MEMORANDUM

TO: **Planning Commissioners and Zoning and Platting Commissioners**

FROM: **Greg Guernsey, Director, Planning and Zoning Department**
               Jorge E. Rousselin, Acting Division Manager,
               Planning and Zoning Department

CC: **Jim Duncan, Chair, Code Advisory Group**

DATE: **December 13, 2016**

SUBJECT: **CodeNEXT Supporting Documents**

Linked herein, please find descriptions to the most recent set of documents to assist you in orienting yourself to the various CodeNEXT project deliverables. At the December 20, 2016 combined Planning Commission/Zoning and Platting Commission meeting, staff intends to briefly walk you through these documents as a basis for orientation to CodeNEXT and upcoming deliverables and milestones.

1. **Imagine Austin One-Pager**
   This document briefly describes the One Vision, Six Building Principles, and Eight Priority Programs of Imagine Austin as the basis for rewriting the Land Development Code.

2. **CodeNEXT One-Pager**
   This document briefly describes what CodeNEXT is and how we arrived to the present in terms of deliverables and milestones.

3. **Land Development Code Diagnosis**
   Austin's current Land Development Code (LDC) is an extremely detailed, dense, and complicated document created over the last 30 years. The work of identifying specific, detailed solutions to problems identified with the LDC will occur during the crafting of a new LDC. This document highlights the top ten issues identified by the consultant team, but it does not propose solutions but rather identifies issues that, based on the consultant team's experience, are contributing to concerns with the current development review process or could hinder achieving the goals of Imagine Austin.

4. **Code Approaches and Annotated Outlines**
   This document is intended to assist the community and City Council in understanding the three Approach Alternatives for revising the LDC and serve as a guide for Austin City Council to evaluate the preferred approach to the update of the LDC.

5. **CodeNEXT: Land Development Code Timeline**
   This timeline gives the commissions and the public a global understanding of the major project milestones and deliverables. It will be discussed with the Code Advisory Group and the Chairs of each commission at a special-called meeting of the Council on January 11, 2017.

6. **Link to Community Character Manual**
   The manual focuses on cataloging and naming the physical elements that make Austin the great place it is to live, work, and play. The Community Character Manual (CCM) is not interested in the style necessarily of each area within the City (for instance, is the architecture Colonial or Spanish Revival?). But instead, the Manual focuses on cataloging and naming the physical elements that make Austin the great place it is. Please note that this document only contains the cover page and table of contents. Due to the size of the document, the entire document is linked on the cover page.

7. **Listening to the Community 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 participant's viewpoints across the community.

8. **SoundCHECK Workshop Report**
   The CodeNEXT Sound Check in November 2015 brought together code-writing professionals and more than 500 Austinites over five days. The event series was a learning exercise for the CodeNEXT team and the public to understand and evaluate the effectiveness of emerging code regulations. A series of "What if…" scenarios allowed the team to carefully calibrate draft concepts and sketch designs of what emerging code standards might look like on the ground. The Sound Check enabled us to get real about the gap between existing conditions and the aspirations of Imagine Austin. We saw what worked, what didn't work, what was too aggressive, and what was not aggressive enough. This report documents the outcomes of that testing, the lessons we learned, and next steps to produce a better land development code that works for everyone.

9. **CodeNEXT Code Prescriptions**

    During 2016 – while the CodeNEXT team is drafting and reviewing code – the project team will issue and organize community conversations and feedback on some of the most challenging and important topics that the code will address:

    - **Natural and Built Environment**
    - **Household Affordability**
    - **Mobility**
    - **Fiscal Health**

    This is being accomplished through four "Code Prescription" papers. These Code Prescriptions represent a preview of the specific direction being taken in the new code as well as "conversation starters" to gather community feedback on whether these Prescriptions accurately reflect community values expressed in Imagine Austin. While the Code Prescription papers will not be revised based on feedback received, the feedback will be used to shape the new code.

    Linked below is a report produced independently by the CodeNEXT Advisory Group, offering critical analysis as well as summarizes comments and responses to the Natural and Built Environment Code Prescription: http://austintexas.gov/sites/default/files/files/Planning_and_Zoning/CodeNEXT/2016.07.25_CAG_Report_on_NBE_Paper_Final.pdf

10. **Example of an adopted Form-Based Code for the City of Cincinnati**
    This document provides an example into what a similar code may look like for Austin. It was prepared by Opticos Design and has much of the same structure, layout, and approach as the form-based sections of the emerging Austin code.

11. **Example of a Zoning Map for the City of Flagstaff**
    This document provides an example into what a mapping scenario may look like based on previous work Opticos has done in the City of Flagstaff. While the consultant will be doping the mapping for Austin but rather, providing assistance, this document is intended to demonstrate a mapping example depicting use-based districts and form-based districts into one map. The January 2017 Austin draft will be accompanied by similar illustrative maps demonstrating what mapping may look like in certain areas as documented in the SoundCHECK Workshop Report above.

12. **Form-Based Code 101 Presentation**
    This presentation, prepared by Opticos Design, is intended to provide the basics of form-based codes and discuss the differences between use-based coding while addressing the hybrid system.

13. **Austin Transect Zones**
    This presentation, prepared by Opticos Design, is intended to be a deep dive into the emerging form-based districts for Austin and provide an overview of the transect zones. It also describes how Compatibility Standards will be integrated

into the code. A link to the video recorded presentation is found here:
http://austintx.swagit.com/play/12092016-604

We look forward to working with you to make CodeNEXT a success. If you have any questions, please contact me at greg.guernsey@austintexas.gov or at (512) 974-2387 or Jorge Rousselin, CodeNEXT Project Manager at Jorge.rousselin@austintexas.gov or (512) 974-2975.