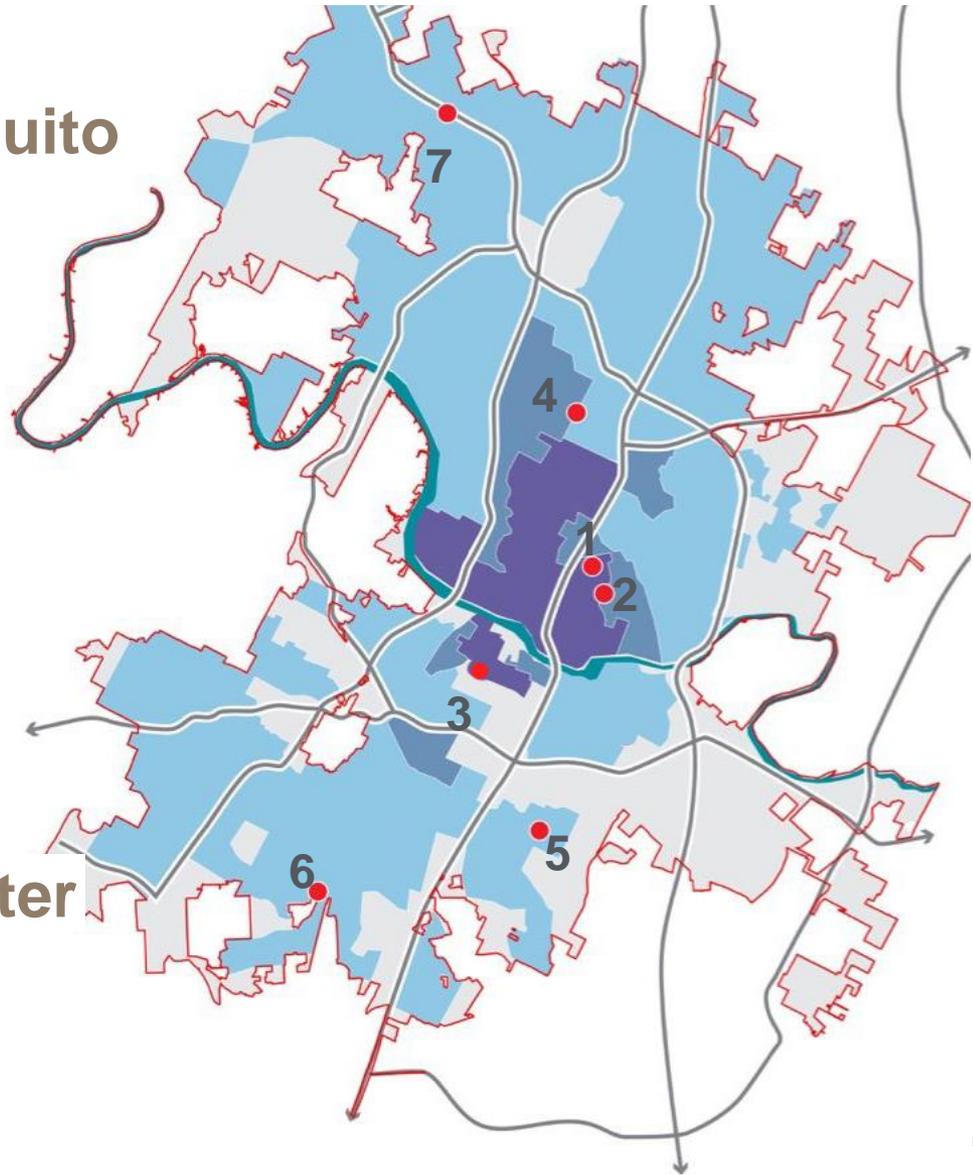


Context types derived from the **Austin Community Character Manual**



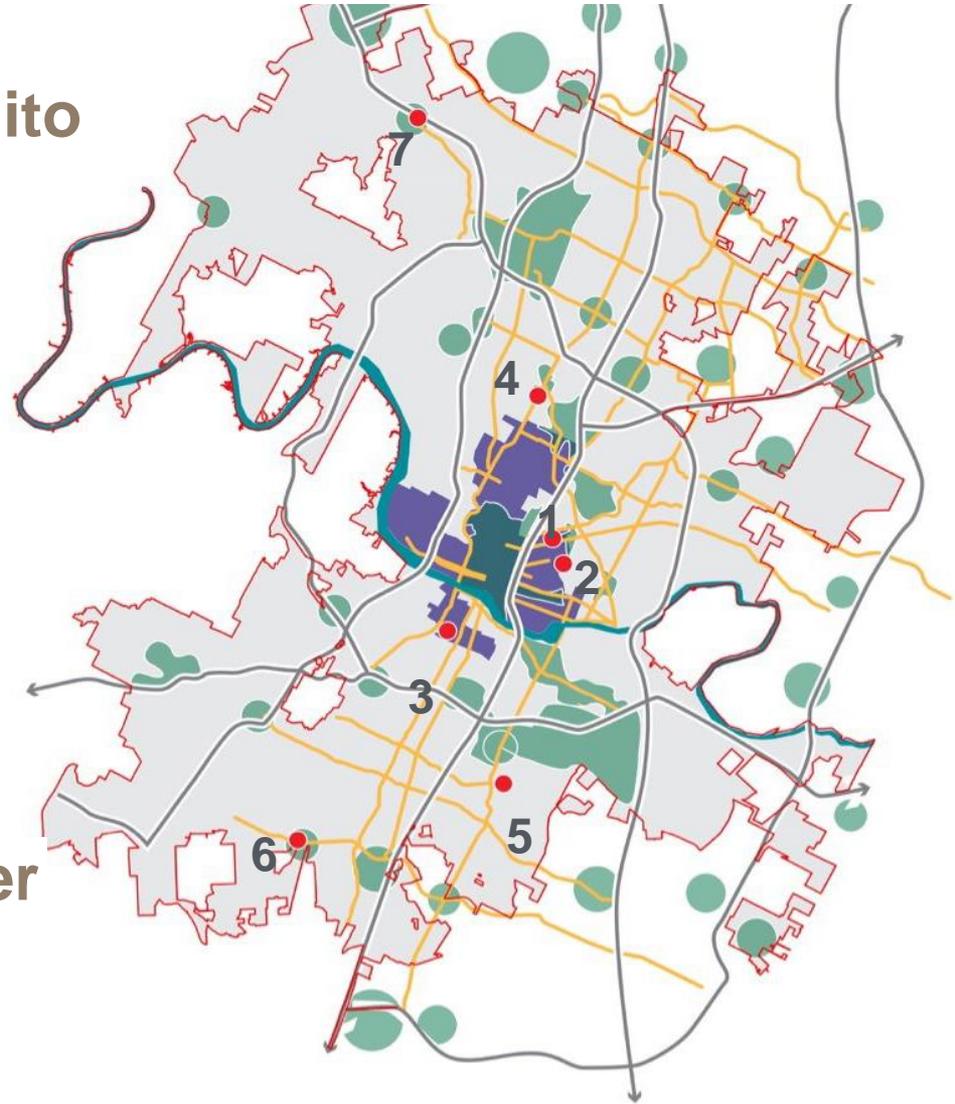
Focus Areas in Context

1. MLK: Chicon to Poquito
2. E. 12th & Hargrave
3. S. 1st & Oltorf
4. N. Lamar: Justin to Denson
5. Stassney & Nuckols Crossing
6. Manchaca & Slaughter
7. SH 183 & McNeil



Workshop Focus Areas with Imagine Austin Centers and Corridors

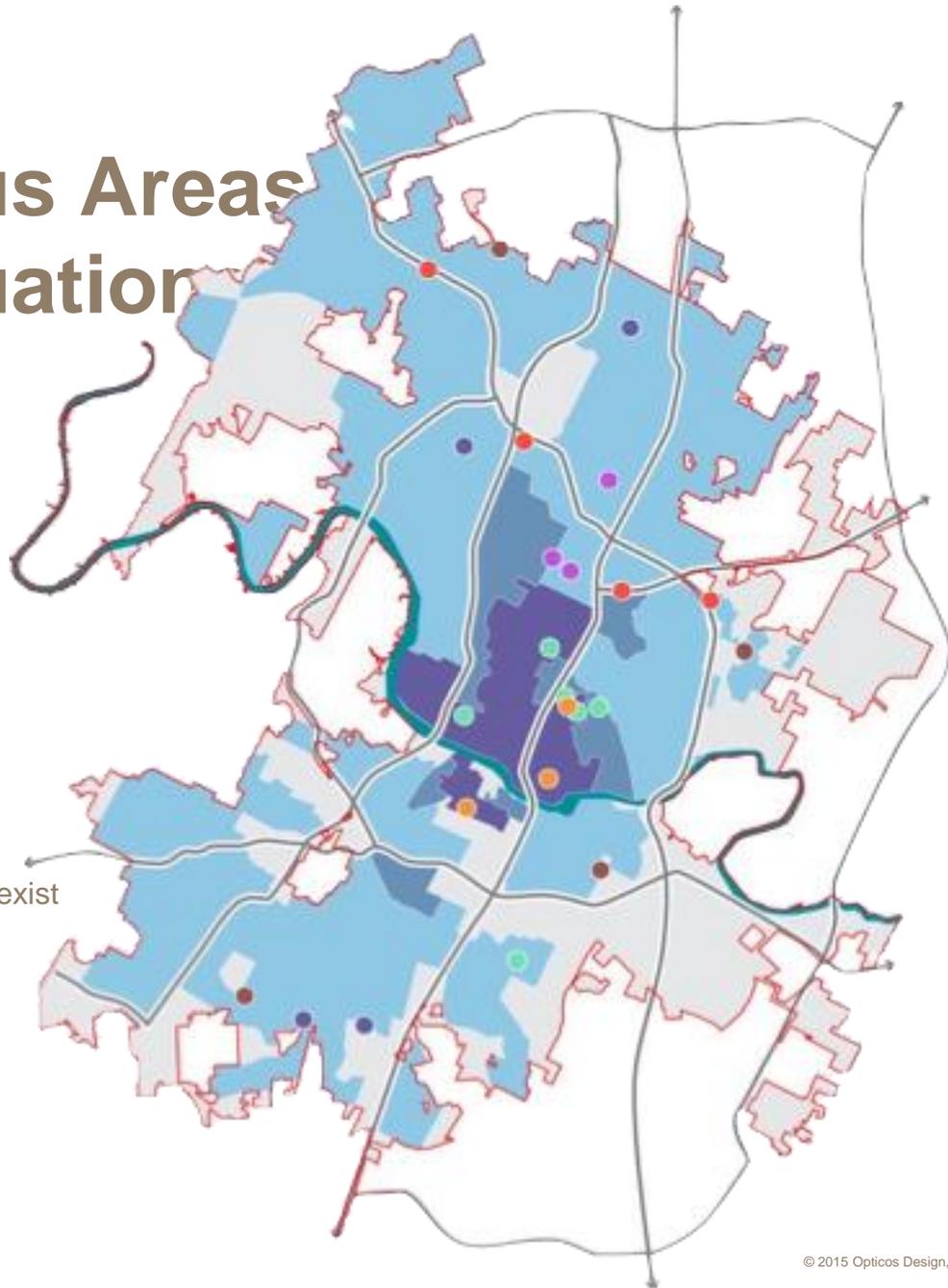
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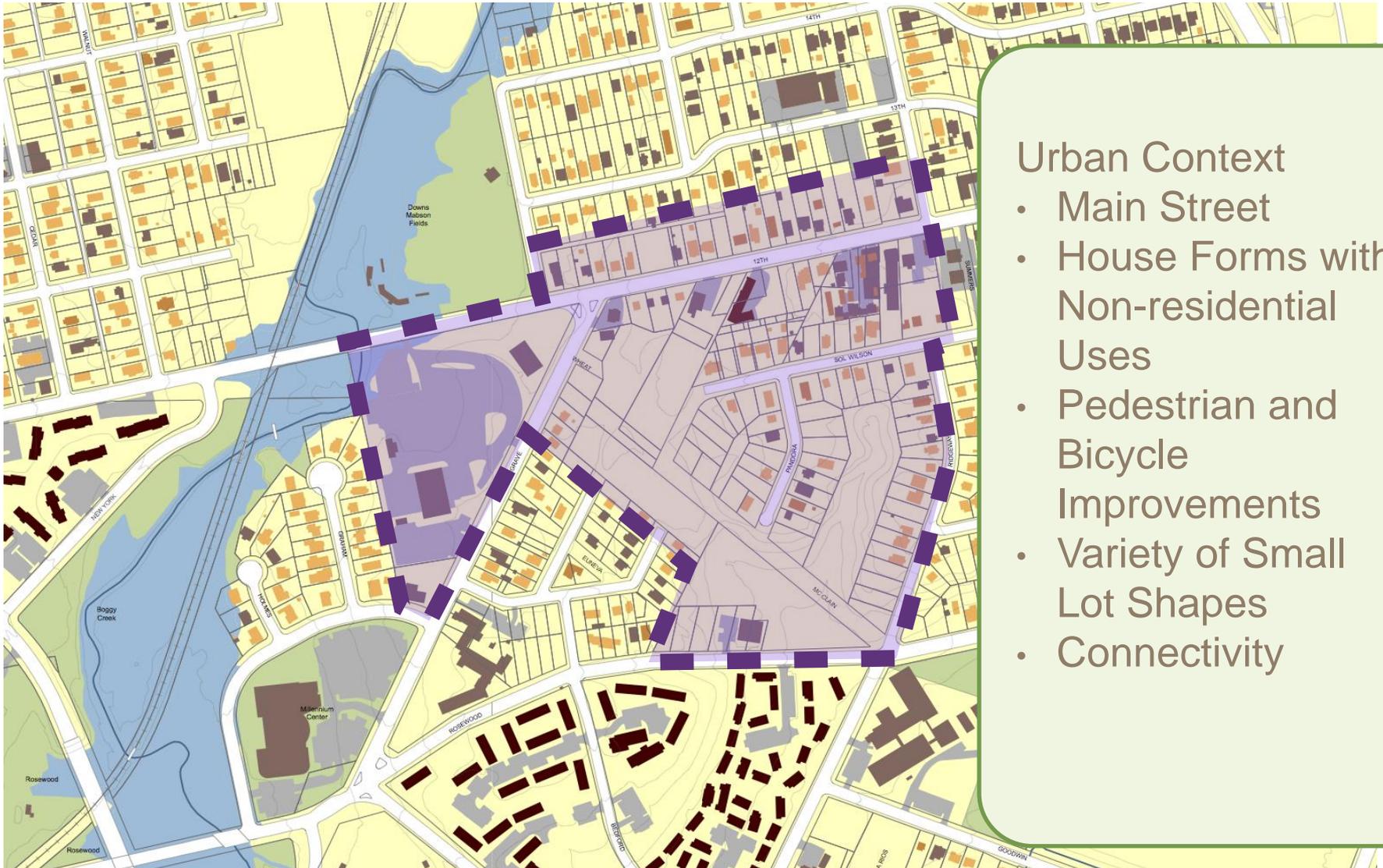
Workshop Focus Areas and Similar Situation

- Greenfield
- Highway Frontage
- Minor Corridor
- Major Corridor
- Neighborhood Node
- Suburban Retrofit Node

* Other locations that match these categories exist in Austin but are not show on this map



#2 E. 12th Street @ Hargrave



Urban Context

- Main Street
- House Forms with Non-residential Uses
- Pedestrian and Bicycle Improvements
- Variety of Small Lot Shapes
- Connectivity

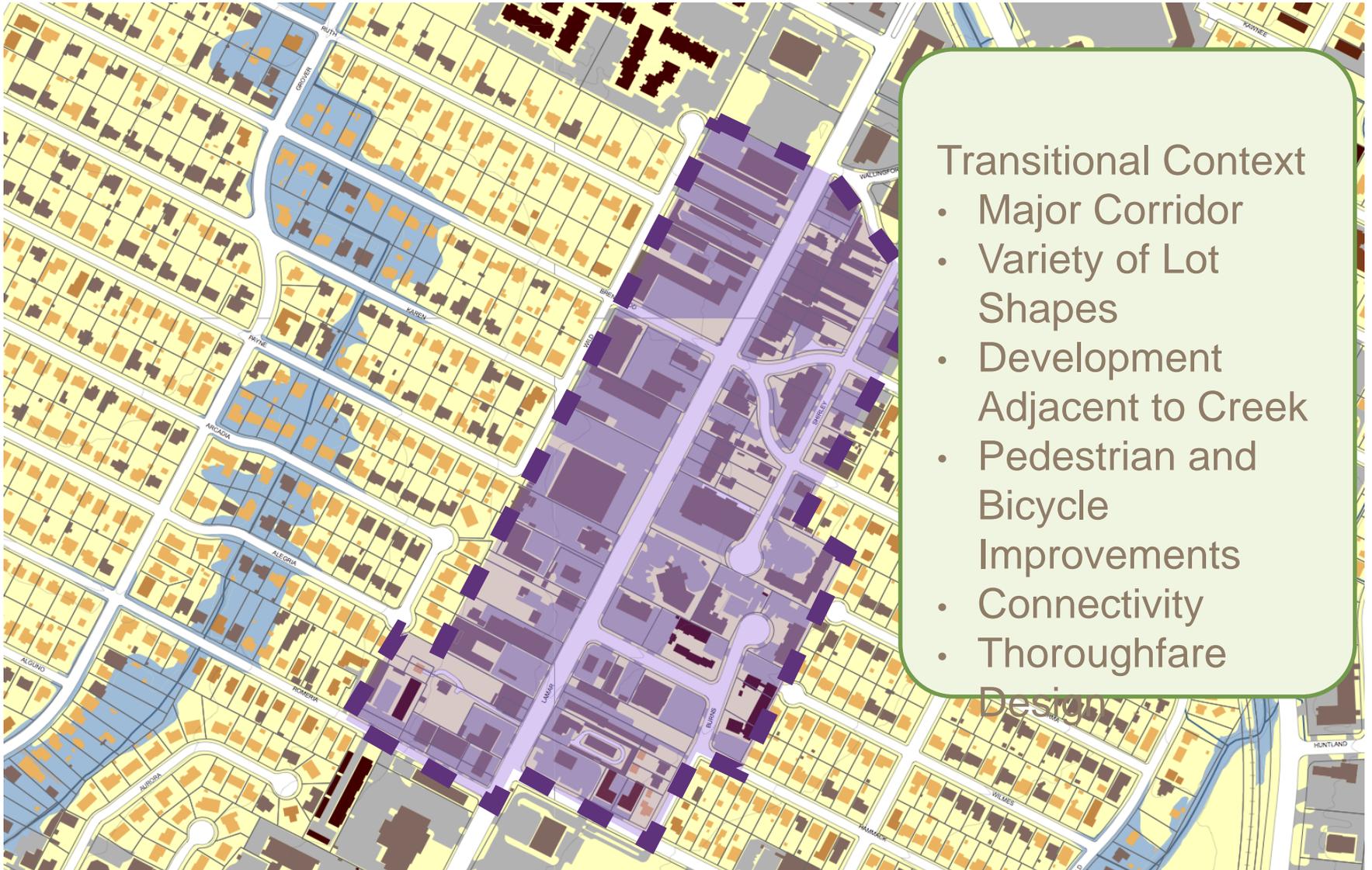
#3 South 1st Street Between Elizabeth and Live Oak

Walkable Urban Context

- Secondary Corridor
- Neighborhood Scaled Retail
- Variety of Small Lot Shapes
- Development Adjacent to Creek
- Pedestrian and Bicycle Improvements
- Transition to Abutting Residential
- Thoroughfare Design



#4 North Lamar Between Justin and Denson

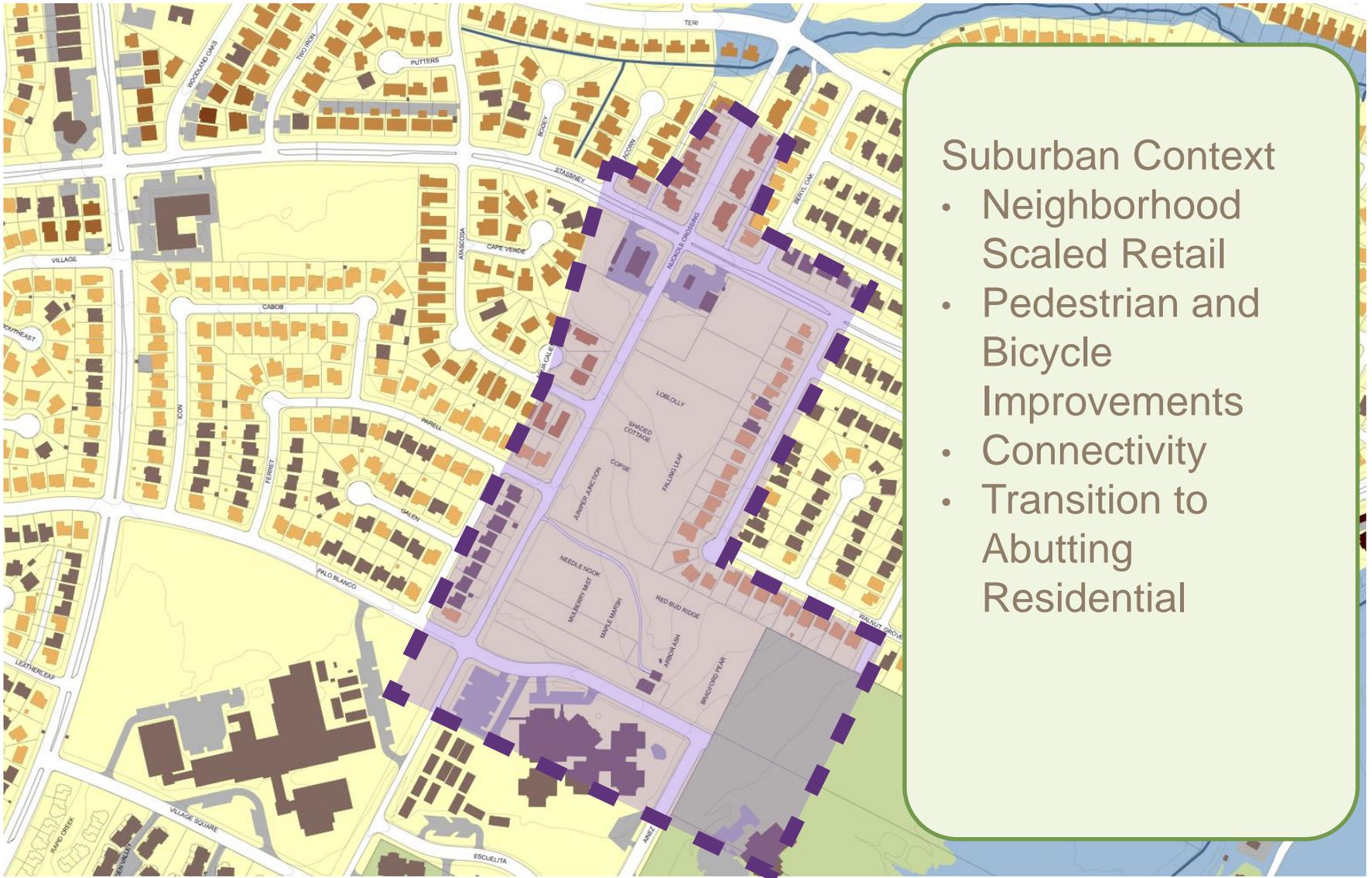


Transitional Context

- Major Corridor
- Variety of Lot Shapes
- Development Adjacent to Creek
- Pedestrian and Bicycle Improvements
- Connectivity
- Thoroughfare

Design

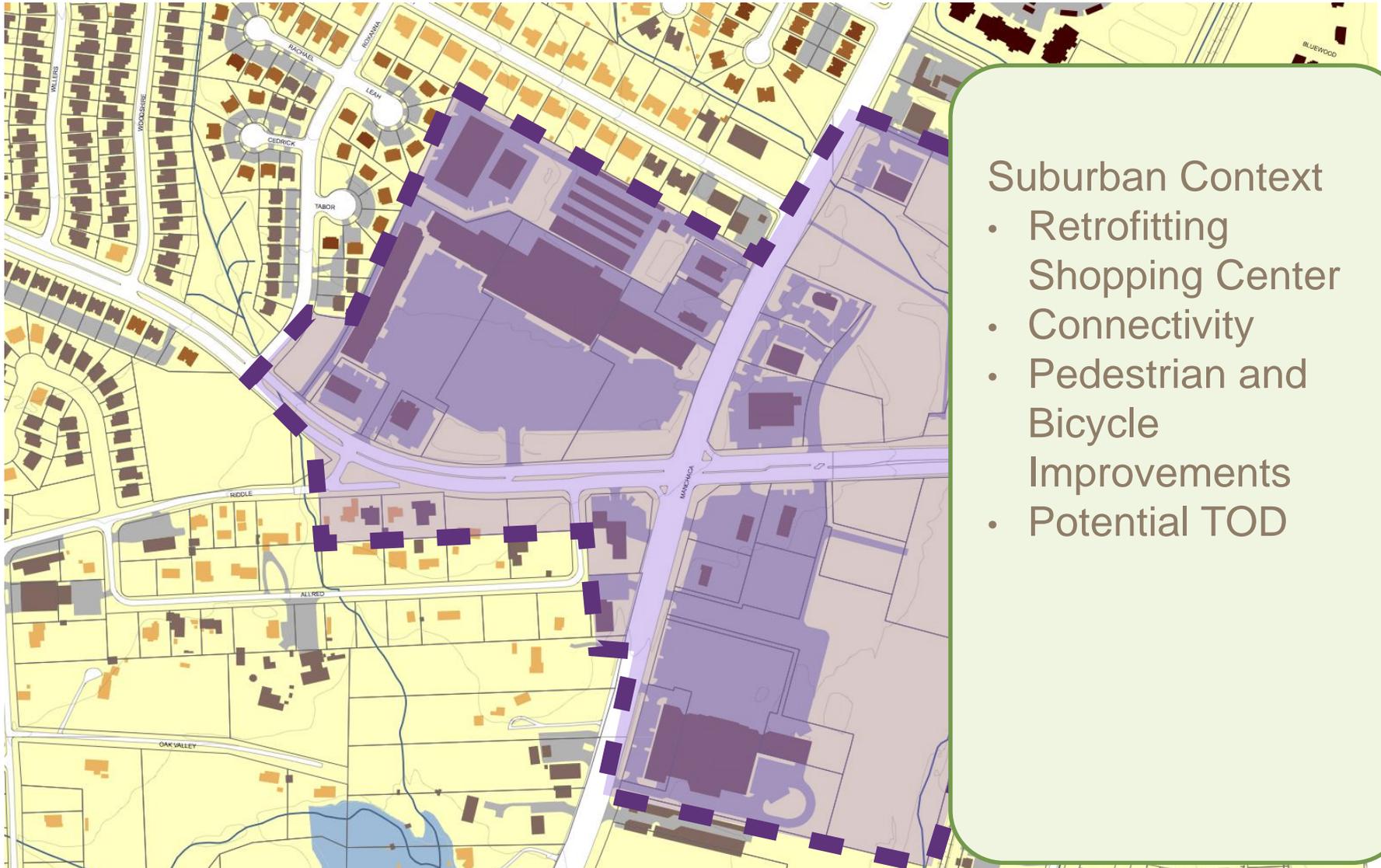
#5 Stassney @ Nuckols Crossing



Suburban Context

- Neighborhood Scaled Retail
- Pedestrian and Bicycle Improvements
- Connectivity
- Transition to Abutting Residential

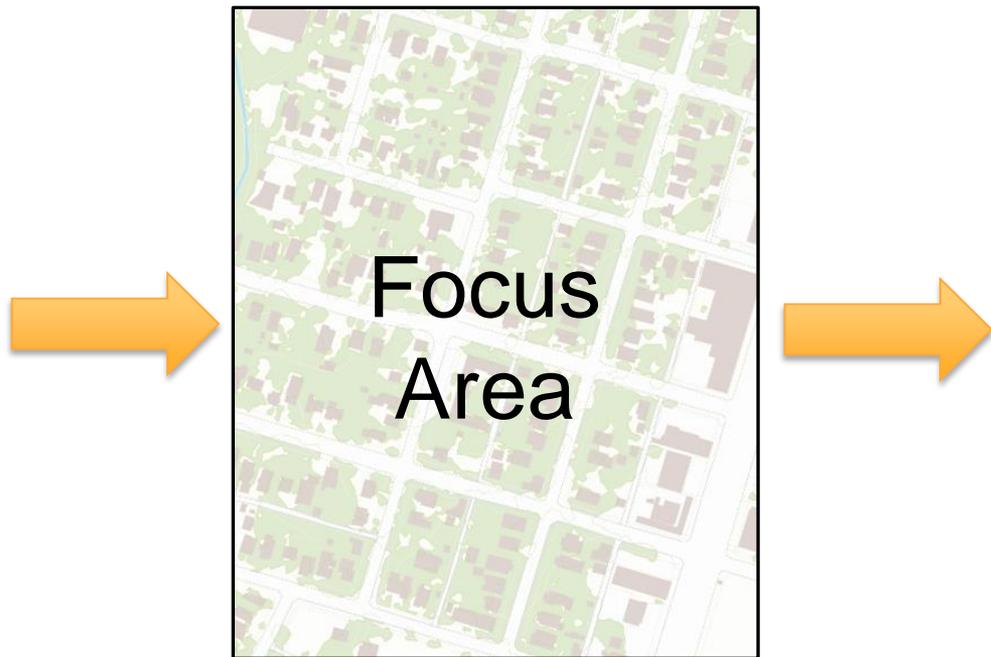
#6 Manchaca and Slaughter



What is the Sound Check?

Existing Standards

Testing Type 1



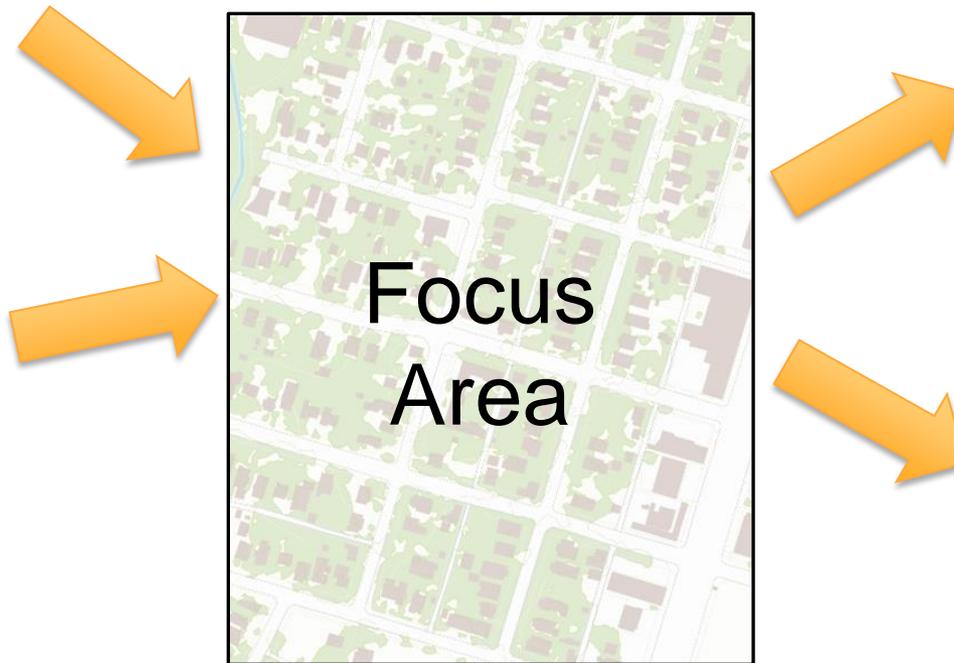
Outcomes:

- Neighborhood Plan
- Residential Units
- Green Infrastructure
- Transit Orientation
- Etc.

What is the Sound Check?

Across Transect Zones

Testing Type 2



Outcomes:

- Neighborhood Plan
- Residential Units
- Green Infrastructure
- Transit Orientation
- Etc.

Outcomes:

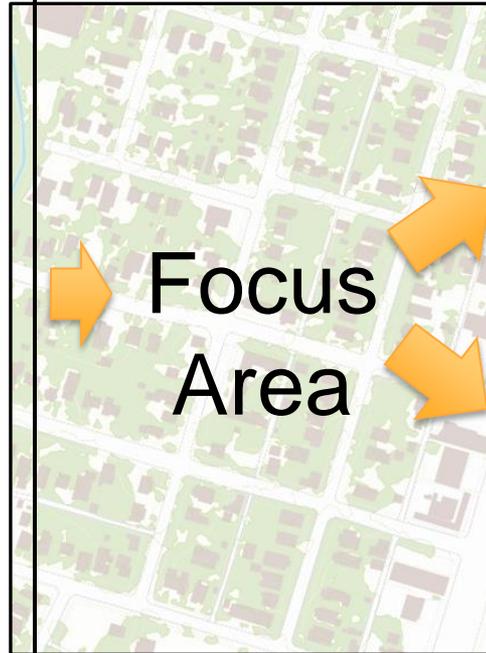
- Neighborhood Plan
- Residential Units
- Green Infrastructure
- Transit Orientation
- Etc.

What is the Sound Check?

Testing Type 3

Within Transect Zones

- Height
- Setbacks
- Parking
- Water Quality
- Stormwater
- Landscape
- Tree Preservation



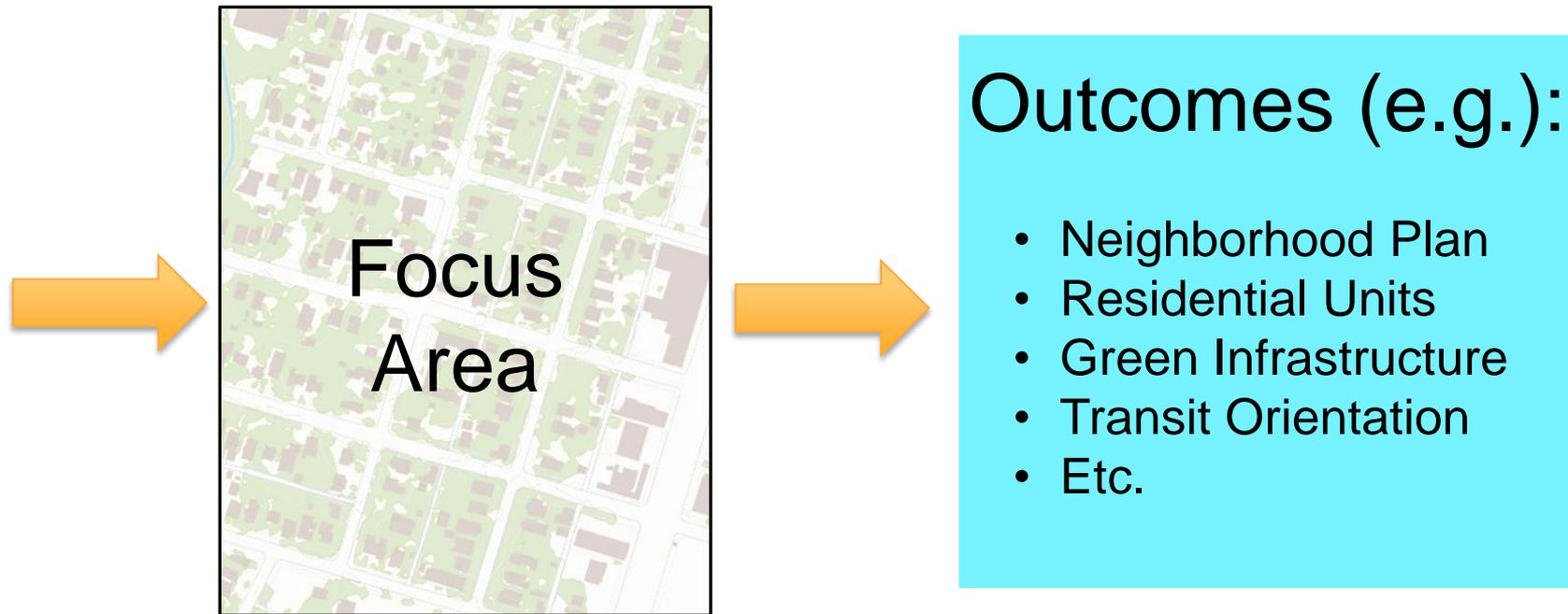
Outcomes:

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Outcomes:

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- Etc.

Testing Type 4: Outside the Transect

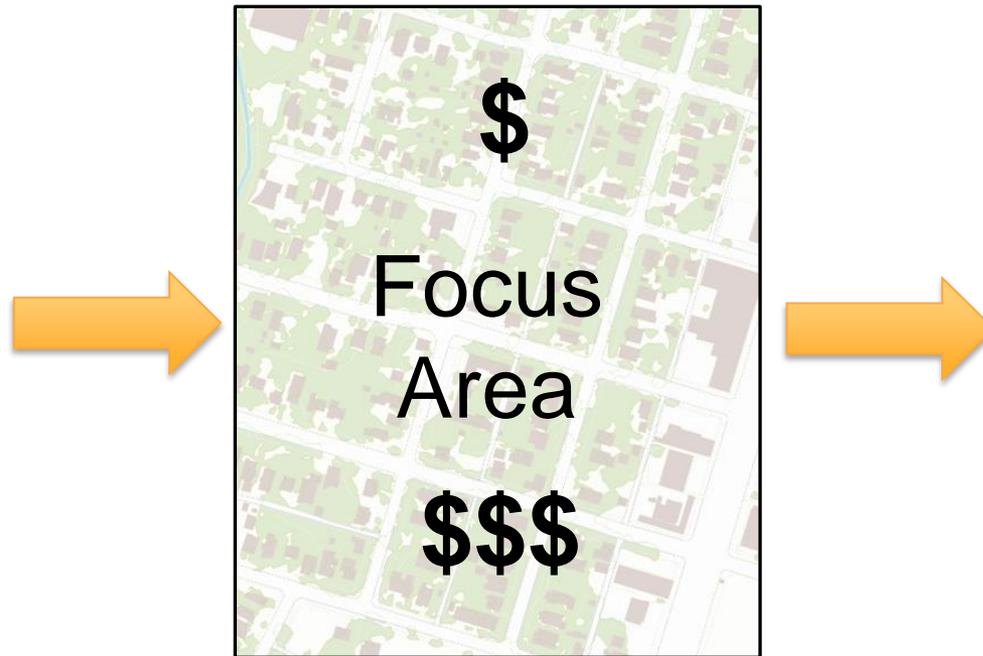


Items such as thoroughfares, civic spaces, and other elements that contribute to the character of a place but which are not regulated through parcel-specific standards.

What is the Sound Check?

Development Standards

Testing Type 5: Across Different Economic Conditions



Outcomes (e.g.):

- Neighborhood Plan
- Residential Units
- Green Infrastructure
- Transit Orientation
- Etc.

What is the Sound Check?

Outcomes:

Physical:



Metrics:

- AA
- BB
- CC
- DD
- EE

- Aa
- Bb
- cc
- dD
- Ee

- aa
- bb
- Cc
- dd
- eE

- aA
- BB
- cC
- Dd
- ee

Potential Metrics: financial; development; residential; commercial; environmental; transportation; neighborhood plan.

What will testing show us?

- Standards to fix or adjust
- Unintended outcomes
- Fiscal implications
- Feasibility
- Values/Tradeoffs

What is success for the Sound Check?

- The results lead to refinements of the draft code standards that will implement Imagine Austin.
- The public, staff, and consultants understand the results of the testing.
- Bugs and tradeoffs are identified.
- The testing outcomes lead to improvement of code standards as the Administrative and Public drafts are crafted in the months following the workshop.

Why do we want you at the Sound Check?

- Learn with us.
- Evaluate outcomes.
- Help identify and evaluate values tradeoffs.
- Have fun!

What do you need to know before the Sound Check?

- The Sound Check will test how outcomes align with community goals.
- Outcomes are not final, but rather a way to test standards for further refinement and calibration in the months ahead.
- Outcomes, trade-offs, and opportunities apply to other similar places in Austin and not just the focus areas.

What is the Sound Check?

Ways to participate at the Sound Check?

- **Opening and Closing Presentations:** Learn about CodeNEXT, the Sound Check, and follow up actions.



What is the Sound Check?

Ways to participate at the Sound Check?

- **Open Studio:** Drop-in, say hello, and interact with project team members.



What is the Sound Check?

Ways to participate at the Sound Check?

- **Pin-Up Sessions:** Evaluate products developed during the day and provide comments on what you see.



What is the Sound Check?

Ways to participate at the Sound Check?

- **Brown Bag Sessions:** Join us for informative sessions on topics directly related to the workshop issues and testing.



Ways to Get Involved

Workshop is setup to allow for a variety of methods for involvement.

Type of Event

Formal
Presentations

OPENING/CLOSING
PRESENTATION

Informal
Pin Ups of Work

PIN UP

Drop In Times

OPEN STUDIO

Topic Specific
Presentations

BROWN BAG
PRESENTATION

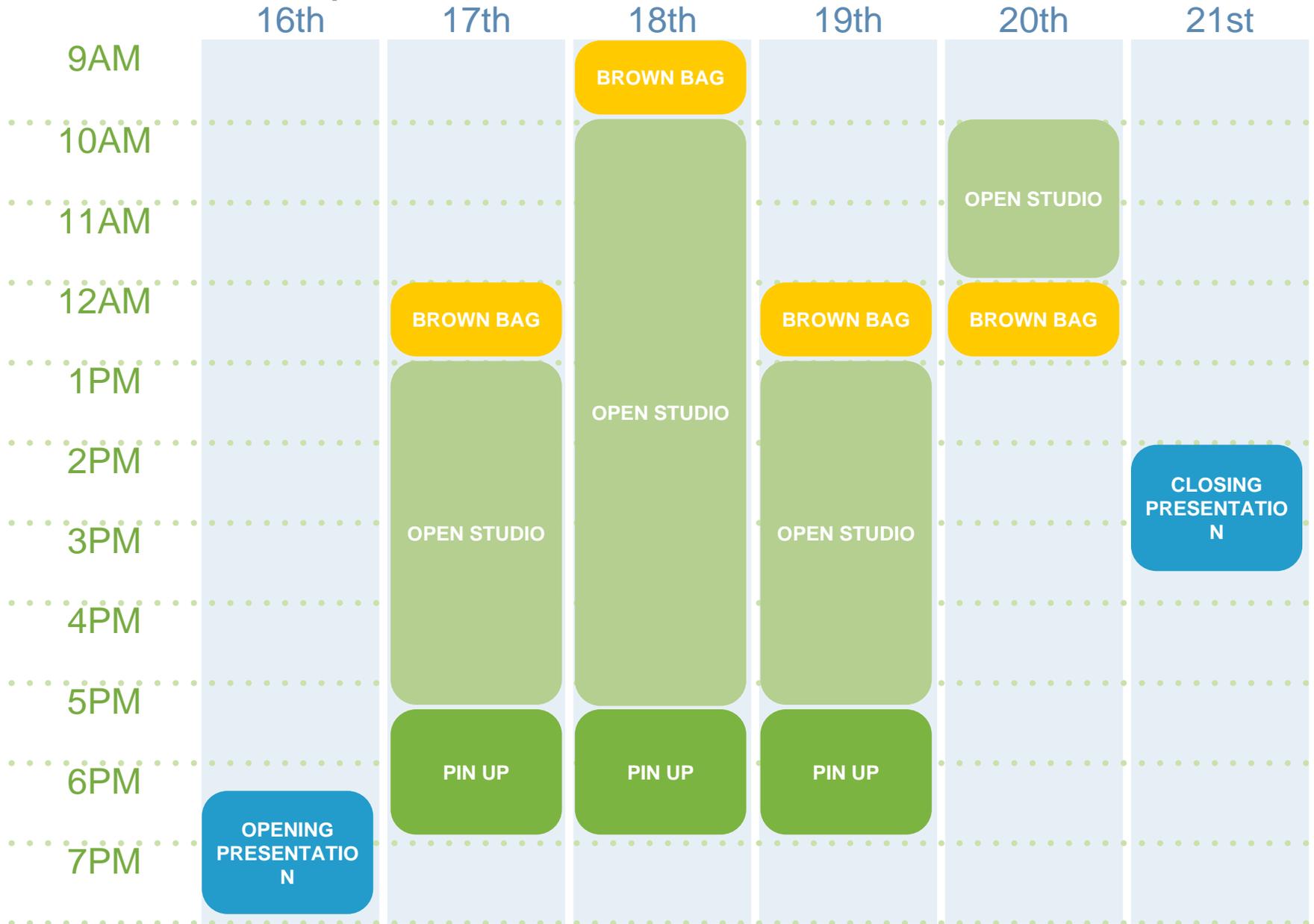
If your time is
limited

High Priority



Lower Priority

Code Workshop: November 16th - 21st



What is the Sound Check?

Ways to participate at the Sound Check?



After the Sound Check

- Post workshop summary.
- Further refine the code standards.
- We anticipate the public will be able to review the draft code in late summer/fall 2016
- There will be comprehensive education sessions corresponding with the public draft release

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE



CodeNEXT Sound Check
November 16-21, 2015
The Linc (Middle Fiskville Road)

<https://austintexas.gov/codenext>