



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

Land Development Code Advisory Group Meeting #55

November 7th 2016 at 6:00 pm-9:00 pm

Waller Creek Center, Room 104

625 E 10th Street

Austin, TX 78701

www.austintexas.gov/codenext

Charge to Advisory Group: Assist in public outreach and provide feedback on development and implementation of a revised land development code (*Resolution #20121206-074*) and focus its efforts to ensure the CodeNEXT process supports all of the Priority Programs as outlined in the Imagine Austin Comprehensive Plan (*Resolution #20150521-026*).

Missing: Kevin Wier, Cesar Acosta, Susan Moffat, Guy Dudley

AGENDA

CALL TO ORDER

1. APPROVAL OF MINUTES (6:00-6:05)

Approved

2. CITIZEN COMMUNICATION: GENERAL (6:05-6:20)

Jessica Elli is part of the Govalle neighborhood association. The neighborhood is concerned about the financial prescription and greenfield developments and infill development. Infill housing was her concern as the changes are coming really fast and there is a lot of infill. The only stick they have in their toolbox to prevent developers from making changes in their neighborhoods is the neighborhood plan amendment. She wanted to know if neighborhoods will still be able to require a neighborhood plan amendment in order to prevent new development. Greg Guernsey responded yes.

Frank Harren provided a sheet of paper to the CAG with a question in regards to affordability. He passed it over to Mayor Pro Temp and Council. He spoke to the CAG about their charges through the scope. He wants them to know that it is not in their scope to revise Imagine Austin. This group is also not one to pursue their own opinions about what should be changed in Imagine Austin. He believes that many of them do not want to carry out the charge that was assigned to them, which is to carry out the priority principles of Imagine Austin.

3. OLD BUSINESS (6:20-6:35)

a. Staff status report on outreach & drafting process (5 minutes)

Council and CAG will meet again from 4-6pm at City Council Chambers. It may involve the Zoning and Platting commission. The meeting will reveal the engagement plan with the CAG, Council, Commissions, and Public. A timeline will be available.

b. CAG report on outreach efforts (10 minutes)

CAG has been having regular meetings with the Mayor and council members at City Hall. CodeNEXT will be number 1 on the mayor's agenda after the election. Jim Duncan wants to bridge the gap of communication between ZAP and the process of CodeNEXT.

Nuria Zaragoza wanted to follow up on the Planning Commission article from the Monitor. She thinks the frustration has previously been felt by the CAG after the Sound Check. They are uncertain why they are not getting any details, but as soon as they do roll out, everyone will feel better about the process.

Eleanor McKinney and Lauren Ice went to the Council Open Space and Environment and Sustainability meeting. There will be a follow up meeting with staff next Monday to clarify some issues.

4. NEW BUSINESS (6:35-8:50)

a. CAG Areas of Interest Presentations (10 minute presentations, 10 minute Q&A)

Kyle introduced the CAG presentations as topics that CAG members expressed interest in hearing about.

i. Questions on Phase 3 Contract – Staff (proposed by Nuria Zaragoza)

Nuria introduced the item and Greg Guernsey introduced the Contract that was approved by Council in September. The discussion that CAG and Council will help guide the next contract.

Mandy De Mayo wanted clarification on the affordability component in regards to the density bonus analysis. Greg Guernsey answered that it is not attached to linkage fees but they are working with NHCD, Eco Northwest, and Fregonese and Associates. There is a desire to text out how some of the programs might work out.

Lauren Ice asked when to expect the deliverables for the density bonus analysis. Greg Guernsey said that much of that work would be actually performed in January.

Lauren wanted to know if the data that results from the density bonus analysis will be provided during the public engagement process. Jorge Rousselin chimed in that the consultants may be giving task specific presentations. These tools and research will be available however how they'll be applied will happen during the mapping process.

Nuria wanted to know how much access to testing the CAG have. She wants to know if they'll be presented with different scenarios and whether they'll have input on those results. Greg Guernsey said he would better be able to answer that question in January, but would keep it in mind. Mandy chimed in that the consultants said they would be back before January and might provide information to a broader

stakeholder engagement focus group. Jorge agreed that this would occur with a broader stakeholder working group, not the CAG alone.

Nuria wanted to know who would be preparing the mapping and areas of stability. Greg Guernsey spoke to the beginning stages of the mapping process and said that it would be informed by Imagine Austin and other factors which currently exist such as community character and topography. There very likely could be areas that would not change due to development agreements and other areas may experience degrees of change. Jorge Rousselin said that at this point we are still working on the process of mapping and how you actually define areas of change and stability.

Eleanor asked about impervious cover limits and read the memo from Greg Guernsey. Greg clarified that there was not a commitment to raising impervious cover limits to 80% throughout Austin, but a study may be conducted. This is a context sensitive issue. Eleanor responded that CodeNEXT is supposed to be context sensitive and aspirational. She sees this as an opportunity to look at the watersheds and their differences. Greg brought up Functional Green and said that the environmental criteria manual will be updated to support the new code.

Nuria asked about the Contract's language of crafting a story along with the Roll Out. She brought up the University Neighborhood Overlay district and the story that came along with it. But also that the story did not provide the clarity in what it would take for change and how long it would take. She wants the consultants to be heavier on facts and allow people to draw conclusions on what can happen within a reasonable amount of time.

ii. Small area plans - Mark Walters (proposed by Jim Duncan)

Mandy wanted a clarification about the butting up of neighborhood plans on corridors. Mark Walters said that staff is acutely looking at this issue. Mandy also wanted to know how one gets things incorporated that are a community need but not a neighborhood need. Mark replied that both the community and neighborhood need to work through negotiations. Also that plans are allowed to amend every two years in order to keep them fresh.

Rich Heyman wanted a clarification that only 25% of plans do not have small area plans. Mark responded that this is mainly due to the lack of staff resources.

Jose Valera asked if we were still amending plans during this CodeNEXT process. Mark responded yes, but staff is limited. Jose is concerned that the last E. Cesar Chavez neighborhood plan was created in the late 90's and that the neighborhood itself is tremendously different now. Jose does not believe that the neighborhood plan should inform the Land Development Code Re-write process.

Liz Mueller brought up the concept of complete communities. She believes that moving forward it should be a lens that guides discussion and that direction is already provided through the comprehensive plan Imagine Austin.

Terry Mitchell spoke about the jobs – housing balance and how much revenue Cap Metro has lost from UT since west campus densified.

iii. Flood mitigation - Staff (proposed by Susan Moffat)

Matt Hollon is presenting about the Flood Mitigation Task Force. Four members of the task force are present.

Susan Moffat wanted to know if loopholes will be eliminated before CodeNEXT. Matt said that they are working with CodeNEXT to remove flood mitigation loopholes. He also said that public investment would be needed in order to upgrade drainage and that the code will need to be changed to prevent the issue from getting worse.

Patricia King mentioned that the development of the Circuit of the Americas contributed to the flooding of Dell Valley and she wanted to know how issues like this will be prevented in the future.

Susan likes the recommendations, but does not see a way to enforce them.

iv. Sustainable food issue - Amanda Rolich (proposed by Dave Sullivan)

Edwin Marty presented Sustainable Food Systems. Pat believes that some of the land that RECA is pursuing could be dedicated to community gardens. The levers of control could be around mixed used, affordable housing development and healthy food should be inserted as a priority. Also City owned land could be a good place for healthy food developments.

Terry wanted to know how big of an impact it will be if a community garden will be provided. Edwin said there needs to be a continuum of access points for healthy, accessible food including: community gardens, farm stands, community corner stores, and super markets.

Nuria read an opinion piece that affordability comes from the larger retailers. Form based code could prevent those large sites from being developed. She wanted Edwin to speak to gaining the fresh but losing the affordable. Edwin reiterated the spectrum and that we need healthy, affordable, and abundant.

Eleanor asked if a certain amount of acreage per a certain amount of homes, looking at percentages for community gardens. Edwin responded that they are looking at national models.

Liz wondered if floodplains would be a good place for gardens, farms, etc.

v. Density Bonuses– Jim Duncan

Jim Duncan presented on Density Bonus system. Mandy said its only one tool and is not supposed to create affordability single handedly. She is hoping to no longer see fee in lieu. Dave Sullivan said Mandy is 100% correct.

Jose wanted to know if a density bonus project has worked in Austin. Mandy said the most successful is VMU and has about 400 units.

Liz mentioned that this is a shallow subsidy tool, and that we need to talk more about the strategic housing plan and there are other priorities that we need to be taking in order to provide more housing.

Terry Mitchell thinks as we move more towards urban projects, we should invest more in community gathering spaces, however, it will effect the affordability issues. He suggests we look at NET not GROSS.

vi. Development Case Studies & Projections - Colby Wallis

Liz asked if Colby Wallis directed all of the City's growth to Centers and corridors or whether it was applied throughout all of central Austin. Colby responded yes to only centers and corridors.

vii. Coming Home Report - Liz Mueller

Nuria asked if tradeoffs were asked in the survey. Susan asked about scenario three and cars.

viii. Housing and its Extreme Impact - Terry Mitchell

Terry brought up the challenge of how each neighborhood and district should take their share of growth.

Richard wanted to know why we had 60,000 homeless people. Terry said that does not mean that we are 60,000 units short. Terry also mentioned that permits does not mean deliverance and thus prices are not always based on the number of permits.

Rich questioned if the affordability issue was based off of the cost of housing or the stagnant wages in the city. Rich then questioned if we actually had to accommodate a doubling of our population and suggested that we are making too many jobs in Austin.

5. FUTURE AGENDA ITEMS (8:50-9:00)

- a. **Staff-generated discussion and presentation on Outreach Plan.**
- b. **Staff-generated discussion and presentation on Subdivision standards. Includes a presentation on emerging Subdivision standards and approach to changes in the code.**
- c. **Staff-generated discussion and presentation on Austin Strategic Mobility Plan.**

ADJORNMENT

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give at least 4 days notice before the meeting date. Please call Ashley Greenstein in the Planning and Zoning Department, at 512-974-2743, for additional information; TTY users route through Relay Texas at 711.

For more information on the Code Advisory Group, please contact Ashley Greenstein in the Planning and Zoning Department at 512-974-2743 or Ashley.Greenstein@AustinTexas.gov.