

**Priority Program 8 - Revise Austin's development regulations and processes to promote a compact and connected city**

**Action**

**LUT A2** -Promote diverse infill housing such as small-scale apartments, smaller-lot single-family houses, town and row houses, and garage apartments that complement and enhance the character of existing neighborhoods.

**LUT A3** -Establish land use and street design regulations to create sustainable neighborhoods that are child-friendly, support walking and bicycling, are in proximity to daily needs, and provide a range of housing-type options such as duplexes, townhouses, row houses, small-scale apartments, and houses on smaller lots to meet the needs of people of different means and at different stages of their lives.

**LUT A4** -Use incentives and regulations to direct growth to areas consistent with the Growth Concept Map that have existing infrastructure capacity including roads, water, wastewater, drainage, and schools.

**LUT A5** -Create a regulatory environment to promote the redevelopment of brownfields and greyfields into compact, walkable places by:

- Increasing development rights through changes in regulations, density bonuses, and other incentives;
- Revising parking requirements that result in more permeable areas and promote walking, biking, and transit;
- Providing assistance in securing funding for redevelopment;
- Ensuring appropriate transitions to less intensive residential areas;
- Expediting the permitting and approval process;
- Utilizing Low Impact Development practices to mitigate impacts associated with increases in impervious cover or constrained stormwater infrastructure that may impede redevelopment.

**LUT A6**- Create a regional planning initiative to encourage local governments in Central Texas to promote a mix of housing and land uses for diverse populations and income groups, located near work, shopping, and services.

**LUT A7**-Implement a transfer of development rights program to transfer development rights from environmentally sensitive areas to areas identified on the Growth Concept Map for new development or redevelopment.

**LUT A8**- Adopt policies and establish a regulatory environment that promotes the development of compact, mixed-use places that provide great public spaces accessible to people of all ages.

**LUT A9**- Coordinate with local school districts in the planning and siting of schools and other educational facilities to encourage sustainable designs and promote the creation of complete communities

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**LUT A10-** Locate new industrial development; logistics, warehousing, and distribution; and other comparable businesses in areas with adequate utility and transportation infrastructure and in areas that reduce the harmful effects on neighborhoods and the environment.

**LUT A11-** Develop land use and transportation policies and regulations that promote the development of projects that promote more active and healthy lifestyles, such as community gardens, tree-shaded sidewalks and trails, bicycle parking, showers within office buildings, and having daily needs within proximity to home and work.

**LUT A19 -** Develop complete streets design guidelines for all new road construction and reconstruction:

- Pedestrian and bicycle facilities and amenities
- Green street techniques
- Green Street Techniques/Green Infrastructure Best Management Practices
- Interconnected, navigable, grid-like streets and blocks
- Flexibility in design and regulations
- Create pedestrian-activated crosswalks at mid block intersections on arterials to improve pedestrian safety
- Traffic calming measures
- Transit accommodations
- Use of native landscaping

**LUT A26-** Set targets for vehicle miles traveled per capita and incorporate those targets into traffic impact studies for new development.

**LUT A28-** Create design standards for public spaces such as parks, plazas, sidewalks and trails that respond to the unique setting in which they are located.

**LUT A30-** Create a regulatory environment to allow flexibility in how buildings are used in compact centers and along commercial corridors—particularly the first floor—by simplifying the process to adapt from one use to another, such as residential to commercial or vice versa.

**LUT A34-** Incentivize new and redevelopment to be sensitive to the Central Texas climate, culture, building traditions, and construction materials.

**LUT A35-** Develop standards and expand incentives for green building and increased energy efficiency for new construction and remodels of older houses.

**LUT A38-** Review and change building and zoning codes and incorporate best practices to promote green building and sustainable development.

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**LUT A42-** Create incentives and develop funding mechanisms and regulations to promote the rehabilitation, reuse, and maintenance of historically designated properties:

- Grants
- Tax incentives
- Flexible building requirements
- Revolving loan sources
- Fee waivers
- Fast-track permitting

**HN A1-** Establish regulations and programs to promote the development of a variety of market rate and affordable housing types within compact, activity centers and corridors served by transit.

**HN A2-** Develop incentives and policies to encourage more families with children to live in Austin's established neighborhoods by increasing the supply and variety of housing.

**HN A3-** Produce regulations and enhance programs to promote affordable housing throughout Austin by:

- Utilizing publicly-owned land for the development of affordable housing
- Preserving existing affordable housing
- Allowing for diverse housing types throughout Austin
- Balancing homeownership and rental opportunities
- Providing assistance in securing funding for affordable housing
- Examine regulations and policies that adversely affect affordable housing and consider approaches to minimize cost impacts for units attainable for families at significantly less than market values
- Land banking
- Encouraging the expansion of community development corporations

**HN A4-** Provide incentives, educational materials, and develop new funding sources for the rehabilitation and repair of affordable housing, including:

- Tax rebates
- Flexible development regulations
- Fees-in-lieu of providing affordable housing
- Bond elections

**HN A11-** Establish a regulatory framework to promote and assist housing development that involves adaptive re-use of existing buildings.

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**HN A15-** Develop a regulatory framework to incentivize the use of sustainable and cost effective design features such as rainwater harvesting, xeriscape features, rain gardens, green roofs, graywater irrigation, solar power, and energy efficient utilities.

**HN A17-** Develop regulations and standards that promote innovative and diverse residential architecture that is sensitive to the surrounding neighborhood.

**HN A19-** Ensure harmonious and compatible transitions between neighborhoods and adjacent commercial, mixed-use, and denser housing by regulating setbacks, building mass and height, and other design elements and uses.

**HN A20-** Develop and implement strategies that address spillover parking from commercial districts into adjacent residential areas that include increased public transportation, better pedestrian and bicycling amenities, improved signs, and parking management.

**HN A24-** Establish a regulatory environment that creates communities across Austin that:

- support walking, bicycling, and transit
- encourage live/work spaces
- are in proximity to daily needs
- include a variety of employment opportunities
- provide a range of housing (duplexes, townhouses, row houses, small-scale apartments, etc.) integrating market-rate and affordable housing for people of all ages, abilities, and means
- utilize sustainable building practices
- are stable with low crime and safe buildings
- provides a range of facilities and services such as schools, parks, community gardens, and other public gathering spaces

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**E A3-** Create a regulatory framework to foster a business- friendly environment by:

- Identifying regulatory impacts on investment, business development, and retention (zoning, permitting and licensing requirements, tax requirements, etc.)
- Assigning city staff devoted to helping businesses navigate the system and troubleshoot;
- Creating development incentives (including tax incentives), density and floor-to-area ratio (FAR) bonuses, reduced and alternative parking requirements, expedited review, etc.
- Simplifying and clarifying the development review process, including one-stop shop review, enforced timelines, and set targets for responsiveness and accountability
- Allowing more by-right development
- Making development regulations more flexible, while defining the extent of flexibility and maintaining safety and code integrity
- Creating a program to assist businesses that are affected by road construction or infrastructure improvements
- Creating a rehabilitation building code to make adaptive reuse efficient and affordable

**CE A3** - Preserve and protect environmentally sensitive areas using a variety of tools, including transferable development rights as well as policies and regulations that incentivize greyfield/redevelopment/infill.

**CE A5** - Collaborate regionally to align conservation and sustainable development regulations and policies to protect environmentally sensitive areas that cross political boundaries.

**CE A21** - Strengthen tree protection regulations.

**CE A23** - Strengthen regulations that protect creeks and floodplains from development by increasing buffer zones and reducing the amount and type of development allowed in these areas.

**CFS A18-** Ensure that land development policies, regulations, and design standards take public safety issues like roadway connectivity, ingress/egress, and street design into consideration.

**CFS A20-** Improve communication between City of Austin departments, as well as other local governments and school districts, regarding future facility planning to ensure that opportunities for shared facilities are discussed at the earliest stage of the planning process.

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**CFS A23** - Develop design standards for public buildings and spaces that promote high-quality community focal points in the areas where they are located. These standards should address issues such as:

- re-use of existing structures
- LEED certification, including water and energy efficiency
- low-impact development
- resource recovery, such as recycling, composting, and reuse
- trees planting, preservation, and protection
- green spaces
- transit access
- carshare/electric vehicle parking spaces
- bikesharing and bicycle facilities and accommodations
- safe, connected walkways
- public spaces inside and outside of buildings
- anchoring neighborhood niches
- child-friendly play spaces
- family-friendliness

**CFS A25**- Cluster and, where appropriate, co-locate public facilities and programs to reduce costs.

**CFS A34**- Align policies, incentives, regulations, service area extensions, and infrastructure to coordinate with the Growth Concept Map, maintain Austin's livability and affordability, protect environmentally sensitive areas, and sustainably manage Austin's water resources. Include consideration of diverse water sources and conservation and efficiency measures when planning for future demand for potable water.

**CFS A36** - Incentivize and promote low-impact development designs and techniques on private land that preserve key environmental features, reduce runoff and the use of potable water for plantings, and increase stormwater infiltration. Examples include rainwater harvesting, porous pavement, rain gardens, and green roofs.

**CFS A40**- Study and implement, as appropriate, decentralized wastewater management tools that locate processing closer to the re-use site, such as package plants and satellite facilities, to reduce fixed infrastructure costs.

**S A4**- Partner with healthcare providers to identify areas with limited access to adequate health services and develop regulations and policies to promote the clustering of medical facilities (i.e., clinics, and trauma and specialty care) in these areas.

**S A12**- Remove regulatory barriers and provide incentives to improve and rebuild local food production, processing and distribution systems appropriate to the local context.

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**C A3-** Create incentives and programs to promote the inclusion of public art into new development.

**C A14-** Develop programs and incentives to provide flexible, affordable work space and housing throughout Austin, with an emphasis placed on locations well-served by transit, Downtown, and activity centers and corridors for entrepreneurs, small and local businesses, artists, and creative professionals. Programs and incentives should address live-work space, home-based businesses, and temporary lease agreements in multi-use venues such as schools, vacant buildings, and warehouses.