Urban Transportation Commission
May 13, 2014

Overview of Presentation

- Why Revise the Code?

- Process and Schedule

- Upcoming Work Products

  - Listening to the Community

  - Code Diagnosis

  - Community Character Analysis

  - Approach Alternatives & Outline

- How to Get Involved

Why Revise the Code?

- Last comprehensive revision in 1984, amended hundreds of times

- Complexity of Code convolutes the permitting and approval process for all parties

- Austin area growing by 140 people a day

- Tool for implementing Imagine Austin

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Imagine Austin Comprehensive Plan

- Adopted community vision
- Guide for managing change
- Reference for decision making
- Direction for more detailed city plans, investments, initiatives
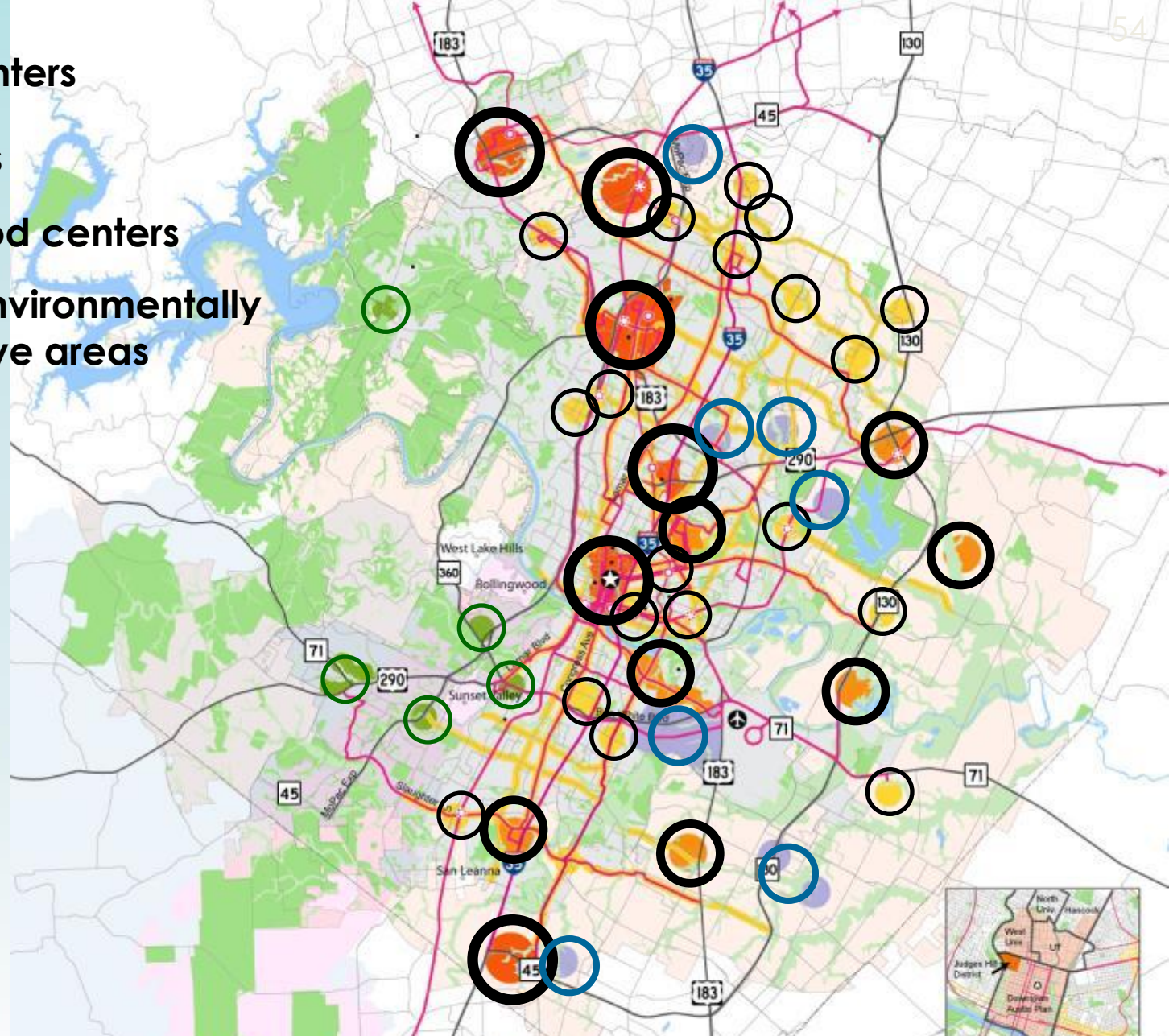
Regional centers

Town centers

Neighborhood centers

Centers in environmentally sensitive areas

Job centers

Growth Concept Map

Code Revision: Four-Step Process

1 — Listening & Understanding
JUL 2013 - FEB 2014

2 — Diagnosis, Alt. Approaches & Outline
SEP 2013 - OCT 2014

3 — Preliminary Draft Code
NOV 2014 - OCT 2015

4 — Code Adoption
NOV 2015 - OCT 2016

Upcoming Work Products

1. Listening to the Community Report: April 4, 2014

2. Code Diagnosis: May 5, 2014

3. Comm. Character Manual (1st Draft): Spring 2014

4. Code Approach Alternatives: Fall 2014

5. Annotated Outline: Fall 2014

Listening & Understanding Outreach Efforts

Conducted interviews with over **100 stakeholders**

Held **4 Listening Sessions** and **3 Community Character Workshops**

Presented to over **40 community groups**

Direct contact with over **150 community organizations**

Ambassador program

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What We Heard: Six Key Theme Categories

- **Affordability**

- **Environment/Open Space**

- **Neighborhood Characteristics**

- **Design of Development**

- **Transportation**

- **Code Issues**
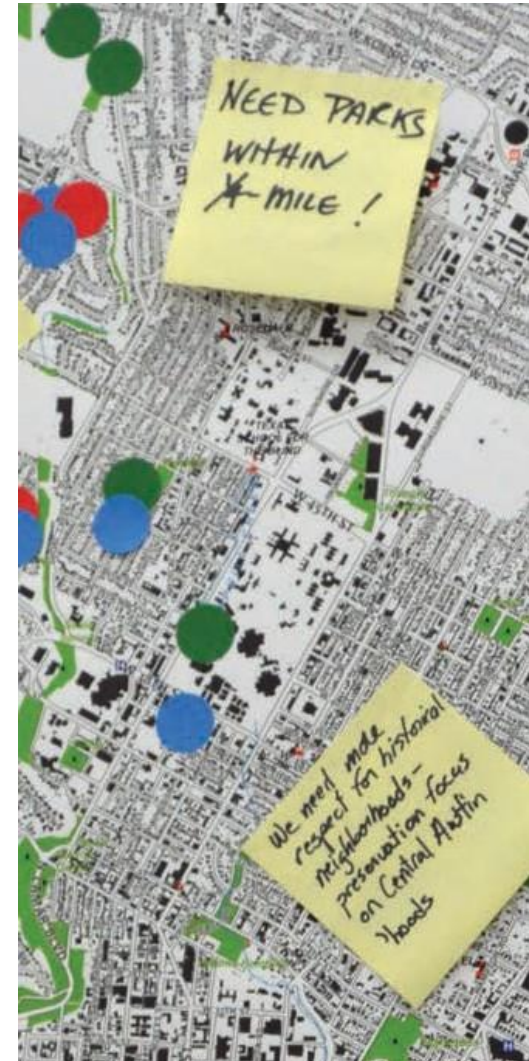
Code Diagnosis

- Summarizes major issues identified by public, staff, and consulting team

- Defines basis for revising Code

- Does not recommend direction for new Code

- Findings will help define Alternative Approaches and Annotated Outline

Somehow it's working, but there's a better way

Overview of Top 10 Land Dev. Code Issues

1. Ineffective Base Zoning Districts
2. Competing Layers of Regulations
3. Complicated "Opt-in, Opt-Out" System
4. Lack of Household Affordability and Housing Choice
5. Auto-Centric Code
6. LDC Not Always In Line with Imagine Austin
7. Lack of Clarity and Usability
8. Ineffective Digital Code
9. Code Changes Adversely Affect Department Organization
10. Incomplete and Complicated Administration and Procedures

Regulations are Creating Auto-Dependent Density

Diagram of parking lots and driveways, shown in grey

parking structure abuts one story single-family houses

Parking surrounding buildings

First 3 floors are reserved for parking

Lots paved over for parking

Parking Regs are Prohibiting Small Scale, Compatible Infill

Priority Program 1: Invest in a Compact and Connected Austin

City and partners have invested in transit, bicycle and pedestrian infrastructure, but…

Transportation Infrastructure Has Not Kept Pace

Community Character Analysis

- Supplements adopted Neighborhood Plans, which cover less than half of city limits

- Helps Consultant team understand Austin's diverse neighborhoods

- Understand distinct qualities of individual neighborhoods

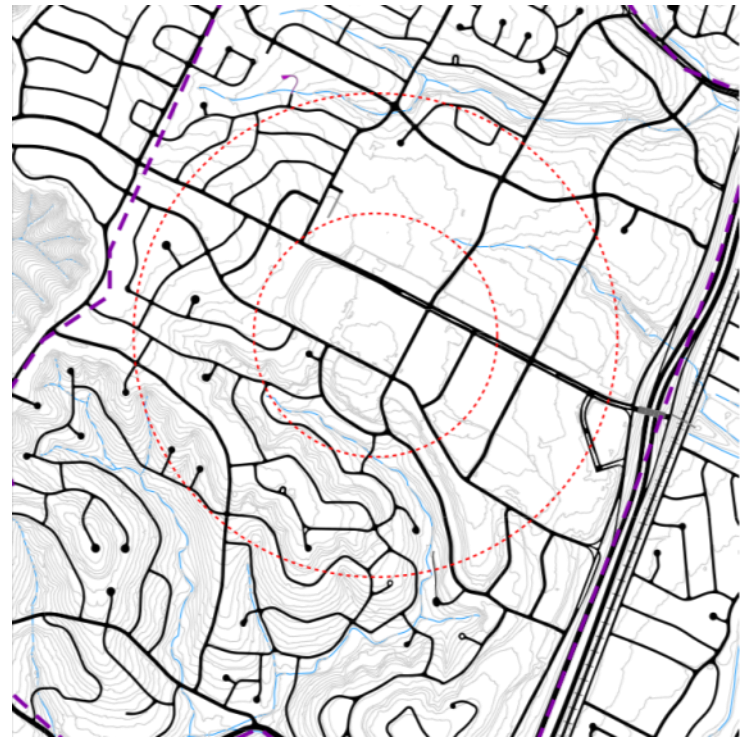- Understand common qualities among neighborhoods

Understanding Community Character

The Code should respond to the "DNA" of an area: the streets, blocks, parks and open spaces, that make each place unique.

Old West Austin

Northwest Hills

Community Character Analysis

Photo documentation

- Residential character

- Commercial character

Northwest Hills: Residential Character

Austin, Texas
October 2013

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Different Places Require Different Regulations

Community Character Manual

- Compilation of photo documentation and analysis maps

- Living document to be augmented throughout 2014

- Informs drafting of Code by helping identify appropriate regulations for range of neighborhoods

- Asset mapping will assist with applying the new Code on the ground

Code Approach Alternatives and Annotated Outline

- 3 approaches to reorganization and rewriting of Code

- Outline will provide general understanding of organization

- Approach selected by Council will establish general direction for new Code

- Specific content of new Code will not be spelled out

Summary of Process and Schedule

- Opportunities for public, board & commission, and Council input at each step

- City Council direction on Approaches in Fall of 2014

- Code writing doesn't begin till Council selects approach

Ways You Can Participate:

Small-group meetings

On the web: austintexas.gov/CodeNEXT

SpeakUpAustin! http://speakupaustin.org

@ImagineAustin. Use #CodeNEXT

facebook.com/ImagineAustin

By phone

More Ways to Participate

- Code Advisory Group meetings
- City Council Comprehensive Planning & Transportation Committee meetings
- Planning Commission
- May 19 "Cracking the Code" event
- Code Talks

Questions