

East Riverside Corridor

Bringing the Vision to Life

AustinTexas.gov/EastRiverside

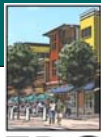


Why a Plan for the E. Riverside Corridor?



AF-PICA_02375 Austin History Center, Austin Public Library

East Riverside Drive



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Why a Plan for the E. Riverside Corridor?

Change is underway

- Aging & underutilized buildings
- Redevelopment & displacement already occurring
- Potential future rail service on East Riverside Dr.

Vision needed to guide change

- Balance desire for improvements with needs of residents with a diversity of incomes and backgrounds
- Ensure new development is consistent with vision



Master Planning Process

- Early Stakeholder Meetings
- Visual Preferences Survey (VPS) and questionnaire at meetings and online
- Vision Translation Workshop
- Did We Get it Right? Meeting
- Draft Plan Public Meeting
- Interdepartmental / Interagency Coordination
- Planning Commission Neighborhood Planning Subcommittee Meetings (3)
- Additional Stakeholder Meetings

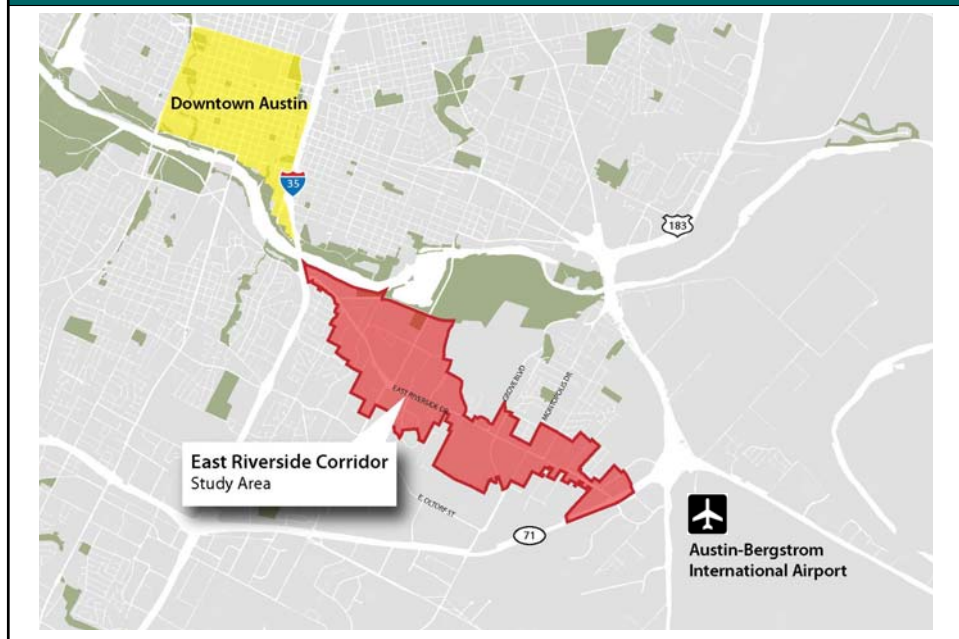


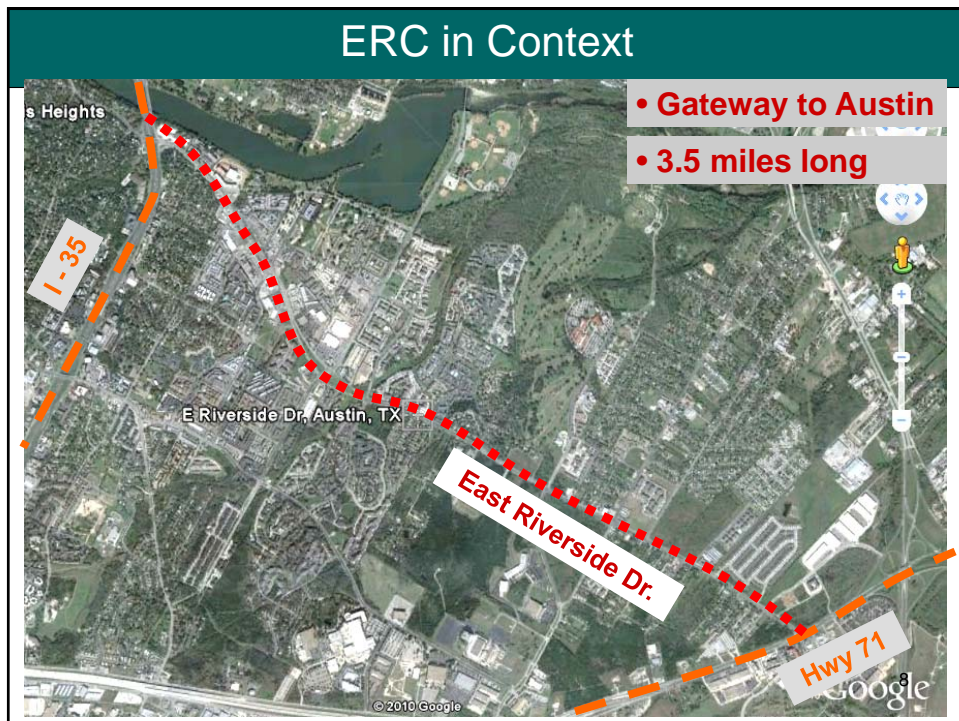
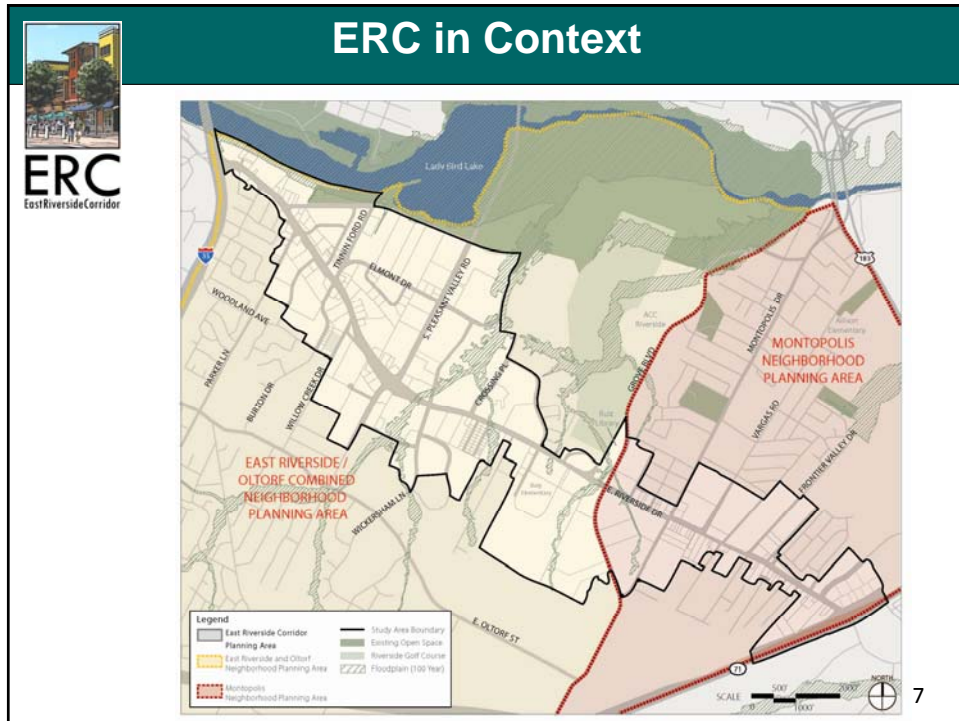
Development of the ERC Master Plan



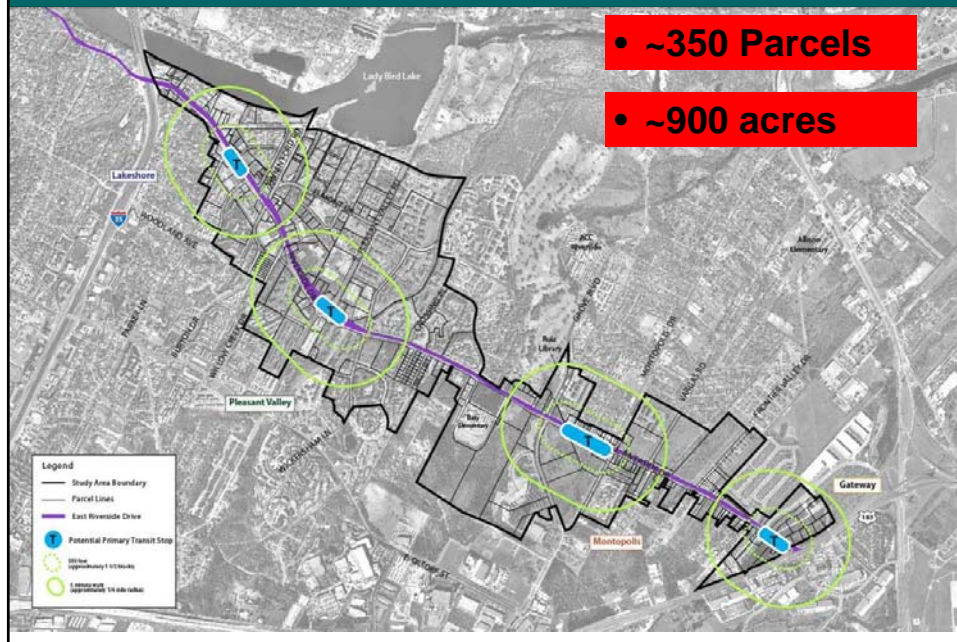
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ERC in Context





ERC in Context



Images from the adopted vision



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- ✓ Great Streetscapes & Public Spaces
- ✓ Mixed-Uses
- ✓ Concentrated Activity
- ✓ Urban Rail & Transit Options

10

Mixed Use at Transit Stop



E. Riverside Drive Transit Oriented Development





Benefits of the Vision

✓ Increased walkability & pedestrian activity

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14



Benefits of the Vision

- ✓ More accessible open space



15



Benefits of the Vision

- ✓ More housing and housing options



16



Benefits of the Vision

- ✓ More neighborhood services & retail



17



Benefits of the Vision

- ✓ Attractive and Compatible development



18



Benefits of the Vision

✓ Improved transit and transit options



19

Development of the ERC Master Plan

Council directive
to do ERC Plan



Fall 2007

September 2008



Community
Workshop

June 2009



Public
Meeting



City Council
adopts ERC
Master Plan

Feb 2010

Creation of the East Riverside Corridor Master Plan Vision

Summer '08



Analysis &
Stakeholder Input

November 2008



Public
Meeting

Aug '09 –
Feb '10



Board &
Commission
Reviews

20



How do we get there from here?



The New Zoning: ERC Regulating Plan

Regulating Plan: a zoning and design tool

**The rules that will guide
future development to
contribute to the Plan's
Vision**



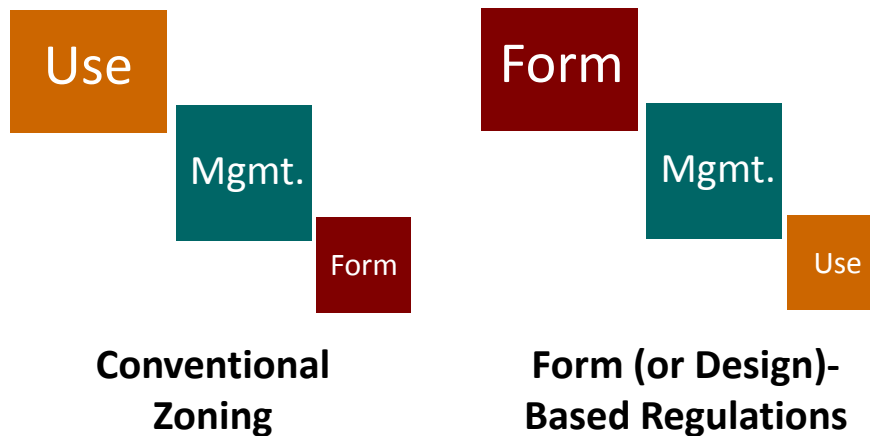
How is a Regulating Plan different?

1. Tailored to meet the ERC Vision
2. Integrates public realm (street and sidewalk design) with private realm (building placement & design)
3. Promotes a walkable street network
4. Integrates zoning + urban design standards
5. Development Bonus tool

23



Emphasis on Urban Form





Benefits of the Vision

✓ Increased walkability & pedestrian activity

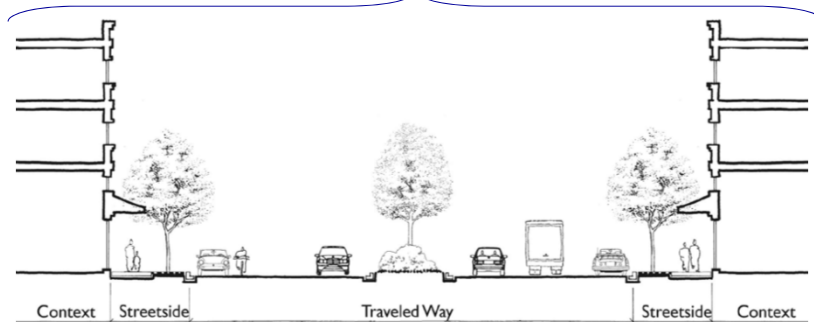


25



How does the Vision become Reality?

1. General Provision



3. Circulation,
connectivity,
streetscape

2. Land
Use
4. Site
standards

The New Zoning: ERC Regulating Plan

What does it cover?

1 -- General Provisions

2 -- Land Use Standards

3 -- Circulation, Connectivity, and Streetscape

4 -- Site Development Standards

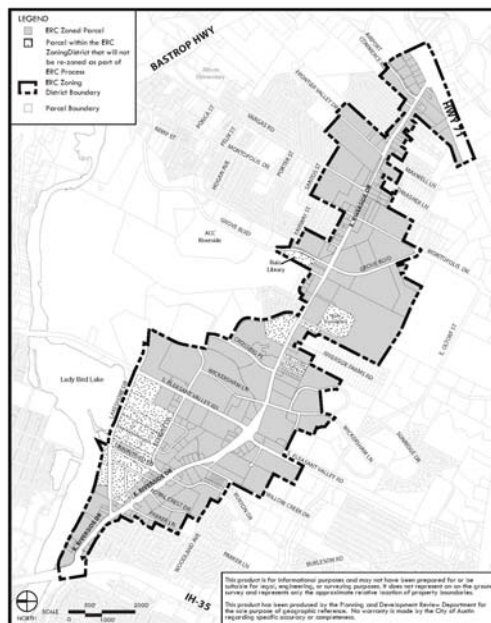
5 -- Building Design Standards

6 -- Development Bonus

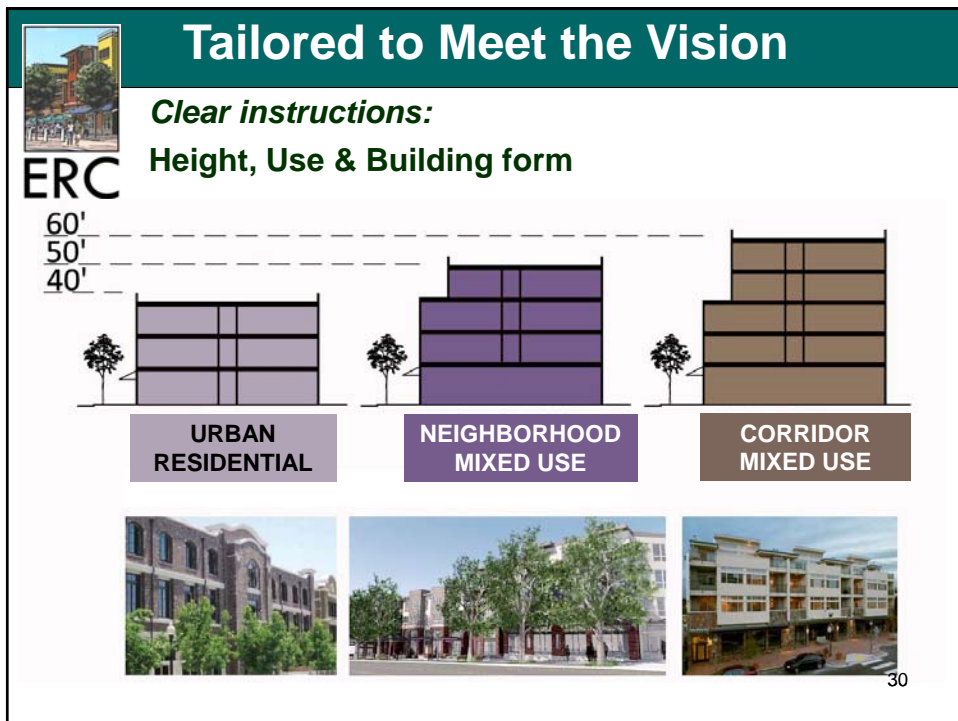
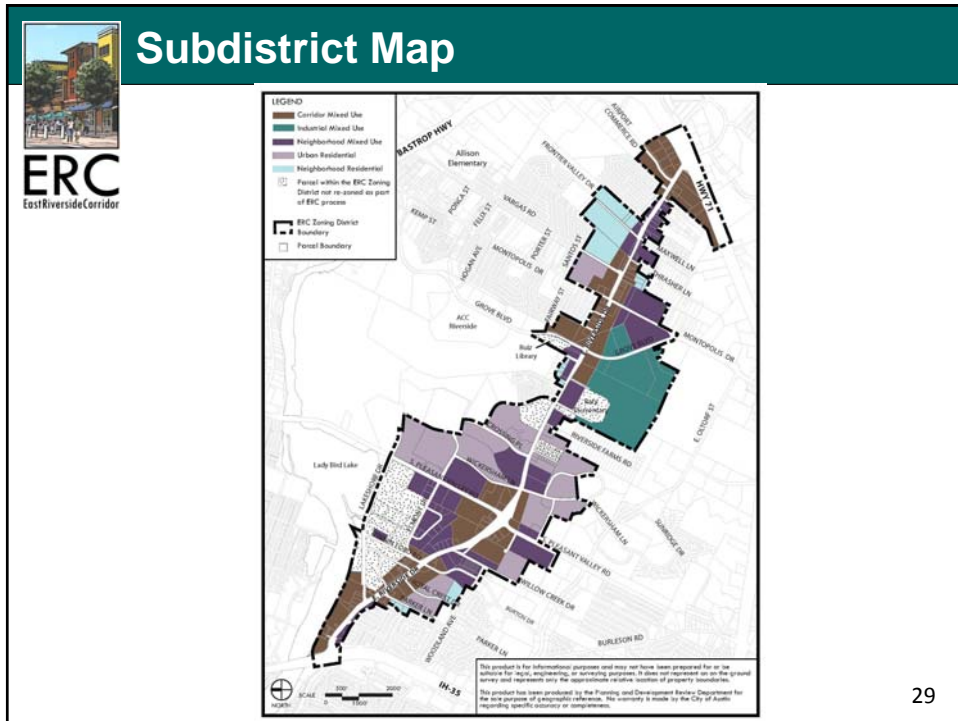
7 -- Definitions



ERC Zoning District



28








Tailored to Meet the Vision

Height, Use & Building form

Figure 1-11: Neighborhood Mixed Use (NMU) Summary of NMU Subdistrict Development Standards

	Lot Size	Floor to Area Ratio (FAR)	NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT																					
CMU	Minimum Lot Size: 1,600 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 1.1	<p>The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.</p> 	CMU																				
IMU	Minimum Setbacks Front and Street Side Yard: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.		IMU																				
NMU	Interior Side Yard: 0' Rear Yard: 0'	Building Height Maximum Building Height: 50 feet		NMU																				
UR	Upper-Story Building Facade Street-Side Setbacks: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.	Maximum Building Height with Development Bonus: See Figure 1-8.		UR																				
NR	* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.	Compatibility See Section 4.2.4 for compatibility standards.		NR																				
	Building Placement Building placement determined by Roadway type and Active Edge Designation. * See Tip 1-3 for Roadway Type designation and Section 4.3 for design requirements.			<p>Neighborhood Mixed Use (NMU) Land Use Summary*</p> <table><tr><th>Land Use</th><th>Permitted</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (Borchi/menels)</td><td>Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table> <p>*The table above provides a summary only of all land use permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3, for a complete list of permitted land uses.</p>	Land Use	Permitted	Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (Borchi/menels)	Permitted	Civic Uses (public)	Permitted
Land Use	Permitted																							
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Hospitality (Borchi/menels)	Permitted																							
Civic Uses (public)	Permitted																							
	Maximum Impervious Cover Impervious Cover: 80% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.	<p>ABOVE & BELOW: Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.</p> 																						



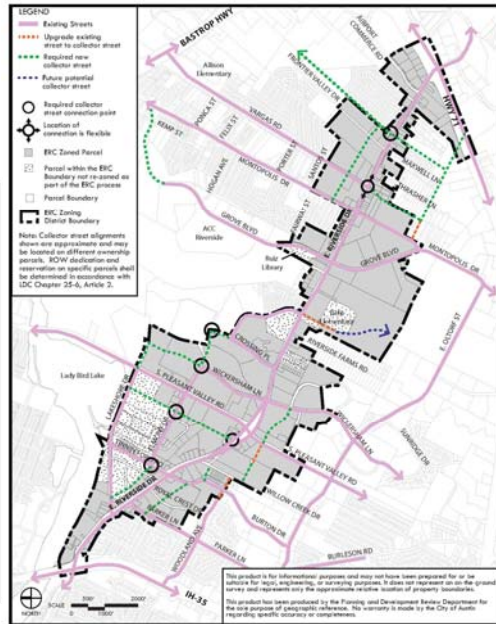
Tailored to Meet the Vision

Figure 2-1: Land Use Table

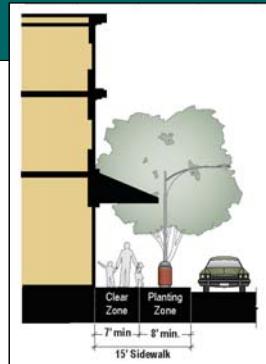
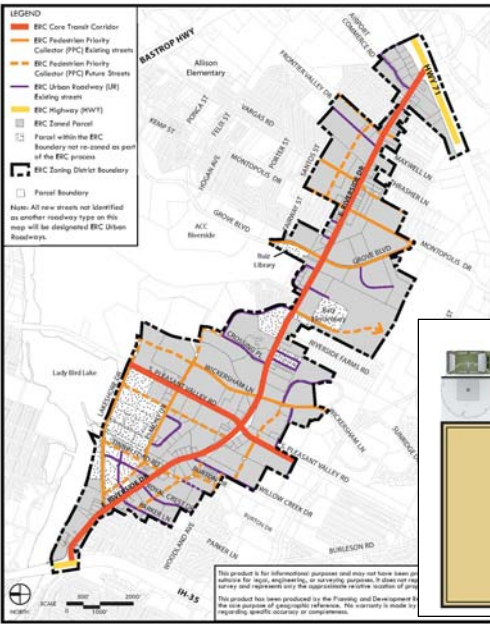
	P = Permitted					C = Conditional					-- = Prohibited					
	CMU	IMU	NMU	UR	NR	CMU	IMU	NMU	UR	NR	CMU	IMU	NMU	UR	NR	Additional Requirements
Residential Uses																
Bed & Breakfast (Group 1)	P	P	P	P	P											
Bed & Breakfast (Group 2)	P	P	P	P	P											
Condominium Residential	P	P	P	P	P											
Duplex Residential	--	--	--	--	P											
Group Residential	P	P	P	P	P											
MF Residential	P	P	P	P	P											
Retirement Housing (Small site)	P	P	P	P	P											
Retirement Housing (Large site)	C	C	C	C	--											
SF Attached	--	--	--	P	P											
SF Residential (Detached)	--	--	--	--	P											
Small Lot SF Residential	--	--	--	P	P											
Townhouse Residential	--	--	P	P	P											
Two-Family Residential	--	--	--	P	P											
Commercial Uses																
Admin and Business Offices	P	P	P	--	--											Use is limited to 5,000 gross SF in NMU
Art Gallery	P	P	P	--	--											
Art Workshop	P	P	P	--	--											
Automotive Rentals	P	P	--	--	--											Max. of 10 feet cars in CMU, Max. of 20 feet cards in IMU
Automotive Repair Services	--	P	--	--	--											
Automotive Sales	--	P	--	--	--											Max. of 20 vehicles for sale or rental on site.

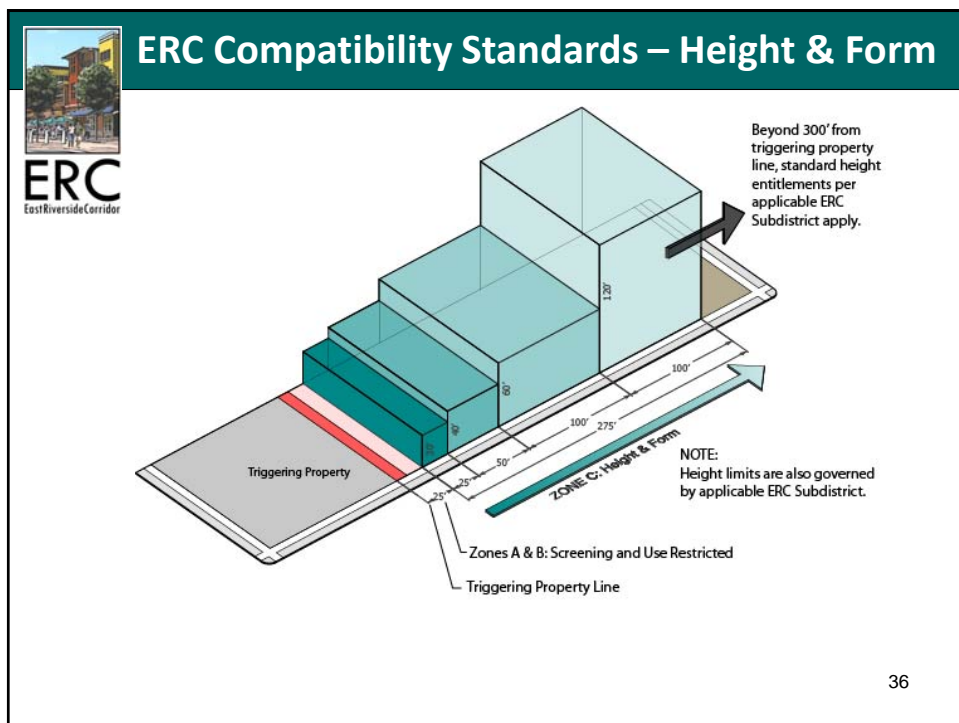


Collector Street Map



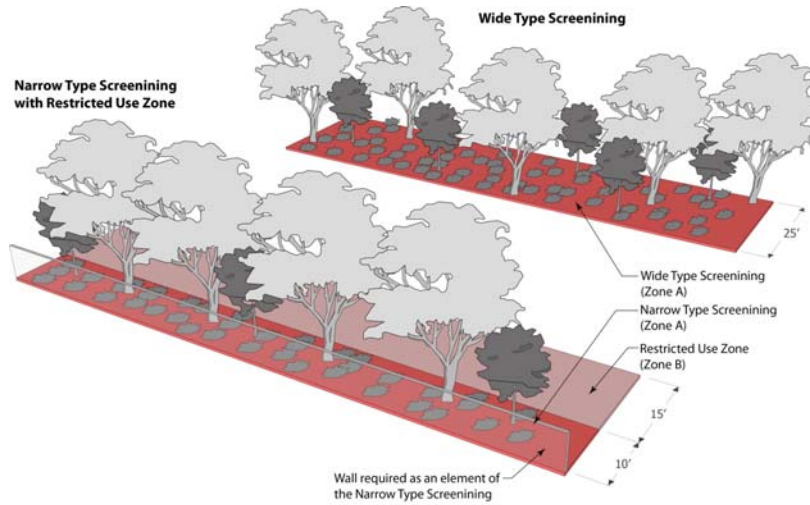
Roadway Type







ERC Compatibility Standards - Screening

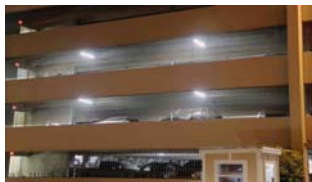


37



ERC Compatibility Standards

Standards also address:



Light Pollution



Proximity to Trash and Dumpsters



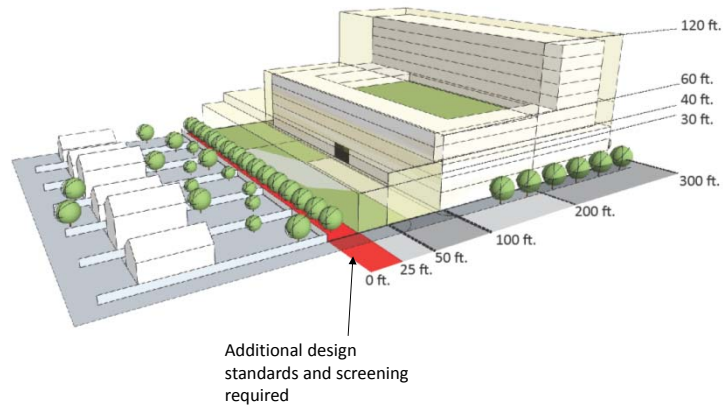
Poor Design



Noise



ERC Compatibility Standards



39



Open Space



PRIVATE COMMON OPEN SPACE & PEDSTRIAN AMENITIES

- 5% of gross site area dedicated to private common open space & amenities

PUBLIC OPEN SPACE

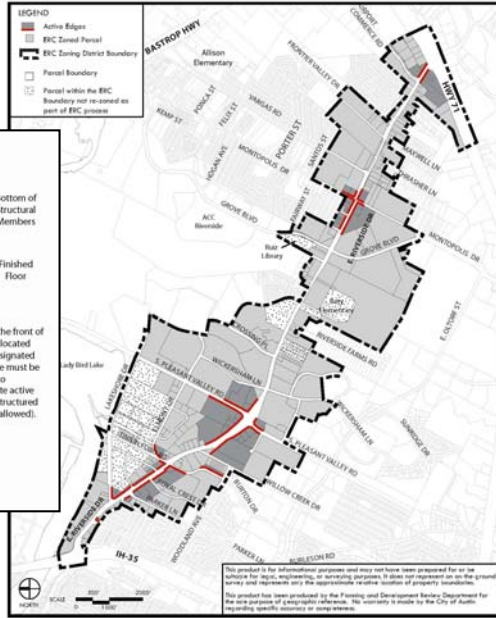
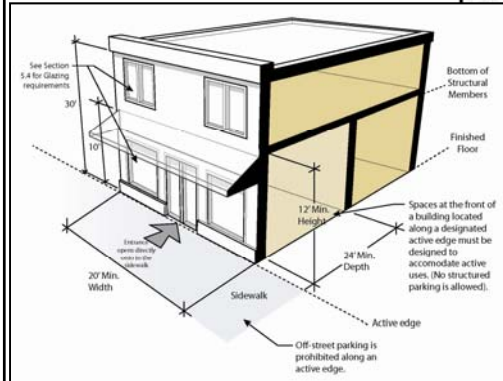
- Citywide Parkland Dedication Requirements apply
 - If req. met with dedication of public parkland on site, FAR calculations based on total site area prior to dedication
 - Sites 20 acres or larger required to dedicate a min. of 5% of gross site area





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Active Edge Requirements



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Building Design Standards

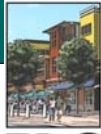
WINDOW GLAZING

- Commercial & Mixed-use Building Frontages:
 - Requirements along all streets
 - 1st and 2nd floors
- Residential Building Frontages:
 - Requirements along the principal street only
 - 1st and 2nd floors



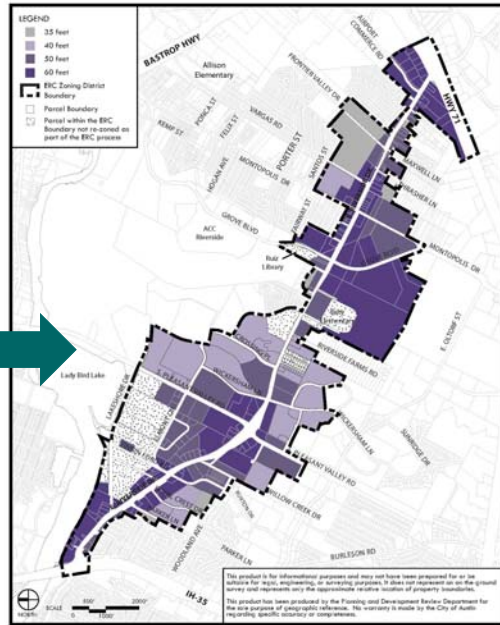
Versus





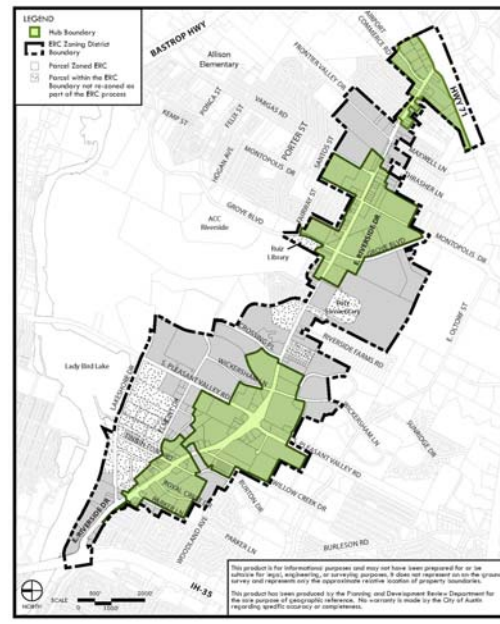
Height by Subdistrict (no bonus)

- Set by Subdistrict
- Very similar to existing zoning

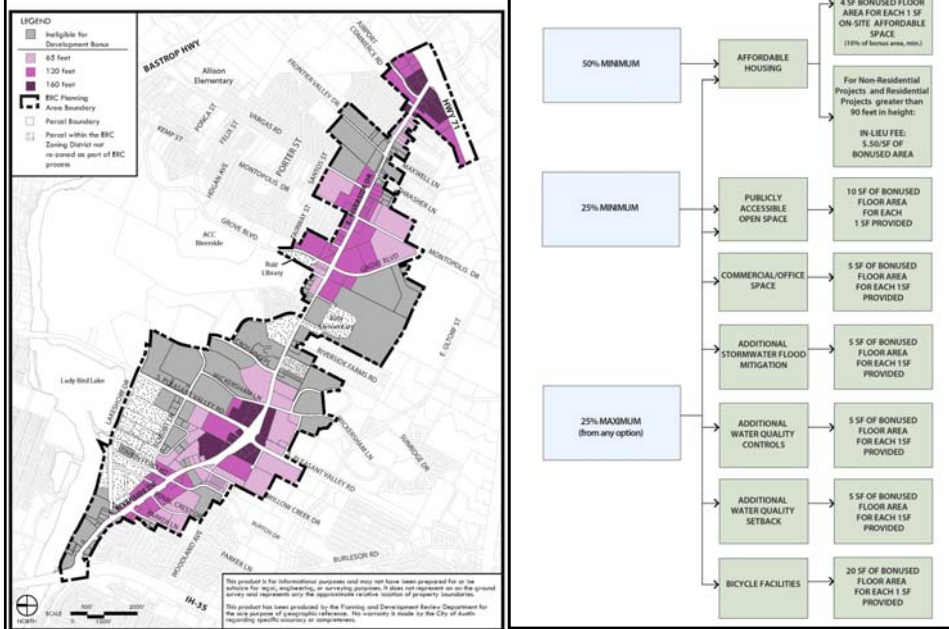


Hubs

- Areas where intense development is desired
- Eligible for development bonus

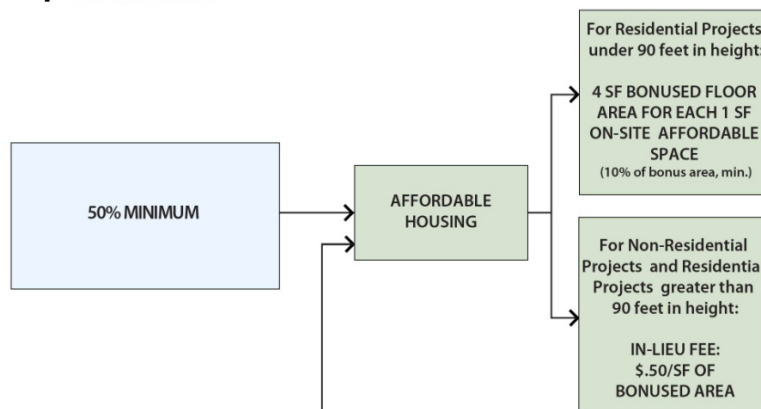


Development Bonus

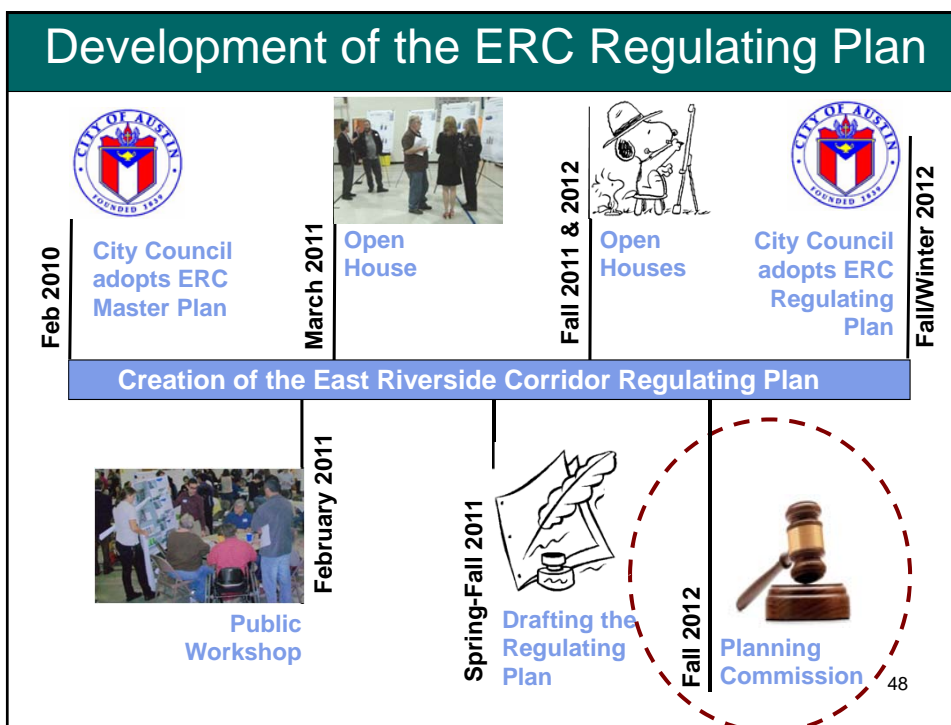


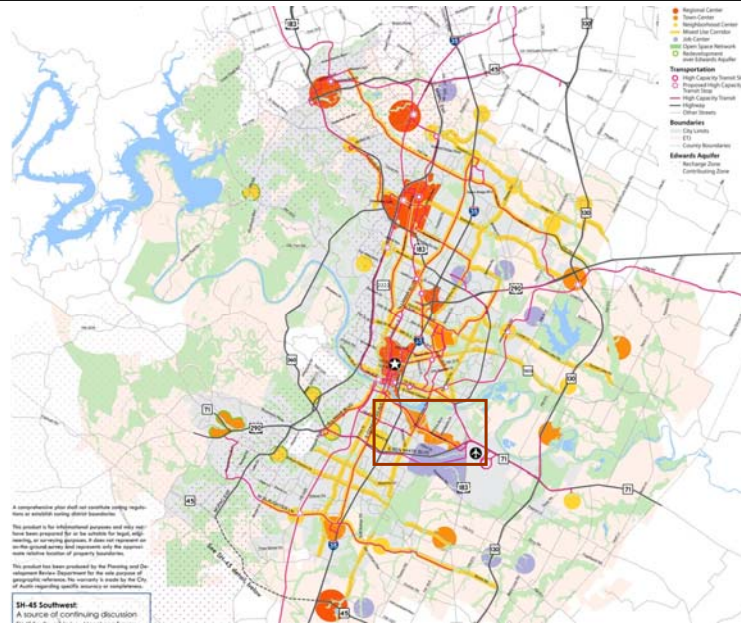
Development Bonus

- One tool to help create new affordable housing in the area
- Council could consider other policy and funding options



46

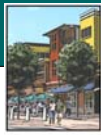




- Oct. 4, 2012: Public Open House
- Oct. 18 & 19, 2012: Planning Commission Committee Meetings
- Oct. 23, 2012: Planning Commission Public Hearing
- Nov. 1, 2012: City Council Briefing
- Nov. 8, 2012: City Council Public Hearing
- City Council will consider adoption of ERC zoning changes & Neighborhood Plan amendments

* Schedule subject to change – check ERC website for updates

50



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Questions?

For more information, contact:

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City of Austin

Planning & Development

Review Dept.

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