

# CODE NEXT

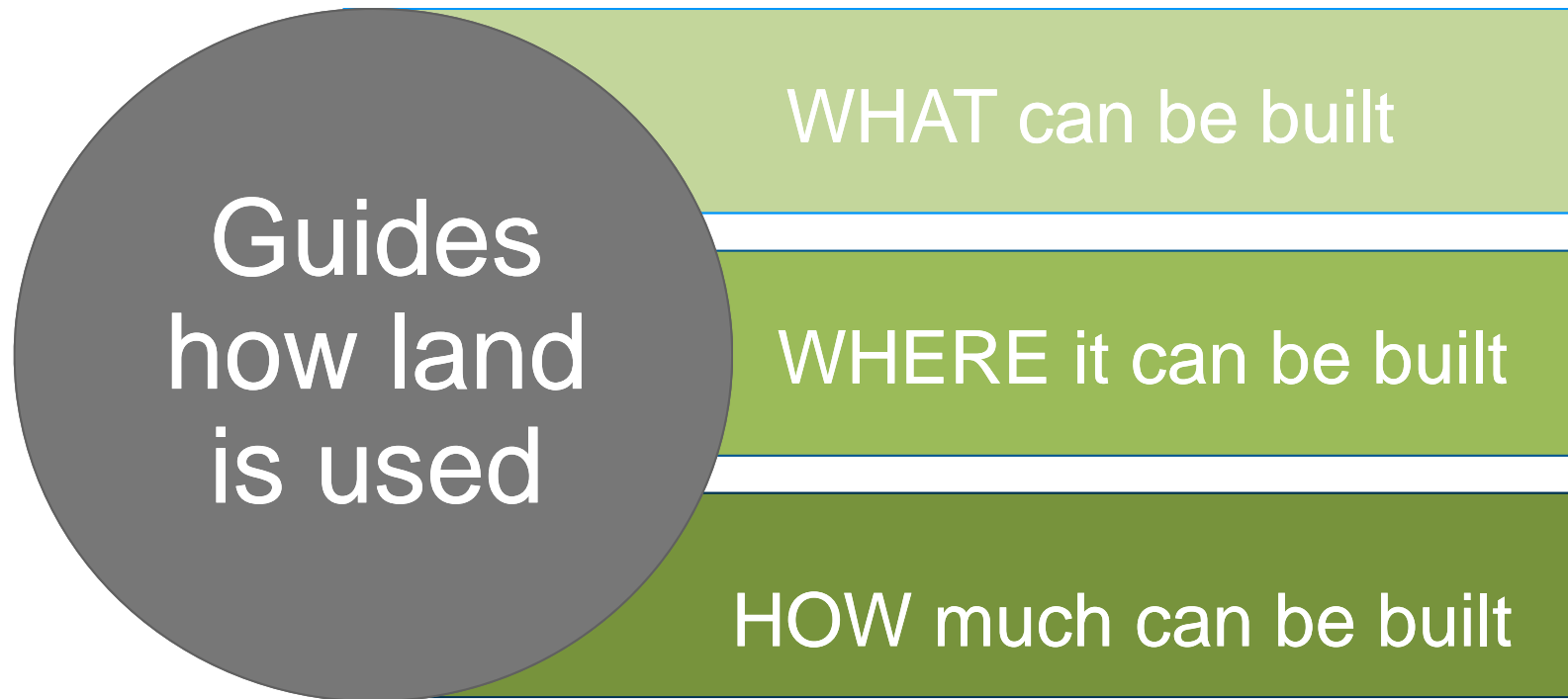
SHAPING THE AUSTIN WE IMAGINE



Council Policy Forum

February 23, 2015

# What is the Land Development Code?



# Why revise the Land Development Code?



# The Code is a key tool for implementation.



**Green  
Infrastructure**

**Household  
Affordability**

**Sustainable  
Water**

**Workforce &  
Education**

**Creative  
Economy**

**Healthy Austin**

**Compact &  
Connected**

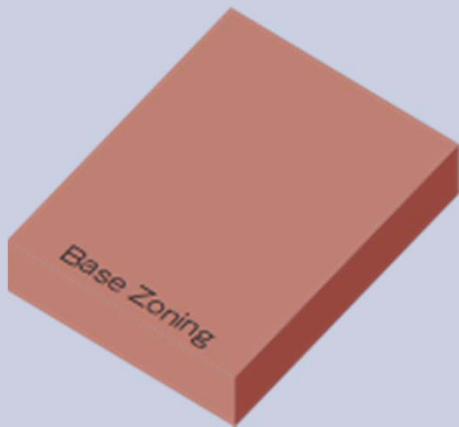




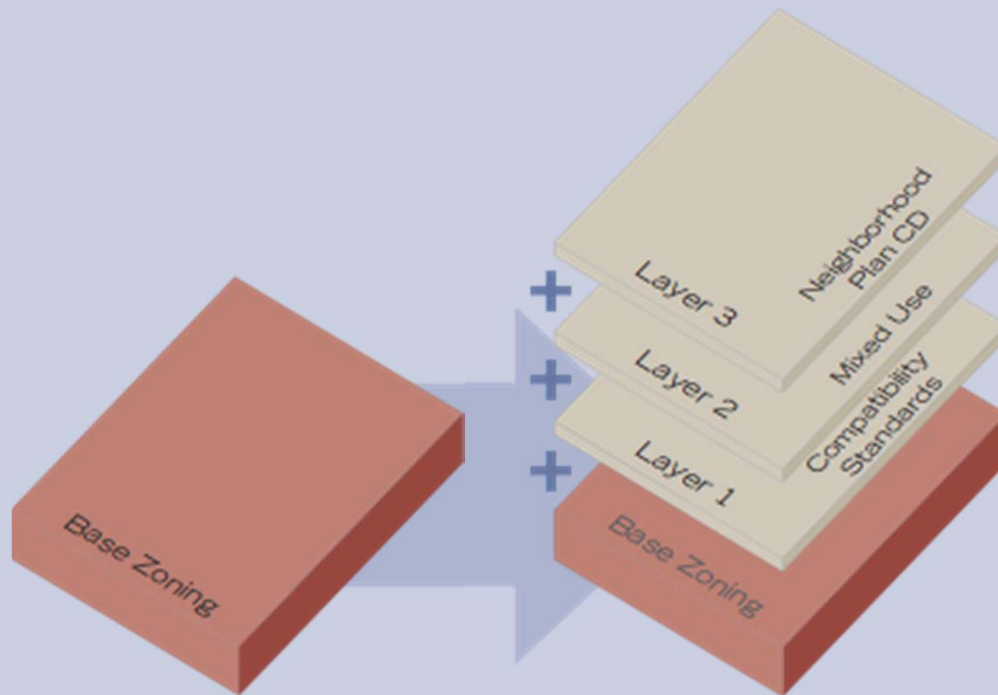
The last comprehensive revision of our code was over 30 years ago in 1984.

---

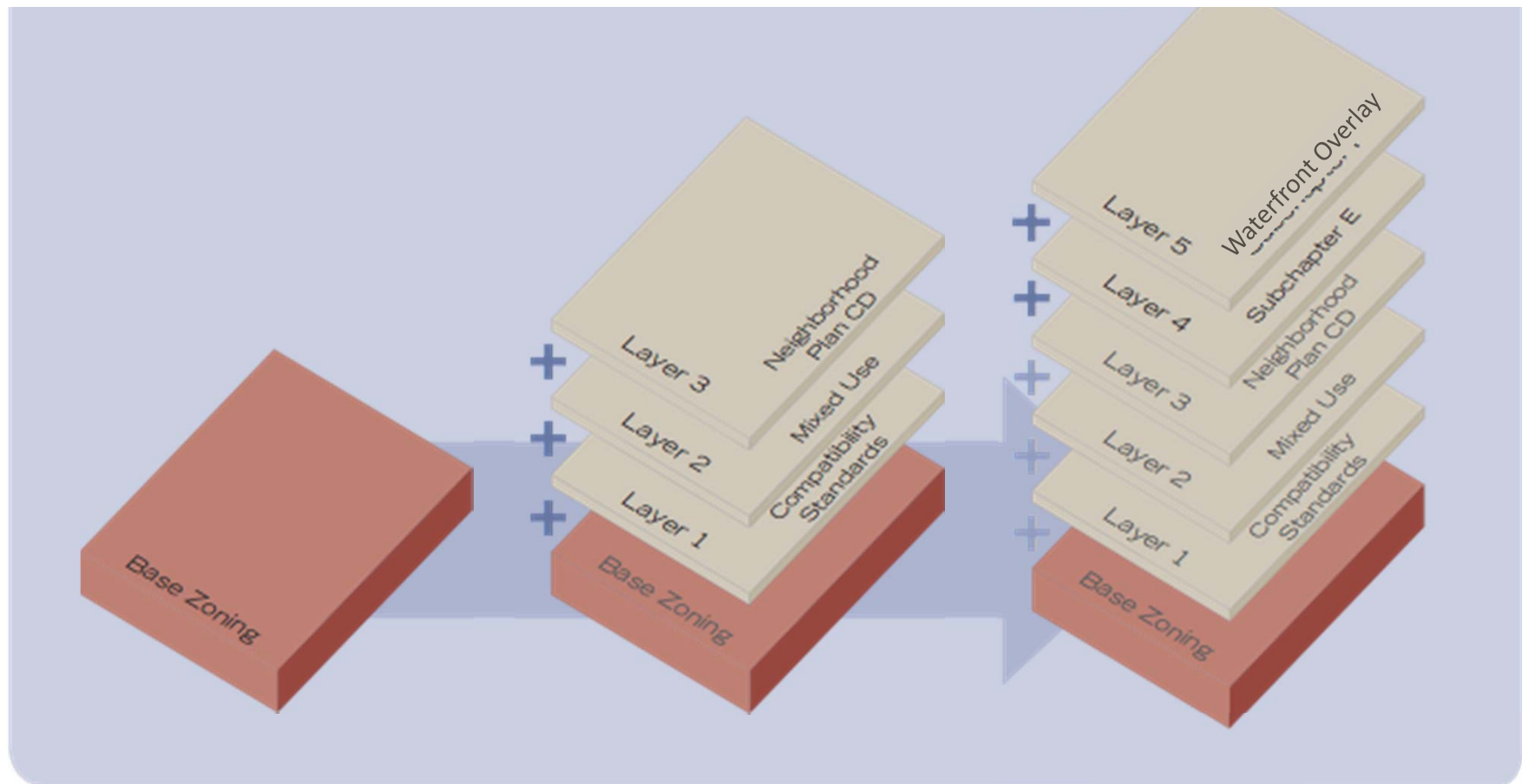
The Code has been amended hundreds of times over the years.  
It is complex, difficult to understand, and to administer.



The Code has been amended hundreds of times over the years.  
It is complex, difficult to understand, and to administer.



The Code has been amended hundreds of times over the years.  
It is complex, difficult to understand, and to administer.



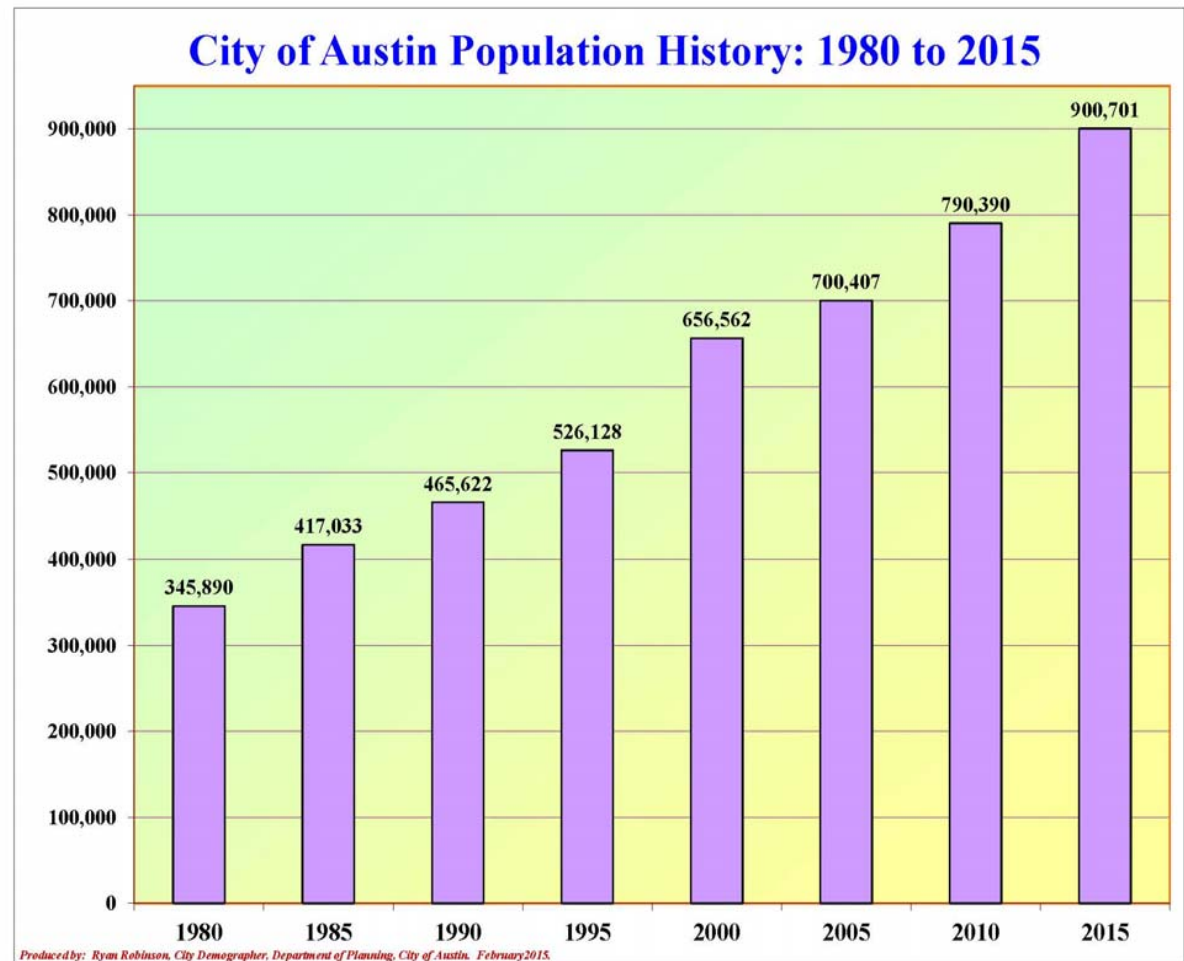


Austin is growing rapidly.

We need better tools to address the challenges and opportunities of growth.

During the past 35 years...

1. Population grew by 160%...
2. City added 550,000 new residents...
3. Became the 11<sup>th</sup> largest city in the nation.
4. Since 2010, we've added 110,000 persons—the equivalent of one City of Round Rock.



## Current Code

Difficult to Understand  
and Administer

Complicated and Inefficient

Unpredictable, Unclear,  
Conflicting

Based on Community Values  
added piecemeal over time



## Future Code

Streamlined and Understandable

Transparent, Consistent Processes  
(better for the public,  
policymakers, and staff)

Predictable Outcomes

Based on Community Values  
integrated through a holistic process

# CodeNEXT Process to Date

1

## Listening & Understanding

SEPT 2013 – APR 2014

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



CODENEXT  
SHAPING THE AUSTIN WE IMAGINE

2

## Diagnosis & Approach

MAY 2014 – NOV 2014



CODENEXT  
SHAPING THE AUSTIN WE IMAGINE



CODENEXT  
SHAPING THE AUSTIN WE IMAGINE

# Future Process and Council's Role

3

**Admin & Public  
Review Draft Code**  
MAR 2015 – NOV 2016

4

**Code Adoption**  
LATE 2016

- Spring 2015: Council Review of Preferred Approach
- Summer 2015 – Draft Code Testing
- 2015 – 2016: Code Updates to Council
- Summer 2016: Review Draft Code
- Late 2016/Early 2017: Adopt New Code
- 2017: Mapping New Zoning Districts

# Key Issues:

## Compact and Connected



# What does Compact and Connected mean?

Daily  
necessities  
nearby

Mobility, Transportation  
Costs, Affordability

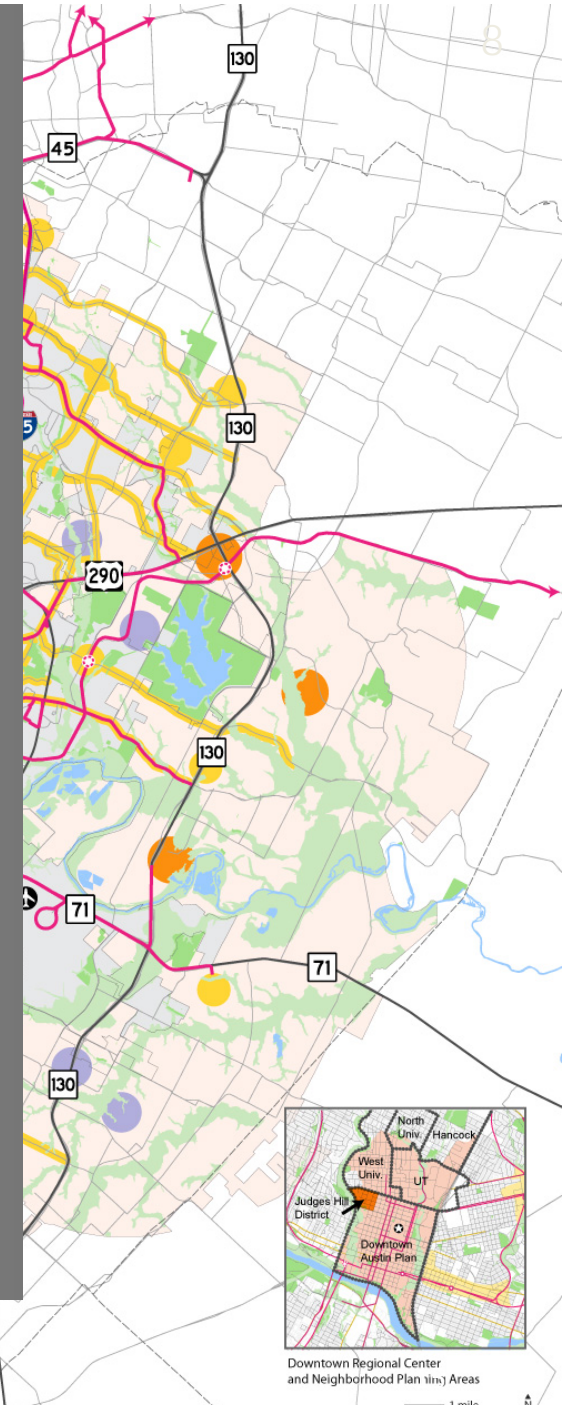
Range of  
housing types  
available

Affordability, Diversity,  
Equity

Focus growth in  
desired  
locations

Neighborhood &  
Environmental  
Protection

# Where should Compact & Connected be Built?





# What does Compact & Connected look like?



Downtown  
Austin





# What does Compact & Connected look like?



Mueller



# What does Compact & Connected look like?



Hyde Park



Key Issues:  
Alignment of Imagine Austin,  
Neighborhood Plans and CodeNEXT



# Concern

Imagine Austin does not consider Neighborhood Plans

The Growth Concept Map is in conflict with Neighborhood Plans

CodeNEXT will revise Neighborhood Plans

CodeNEXT's only priority is Compact and Connected

CodeNEXT's is ignoring the Neighborhood Plans



# Our Commitment

Neighborhood Plans are an adopted element of the Comprehensive Plan

The Growth Concept Map & Neighborhood Plans are consistent

Only Council has the authority to amend Neighborhood Plans

CodeNEXT will focus on all the Priority Programs and related Initiatives

CodeNEXT has, and will continue to use the Neighborhood Plans in developing the new code





# Key Challenges Ahead

How do we translate the high-level policies of Imagine Austin into the new Code?

- Household Affordability
- Sustainability
- Green Infrastructure
- Compact and Connected

How do we simplify and streamline the code while maintaining the intent of current provisions of the Code?

- Overlay Districts and Conditional Overlays
- Administrative vs. Discretionary approvals

How do we achieve flexible but effective transitions between Centers, Corridors and nearby single-family neighborhoods?

- Compatibility Standards
- 

Questions / Discussion

Thank You

