

South Lamar Neighborhood Mitigation Plan Approaches

City Council Comprehensive Planning and
Transportation Committee

September 4, 2014

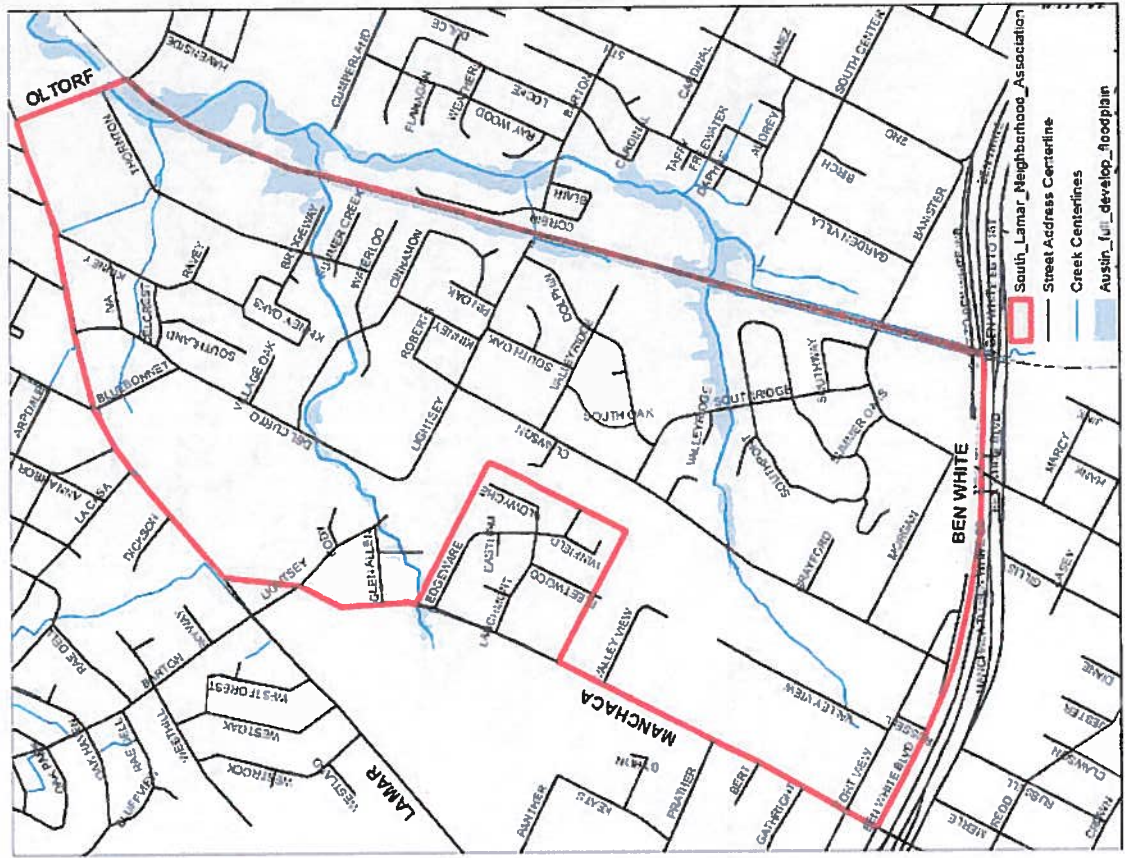
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Presentation Purpose

- Respond to Council Resolution #201 40501-042
- Present mechanisms and approaches to address issues associated with infill development
- Timeline and resources implications
- Identify opportunities within CodeNEXT

Outline

- Background
- South Lamar Neighborhood development history: Q1 2009 — Q2 2014
- Development related issues
- General Findings
- Cross-departmental responses and options
- Recommendations and next steps



Background

- 3,000+ People move to Central Texas monthly
- Super-heated regional real estate market
- South Lamar Neighborhood is in Central Austin and in the desirable 78704 ZIP code
- Limited locations in Central Austin for increasing the number of new, single-family-styled housing
- Historical pattern of large-lot subdivisions in southern half of South Lamar Neighborhood

Development History: 2009-2014

Completed Housing

	2009	2010	2012	2013	2014	Grand Total
Single Family Houses	2		2	4	2	10
Secondary Apartment				5		5
Duplexes	8	14	8	6	4	40
Multi-Family, <5 Units	15			63		78
Q1 2009 through Q2 2014 Grand Total	25	14	10	78	6	133

Development History: 2009- 2014

<i>Future Residential Development</i>						
	2009	2011	2012	2013	2014	Grand Total
Single Family Houses		1	1	9	10	21
Secondary Apartment		2		3		5
Duplexes	10	16	4	12	22	64
Triplexes/Quadplexes				37		37
Multi-Family, <5 Units		63		359		422
Q1 2009 through Q2 2014 Grand Total	10	82	5	420	32	549

Development-Related Issues

- Rush of development projects since 2009
- Transportation Issues
 - Poor roadway connectivity
 - Increased traffic congestion
 - Narrow, unimproved roadways
 - Very few transportation choices
- Flooding issues
 - Undersized, collapsed, and nonexistent stormwater infrastructure
 - Flooding has increased during recent increase of development

General Findings

- Market, geography, and development history create unique set of conditions
- Land Development Code does not adequately address many of the issues associated with infill development
- To address immediate South Lamar Neighborhood issues there are significant fiscal implications
 - Flooding
 - Multi-modal transportation network
- Possible regulatory and process changes could have long-term budget and development review implications

Plan Approach

- Develop a menu of approaches to address issues
 - South Lamar Neighborhood
 - Citywide
- Timeline ranges
 - Short-Term: 0 to 12 Months
 - Medium-Term: 12 to 24 Months
 - Long-Term: +24 months

Challenges

- Property owners and heirs selling property to take advantage of hot real estate market
- Lost opportunities to improve infrastructure in South Lamar Neighborhood
- Concerns over community character
 - How will infrastructure improvements facilitate more, denser development?
 - How will increased development further change the character of the neighborhood?
- Supreme Court rulings (*Dolan v. City of Tigard* and *Koontz v. St Johns River Water Management District*)
 - Rough proportionality
 - Monetary exactions

Options

- Development Restrictions
- Planning
- Flooding
- Development Review
- Regulations
- Transportation
- Infrastructure Financing
- CodeNEXT

Development Restrictions

- Adopt Interim Development Regulations for South Lamar Neighborhood
 - *Can regulations be revised to meaningfully address community concerns and what would the changes be?*
 - *Competing layers of regulation*
 - *Property owner opposition*
- Code amendment to create a overlay district to restrict development (e.g., the East Austin Overlay)
 - *Competing layers of regulation*
 - *Property owner opposition*

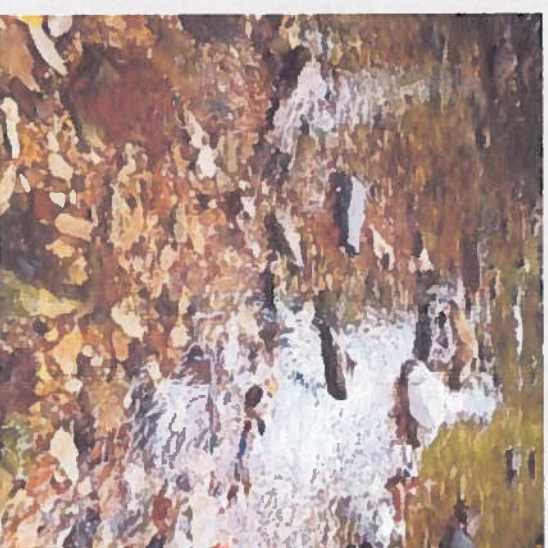
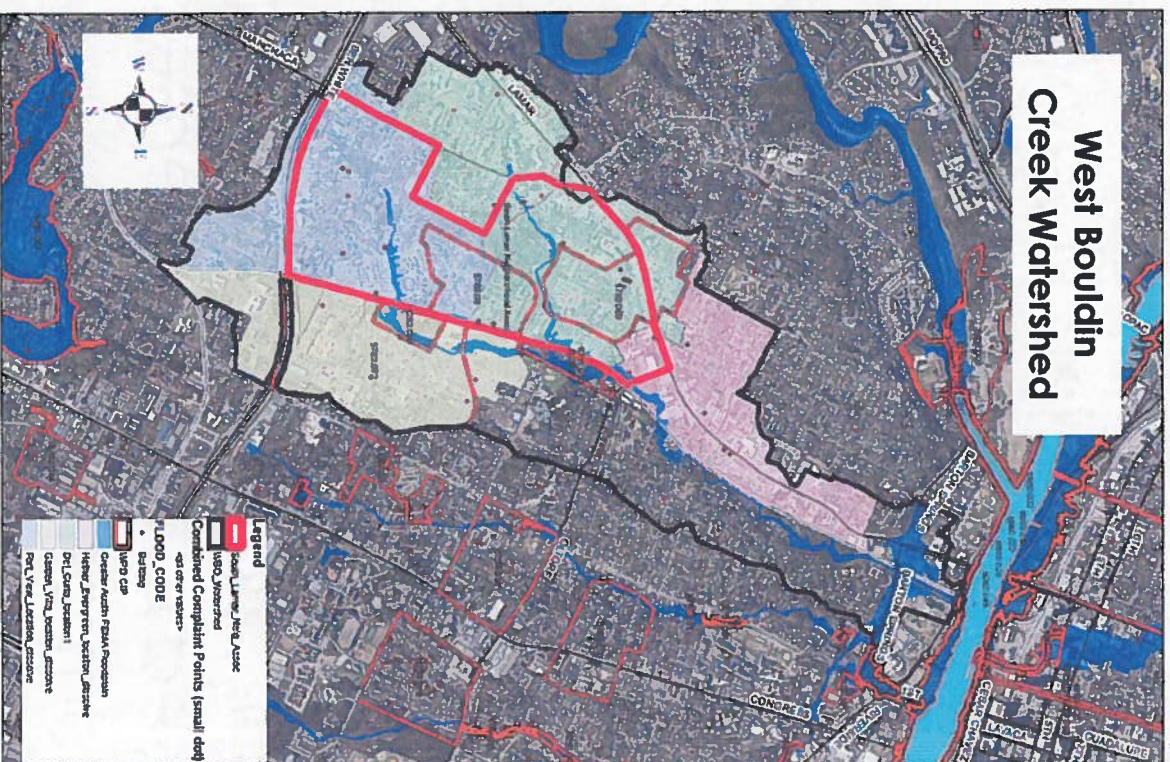
Planning

- Initiate a neighborhood plan for the South Lamar Neighborhood
 - + Establishes a vision, recommendations, and community priorities
 - Planning resources allocated to other projects
 - Neighborhood distrust stemming from earlier planning process
 - Is there community willingness to engage in a staff-directed planning process?

Flooding



Flooding: West Bouldin Creek



Flooding: Short-Term

- WPD CIP preliminary engineering study (i.e., *Del Curto Stormwater Drainage Improvements*)
 - Expand project boundaries to include the whole South Lamar Neighborhood; or
 - Expand project scope to include transportation improvements
 - Expand both boundary and scope
- Requires additional consultant services
- Anticipate increased capital expenses
- Divert resources from other areas

Flooding: Medium-Term

- Allocate funds for a consultant to expand upon the entire West Bouldin Creek watershed (\$.7M - \$ 1.5M)
 - Identify and prioritize facility needs
 - Identify capital costs
 - Identify and secure funding
- *Requires consultant services*
- *Anticipate large capital expenses*
- *Divert resources from other areas*

Development Review/Regulations



Development Review: Short-Term

- Neighborhoods with known issues would require closer cross-departmental scrutiny
 - + *Can be done with current staffing/ resources*
 - *Staff work loads may require shifting*
 - *May extend review times*

Regulations: Short-Term

- Identify and close “loopholes” in the Land Development Code allowing development to avoid providing needed on and off-site improvements

Ex: Review waiver requirements for stormwater detention associated with subdivisions within urbanized areas

- + Can be done with current staffing/resources
- Staff work loads may require shifting

Regulations: Short / Medium-Term

- Review of the Land Development Code to identify and revise “triggers” in the development process

Ex: Review required stormwater requirements for redevelopment sites

- + Can be done with current staffing/ resources
- + Will require public process
- + Coordination across multiple departments
 - Staff work loads may require shifting
 - May take longer than 12 months

Transportation



Transportation: Medium/Long-Term

- Review and assess Traffic Impact Analysis (TIA) and Neighborhood Traffic Analysis (NTA) triggers and requirements to address cumulative effects
 - *Additional resources needed for consultant services*
- Develop a multi-modal thoroughfare plan (collector plan) to support complete streets policies
 - *Additional resources needed for consultant services*

Infrastructure Financing: Long-Term



Infrastructure Financing: Long-Term

- Evaluate and possibly increase development-related fees
- Regional Stormwater Management Program (RSMP)
 - Expand to all watersheds
 - Fee-in-lieu to develop new revenue source
 - Development community support
- Redirect Community Development Block Grants (CDBG) to fund infrastructure improvements
- Texas Water Infrastructure Fund loan program (SWIFT)
- Expand collection of impact fees to fund transportation and stormwater improvements

CodeNEXT: Prioritizing Code Changes

- Community Character Manual defines neighborhood character; lays groundwork for new code in residential areas
- Code revision approach will direct what
 - Changes will be undertaken by the CodeNEXT process
 - Amendments will precede CodeNEXT

Recommendations

- Allocate funding for consultant services to
 - Analyze of the entire West Bouldin Creek Watershed for drainage and roadway improvements
 - Revise the Transportation Criteria Manual
 - Develop a multi-modal collector plan

Recommendations

- Convene internal working groups to identify process and code amendments
 - Community engagement
 - Resource implications
 - Immediate amendments
 - CodeNEXT
- Assemble a cross-departmental working group to identify additional revenue sources to finance infrastructure improvements
 - Report on finance options and recommendations

South Lamar: Next Steps

- Complete report and deliver to Council by September 15th
- Council direction