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**CODENEXT**  
SHAPING THE AUSTIN WE IMAGINE

# Listening to the Community Report

INITIAL LISTENING PHASE | APRIL 4, 2014

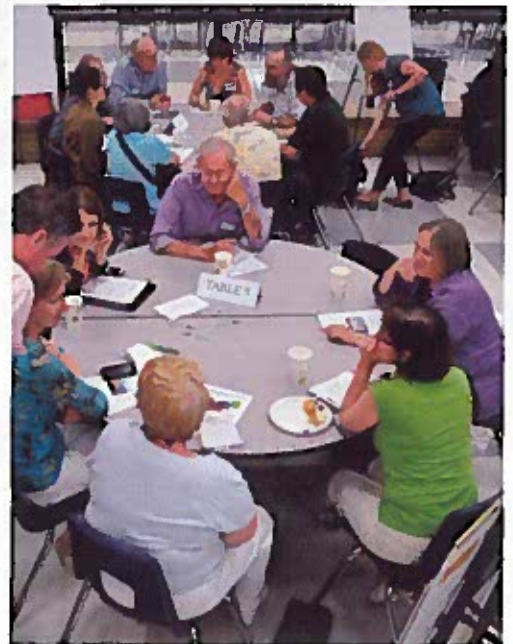
6

What We Heard



17

How People Participated

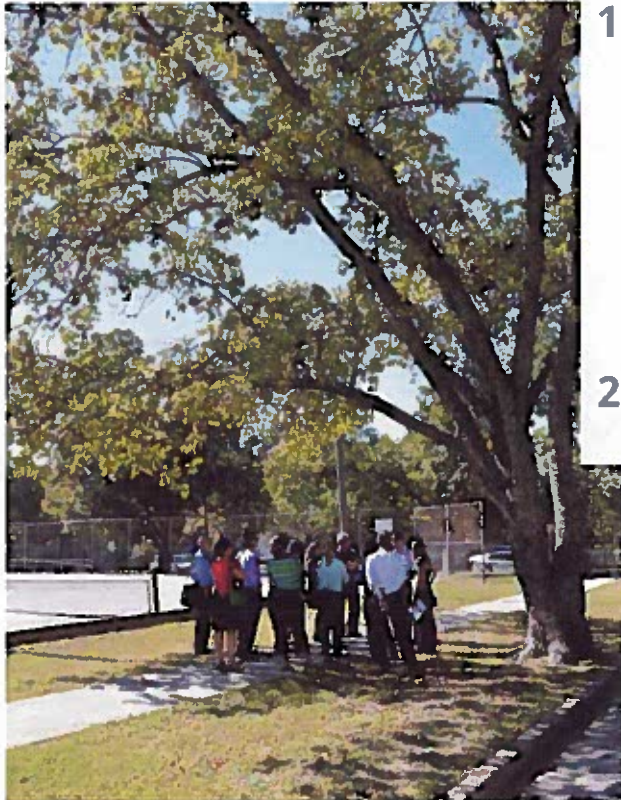


28

Addendum: Links to Data



# Table of Contents



## 03 CodeNEXT Project Team

## 04 About This Report

How To Use This Report

## 06 What We Heard

- Key Themes from Listening Session Questions
- Key Themes from Small Group Meeting Questions
- Key Themes from Household Affordability Meeting Questions
- Responses to Other Survey Questions

On photo: CodeNEXT Team conducting Community Character photograph training in Rosedale.

## 17 How People Participated

- Land Development Code Advisory Group
- In-Depth Interviews
- Listening Sessions
- Case Studies
- Stakeholder Interviews
- City Staff Input
- Google Maps

## 20 Outreach and Engagement

- Imagine Austin Speaker Series
- Blogs & Newsletters
- CodeNEXT Website
- Media Outreach
- Small Group Meetings
- Community Ambassadors
- Emails
- Social Media
- Community Viewpoints and Community Issue Papers
- SpeakUp! Austin

## 24 Who Participated

## 26 Looking Ahead

- How Will This Information Be Used?
- How Can Public Engagement Be Improved?

## 28 Addendum

- Stakeholder Interview Report
- Project Flowchart
- Questionnaires from Listening Sessions & Small Group Meetings
- Input from CodeNEXT Events
- Input Submitted by the Community
- Input from City Staff

**On photo:** CodeNEXT Team members reviewing the questions submitted by listening session participants at Lanier High School.



## CodeNEXT Project Team

The CodeNEXT project is led by the City's Planning and Development Review Department, with assistance from all other City departments. The Austin Independent School District and Capital Metro are also participants in the project.

### LAND DEVELOPMENT CODE ADVISORY GROUP

An 11-member Code Advisory Group was established in February 2013 to assist in public outreach, provide advisory feedback throughout the process, and actively support the revision of the Land Development Code. The members are:

- Chris Bradford
- Stephen Delgado
- Mandy De Mayo
- Jim Duncan
- Will Herring
- Jeff Jack
- Melissa Neslund
- Stephen Oliver
- Brian Reis
- Beverly Silas
- Dave Sullivan

### CONSULTANT TEAM

Austin City Council unanimously selected a team of consultants to revise Austin's Land Development Code in March 2013.

#### LEAD CONSULTANT

Opticos Design Inc., an award-winning firm that specializes in context-sensitive codes for vibrant, healthy, sustainable urban places.

#### NATIONAL FIRMS

- ECONorthwest
- Fregonese Associates Inc.
- Kimley-Horn and Associates Inc.
- Lisa Wise Consulting Inc.
- McGuireWoods LLP
- Peter J. Park

#### LOCAL FIRMS

- Civic Collaboration
- Cultural Strategies
- Group Solutions RJW
- Health and Community Strategies
- McCann Adams Studio
- Taniguchi Architects
- Urban Design Group



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# About This Report

## Using this Report

The Listening to the Community Report is intended as a transparent and accessible resource and guide to the feedback received from residents, community and professional organizations, and City of Austin staff during the initial phase of CodeNEXT (August 2013-January 2014). Along with providing important input to the code rewrite process the report is intended to deepen the discussion by sharing participants viewpoints across the community.

The report is composed of three parts. The document provides a short review of the project, a summary of input from CodeNEXT events and an overview of the different ways people participated. The Addendum includes an overview of stakeholder interviews, questionnaires, and links to on-line resources which include a broad array of community and organizational input as well as that of City of Austin Departments.

Austin is a creative, vibrant and lively city. We treasure our unique neighborhoods and small businesses, celebrate diverse ideas, and strive to protect our natural resources. We aspire to be a community that is affordable and accessible to all and maintains the distinctive character and lifestyle that have made Austin a great place to live, work, and play.

Our city's rapid growth has presented both opportunities and challenges to realizing our aspirations. In 2009, Austinites began a big-picture conversation about how to best tackle our toughest challenges, and to set a vision that would help guide our future. This multi-year process led to the successful adoption of a new citywide comprehensive plan called the Imagine Austin Comprehensive Plan, which was adopted by Austin City Council in June of 2012.

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city. To realize this vision, the City's Land Development Code – the rules and processes that regulate where and

what type of development may occur – must be updated to help achieve the goals articulated in Imagine Austin. Our existing code, written nearly 30 years ago, has been amended hundreds of times over the years, is complex, and needs changes to help us create the city we want.

In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin. From the beginning, this process – called "CodeNEXT" – placed as much emphasis on listening to people as it did on exploring the technical dimensions of the code. The CodeNEXT Team designed a unique approach that began with listening to the community. This initial project phase, called "Listening and Understanding," created numerous ways for people throughout Austin to be in conversation with the CodeNEXT Team and each other about issues that impact their everyday lives. These conversations explored what is working well

*In this report you'll find information about the overall CodeNEXT process, details about what we've heard so far in this initial listening phase, and the various ways input was gathered.*



and what needs to be improved in the places where they live, work, and play, and how the City's Land Development Code can be most effective as a framework for improving our quality of life.

The CodeNEXT Team also recognized the importance of meeting people where they're at, not only in terms of how they'd like to participate – in person or online, in large public meetings or in small groups – but in terms of understanding what they value about their community and how the



code has impacted them. The rich, detailed, and thoughtful input received throughout these months of listening has helped the CodeNEXT Team, especially those not from Austin, get a much better understanding of people's views and perspectives. By building on and continuing to deepen this understanding throughout this code revision process, CodeNEXT will be more successful in crafting a code that helps serve as the best possible framework for creating places that people value and moving us closer to our community's vision.

In this report you'll find information about the overall CodeNEXT process, details about what we've heard so far in this initial listening phase, and the various ways input was gathered. You'll also find out more about how this information will inform the process, and some ideas for how we can

continuously improve in efforts to listen to and engage the community. In an effort to make CodeNEXT transparent and accessible, we have included links to the documents containing the input collected during the process in the report's Addendum.

As CodeNEXT is a multi-year process, this preliminary Listening to the Community report does not represent an end to the conversation, but rather a recap of input gathered through early January 2014. The CodeNEXT Team will continue to foster a robust conversation in Austin about how best to shape the Austin we imagine.



# What We Heard



In August of 2013, the CodeNEXT process kicked off its listening phase with an array of in-depth interviews to explore perceptions about growth and development and specific issues related to the Land Development Code. In September and October, four large public meetings known as Listening Sessions were held to introduce the project and gather input to help the CodeNEXT Team understand what people like and dislike about the places where they live, work, and hang out, and what issues were important to address in the code revision process.

In an effort to greatly broaden the conversation and meet people where they're at, the CodeNEXT Team held over 24 small-group meetings in the October to January time frame, exploring similar questions and capturing input. Beyond these in-person meetings, the Team used SpeakUpAustin!, an online survey tool and discussion forum, as another way for Austinites to share their views.

**On photo:** Listening session participants placed comments about their neighborhood on large maps.

Other channels for communication were established in the listening and understanding phase, including gathering specific case studies from individuals and groups via an online interactive mapping process and through community viewpoints and issue papers submitted by various stakeholder groups. In addition to traditional media outlets, the Imagine Austin Facebook page, Twitter, and email newsletters helped raise awareness and increase involvement in the effort.

The CodeNEXT Team compiled thousands of comments from nearly 800 Austin residents since the start of the Listening and Understanding Phase of the process. In this report, you'll find details about the format, attendance, and input gathered through the various "listening to the community" engagement opportunities.

The thousands of comments collected from participants were analyzed using a key word identification approach. This method identified patterns that helped uncover the main issues, or themes. The Team combed through the data twice to identify the most frequently mentioned themes, which appear in the following page.

After the themes were identified, each participant's comments were categorized under the themes that best represented their ideas. The most frequent responses to the questions asked at the CodeNEXT events are listed in the "What We Heard" section of this Report.

The key themes identified in the Listening to the Community Report

emerged from the viewpoints of the participants at the listening events. The CodeNEXT team understands these themes may not be fully representative of all the key issues or points of view of the community at large.

The CodeNEXT process will offer multiple opportunities for the community to contribute further on key

issues during the public review of all major products (The Community Character Manual, Code Diagnosis, Envision Tomorrow Baseline Model, and the Code Approach Alternatives and Annotated Outline) before the code completion in late 2016.

## Key Theme Categories From the Initial Listening Phase

### **Affordability**

- Business Costs
- Housing Costs and Diversity
- Policies & Incentives for Affordable Housing

### **Environment/Open Space**

- Green Building & Infrastructure
- Parks & Open Space – includes urban agriculture
- Environmental Protection – includes clean air and water, habitat, trees

### **Neighborhood Characteristics**

- Historic Preservation
- Gentrification
- Neighborhood Plans
- Social Values – ideals and beliefs such as family-friendly, diverse, inclusive, safe, quiet

### **Design of Development**

- Site Design – How buildings are located on a site, access, parking,

watershed, drainage, impervious cover limits and landscape

- Subdivision Design – includes block length, multi-modal road network, lot types and sizes, open space and trails, connectivity to surrounding areas
- Building Form & Design – includes building height, density, design and relation to nearby buildings
- Land Uses and Mixed Use – includes the range and combination of uses allowed on a site or in an area
- Compatibility – regulations to achieve compatible buildings and developments
- Special Agreements – includes incentives, density bonuses, Planned Unit Developments (PUDs)

### **Transportation**

- Parking Accessibility– the ease or difficulty of finding a space to park, either on-street or off-street

- Traffic Congestion – the ease or difficulty of driving in an area
- Bicycling – the ease or difficulty of bicycling in an area
- Walkability – the ease or difficulty of walking in an area
- Transit – the ease or difficulty of using public transportation

### **Code Issues**

- Clarity, Flexibility, Predictability – how understandable and consistent are the rules
- Structure and Organization of the Code –
- Complexity & Usability of the Code
- Staff Interpretation & Enforcement – how consistent and coordinated are development reviews, inspections and enforcement





## 1 | Key Themes from Listening Session Questions

**On photo:** Listening session participants took part in table discussions led by a moderator at Bowie High School.

### 4 Public Listening Sessions

In September and October, four public Listening Sessions were held at locations throughout Austin. Over 250 Austinites participated in these meetings, which provided both an opportunity to learn about CodeNEXT and to give individual input on a number of questions about likes and dislikes about the places people live, work, and hang out, as well to share concerns and questions about the current Land Development Code. At the Listening Sessions, participants responded to the following questions individually and also discussed these questions in small groups.

The recap that follows summarizes the major themes that emerged from responses to the questions asked at the Listening Sessions, along with

categories of the types of issues mentioned in participant comments. Links to the verbatim comments from participants are listed in the attached Addendum, however the highlights listed here provide a high-level view of the major themes. As participants were self-selected and did not represent a statistically valid cross-section of Austin, these themes cannot be used to determine overall city attitudes. The comments do help the CodeNEXT Team gain a deeper understanding of the context of the issues that impact – and are impacted by – the code and the perspectives of individuals who participated in this process.



**A:** "...quick access to all parts of town, active community, diversity, close to restaurants, green space, entertainment."

**Q:** What I really like about the area where I live...

Participants like living in diverse, family-friendly neighborhoods with trees, and being able to walk to parks, nature trails, shops and restaurants, and transit.

- Social Values
- Parks & Open Space
- Environmental Protection
- Walkability
- Land Uses and Mixed Use
- Transit

**A:** "Convenient to shopping, commute not too long."

**Q:** What I really like about the area where I work/go to school...

Participants like to work in vibrant and diverse areas that are within walking distance to a variety of shops, restaurants, parks, and entertainment options.

- Land Uses and Mixed Use
- Walkability
- Parks & Open Space
- Social Values
- Transit
- Bicycling

**A:** "...lots of variety, events, green space, water, parks, Town Lake."

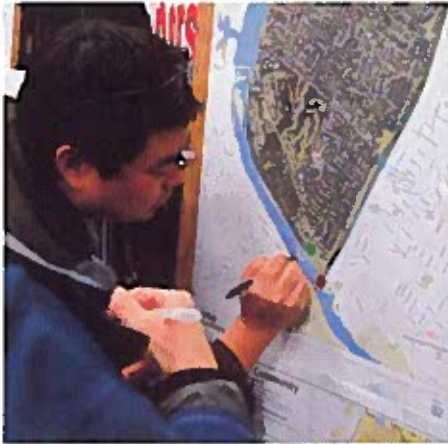
**Q:** What I really like about the area where I hang out...

Participants enjoy the outdoors and like to hang out in safe, culturally diverse places with a variety of shopping, entertainment, and food options that are accessible via walking or biking.

- Land Uses and Mixed Use
- Parks & Open Space
- Social Values
- Walkability
- Environmental Protection
- Bicycling



**On photo:** Approximately 60 people attended the early morning Coffee and CodeNEXT listening session at St. David's Episcopal Church.



**On photo:** Approximately 80 Austin residents participated in discussions at Kealing Middle School.

**A:** “Not enough sidewalks, bike lanes, or parks; becoming very expensive; not enough street trees; lack of connectivity to downtown.”

**Q:** What I don’t like or wish was different about the area where I live...

Participants dislike feeling unsafe where they live, the lack of sidewalks, trees, and local businesses within walking distance, limited housing options, and the loss of diversity due to decreasing affordability.

- Social Values
- Land Uses and Mixed Use
- Traffic Congestion
- Walkability
- Housing Cost & Diversity
- Building Form & Design

**A:** “Not close to anything (surrounded by office park), sea of parking lots, far from home (8 miles), inefficient building, almost no transit connectivity, fast cars next to narrow sidewalks, no tree cover.”

**Q:** What I don’t like or wish was different about the area where I work...

Participants dislike traffic, the lack of parking, sidewalks, transportation options, and restaurants within walking distance.

- Traffic Congestion
- Transit
- Walkability
- Parking Accessibility
- Bicycling
- Building Form & Design

**A:** “Increase crime, lack of parking, unsafe walking, lack of public transit...”

**Q:** What I don’t like or wish was different about the area where I hang out...

Participants dislike traffic, parking, and the necessity to drive places, the lack of sidewalks and public transit, and they don’t feel safe walking or biking at night.

- Traffic Congestion
- Social Values
- Walkability
- Parking Accessibility
- Transit
- Parks & Open Space



**A:** “Please be certain while streamlining/making the code friendlier to businesses and developers, to preserve the input and influence of neighborhood associations and plans.”

**Q:** Based on what you’ve heard tonight or through previous experiences with the Land Development Code, what are the most important issues to tackle during the process to revise the code?

Participants expressed a desire to eliminate complexity and create a code that everyone can understand, increases density where it makes sense, promotes affordable housing, and encourages pedestrian, bicycle, and transit-friendly development.

- Code Clarity, Flexibility, Predictability
- Housing Cost & Diversity
- Building Form & Design
- Complexity & Usability of the Code
- Transit
- Walkability



**On photo:** Austin residents commented on maps at Kealing Middle School.



On photo: CodeNEXT presentation to Austin Neighborhood Council East Sector.

## 2 | Key Themes from Small Group Meeting Questions

Between October to January, the CodeNEXT Team hosted over 24 small group meetings all over Austin. These meetings were hosted by an array of different groups and organizations (see details in “How people participated”) and again were both an opportunity to learn about the process and to provide

input to the CodeNEXT Team. Individuals completed questionnaires with the questions below and again, this input was categorized and key themes drawn out. The raw input is also available on the CodeNEXT website (<http://austintexas.gov/codenext>).

**A:** “Walkability and accessibility...diversity of land uses and demographics of inhabitants, mixed-use developments, open space/parks.”

**Q:** What is it you really like about where you live, work or go to school, and hang out?

Participants like a vibrant mix of retail and entertainment options, the sense of neighborhood with a diversity of neighbors, and the ability to walk, bike and enjoy nearby parks and green space.

- Land Uses and Mixed Use
- Social Values
- Walkability
- Parks & Open Space
- Building Form & Design
- Bicycling

**A:** “Must get in my car to do anything – neighborhood is in SW Austin and insulated – can’t get to nearby stores except in a car.”

**Q:** What do you don’t like or wish was different about where you live, work or go to school, and hang out?

Participants dislike traffic and the lack of pedestrian or transit alternatives, the lack of retail options, and the loss of housing and community due to decreasing affordability.

- Traffic Congestion
- Land Uses and Mixed Use
- Social Values
- Walkability
- Transit
- Housing Cost & Diversity



24

Small Group Meetings

### 3 | Key Themes from Household Affordability Meeting Questions

On December 9th, HousingWorks Austin co-hosted a meeting to explore CodeNEXT and further explore issues of household affordability. This session featured a discussion with Abe Farkas, Director of Development Services at ECONorthwest and a CodeNEXT Team member whose specific focus is on household affordability issues. Participants talked in small groups and provided individual input on a questionnaire in response to the question below.

**A:** “Make density bonus programs more effective for providers and creators of affordable housing. Transit, sidewalks, bike lanes – the infrastructure needs to be created in conjunction with expanded density. Allowing density without these things will give density a bad name.”

**Q:** Based on your previous experiences with the Land Development Code, what are the most important issues to tackle during the code revision process as they relate to household affordability?

Participants identified incentive programs for affordable housing, adding housing options, simplifying the code, supporting transit, and improving design, permitting, and reviews, while supporting existing community goals and our most vulnerable neighbors.

- Policies & Incentives for Affordable Housing
- Housing Cost & Diversity
- Structure & Organization of the Code
- Transit
- Site Design
- Social Values

**On photo:** CodeNEXT presentation to Community Advancement Network (CAN).





## 4 | Responses to Other Survey Questions

In addition to the previous questions, people who attended the Listening Sessions and small group meetings were also asked to answer the following questions. Copies of the surveys containing these questions can be found in the report's Addendum.

### Q: Have you had experience dealing with the Land Development Code?

One of the other questions participants were asked was whether they had any experience with the Land Development Code. Of the 136 responses, 69 percent of them had previous experience using the code and 31 percent of them did not.

### Q: Why are you interested in the Land Development Code revision?

The CodeNEXT Team also asked participants why they were interested in the Land Development Code. Out of 133 responses, below are the top reasons people were interested in the code.

- Respondents want the existing code to be improved.
- They want to ensure the new code helps keep Austin affordable.
- They care about Austin and want to improve their city and their quality of life.
- They want to know how the new code will affect them, their neighborhood, their clients, and their jobs.
- Respondents have seen the growth and change that Austin has been experiencing and want to make sure future growth is done thoughtfully.
- They want to make sure the city's character and natural resources are preserved.
- They understand the code is critical to the city and its future growth and want to make sure their input is heard in the process.
- They want to see development that improves transportation options.

### Q: How would you like to participate in the process to revise the Land Development Code?

Below are the ways that survey respondents indicated they would like to be involved in the process, in order of frequency of response.

- Attend presentations or workshops
- Follow on social media (Facebook/Twitter)
- Participate online
- Through my community group
- Telephone Town Hall
- Receive emails
- Respond to surveys
- All the above
- Your ideas:
  - Google Hangouts
  - More specific outreach for non-participant groups

**On photo:** Residents participating in a table discussion at Bowie High School.



## Q: What questions do you have about the code and the revision process?

Survey respondents were asked what questions they had about the Land Development Code and the revision process and were given the seven options listed below (list is in order of frequency of responses). If they selected "Other," they were asked to please specify what exactly they wanted to know.

1. The process of revising a Land Development Code.
2. What is wrong with the current Land Development Code.
3. What the Land Development Code does NOT do.
4. What the Land Development Code does.
5. Why the Land Development Code is important to all citizens.
6. Why the Land Development Code is being revised.
7. Other (please specify):
  - Transparency in who is recommending and influencing the code changes AND who approves the final recommendations before going to council?
  - How will you compile all these thoughts and input into the revision process?
  - Examples in other cities, for comparison.
  - How will the new Land Development Code protect existing neighborhoods?
  - The role the cost of land overlays play in determining density.
  - Exact explanation of form based code.
  - How to keep vision/intent intact but allow evolution of code to match changing times?
  - Historic preservation, both residential and commercial.
  - Online - how to find what regulations apply to a particular property? I can see it's SF-3 but I don't know what that means and can't find it easily.
  - How the new Land Development Code will incentivize more open space and greenways?
  - Want to know what in the code can help stop gentrification?
  - Does the city have a hidden agenda to get rid of single-family housing?
  - How are the mapping exercises different than the ones we did for Imagine Austin?
  - I would like to know how you will be coordinating the Land Development Code with the established Neighborhood Plans? Will you be respecting and studying these plans as you modify the Land Development Code? Will there be any initiative to reduce all the "exceptions" that are given to big commercial entities that then infringe on the local neighborhoods and alter the culture of the adjoining neighborhoods?
  - How will this process survive the transition to 10-1?
  - What will the process for amending the code be after it's revised?
  - What does Opticos think the greatest challenges and obstacles will be?
  - Will the code reflect neighborhood preservation? Will notifications be sent out earlier?



**On photo:** Residents attending Community Character Workshop at Murchison Middle School.

**Q: What other individuals or organizations should be involved in revising the Land Development Code?**

Survey respondents were also asked who else they think should be involved in the process to revise Austin's Land Development Code. The following are illustrative of the overall responses:

- Affordable housing groups and nonprofits that focus on affordability
- All interested parties!
- Artists and creative professionals
- Churches
- Cross-section of private, public, not-for-profit, industries and communities. Important to involve across socioeconomic levels.
- Definitely need a balance of development and conservation voices
- Encourage engagement from young 20-somethings
- Non-English speaking communities
- Environmental groups
- Experts with verifiable track record!
- Health department, fire department, watershed, water management
- Homebuilders
- IBIZ districts
- Individual corridors
- Leadership groups under 40 because there is a big difference between the preferences in housing and development by the younger and older generations
- Low-education, low-income residents
- Minority community
- More private citizens, less organization. Don't talk to the loud people, talk to the shy ones.
- Neighborhood groups
- School districts and parent associations
- Senior citizen groups
- Service industry
- Small Businesses
- Transportation experts
- Water developers



**On photo:** City staff volunteers were valuable in helping the Listening Sessions run smoothly.

**“Make [the Code] less permeable, mutable, and abusable so that public assets are protected and compatibility between commercial and residential are preserved and protected.”** *Participant Comment*



# How People Participated

## THE LAND DEVELOPMENT

### CODE ADVISORY GROUP (CAG)

The first meeting between the Code Advisory Group and Planning and Development Review Department took place in March 2013, and they met monthly thereafter. Members from the Code Advisory Group have reached out to numerous organizations, neighborhoods, and individuals, and represented the CodeNEXT project at various events.

Stakeholder groups CAG members have met with representatives from:

- Accessible Housing Austin
- American Institute of Architects (AIA) - Austin
- Alliance for Public Transportation
- Austin Apartment Association
- Austin Art Alliance
- Austin Black Contractors Association
- Austin Board of Realtors
- Austin Community Housing Development Organization Roundtable
- Austin Community College
- Austin Community Design & Development Center
- Austin Contractors and Engineers Association
- Austin Creative Alliance
- Austin Cycling Association
- Austin EcoNetwork
- Austin Independent Business Alliance
- Austin Music People
- Austin Neighborhoods Council
- Austin Sierra Club
- Austin Young Chamber
- Bike Austin
- Capital Metropolitan Transportation Authority
- Catellus Development
- City of Austin Bicycle Advisory Council
- City of Austin Board of Adjustment
- City of Austin Community Development Commission
- City of Austin Design Commission
- City of Austin Historic Landmark Commission
- City of Austin Planning Commission
- City of Austin Urban Transportation Commission
- City of Austin Zoning and Platting Commission
- Collective Strength
- Congress for the New Urbanism
- Downtown Austin Alliance
- Downtown Austin Neighborhood Association
- Greater Austin Chamber of Commerce
- City of Austin Environmental Board
- Former Imagine Austin Task Force Members
- Former Planning Commissioners
- Foundation Communities
- Green Doors
- Guadalupe Neighborhood Development Corporation
- Habitat for Humanity
- HousingWorks
- Hanrahan Pritchard Engineering
- Hill Country Conservancy
- Home Builders Association
- Housing Authority of the City of Austin (HACA)
- Keep Austin Affordable
- Momark Development
- MWI Texas LP
- North Austin Civic Association Neighborhood Plan Contact Team
- Oak Hill Neighborhood Plan Contact Team
- People Organized in Defense of Earth and Her Resources (PODER)
- Preservation Austin
- Real Estate Council of Austin (RECA)
- Save Barton Creek Association
- Save Our Springs (SOS) Alliance
- Southeast Neighborhood Contact Team
- Sustainable North Austin
- Urban Land Institute
- University of Texas School of Architecture - Community & Regional Planning
- U.S. Hispanic Contractors Association de Austin
- Various advocates
- Wes Peoples Homes
- Women in Housing



On photo: Code Advisory Group members receiving a project briefing.



## IN-DEPTH INTERVIEWS

The CodeNEXT Outreach Team conducted one-on-one interviews with a diverse group of 24 Austin residents August 19-27, 2013. The hot topics that emerged from these interviews helped to develop the educational materials for public outreach. The hot topics that emerged from the in-depth interviews:

- Compatibility
- Transportation
- Affordability
- Gentrification
- Balancing neighborhood and regional planning
- Suburbanization of poverty
- Sustainability/Environmental requirements
- Water
- Historic preservation
- East versus West
- Density bonuses

Individuals represented:

- Accessible Housing Austin
- ADAPT of Texas
- AIDS Services of Austin
- Austin Independent Business Alliance
- Austin Interfaith
- Austin Neighborhoods

- Council
- Austin Revitalization Authority
- Austin-Travis County Health and Human Services Department
- Ballet Austin
- Boot Camp U Austin
- Capital City African American Chamber of Commerce
- Capital Metropolitan Transportation Authority
- Community Action Network
- Davis Chapel
- Green Doors
- Latinitas
- Meals on Wheels and More
- Preservation Austin
- Real Estate Council of Austin
- Sierra Club – Lone Star Chapter
- Take Back the Trail
- Torchy's Tacos
- Ultra Investments Inc.
- U.S. Hispanic Contractors Association
- Weitzman Group

## LISTENING SESSIONS

Public Listening Sessions were held at Bowie High School, Kealing Middle School, and Lanier High School September 23-25, 2013, and at St. David's Episcopal Church on October 24. At these events, participants were provided with information about CodeNEXT via handouts, informational boards, and a presentation by the CodeNEXT Team. Participants were asked to share what they like and dislike about the places where they live, work, and hang out. They were also asked what issues were most important to address during the code revision process and what questions they had about the code and/or the process. Individuals shared their input on a written questionnaire that was turned in at the event. They also had the opportunity to discuss with other attendees their responses to these questions.

An estimated 265 Austin residents representing 32 Austin ZIP codes attended the sessions, with 139 completing surveys. At these sessions, the CodeNEXT Team received 30 requests for small group meetings. Key Themes from Listening Session questions can be found in "What We Heard" section of this report. Full responses are available at on the CodeNEXT website.

## CASE STUDIES

The CodeNEXT Team has been collecting real-life examples, or case studies, from Austinites who have experience with the Land Development Code. This information will help the Team understand key issues with the Land Development Code and its processes. Residents and professionals were asked to provide these case studies describing specific experiences dealing with the city's Land Development Code on <https://www.surveymonkey.com/s/CodeNEXTcasesstudy>. Links to the case studies can be found in the Addendum.

**On photo:** Residents provided comments on maps at Kealing Middle School Listening Session.



## STAKEHOLDER INTERVIEWS

The CodeNEXT consultants met with 83 stakeholders in September representing the following organizations. A full report prepared by Lisa Wise Consulting can be found in the Addendum.

### Neighborhood Groups:

- Allandale Neighborhood Association
- Austin Neighborhoods Council
- Blackland Neighborhood
- Gracywoods Neighborhood Association
- Legend Oaks Neighborhood Association
- Montopolis Community Alliance
- Northwest Austin Coalition
- Walnut Creek Neighborhood

### Environmental and Preservation Groups:

- Austin Park Foundation
- Hill Country Conservancy
- Preservation Austin
- Save Our Springs
- Sierra Club

### Real Estate and Design Professionals:

- American Institute of Architects Austin
- Armbrust & Brown
- Austin Board of Realtors
- Austin Permit Service
- Big Red Dog
- Endeavor Real Estate
- Homebuilders Association
- Jackson Walker
- Longaro & Clark
- Metcalfe-Williams
- Momark Development
- PSW Real Estate
- Real Estate Council of Austin
- Urban Design Group
- Winstead PC

### Business Associations:

- Austin Independent Business Alliance
- Downtown Austin Alliance
- Drive-thru restaurants
- Greater Austin Chamber of Commerce

### Nonprofit Organizations:

- Austin Creative Alliance
- Congress for New Urbanism
- Foundation Communities
- Guadalupe Neighborhood Development Corporation
- Housing Works Austin

### Government Officials and Advisory Group:

- City of Austin Mayor's Office
- Austin City Council Members
- Code Advisory Group Members

## CITY DEPARTMENTS INPUT

City of Austin Planning Development and Review Department CodeNEXT Team members asked City staff from all City Departments to share their experiences with the code and offer recommendations for the revision process through a survey, spreadsheets, or email. The Team received over 100 survey responses. The link to this data can be found in the Addendum.

Additionally, interdepartmental groups of City staff formed to implement Imagine Austin Priority Programs were asked to analyze how the existing code impacts their Priority Program and to identify barriers in the code to achieving the objectives. A link to this information can be found in the Addendum.

## GOOGLE MAP

The CodeNEXT Team developed an interactive Google Map for Listening Session attendees to identify and map comments and concerns about the code. The CodeNEXT Team mapped over 60 comments, which can be seen on the online map available at <http://goo.gl/maps/tcQOF>.



83

Stakeholder  
Interviews

**“Simplify interaction between various codes, ordinances, plans, overlays.”** *Participant Comment*

# Outreach and Engagement



## IMAGINE AUSTIN

### SPEAKER SERIES

Imagine Austin sponsored a series of panels and presentations to educate Austin residents on aspects of the Land Development Code. Visiting experts in the fields of land use, policy, and development were hosted by the City of Austin Planning and Development Review Department with financial support from the Health and Human Services Department. A brief description of these events are provided here, with more information on the Imagine Austin blog at <http://www.austintexas.gov/blogs/Content/1780/Imagine%20Austin%20Speaker%20Series>.

**On photo:** Residents attending Community Character Workshop at Austin Community College.

#### January 24, 2013

Retrofitting Suburban Spaces into Lively Places presentation

*Ellen Dunham-Jones, Architect/Urban Designer, Author*

#### February 27 & 28, 2013

Four Cities. Four Land Development Codes panel

- *Tina Axelrad - Principal City Planner, Denver*
- *Veletta Foreythe Lill - Comprehensive Plan Committee Chair and Council Member, Dallas*
- *Mitchell Silver - Chief Planning & Development Officer, Raleigh, NC, and President of the American Planning Association*
- *Mike Slaveny - Principal Planner and Zoning Code Rewrite Advisory Committee Chair, Madison*

#### May 13, 2013

Realistic Imagination - South Shore Central and the Envision Tomorrow Analytic Tool presentation

*John Fregonese, Fregonese Assoc.*

#### October 15, 2013

Best Practices in Development Review: Smoother! Faster! Smarter! panels

- *LaShondra Homes Stringfellow - Planning Manager, City of Dallas Sustainable Development Department*
- *Peter Park - Former planning director of Denver, CO, and Milwaukee, WI (CodeNEXT Team Member)*
- *Mark White - Partner, White & Smith, LLC, Author - American Planning Association's Model Land Development Code*
- *Paul Zucker - Founder, Zucker Systems, Former Planning Director Tucson, AZ, Marin Co, CA, and Brookline, MA*  
Video: (<http://austintx.swagit.com/play/10182013-585/#1>)

#### November 12, 2013

Get on Your Bike and Ride! presentation

- *Jon Orcutt - Policy Director, New York City Department of Transportation*
- *Roger Geller - Bicycle Coordinator, City of Portland, OR*
- *Nathan Roseberry - Senior Bikeway Engineer, Chicago Department of Transportation*



## BLOGS & NEWSLETTERS

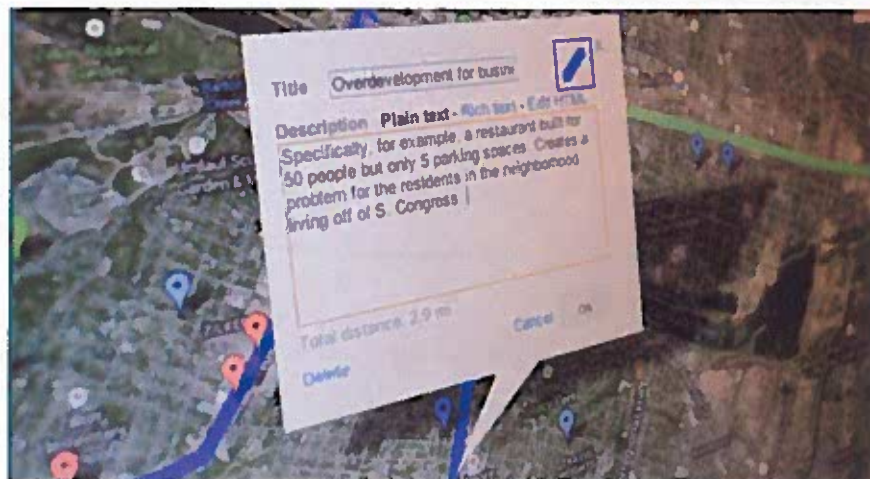
The CodeNEXT project received additional online coverage on numerous blogs written by professional organizations, neighborhood associations, environmental and transportation groups, civic-minded residents, and more.

## CODENEXT WEBSITE

The CodeNEXT website was created as a place residents can go to learn more about the project, find out about upcoming events, and read the latest project news on the CodeNEXT blog. Initially, information could be found at [AustinTexas.gov/newLDC](http://AustinTexas.gov/newLDC). The current website, [AustinTexas.gov/CodeNEXT](http://AustinTexas.gov/CodeNEXT), was created in December 2013.



**On photo:** Twitter post from a Listening Session attendee.



**On photo:** Listening Session participant comments were added to a Google map.

## MEDIA OUTREACH

The CodeNEXT Outreach Team supported the City's efforts to inform residents about the process and CodeNEXT events through the media, with significant outreach efforts aimed at minority media outlets in an effort to increase participation of traditionally under-represented groups.

The following media outlets covered the CodeNEXT project:

- ¡Ahora SI!
- Austin American-Statesman
- Austin Business Journal
- The Austin Chronicle
- Community Impact Newspaper
- EducaAustin - AISD/Univision Radio 107.1 FM
- El Mundo Newspaper
- Keilah Radio 106.5 FM
- KVUE-TV
- KUT-FM
- KEYE-TV
- Oak Hill Gazette
- NotiHispano and Fiesta Radio 97.1 FM & 95.1 FM
- Telemundo Austin
- Univision TV



## SMALL GROUP MEETINGS

City staff and CodeNEXT consultants attended the following small group meetings between September 2013 and January 28, 2014. Code project representatives delivered presentations or represented CodeNEXT sharing information about the project:

- American Institute of Architects (AIA) Austin
- Austin Community Housing Development Organization Roundtable
- Austin Neighborhoods Council General Membership
- Austin Neighborhoods Council Central Sector
- Austin Neighborhoods Council East Sector
- Capital City African American Chamber - Governmental Affairs and Entrepreneurial Committees
- Congress for New Urbanism - Central Texas
- Community Advancement Network (CAN)
- Downtown Austin Neighborhood Association (DANA)
- East Cesar Chavez Neighborhood Planning Team
- Greater Austin Asian Chamber
- Greater Austin Hispanic Chamber of Commerce
- Hispanic Advocates Business Leaders of Austin
- Hill Country Conservancy
- Household Affordability Community Discussion
- La Raza Roundtable
- Leadership Austin
- Neighborhood Housing & Community Development
- North Austin Civic Association (NACA)
- Oak Hill Neighborhood Plan Contact Team
- Small Business and Creative Economy Listening Session
- Southwood Neighborhood Association
- Stanberry & Associates Realtors
- ULI Technical Assistance Panel

**On photo:** Community Character Workshop comment written during Austin Community College Eastview Campus event.

## COMMUNITY AMBASSADORS

The CodeNEXT Team has been recruiting ambassador volunteers at public presentations and small group meetings to help cultivate ongoing participation and leadership activities in traditionally underrepresented communities in Austin. The CodeNEXT Team held two CodeNEXT ambassador trainings in North and Southeast Austin and conducted neighborhood walks in South and South Central Austin communities to discuss and train for the Community Character in a Box workshops. Over 20 individuals have expressed interest in serving as Community Ambassadors and are being organized to assist in the project.

## EMAILS

City staff and consultants working on CodeNEXT emailed upcoming events, event follow up emails, and additional ways to get involved to Imagine Austin stakeholders and residents who subscribed to CodeNEXT updates. Approximately 600 individuals have opted in to receive updates.

## SOCIAL MEDIA

Followers of Imagine Austin on Facebook and Twitter were kept up-to-date on upcoming events, ways to get involved, and live photos and updates from events.

On Twitter, Austin residents were encouraged to use social media at events using the hash tag #CodeNEXT and they have continued to use the hash tag to inform the City of any code issues.



## COMMUNITY VIEWPOINTS

### & ISSUE PAPERS

The CodeNEXT Team solicited Community Viewpoints - short articles from organizations, neighborhoods, businesses, or community groups on present or future issues related to updating Austin's Land Development Code. Groups were invited to share concerns their members have about the Code to help broaden the community conversation and understanding of important problems, opportunities, and solutions.

We have also called for Community Issue Papers on major code issues from groups on critical code issues such as affordability, mobility, compatibility, the development process, and more.

Organizations also have the option to provide feedback on specific topics rather than submit a paper. The topics include:

- Identify key problems with Austin's Land Development Code and/or the City's development review process (getting a permit, changing land use, etc.)
- Prioritize and list which problems (maximum of two) are most important to address
- List some better approaches the City can take to address these problems, through regulations or other methods

As of January, the following groups have submitted input:

- Informal Working Group of the American Institute of Architects (AIA) - Austin / Central Texas Chapter of the Congress for the New Urbanism (CNU) / American Society of Landscape Architects (ASLA) CodeNEXT Task Force
- Austin Independent Business Alliance
- Austin Neighborhoods Council
- Home Builders Association of Greater Austin
- HousingWorks Austin
- Hyde Park Neighborhood Association
- Preservation Austin
- Real Estate Council of Austin
- Sustainable Neighborhoods
- Urban Land Institute

A link to this information can be found in the Addendum.

## SPEAKUP! AUSTIN

The SpeakUp Austin community engagement portal was used to solicit an online discussion answering three questions at [SpeakUpAustin.org](http://SpeakUpAustin.org). Approximately 24 respondents participated in the discussion.

### Topic 1: The Places

Think about the areas where you live, work or go to school, and hang out. What do you like about those places? What do you dislike or wish was different?

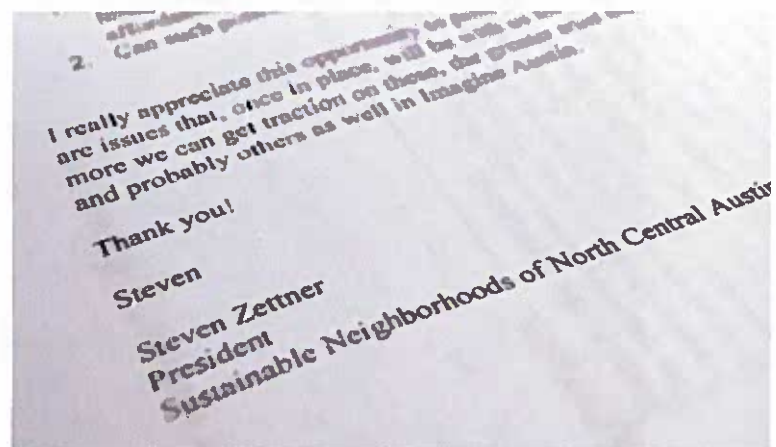
### Topic 2: The Code

Based on previous experiences with the Land Development Code, what are the most important issues to tackle during the process to revise the code?

### Topic 3: The Questions

What questions do you still have about the Land Development Code? About the process? About how the code affects you?

The discussion is archived online at <http://speakupaustin.org/discussions/codenext-shaping-the-austin-we-imagine>.



On photo: Community viewpoint provided by Sustainable Neighborhoods of North Central Austin.

# Who Participated

The CodeNEXT Team requested demographic information from Austin residents who attended Listening Sessions, participated in small group meetings, or took part in the online discussion forum SpeakUp! Austin. Of the nearly 800 people who provided feedback about the CodeNEXT process, 268 people (33 percent) voluntarily filled out the demographic information. Therefore, the data does not represent the full spectrum of people the CodeNEXT Team has engaged throughout the process, nor is it representative of citywide demographics. The detailed summary information can be found in the following tables.

The demographic data that has been collected thus far shows more input is needed from residents under the age of 30, minorities, renters, and low-income Austin residents—groups who have historically been underrepresented in community input initiatives. The CodeNEXT Team has made a concerted effort to reach out to these populations and is committed to continuing efforts to include underrepresented communities throughout the life of the project.

## LISTENING SESSION

### DEMOGRAPHIC INFORMATION

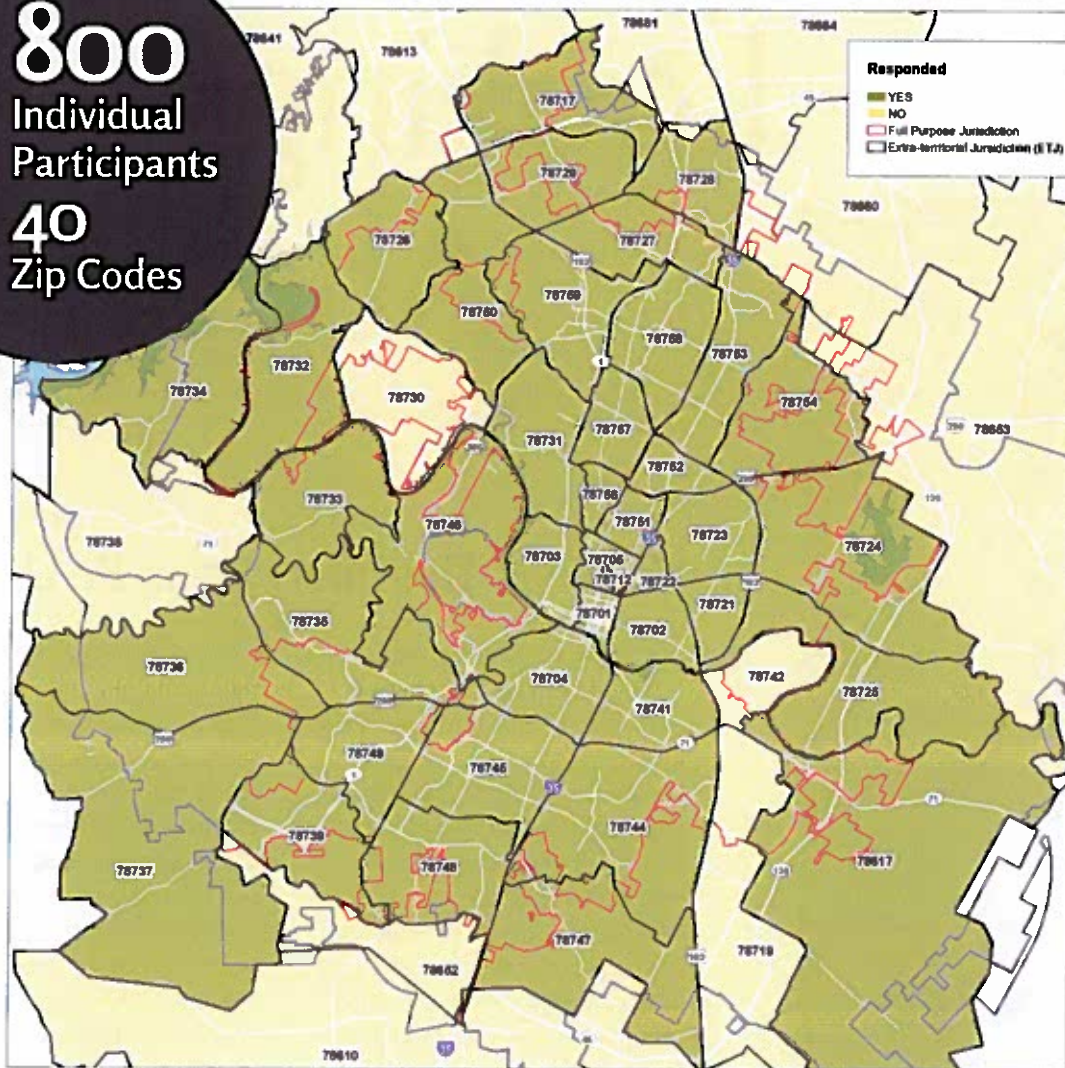
GENDER	TOTAL	RESPONSE %
Male	140	53.4%
Female	122	46.6%
Answered Question	262	100%
Skipped Question	49	

AGE	TOTAL	RESPONSE %
Younger than 18	0	0%
18-25	7	2.6%
26-29	36	13.4%
30-44	84	31.3%
45-65	110	41.0%
65 or older	31	11.6%
Answered Question	268	100%
Skipped Question	54	

RACIAL/ETHNIC BACKGROUND	TOTAL	RESPONSE %
African-American	13	4.9%
Asian-American	9	3.4%
Caucasian/White	196	73.4%
Hispanic/Latino	33	12.4%
Other	16	6%
Answered Question	267	100%
Skipped Question	52	

HOME OWNERSHIP	TOTAL	RESPONSE %
Rent	61	23.6%
Own	195	75.3%
Both	3	1.2%
Answered Question	259	100%
Skipped Question	52	

**800**  
Individual  
Participants  
**40**  
Zip Codes



EDUCATIONAL ATTAINMENT	TOTAL	RESPONSE %
Some High School	0	0%
High School Grad.	7	2.6%
Some College	23	8.5%
Associate's Degree	5	1.9%
Bachelor's Degree or Higher	235	86.7%
Answered Question	271	100%
Skipped Question	67	

HOUSEHOLD INCOME	TOTAL	RESPONSE %
Less than \$24,999	12	5.5%
\$25,000 - \$49,999	35	16%
\$50,000 - \$74,999	46	21%
\$75,000 - \$149,999	82	37.4%
More than \$150,000	44	20.1%
Answered Question	219	100%
Skipped Question	116	



# Looking Ahead



**On photo:** Participants at Kealing Middle School providing input from a table discussion.

## How Will This Information Be Used?

The public engagement process is not just about raising awareness or educating the community about the revision of the Land Development Code; it is a vital component of the revision itself. Instead of beginning the process with a diagnosis of Austin's existing code (as is the common approach in other cities that have revised their Land Development Code), the CodeNEXT Team launched the public input effort early with a series of community Listening Sessions, in-depth interviews, stakeholder interviews, small group meetings, online dialogue, a survey, and input from City staff, and used that information to inform the code diagnosis. The input will provide a critical context for the code diagnosis, making it more meaningfully unique to Austin and its citizens.

We have reviewed comments from community members regarding their likes and dislikes about where they live, work, and spend their free time to gain insight into what items in the code might need additional attention and will continue to use this information throughout the process. Input from citizens about what they would like to see change in their community will guide the Team in identifying hot-button issues in the code. Input from citizens and City staff members about what they would like to see change in their community will guide the Team in identifying hot-button issues in the code and changes to consider. All input, both internal and external, will identify important topics for future dialogue and meaningful public discourse.

## How Can Public Engagement Be Improved?

The CodeNEXT Team is committed to continuously learning and improving upon our work. During the initial Listening and Understanding phase, we used a multi-faceted approach to engage the community in the conversation about the Code which is reflected in the breadth and quality of responses received from across the community and have identified additional tools to complement the process going forward over the next several years.

The data gathered during the listening phase came from a variety of sources and is most useful in understanding which issues were

viewed as important among those most engaged with the process. Topics such as what people like or dislike about the areas where they live and work, and what issues are most important to address in the code revision were explored online, in small group meetings, and in large public events. While each process had a similar focus, the methods used for generating discussion and capturing input were different. This approach allowed for flexibility in the ways that people could engage but did not allow us to analyze and draw conclusions about the broader community.

Another challenge was tracking who participated in the various engagement opportunities and linking this information to views on key issues. In both large and small group meetings, participants were asked to answer a standard set of demographic questions but not all chose to answer. This was also true of input gathered online. Therefore, we have an incomplete picture of some of the people who participated during the listening phase.

In order to capture how views regarding how the code might vary across groups, and to ensure that the views of groups often under-represented in these processes are better captured, there are a number of different tools available that could further complement the ongoing outreach efforts.

Possible strategies could include gathering data in a statistically valid process, such as a random sample survey of city residents using a consistent set of questions. Another approach would be to use focus groups to provide a greater depth of understanding among groups identified during the Listening and Understanding phase.

These approaches would serve to supplement the array of rich input received to date.

“...participants were asked to answer a standard set of demographic questions but not all chose to answer...”

# Addendum

- A) Stakeholder Interview Report**
- B) Project Flowchart**
- C) Questionnaires from Listening Sessions and Small Group Meetings**
- D) Input from CodeNEXT Events**
- E) Input Submitted by the Community**
- F) Input from City Staff**



## A) Stakeholder Interview Report



## **City of Austin Land Development Code Rewrite Stakeholder Interview Summary**

Prepared by Lisa Wise Consulting, Inc. | December 2013

As a key component of the public participation process for the City of Austin's Land Development Code (LDC) rewrite, the Consultant Team conducted 46 personal and small group interviews with 83 community members and project stakeholders, including representatives of the development community, neighborhood organizations, non-profit groups, home owners, and elected officials (see Figure 1). This report provides an overview of the interview process and summarizes the findings. The interviews are one important component of a multifaceted outreach effort the City is conducting for the LDC rewrite.

### **INTERVIEW PROTOCOL**

Each interview was guided by a survey instrument made up of ten general, open-ended questions aimed at developing an insider or resident's perspective of the Austin built environment. In the survey instrument, the direct questions are prefaced by statements on confidentiality; that survey responses would be reported in aggregate, not in a format where any statement could be equated with an individual; and that respondents could stop the interview process at any point. Individual questions queried respondents to identify places they felt had ideal land use planning and why, what places and land use features the Austin LDC should enhance or transform and why, biggest concerns with the current LDC, development regulations that might be missing, suggestions for improvement, and examples of recent developments in Austin or other communities that should be encouraged. Finally, respondents were asked for additional comments, and if they would recommend other individuals or organizations to be included in the outreach process. (See Attachment A for the stakeholder interview survey.)

This survey approach relies on the interviewees to drive the process in an open, conversational manner, and enables the interviewer to gather more extensive responses that may not be captured in a more formal, close-ended process. This method also relies on the community's understanding of the local land use and development process, standards, history, and the changes needed to improve the LDC.

With the aim of prioritizing the most pressing issues surrounding the LDC, the interviewers recorded all concepts that were introduced and noted how often they were repeated. The aim of the outreach process and its position early in the project is to guide the Consultant Team to the most pressing issues, set the foundation for on-going research and analysis, and help make the most efficient use of project resources. In the compilation and analysis of the response data, the Consultant Team used a value-neutral approach and listed interview responses by category system. The categories, whether referred to positively or negatively in the interviews, provide the Consultant Team with a constituent-derived backdrop of the most important issues facing the community and a foundation from which to strengthen and improve the current LDC.

### The Interviews

The majority of the interviews were conducted over the course of three days (September 23, 24, and 25, 2013).<sup>1</sup> A total of 83 individuals were interviewed in 46 interview sessions. Interviews were conducted by six members of the Consulting Team and lasted, on average, 49 minutes each. Interviewers collected basic demographic data, including whether or not the interviewee is a resident of Austin, if so, which neighborhood, and their professional role or affiliation.

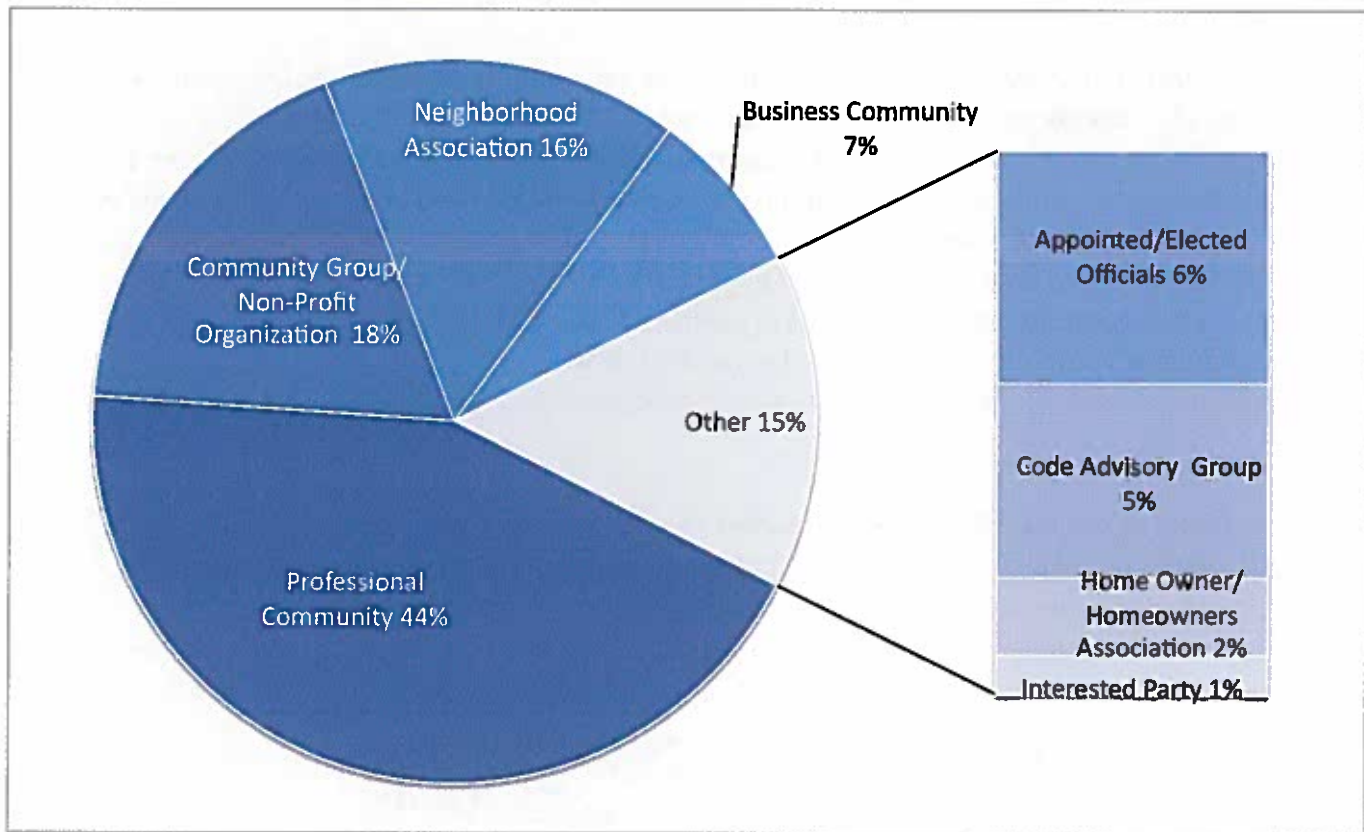
Table 1: Interview Summary	
Interview Statistics	Total
Interviews	46
Interviewees	83
Length of Interview, Average (Minutes)	49
Length of residency, Average (Years)	24
Neighborhoods represented	31

Figure 1 shows the affiliations of the interview respondents. Most of the interviewees, 44 percent, were from the professional community (e.g. architects, engineers, and developers). Individuals representing community groups or non-profit organizations and neighborhood associations were the next two largest groups (18% and 16%). The business community represented 7 percent of those interviewed. And, appointed/elected officials, members of the Code Advisory Group, home owners/homeowners association, and other interested parties together represented about 15 percent of those interviewed.

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<sup>1</sup> A few interviews were conducted either by phone or in person on other dates.





**Figure 1 Interviewee by Affiliation**

## TOP PRIORITIES

Interviewers kept detailed notes of each stakeholder meeting. These notes were compiled, summarized and sorted into groups by related categories and sub-categories. The “priorities” are specific items, topics, or categories mentioned by the interviewee as a relevant matter or point of substance to be considered when updating the LDC. Interviewees mentioned an average of 13 separate issues per session.<sup>2</sup>

As mentioned previously, the priorities were categorized without noting the interviewees’ opinions or position on the issue. For example, one interviewee expressed concern that neighborhood compatibility standards were overly strict, while another stated compatibility standards are one of the few parts of the LDC that are working well. As recorded, the compatibility standards were listed as a topic, but no inherent positive or negative connotation was associated with them. This process helps identify areas for the Consultant Team’s code experts, community designers, traffic consultants, and civil engineers to flag for further research.

<sup>2</sup> An issue area mentioned more than once during a single interview is treated as a single response for the issue area category. Additional comments are noted, however, additional weight is not given for frequency of response.

As shown in Figure 2, the five major categories of priorities identified in the interview process are listed in the order most frequently discussed:

- **Process/administration:** Encompasses issues relating to the code structure and organization, administrative procedures and communication, code enforcement, and permit processing.
- **Design/interaction with space:** Includes issues relating to how people experience the built environment, growth patterns, and the physical and aesthetic impacts of development.
- **Community character/preservation:** Covers issues related to the quality of life, history, community values, affordability, and neighborhood compatibility.
- **Resources/natural environment:** Includes issues regarding resource management, water, conservation, and sustainability.
- **Development/finances:** Includes issues relating to new development, development standards, incentives, and other financial implications of the LDC.

Throughout the interviews, items relating to process and administration were mentioned most frequently, comprising 34 percent of all issues mentioned. Design and interaction with space was the next most frequently mentioned area and represented 22 percent of all responses. Community character/preservation, resources/natural environment, and development/finances, were of nearly equal concern, accounting for 16 percent, 14 percent, and 14 percent, respectively. Each of the five categories is discussed in more detail below.

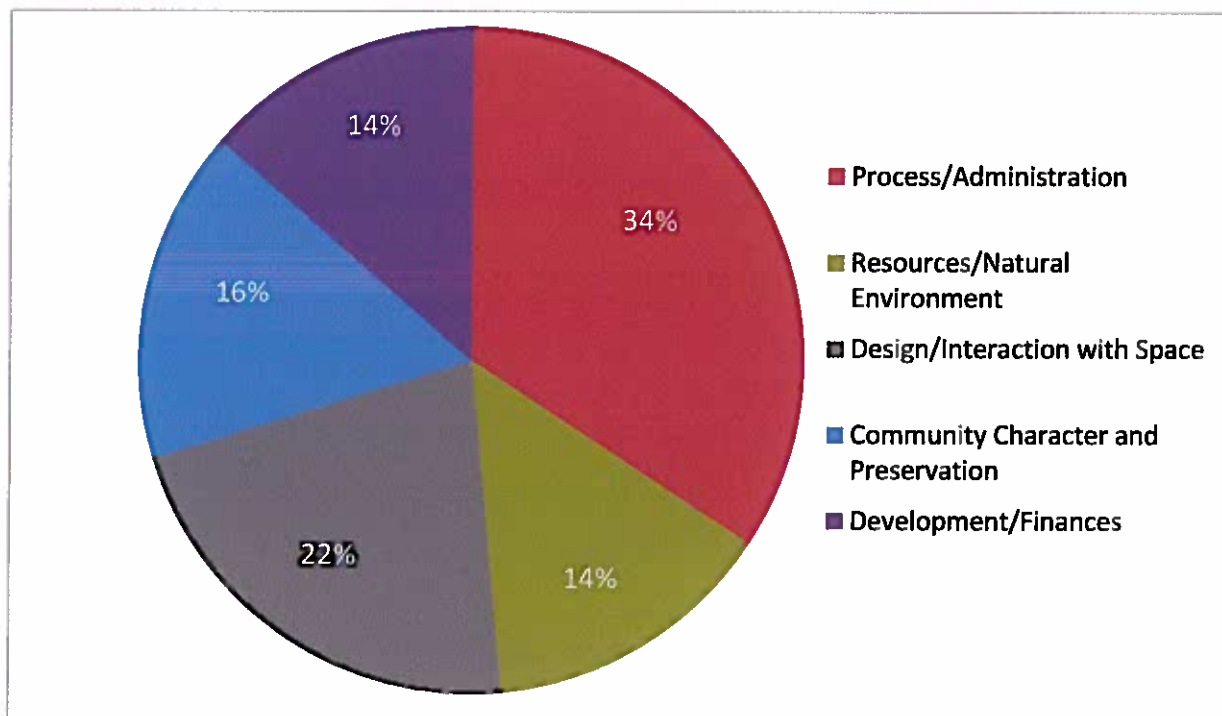


Figure 2 Major Categories- Process and Administration

Code administration, permit processing, and related items were the most frequently mentioned category, with 96 percent of all interviewees identifying one or more topics within this category. These responses fell into two primary sub-categories: (1) processing and communication, and (2) implementation of the Code (see Table 2). Figures 3 and 4 show issues within each sub-category and Figure 5 shows the percentage of all interviews which mentioned one of more of the priority areas.

Table 2: Category: Process and Administration		
Sub category	Related Responses	Percentage
Processing and Communication	90	45%
Code Implementation	86	43%
Other	25	12%
<b>Category Total</b>	<b>201</b>	<b>100%</b>

Under processing and communication, interviewees mentioned code/process complexity most frequently, followed by concerns with consistency of code interpretation. Under code implementation, issues most frequently mentioned included the clarity and predictability of the Code, overlays/combining districts, and Code enforcement concerns. In addition, several comments were made regarding the flexibility of the code (or lack thereof) to address new and evolving conditions and innovations in Austin.

*"Improvements needed in the review process – it takes too long. Council spends an estimated 50 percent of its time hearing issues about land use and development projects."*

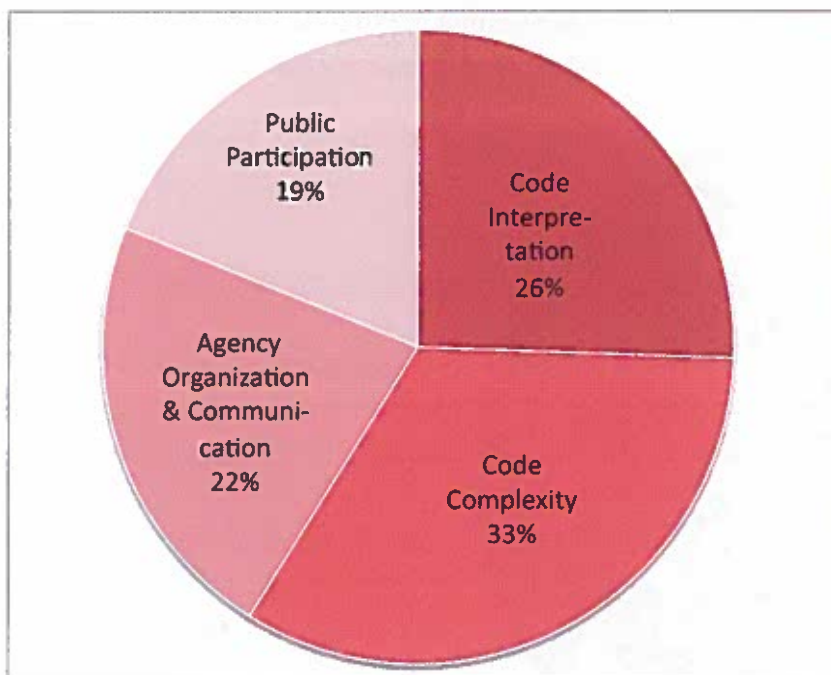
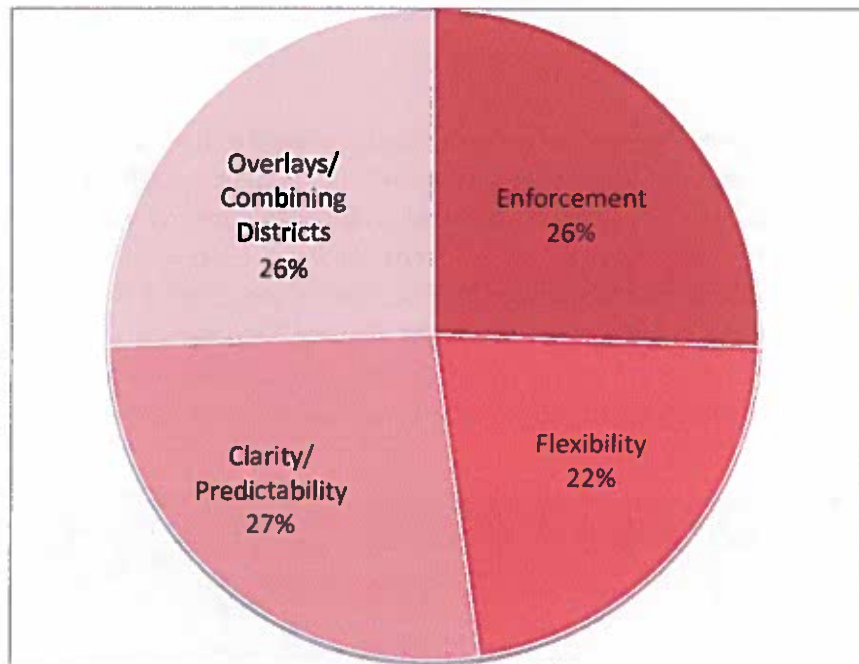
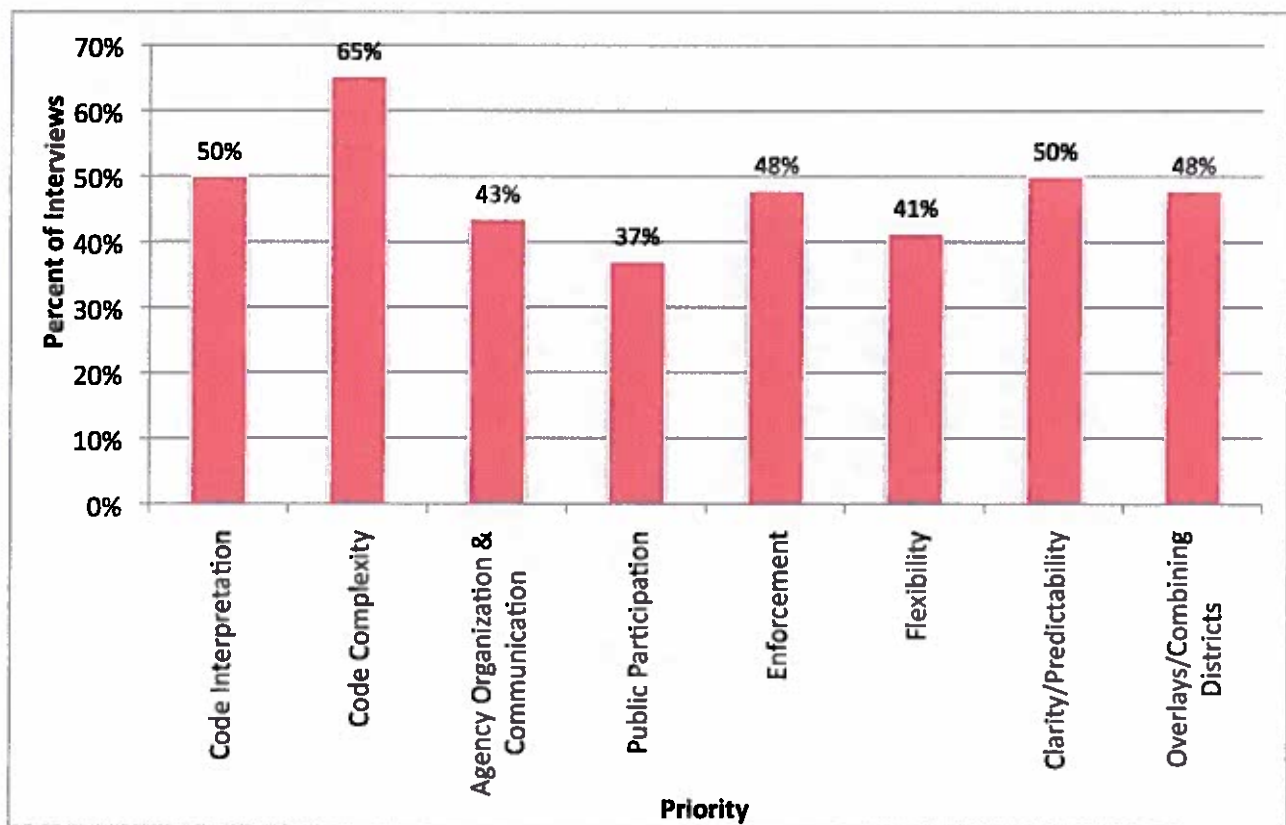


Figure 3 Process and Administration - Processing and Communication





**Figure 4 Process and Administration – Code Implementation**



**Figure 5 Process and Administration- Interview Response Frequency**

## Design/Interaction with Space

The design/interaction with space category captures stakeholder issues related to how the content and components of the LDC shape and impact the community's experiences with the built environment; from where and how the City grows to how the City's residents and visitors get around. This category makes up 18 percent of all responses from the stakeholder interviews, with four sub-categories: built environment, mobility, views/public spaces, and other. For the built environment, comments on the City's development pattern(s), density, land uses, and how to accommodate growth dominate this category. Other stakeholder concerns pertain to mobility within and around the City, such as the parking supply, the street and road network/design, and transit (See Table 3).

Table 3: Category: Design/Interaction with Space		
Sub category	Related Responses	Percent of Category
Built Environment	61	48%
Mobility	30	39%
Views/Public Spaces	13	10%
Other	3	3%
Category Total	126	100%

*"Connecting jobs & people is a challenge - 1/3 of jobs are in the downtown core. We need housing near jobs, but there is always a strong resistance."*

Figures 6 thru 8 show the priority topics for each sub-category.

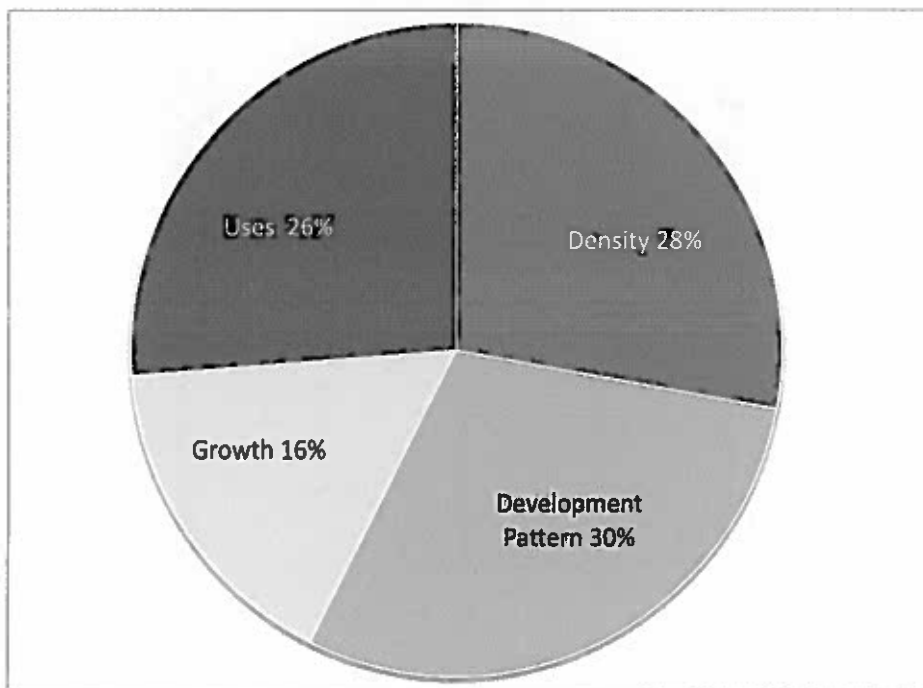
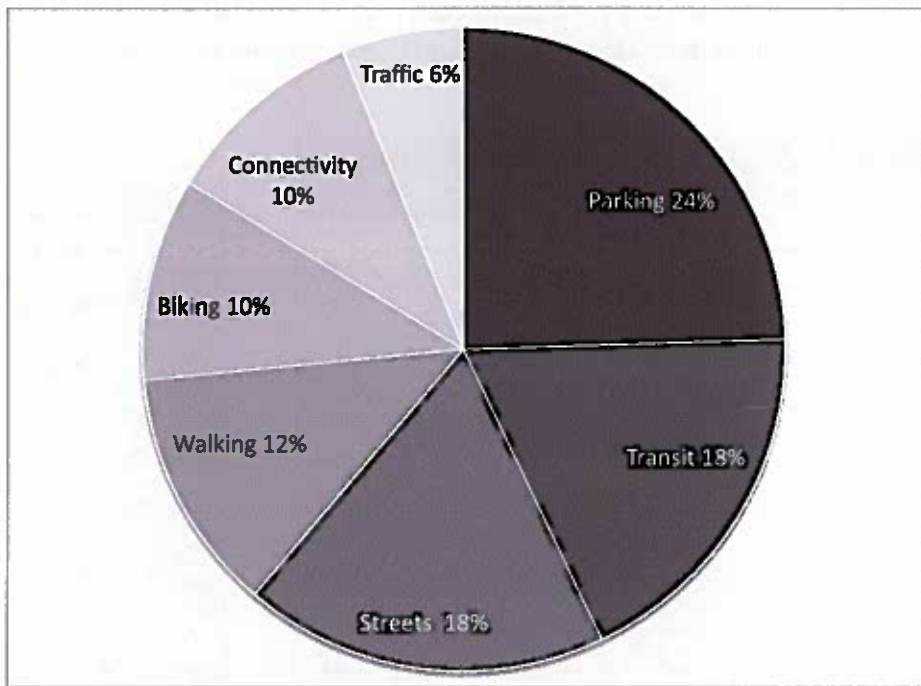
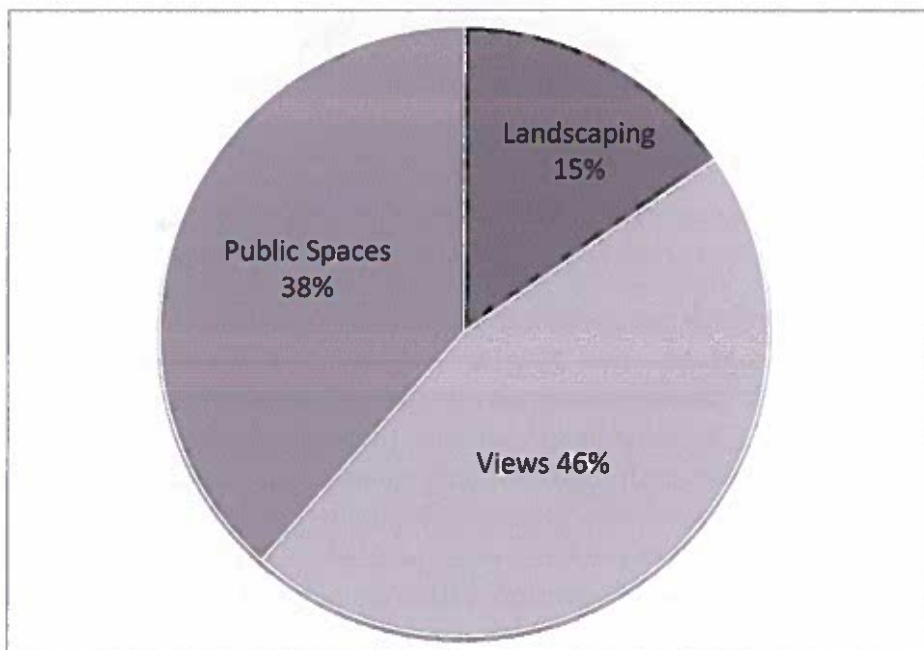


Figure 6 Design/Interaction with Space- Built Environment



**Figure 7 Design/Interaction with Space- Mobility**



**Figure 8 Design/Interaction with Space- Views/Public Spaces**



Table 4 shows the number of responses and percent for each priority area. As the table shows, issues related to the development pattern, density, and land uses were mentioned in over one-third of all interviews.

Table 4: Design/Interaction with Space- Interview Response Frequency		
Priority	Related Responses	Percent of Interviews
<b>Built Environment</b>		
Development Pattern	18	39%
Density	17	37%
Uses	16	35%
Growth	10	22%
<b>Mobility</b>		
Parking	12	26%
Transit	9	20%
Streets	9	20%
Walking	6	13%
Biking	5	11%
Connectivity	5	11%
Traffic	3	7%
<b>Views/Public Spaces</b>		
Views	6	13%
Public Spaces	5	11%
Landscaping	2	4%
<b>Other</b>	3	7%

*Urban farms, artists' studios, stealth dorms, food trucks, home occupations, neighborhood bars, and micro-breweries are some of the uses identified by stakeholders for further review*

### Community Character and Preservation

Community character and preservation is comprised of three sub-categories: neighborhood issues (39 percent), community-wide issues (34 percent), and affordability (24 percent).

Figure 9 shows the frequency that each issue within the Community Character and Preservation category was mentioned during the interviews. Neighborhood compatibility concerns, whether specific neighborhood compatibility standards written into the LDC or ensuring new development is sensitive to existing neighborhood scale and character, was a key issue and identified in 57 percent of all interviews. Affordability, either general affordability (33 percent) or affordable housing (17 percent), was another priority. Other issues related to community character and preservation mentioned by the interviewees included: quality of life (20 percent), history (17 percent), community character (15 percent), values (13 percent), and safety (4 percent).

Table 5: Category: Community Character and Preservation		
Sub category	Responses	Percent
Neighborhoods	37	39%
Compatibility	26	70%
Neighborhoods Plans/Planning	11	30%
Community-wide Issues	32	34%
Quality of life	9	28%
History	8	25%
Character	7	22%
Values	6	19%
Safety	2	6%
Affordability	23	25%
Affordability	15	65%
Affordable Housing	8	35%
Other	2	2%
<b>Total</b>	<b>94</b>	<b>100%</b>

*"Neighborhood Conservation Districts which allow loosening of compatibility standards can lead to unexpected and negative results."*

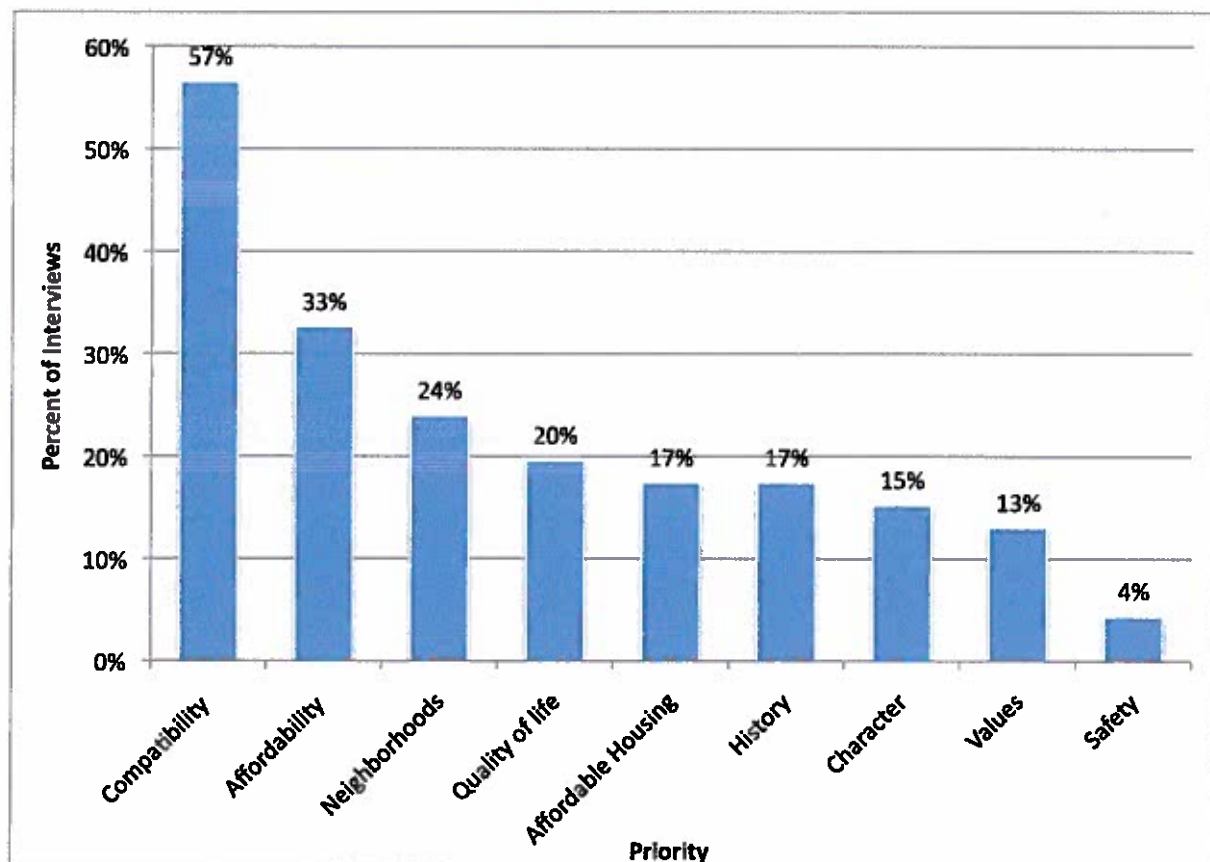


Figure 9 Community Character and Preservation- Interview Response Frequency

## Resources/Natural Environment

Within the resources/natural environment category, key issues are fairly equally split among the four sub-categories: water resources (26 percent), outdoor space (26 percent), environmental protection (20 percent), and resource management (18 percent). Table 6 shows a further breakdown of these areas, including how frequently each priority issue was mentioned. The most frequently mentioned issues were open space, water regulations, Heritage Trees, and habitat and species; each mentioned in more than 20 percent of the interviews.

<b>Table 6: Category: Resources/Natural Environment</b>			
<b>Category</b>	<b>Related Responses</b>	<b>Percentage of Category</b>	<b>Interview Frequency</b>
<b>Water Resources</b>	<b>22</b>	<b>26%</b>	<b>n/a</b>
Water	14	63.6%	30%
Stormwater	3	13.6%	7%
Other	5	22.8%	11%
<b>Outdoor Space</b>	<b>22</b>	<b>26%</b>	<b>n/a</b>
Open Space	18	82%	39%
Trails	4	18%	9%
<b>Environmental Protection</b>	<b>17</b>	<b>20%</b>	<b>n/a</b>
Sustainability	9	53%	20%
Green Building	4	23.5%	9%
Impervious Surfaces	4	23.5%	9%
<b>Resource Management</b>	<b>15</b>	<b>18%</b>	<b>n/a</b>
Habitat/Species	5	31%	22%
Heritage Trees	10	63%	22%
Energy	1	6%	2%
<b>Other</b>	<b>7</b>	<b>9%</b>	<b>n/a</b>



## Development and Finances

As shown in Figure 2 above, the development and finances category represents 14 percent of the overall key issues mentioned during the stakeholder interviews. The development and finances category encompasses all issues related to development, development standards, incentives, and fees. The category includes comments related to specific development projects and preferred development types as well as impediments to new development. The category is broadly defined by two sub-categories: development/ development standards and finances (see Table 7).

Most of the comments on development and development standards referred to mixed-use issues (24 percent), or comments on development standards (24 percent). Many of the comments on mixed-use centered on the Vertical Mixed Use (VMU) regulations, while development standard issues pertained mostly to building scale/massing and standard flexibility. Other priority issues within the development and development standard sub category related to residential development, namely 'missing middle' housing (17 percent), and building form and design criteria (12 percent).

### Missing Middle Housing

*Missing middle housing, between the scales of single-family homes and mid-rise flats, can achieve medium-density yields and provide high-quality, affordable options suited for middle-income Americans. Regulatory constraints, the shift to auto-dependent patterns of development and the incentivization of single-family home ownership has led to a decline in this housing type. Designed to meet the specific needs of shifting demographics, missing middle housing types are a key component of a diverse and healthy community.*

<b>Table 7: Category: Development and Finances</b>		
<b>Sub category</b>	<b>Responses</b>	<b>Percent of Category</b>
<b>Development/Development Standards</b>	<b>59</b>	<b>75%</b>
Mixed-Use	14	24%
Development Standards	14	24%
Residential	10	17%
Building Form/Design	7	12%
Redevelopment	5	8%
Lot Size	4	7%
Accessory Units	3	5%
Commercial Development	2	3%
<b>Finances</b>	<b>15</b>	<b>19%</b>
Incentives	9	60%
Impact Fees	5	33%
Tourism	1	7%
<b>Other</b>	<b>5</b>	<b>6%</b>
<b>Total</b>	<b>79</b>	<b>100%</b>

Within finances, development incentives, including reduced fees and density bonuses, was of most concern, representing 60 percent of the sub-category (See Figure 10).

Figure 10 shows the percentage of interviews in which the development and finance category were cited. Mixed-use and development standards were mentioned in approximately one-third of all interviews. Priorities within their respective sub-categories, residential development, incentives, and building form/design were only mentioned by 22, 20, and 15 percent of all who were interviewed. Compared to issues such as code complexity, code clarity, and neighborhood compatibility that were mentioned in more than 50 percent of all interviews, these topics are important to the community but to a slightly lesser degree.

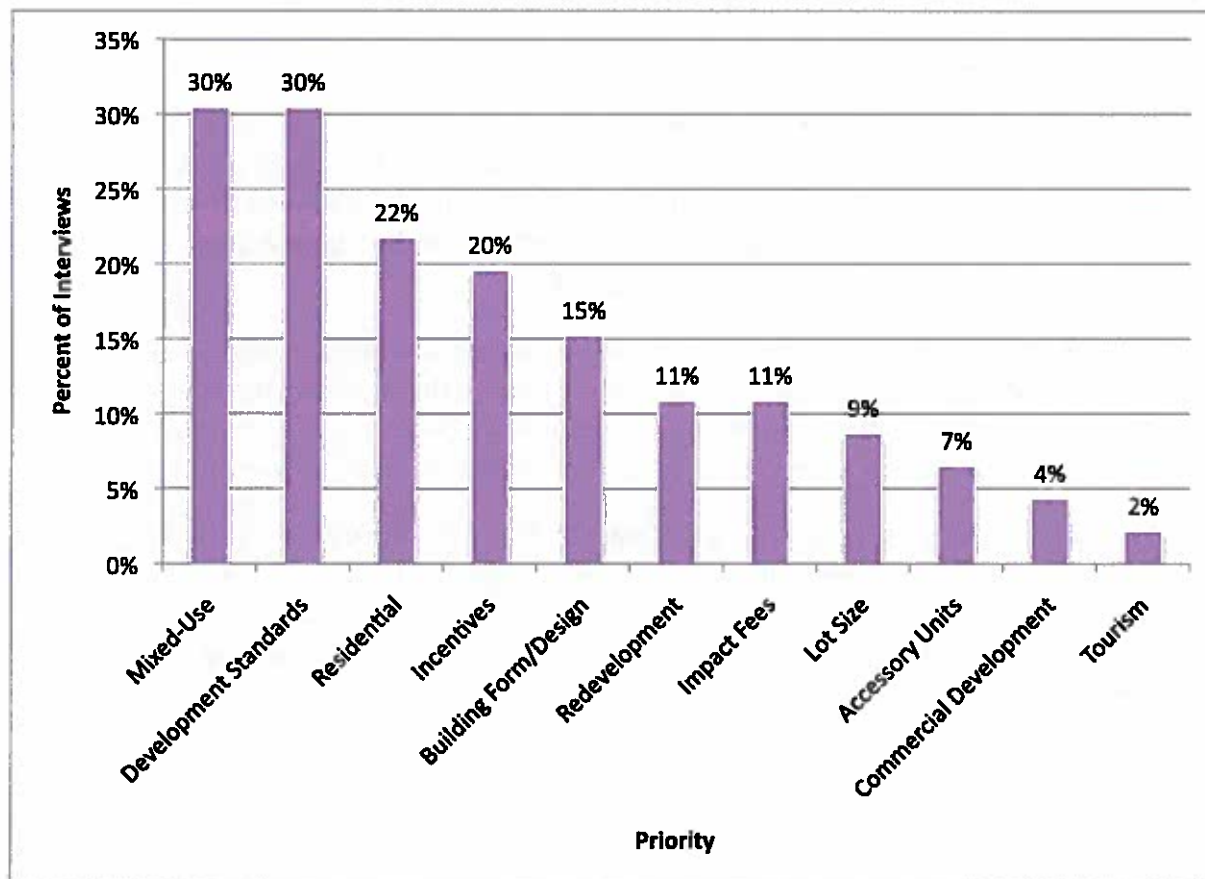


Figure 10 Development and Finances- Interview Response Frequency

### Miscellaneous

The majority of all topics mentioned were easily categorized into one of the five category areas mentioned above. However, to ensure all comments are noted and accounted for, the following is a list of additional comments made during the stakeholder interviews that are relevant to the LDC rewrite and inform topics of further study or consideration.

- Relationship between LDC rewrite and Imagine Austin goals;
- City Council shift to district representation;
- Joint-use projects, such as hospital/senior housing and public school/affordable housing;
- Availability of on-line information, including accurate GIS and permit and application procedures; and
- Families moving out of Austin to surrounding county/suburb land to seek housing/schools.



## Issues by Affiliation

Further analysis reveals similarities between key issue areas depending on the interviewee's affiliation. For purposes of analysis, the groups (shown in Figure 1) were grouped into three broader categories: Elected/ Appointed Officials, Professional/ Development Community, and Other. This exercise is intended to give the Consultant team additional insight on the community's view of the built environment and LDC.

Process and Administration was the priority category across all three groups, with 44 percent of all elected officials mentioning this issue category. Amongst the Professional/ Development Community, 35 percent of those interviewed identified this issue category. Process and Administration represented 28 percent of comments for all other interviewees. (See Table 8.)

Across affiliations, Design/ Interaction with Space and Community Character and Preservation received fairly similar responses. However, Elected/ Appointed Officials commented more frequently on community character issues. Not surprisingly, the Professional/ Development Community weighed in most heavily on issues regarding development, development regulations, and finances.

Table 8: Priority Issue by Affiliation

Affiliation	Process/ Admin	Design/ Interaction w Space	Community Character	Resources/ Environment	Development/ Finances
Elected/ Appointed Officials	28%	21%	20%	18%	13%
Professional/ Development Community	44%	18%	12%	3%	24%
Other	35%	23%	15%	14%	13%

## Attachment A- Stakeholder Interview Survey Questions

**Date:**

**Interviewer(s):**

**Duration:**

**Format (circle):** one-on-one group phone

**Name:**

**Affiliation (role/profession/employment):**

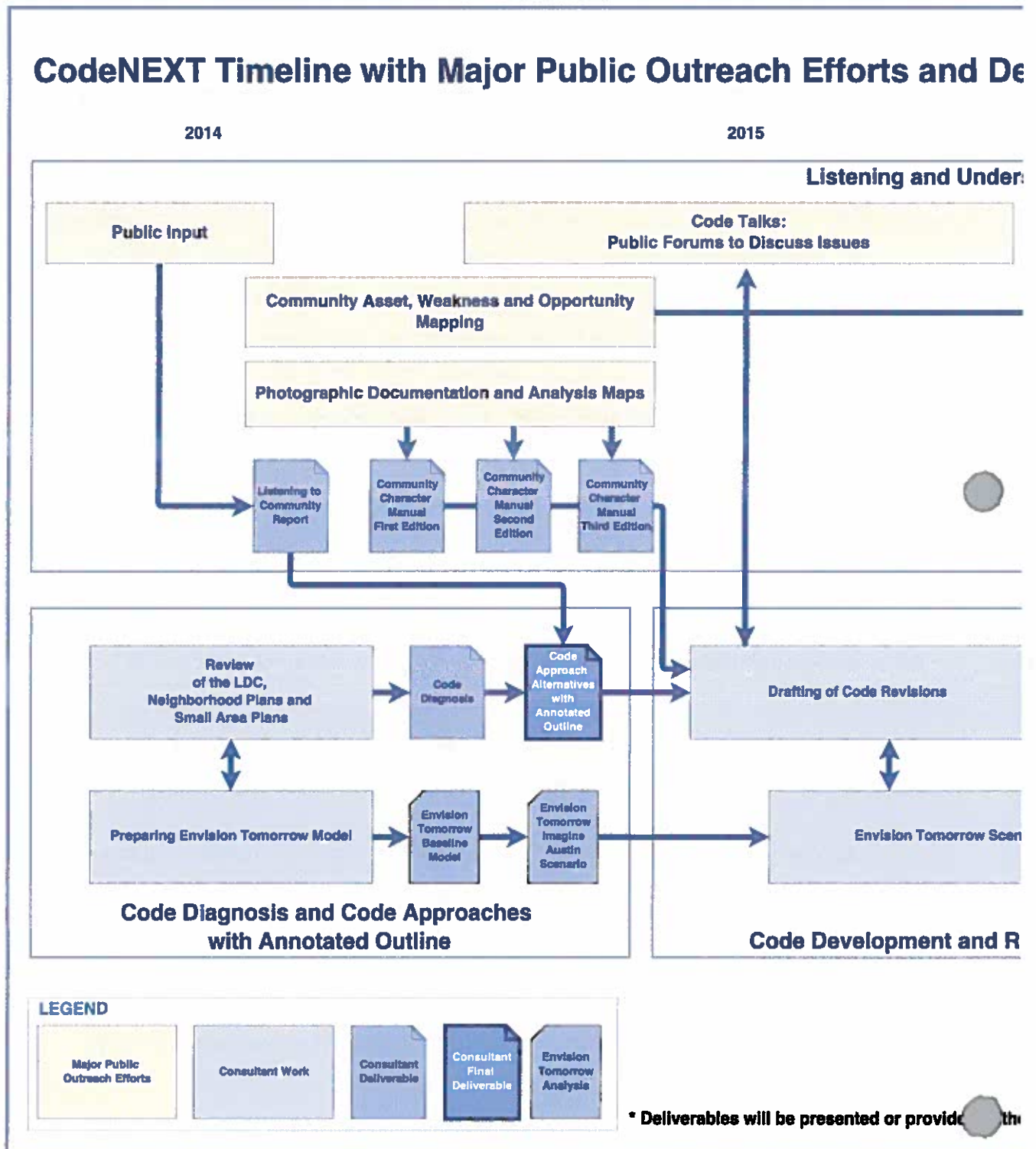
**Place of Residence (neighborhood):**

**Length of Residency:**

Confidentiality: All of the information gathered through this survey will be handled with the utmost confidence. Individual names, affiliations or business names will not be included in final or draft reports. Respondent data will be reported in an aggregate form, such that no comment(s) can be connected with any individual or entity. Participation in the survey is completely voluntary and you may stop the interview at any point.

1. Where are the place(s) that you consider to have ideal planning and/or design? Why?
2. What places or features should the Austin LDC, enhance or transform?
3. What aspects of the existing LDC do you feel are working? Why?
4. What are your top 3 biggest concerns with the LDC?
5. What suggestions do you have to improve the development review process?
6. Are there development issues that are not addressed in the LDC?
7. Are there examples of projects or developments (old or new) in Austin that you like? Why?
8. Are there examples of recent developments in other communities that should be encouraged in Austin? Why?
9. Any additional comments?
10. Recommendations for other people or organizations whom we should contact?

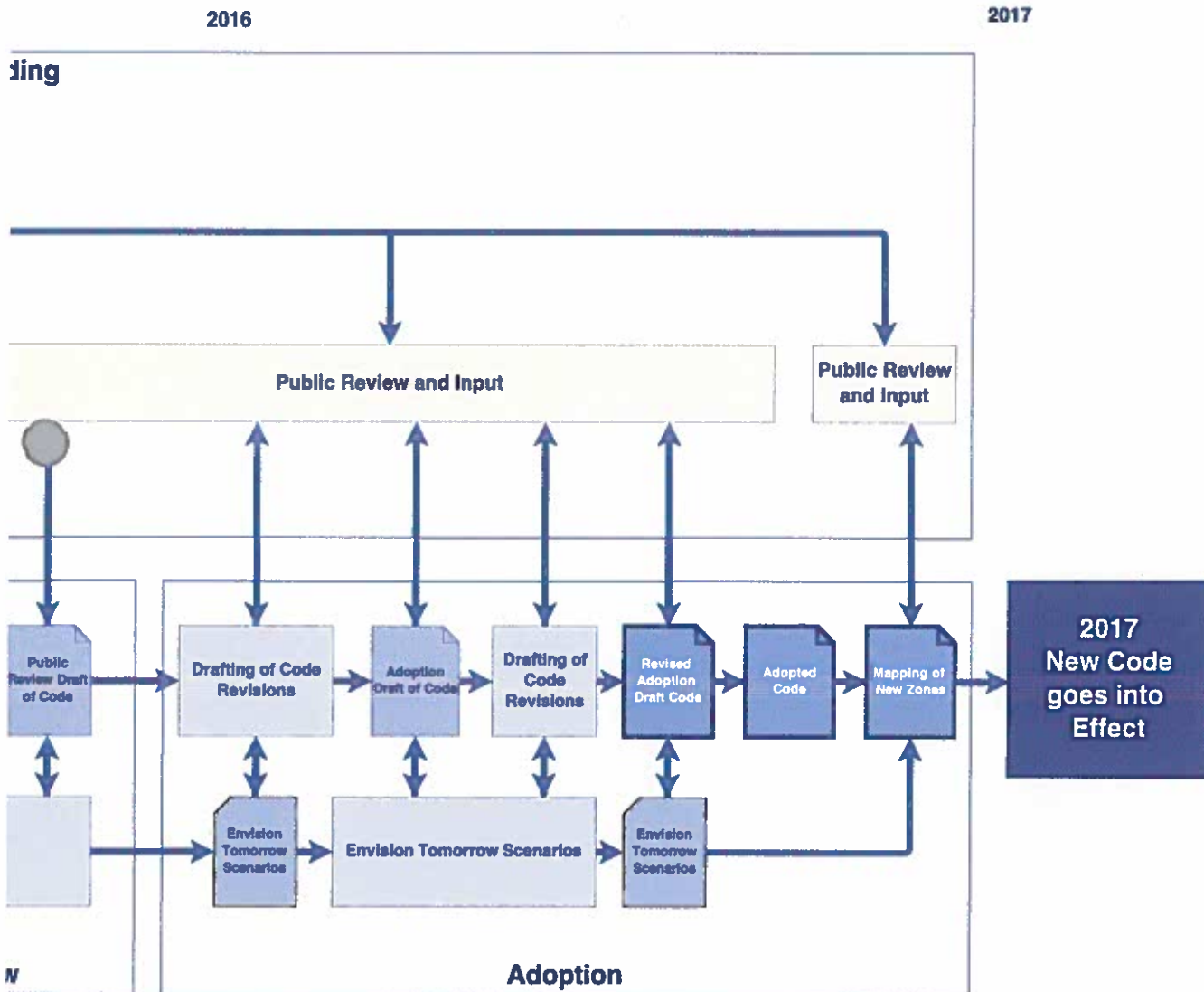
## B) CodeNEXT Project Flowchart





The arrows indicate how input from the various steps in the process influence the other steps. The products are cumulative and inform each other. Major products will be presented to the Public, Code Advisory Group, Boards, Commissions, and City Council for comment. Please note that Public Input continues throughout the entire process.

## erables



Public, Code Advisory Group, Boards, Commissions, City Council for comment. Subject to change.

Draft: February 24, 2014

## C) Questionnaires from Listening Sessions and Small Group Meetings

*(Spanish-language versions are available and can be provided upon request)*

## QUESTIONNAIRE

Please take a few minutes to fill out this questionnaire. Your input will help the project team better understand what is important to you and how to involve you and others in the process moving forward.

- 1) Did you participate in the Imagine Austin Comprehensive Plan process? ☐ Yes ☐ No

*If yes, in what way?*

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- 2) Have you been involved with your neighborhood planning process? ☐ Yes ☐ No

*If yes, in what way?*

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- 3) Have you had experience dealing with the Land Development Code? ☐ Yes ☐ No

*If yes, please provide any specific comments about your experience:*

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- 4) Why are you interested in the Land Development Code revision?

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- 5) Which of the following do you want to know more about? *(check all that apply)*

- ☐ What the Land Development Code does
- ☐ What the Land Development Code does NOT do
- ☐ Why the Land Development Code is important to all citizens
- ☐ Why the Land Development Code is being revised
- ☐ What is wrong with the current Land Development Code
- ☐ The process of revising a Land Development Code
- ☐ Other \_\_\_\_\_

- 6) How would you like to participate in the process to revise the Land Development Code? *(check all that apply)*

- ☐ Attend presentations ☐ Attend workshops ☐ Follow social media (Facebook/Twitter) ☐ Participate online
- ☐ Through my community group ☐ Telephone Town Hall ☐ Receive emails ☐ Respond to surveys ☐ All the above
- ☐ Your Ideas \_\_\_\_\_



7) What other individuals or organizations should be involved in revising Land Development Code?

8) Would you like a presentation about the Land Development Code to your group or organization? ☐ Yes ☐ No

*If yes, please provide your name, phone and email address below:*

9) What did you find beneficial about tonight's meeting?

10) What could be improved in future meetings?

Please complete the following questions, which will help us understand who has participated this evening and ensure we're reaching a broad array of Austinites:

a) Your zip code? \_\_\_\_\_

b) Gender? ☐ Male ☐ Female

c) Age? ☐ Younger than 18 ☐ 18-25 ☐ 26-29 ☐ 30-44 ☐ 45-65 ☐ 65 or older

d) Racial/ethnic background?

☐ African-American ☐ Asian-American ☐ Caucasian/White ☐ Hispanic/Latino ☐ Other

e) Educational attainment?

☐ Some high school ☐ High school graduate ☐ Some college ☐ Associates Degree ☐ Bachelor's degree or higher

f) Household income?

☐ Less than \$24,999 ☐ \$25,000 - \$49,999 ☐ \$50,000 - \$74,999 ☐ \$75,000 - \$149,999 ☐ More than \$150,000

g) Home ownership? ☐ Rent ☐ Own

h) How did you hear about this event? (check all that apply)

☐ Announcement at event ☐ Email from City of Austin ☐ Email from other than City of Austin

☐ Facebook ☐ Invited by friend ☐ Newspaper ☐ Radio ☐ TV ☐ Twitter ☐ Website

☐ Other \_\_\_\_\_

*Please provide your name and email address if you would like to learn more about CodeNEXT (optional):*

# CODENEXT

SHAPING THE AUSTIN WE IMAGINE

Welcome!

Thanks for being here. We're eager to get your input about the revision of the Land Development Code.

First thing.....Let us know where you live, where you work or go to school, and where you like to hang out. Put colored dots on the maps around the room to mark those spots:

Red = Live

Blue = Work/School

Green = Hang out

Use the sticky notes at the maps to make comments about those places – what do you like, what could be better, what do you wish were different or want to keep the same?

Want to go deeper? Visit the “Land Development Code Issues Mapping Station” and give detailed input about a particular part of town or an issue you’ve experienced with the Land Development Code.

Want to be famous? Well, not really – but we’d love to capture you on camera at the Video Booth. Share some of your thoughts and help tell the story about what matters to you.

Here’s what we’ll be doing for the rest of our time together:

6:30 – 7:00 p.m.	Welcome and Presentation
7:00 – 8:00 p.m.	Table Discussions
8:00 – 8:30 p.m.	Gathering Feedback, Questions and Next Steps

More about what you’ll be talking about at the tables on the flip side. But here are some simple agreements that will help make sure everyone participates and the conversation is productive:

## Discussion Agreements

- Respect differences and consider the value of all ideas
- Take time to listen, reflect and ask questions
- Make sure everyone gets a chance to talk
- Speak with your mind and heart
- Be concise and focus on what matters

Feel free to give your input at the maps, interactive mapping station or video booth before or after the presentation and table discussion.

### Table Discussion Worksheet

Use this worksheet to jot down thoughts about the topics we'll be discussing in small groups. A facilitator and scribe will help ensure everyone participates and all input is captured. Please leave this sheet with your facilitator so we have your specific comments. Your input will help the project team understand the current "lay of the land" and what is working well and what needs to be improved.

#### **TOPIC ONE – THE PLACES**

Think about the areas where you live, work or go to school, and hang out. What do you like about those places? What do you dislike or wish was different?

**What I really like about the area where I....**

Live: \_\_\_\_\_

Work/School: \_\_\_\_\_

Hang Out: \_\_\_\_\_

**What I don't like or wish was different about the area where I....**

Live: \_\_\_\_\_

Work/School: \_\_\_\_\_

Hang Out: \_\_\_\_\_

#### **TOPIC TWO – THE CODE**

Based on what you've heard tonight or previous experiences with the Land Development Code, what are the most important issues to tackle during the process to revise the Code?

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#### **TOPIC THREE – THE QUESTIONS**

What questions do you still have – about the Land Development Code? – about the process? – about how the Code affects you?

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Your Name and Email (OPTIONAL):

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# CODENEXT

SHAPING THE AUSTIN WE IMAGINE

*Thanks for giving us your input about the Land Development Code. Please leave this sheet with a city representative. Your input will help us understand what is working well and what needs to be improved about the Code.*

## TOPIC ONE – THE PLACES

Think about your experience of the streets, buildings and places where you live, work or go to school, and hang out. What do you like about those places? What do you dislike or wish was different?

**What is it you really like about the area where you live work/go to school and hang out?**

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**What is it you don't like or wish was different about where you work/go to school and hang out?**

---

---

## TOPIC TWO – THE CODE

Based on what you've heard or previous experiences with the Land Development Code, **what are the most important issues to tackle during the process to revise the Code?**

---

---

## TOPIC THREE – THE QUESTIONS

**What questions do you still have** – about the Land Development Code? – about the development process? – about how the Code affects you? – about the CodeNEXT process?

---

---

**Your Name and Email (OPTIONAL):**

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## QUESTIONNAIRE

*Please take a few minutes to fill out this questionnaire. Your input will help the project team better understand what is important to you and how to involve you and others in the process moving forward.*

1. Which of the following do you want to know more about? *(check all that apply)*

- ☐ What the Land Development Code does
- ☐ What the Land Development Code does NOT do
- ☐ Why the Land Development Code is important to all citizens
- ☐ Why the Land Development Code is being revised
- ☐ What is wrong with the current Land Development Code
- ☐ The process of revising a Land Development Code
- ☐ Other \_\_\_\_\_

2. How would you like to participate in the process to revise the Land Development Code? *(check all that apply)*

- ☐ Attend presentations   ☐ Attend workshops   ☐ Follow social media (Facebook/Twitter)   ☐ Participate online
- ☐ Through my community group   ☐ Telephone Town Hall   ☐ Receive emails   ☐ Respond to surveys   ☐ All the above
- ☐ Your Ideas \_\_\_\_\_

3. What other individuals or organizations should be involved in revising Land Development Code?

\_\_\_\_\_

\_\_\_\_\_

a) Your zip code? \_\_\_\_\_

b) Gender?   ☐ Male   ☐ Female

c) Age?   ☐ Younger than 18   ☐ 18-25   ☐ 26-29   ☐ 30-44   ☐ 45-65   ☐ 65 or older

d) Racial/ethnic background?

☐ African-American   ☐ Asian-American   ☐ Caucasian/White   ☐ Hispanic/Latino   ☐ Other

e) Educational attainment?

☐ Some high school   ☐ High school graduate   ☐ Some college   ☐ Associates Degree   ☐ Bachelor's degree or higher

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g) Home ownership?   ☐ Rent   ☐ Own

h) How did you hear about this event? *(check all that apply)*

- ☐ Announcement at event   ☐ Email from City of Austin   ☐ Email from other than City of Austin
- ☐ Facebook   ☐ Invited by friend   ☐ Newspaper   ☐ Radio   ☐ TV   ☐ Twitter   ☐ Website
- ☐ Other \_\_\_\_\_

## D) Input From CodeNEXT Events:

### LISTENING SESSIONS

- Responses to Listening Session Questionnaire  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/1codenext\\_listening\\_sessions\\_questionnaire\\_summary.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/1codenext_listening_sessions_questionnaire_summary.pdf)
- Responses to Listening Session Worksheets (Categorized)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_Data-LSWS-Comments.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_Data-LSWS-Comments.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_.\\_\\_Data-LSWS-Like-Live.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_.__Data-LSWS-Like-Live.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_.\\_\\_Data-LSWS-Like-Play.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_.__Data-LSWS-Like-Play.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_.\\_\\_Data-LSWS-Like-Work.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_.__Data-LSWS-Like-Work.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_Data-LSWS-Dislike-Live.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_Data-LSWS-Dislike-Live.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_Data-LSWS-Dislike-Play.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_Data-LSWS-Dislike-Play.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_Data-LSWS-Dislike-Work.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_Data-LSWS-Dislike-Work.pdf)
- Participant Profile and Questionnaire Presentation  
[http://austintexas.gov/sites/default/files/files/codenext\\_listening\\_sessions\\_questionnaire.pdf](http://austintexas.gov/sites/default/files/files/codenext_listening_sessions_questionnaire.pdf)

### SMALL GROUP MEETINGS

- Responses to Small Group Meeting Worksheets (Categorized)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_SmGrp-Like2014.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_SmGrp-Like2014.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_SmGrp-Dislike2014.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_SmGrp-Dislike2014.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN\\_Data-SmGrp\\_HHAfford.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CN_Data-SmGrp_HHAfford.pdf)
- Responses to Creative/Small Business Survey  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_creatsmbiz.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_creatsmbiz.xls)
- Responses to Household Affordability Survey  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_householdafford.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_householdafford.xls)
- Sticky Note Comments from Household Affordability Participants  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CODENEXT\\_HouseholdAffordability\\_comments\\_12092013.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CODENEXT_HouseholdAffordability_comments_12092013.xls)
- Combined survey responses to all other small group meetings held before December 12, 2013  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_small\\_group\\_mtgs.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_small_group_mtgs.xls)
- Combined survey responses to small group meetings held December 23, 2013 to January 14, 2014  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Questionnaire\\_update\\_122313\\_to\\_020814.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Questionnaire_update_122313_to_020814.pdf)

### GOOGLE MAP

- Comments noted from participants  
<http://goo.gl/maps/tcQOF>

### SPEAKUP AUSTIN

- Archived Discussions  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT\\_\\_SpeakUpAustin\\_20131213.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT__SpeakUpAustin_20131213.xls)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Public\\_input.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Public_input.doc)

## E) Input Submitted By the Community:

### SUBMITTED CASE STUDIES

- Case study survey responses  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT\\_case\\_study\\_as\\_of\\_2014.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT_case_study_as_of_2014.pdf)  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_case\\_study.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_case_study.xls)
- Case Studies  
Case Study from Storms Reback - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/casestudemail1.doc>  
Case Study from Terry Mitchell - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/casestudemail2.doc>  
Case Study from Richard Grayum - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/casestudemail3.doc>  
Case Study from Mathew Moore - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/casestudemail4.doc>  
Case Study from Mike Dahmus - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/casestudemail5.doc>  
Land Development Code Rewrite Suggestions from David King - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/residentfeed1.pdf>

### LETTERS FROM AUSTIN NEIGHBORHOODS COUNCIL

- Mary Ingle 12/10/13 - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter\\_from\\_Mary\\_Ingle\\_12102013.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter_from_Mary_Ingle_12102013.pdf)
- Response to Mary Ingle from George Zapalac 1/7/14 - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter\\_City\\_Response\\_to\\_Mary\\_Ingle\\_012314.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter_City_Response_to_Mary_Ingle_012314.pdf)
- Mary Ingle Followup 1/14/14 - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter\\_Mary\\_Ingle\\_Followup\\_011414.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter_Mary_Ingle_Followup_011414.pdf)

### LETTERS FROM SUSTAINABLE NEIGHBORHOODS OF NORTH CENTRAL AUSTIN

Steve Zettner - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter\\_from\\_Steven\\_Zettner.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Letter_from_Steven_Zettner.doc)

### LETTERS FROM HYDE PARK NEIGHBORHOOD ASSOCIATION

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HPNA\\_LDC\\_resolution\\_draft.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HPNA_LDC_resolution_draft.doc)

### INPUT FROM REAL ESTATE COUNCIL OF AUSTIN - CODENEXT WORKING GROUP

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/RECA\\_CodeNEXT\\_Working\\_Group\\_Input\\_FINAL.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/RECA_CodeNEXT_Working_Group_Input_FINAL.pdf)

### INPUT FROM PRESERVATION AUSTIN

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Preservation\\_Austin\\_comments.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Preservation_Austin_comments.docx)

### INPUT FROM HOME BUILDERS ASSOCIATION OF AUSTIN

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HBA\\_govt\\_relations\\_memo.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HBA_govt_relations_memo.doc)

## INPUT FROM URBAN LAND INSTITUTE - TECHNICAL ASSISTANCE PANEL

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/ULI\\_Technical\\_Assistance\\_Panel.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/ULI_Technical_Assistance_Panel.docx)

## INPUT FROM AUSTIN INDEPENDENT BUSINESS ALLIANCE

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Local\\_Business\\_Stories.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Local_Business_Stories.pdf)

## INPUT FROM HOUSINGWORKS AUSTIN

[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC\\_Rewrite\\_Affordability\\_Paper.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC_Rewrite_Affordability_Paper.pdf)

## INPUT FROM INFORMAL WORKING GROUP OF AMERICAN INSTITUTE OF ARCHITECTS (AIA) – AUSTIN / CENTRAL TEXAS CHAPTER OF THE CONGRESS FOR THE NEW URBANISM (CNU) / AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) CODENEXT TASK FORCE

- **Affordability & Affordable Housing**  
Housing Works' Affordable Housing Solutions - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Housing\\_Works\\_Solutions-SOLiver.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Housing_Works_Solutions-SOLiver.pdf)  
Household Affordability & Compact Development - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HOUSEHOLD\\_AFFORDABILITY\\_\\_\\_COMPACT\\_DEVELOPMENT-SOLiver.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/HOUSEHOLD_AFFORDABILITY___COMPACT_DEVELOPMENT-SOLiver.pdf)  
Density & Affordability - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Affordability-Presentatatin\\_1-SOLiver.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Affordability-Presentatatin_1-SOLiver.pdf)  
Missing Middle Housing - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Affordability\\_13-1211\\_SOLiver.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Affordability_13-1211_SOLiver.pdf)  
Affordability Thoughts for Code - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/2013.12.05\\_Affordability\\_Thoughts\\_for\\_Code-TMitchell.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/2013.12.05_Affordability_Thoughts_for_Code-TMitchell.pdf)  
LDC Challenges to Affordable Housing - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/131210\\_AIA\\_Affordable\\_Housing\\_KJohnson.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/131210_AIA_Affordable_Housing_KJohnson.pdf)
- **Code & Development Process**  
Article: "The Cost of Regulation" - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Effects\\_of\\_Regulation\\_on\\_Housing\\_Affordability-RMaier.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Effects_of_Regulation_on_Housing_Affordability-RMaier.pdf)  
Case Studies on Key Code Problems - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/MiscCase\\_Studies-MHsu.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/MiscCase_Studies-MHsu.pdf)  
Key Issues with Development Process - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/ISSUES\\_TABLE-DevProcessGroup.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/ISSUES_TABLE-DevProcessGroup.xls)  
Key Issues with Code & Development Process - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT\\_Input-DCA.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT_Input-DCA.pdf)  
Code Clarity & Consistency Issues - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Dev\\_Process\\_group-JNeedles.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Dev_Process_group-JNeedles.pdf)  
Code Clarity & Consistency Issues - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Dev\\_Process\\_group-BTrent.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Dev_Process_group-BTrent.pdf)  
Case Study on City-owned Rec Center Renovation - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Case\\_Studies-BTrent.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Case_Studies-BTrent.doc)
- **Imagine Austin Policy Alignment**  
Excerpt of Code-related Building Blocks - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/IA\\_Building\\_Blocks-Policies-SOLiver.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/IA_Building_Blocks-Policies-SOLiver.pdf)



- **Neighborhood Character & Complete Communities**  
Compatibility, Housing Diversity & Density Issues - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/NH\\_Character\\_\\_\\_Complete\\_Communities-AHolt.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/NH_Character___Complete_Communities-AHolt.pdf)
- **Open Space, Environment, Sustainability, Site Design**  
Urban Agriculture Code Issues - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Open\\_spaceUrban\\_farms-KNicley.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Open_spaceUrban_farms-KNicley.docx)  
Natural Resources, Resiliency, Landscape & Site Design Issues - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Natural\\_resources\\_groupLToups.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Natural_resources_groupLToups.docx)
- **Natural Resources, Resiliency, Landscape & Site Design: How to Improve LDC** - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC\\_Issues-LToups.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC_Issues-LToups.docx)
- **Natural Resources, Resiliency, Landscape & Site Design Presentation** - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT\\_Input-CJackson.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNEXT_Input-CJackson.pdf)
- **Urban Farm Code Issues** - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/URBAN\\_FARMS-KNicley.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/URBAN_FARMS-KNicley.pdf)
- **Impervious Cover Issues** - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/130926\\_Resolution\\_Impervious\\_Cover.pdf](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/130926_Resolution_Impervious_Cover.pdf)
- **Residential Case Studies**  
AIA CodeNEXT - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/aiaCODENEXT.pdf>
- **Transportation**  
Planning & Manual Issues - <http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Transportation-Related-SDaniels.pdf>

## F) Input From City Departments:

### INTERDEPARTMENTAL INPUT

- **Code deficiencies spreadsheet**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Code\\_deficiencies.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Code_deficiencies.xls)
- **Code deficiencies spreadsheet (Interdepartmental)**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_interdepart.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_interdepart.xls)
- **Results of City staff survey**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext\\_staffsurvey.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeNext_staffsurvey.xls)

## IMAGINE AUSTIN PRIORITY PROGRAM TASK TEAMS

Imagine Austin Priority Program teams are interdepartmental groups of City employees formed to help implement each of the Priority Programs in Imagine Austin. The following teams analyzed how the existing code impacts their Priority Program and identified barriers in the code to achieving the objectives of the Priority Program.

- **Creative Economy**  
A compilation of research done by the Planning Advisory Service of the American Planning Association that includes hot links to code and zoning from around the country that is supportive of creative sector endeavors  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CreativeEconomy\\_AmPlanningAssoc\\_ResearchCompilation.doc](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CreativeEconomy_AmPlanningAssoc_ResearchCompilation.doc)
- **Planning Advisory Service (PAS) model ordinance from the PAS Report "Smart Codes"**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/PAS\\_556\\_4\\_2\\_live](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/PAS_556_4_2_live)
- **DRAFT of table laying out Creative Space types (land use) in the Congress for a New Urbanism Transect**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeforCREATIVES\\_Framework\\_DRAFT\\_1.docx](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CodeforCREATIVES_Framework_DRAFT_1.docx)
- **Creative Economy Listening comments - a compilation of comments from various sources**  
[http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CreativeEconomy\\_CodeNEXT\\_ListeningComments\\_12](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/CreativeEconomy_CodeNEXT_ListeningComments_12)
- **Compact & Connected**  
Cover Letter - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Cover\\_Letter\\_for\\_Final\\_Matrix\\_-\\_KBJ.DOC](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Cover_Letter_for_Final_Matrix_-_KBJ.DOC)  
Barriers - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC\\_Barriers\\_to\\_Compact\\_and\\_Connected.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC_Barriers_to_Compact_and_Connected.xls)
- **Household Affordability**  
Barriers - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC\\_Barriers\\_to\\_Compact\\_and\\_Connected\\_and\\_Affordable.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC_Barriers_to_Compact_and_Connected_and_Affordable.xls)
- **Green Infrastructure**  
Agriculture - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Agriculture.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Agriculture.xls)  
Environmentally Sensitive Areas - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Environmentally\\_Sensitive\\_Areas.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Environmentally_Sensitive_Areas.xls)  
Landscape - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Landscape.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Landscape.xls)  
Parks - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Parks.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Parks.xls)  
Stormwater - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Stormwater.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Stormwater.xls)  
Trails - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Trails.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Trails.xls)  
Urban Forest - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Urban\\_Forest.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Urban_Forest.xls)  
Waterways - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI\\_Existing\\_Regulation\\_Assessment\\_Waterways.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/GI_Existing_Regulation_Assessment_Waterways.xls)  
Draft Existing Regulation Summary - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Draft\\_Existing\\_Regulation\\_Summary-1.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/Draft_Existing_Regulation_Summary-1.xls)
- **Water Resources**  
Recommendations - [http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC\\_recommendations\\_WRPProgram.xls](http://austintexas.gov/sites/default/files/files/Planning/CodeNEXT/LDC_recommendations_WRPProgram.xls)



## How To Stay Involved

Stay plugged in at the Imagine Austin  
Facebook page and at the project website at  
[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)

## Follow us on:



@ImagineAustin  
Use #CodeNEXT



[facebook.com/ImagineAustin](https://facebook.com/ImagineAustin)



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