From: Cory Walton

Sent: Monday, June 12, 2017 8:41 AM

To: Oliver, Stephen - BC; Kazi, Fayez - BC; Rivera, Andrew; Shieh, James - BC; Anderson, Greg - BC; Mathias, Jayme - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; McGraw, Karen - BC; Zaragoza, Nuria - BC; Seeger, Patricia - BC; White, Trinity - BC; Angela Pineyro De Hoyos; Tom Nuckols; Burkhardt, William

- BC

Cc: Moore, Andrew; Chuter, Jackie; Sean Kelly **Subject:** PC Agenda Items items C-04 and C-05

12 June 2016

Hello Mr. Rivera and Commissioners,

My apologies for this late submission for the commission's June 13 hearing on your agenda items C-04 and C-05, Case NPA-2017-0013.01/C14-2017-0026.

Mr. Rivera, I'm hoping you can add this to Commissioners' backup information on these items.

I plan to present these materials to the commission during the hearing but, knowing my presentation time will be limited, I wanted to afford y'all an opportunity to preview the long public process and rationale behind the Contact Team's request for this neighborhood plan amendment.

Many thanks for your interest and any review time you can devote to this material prior to Tuesday's Commission meeting. In that interim, please free to contact me with any questions.

Best regards,

Cory Walton, Secretary,

Bouldin Creek Neighborhood Plan Contact Team

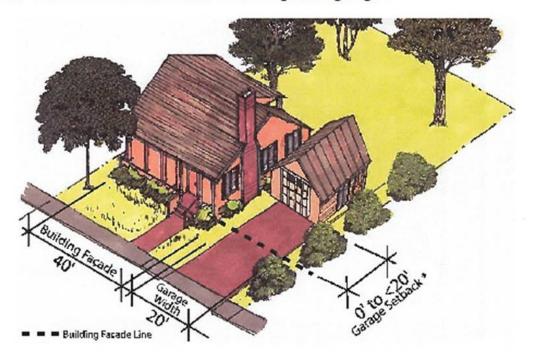
512-762-3188

The GARAGE PLACEMENT TOOL is a design tool that is <u>optional</u> for neighborhoods going through the neighborhood planning process.

The tool stipulates that front-facing garages (and carports) within 20 feet of the front façade of the adjacent home may be no more than 50% of the width of the facade of the principal structure.

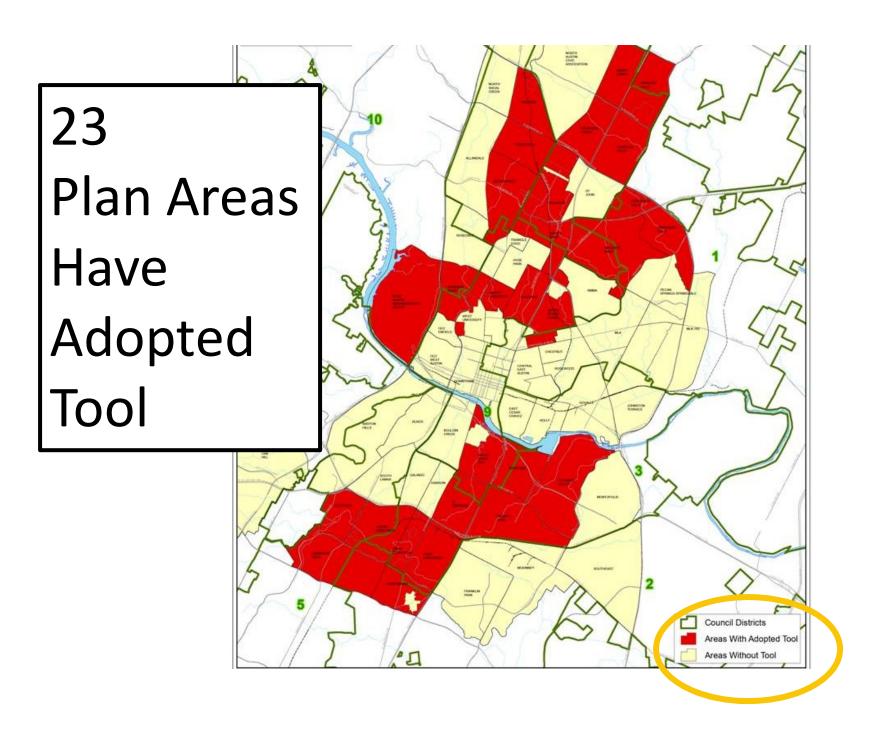
There are <u>no limitations</u> for side entry garages or for attached or detached garages and/ or carports located 20 feet or more behind the front facade of the house.

The intent of the tool is to minimize the mass and impact of garages.



Request zoning case initiation for Neighborhood plan Amendment

- Bouldin creek Neighborhood Plan Adopted 2002
- Infill Design Tools adopted into City of Austin Neighborhood planning options 2003
- Bouldin is Playing Catch-Up to City-offered infill tools



Section 25-2-1604 (Garage Placement)

- (A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.
- (B) In this section:
 - (1) BUILDING FACADE means the front-facing exterior wall or wails of the first floor of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building facade.
 - (2) PARKING STRUCTURE means a garage or carport, either attached or detached from the principal structure.
- (C) A parking structure with an entrance that faces the front yard abutting public right-of-way:
 - may not be closer to the front lot line than the front-most exterior wall of the first floor of the building facade; and
 - (2) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the building façade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

Source: Ord. 20160505-051

PRESERVING NEIGHBORHOOD CHARACTER THROUGH VOLUNTARY DESIGN GUIDELINES

FUTURE DEVELOPMENT, REDEVELOPMENT, ALTERATIONS AND ADDITIONS

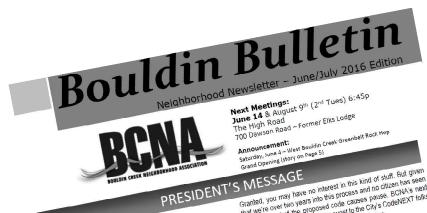


RESIDENTIAL DESIGN GUIDELINES

MAINTAIN THE SINGLE-FAMILY CHARACTER OF THE NEIGHBORHOOD INTERIOR.

Guideline 1.4: Garages or carports where they exist, are detached and located at the rear of the lot. If an attached garage is desired, setting it back at least 10 feet from the front facade of the house will help to preserve the peopleoriented character of the streetscape.





originary, you may have no merest in the kind of sum, but given that we're over two years into this process and no citizen has seen mat we re over two years into this process and no orizen risk seen a single word of the proposed code causes pause. BCNA's next a single word on the proposed code causes pause, butters next meeting may include a formal request to the City's CodeNEXT folks for a bit more transparency and real inclusiveness.

Cory Walton Hello Neighbors,

Thope you've enjoyed our unusual, extended, cool, wet, and green

Our big ballot election has come and gone, and it definitely left Our big bands recursing the configuration of Australia including some of our residents. I some rissures among Austrilies, including some of our residents, in link that ballot initiative to an unfortunate bi-product of Austin's IIII. IIII. Daliol initiative to an unfortunate Di-product of Austin's growth, corporate overreach, Just in the last several weeks we've grown: corporate overreach, Just III me tast several weeks here some verses several examples of this right here in the "hood. Some seen several examples or inis rigin note in the mood. Some companies have direiched dity codes and ordinances beyond their

companies have sugmented by codes and ununances beyond firmits with actual or potential negative impacts on residents.

Objecting to corporate overreach has been characterized by someoutecums to composite overreach has been und actenized by some-even by a few of our residents - as "anti-business." BCNA has a even by a new or our resources - as announces of purpose for the long, documented history of interacting well with developers and rong, uncumerated instally or interacting well with developers and our commercial property owners. It is not "anti-business" to expect our commercial property owners. It is not an ousniess to expect respect for the codes and ordinances, and it actually helps to have respect to the cours and ununtances, and acquary rietus as have a little common courtesy for those of us who've invested in living

We've traditionally counted on the codes and ordinarices to set here, not just in making a living here. ver ve urdununtariy counted un une coues and urunnances to ser reasonable boundaries on land use so residents can compatibly. redictably, and consistently interact with neighboring property predictably, and consistently illeract with neighbouring pro-owners. Those codes and ordinances, however, are CodeNEXT* City undergoing a massive residents to several CodeNEXT events in ave time residents to several Codental events in Shave spoken broadly about the re-write objectives. If attended any of these events, you're been recorded as a allended any of these events, you've been recorded as a found. Yet any comments you've made have no guarantee of ii. Tet any continuents you ve made nave no guarantee of weld, reviewed, or incorporated. You've not been invited

about how codes and ordinances address unings like trainic, ninassi upune, tunun aru nobungs.
Profections, or compatibility among adjacent structures and uses. things like traffic, infrastructure, runon and provedicins, or comparising among adjacent sincourses and uses, You've certainly not been asked to apply that new, learned knowledge to help write the code.

Another big city initiative Bouldinites should keep an eye on is the NATIONAL OF THE PROPERTY OF THE PROPERTY OF THE SOUTH CENTRAL Waterfront Redevelopment initiative, which lies Souri Jenuar venenium neueverupinen ninauve, minar nes Partially in our neighborhood planning area and includes hundreds per usiny in our neignborrhood pranning area and includes juniored of new multi-family dwellings and residents. This is the commercial or new munt-rarniny unvenifus and residents. This is the volunter unit area from South First Street eastward past South Congress Avenue ored norm count riss of sees easied upon sourm congress avenue to east Bouldin Creek; and from Riverside Drive Northward to the to East Doution Creek, and from kivelside Drive Indutivation of Lady Sird Lake. The plan attempts to recapture soum shore or Lady bird Lake. The bian alternate to recepture green, public space, connectivity, and some affordable living space. green, public systee, connecumy, and some autorities from green among the present cacophony of super-block commercial among the present cacophony and shaded health and dancity among the present of the present and the present cacophony and the present c omining the present caculatory of super-thock commenced properties. The question is how much added height and density properties. The question is now make added neight and density should the property owners get in return for their community. STUDIES THE PROPERTY DWINES GOT IN TERMS TO THEIR COMMUNITY CONTRIBUTIONS? RECENT GRAWINGS have shown point towers ranging on the Ann of their Characterist Land Characterist communions / reusen grawings have snown point owers ranging from 200 to 400 ft. tall. (The current base 2011ing height limit is 60 from Zov to 400 ft. Idil. The current observating hospitalism is 550 ft.) Previous architectural and urban planning studies have stressed it.) Previous aromecuma and unian paining situates have suessors that the South Shore is not and should not be downtown for reasons. that the south is not an iou and should not be constituted in the second in include keeping property values feasonable, traffic and that include keeping property values reasonable. that include keeping property values teasonable, trainic and infrastructure sustainable, and the lake and open skies above it infrastructure sustainable, and the lake and open skies above it. intrastructure sustainable, and the lake and open skies above it visible and accessible to the public - key values of the Waterfront visible and accessible to the public - Ney values or the yearest to the public and accessible to the public - Ney values or the year make ncrement funding (TIF), public improvement distributions increment runoing (117), puolic improvement usons (20), transfer of development rights. Planners acknowledgeusinated of development rights Frantiers acknowledge that tramework should also include some "skin in the game" from the

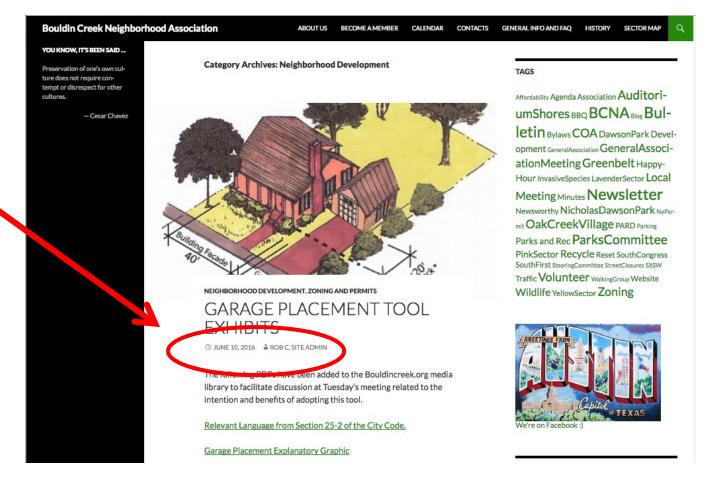
fleeting on June 6th apcoming the city's garage placement design Other issues for BCNA's upcoming gen

come include consumer or the city's garat loot - which was outlined at our April meeting.

(Continued on Page 2)

June 2016

BCNA Web Site Article & Exhibits posted since June 10, 2016



General Associatin Meeting 14 June 2016 AGENDA

6:45 Call to order. Introductions, Treasurer's report

7:00 - 7:15 **Guest presentation** on CodeNEXT Jennifer Todd, COA Planning & Zoning Dept

7:15 - 7:30 Vote on Garage Placement Design tool, John Bodek, Stuart Sampley

7:30 - 7:40 Other Voting Items:

Electronic Billboards (SC-recap)

CodeNEXT process

Eberly Late Hours, Outdoor Music

Committee Reports:

7:40 - 7:50 Parks -

Rock Hop official opening event recap
Applying for City grant for roundabouts
Applying for ACL Community grant for WBCGB nature trails

Applying for ACL Community grant for WBCGB nature trai

Update on Long Center Skyline Events

7:50 - 8:00 Traffic, safety & parking

Crime/safety Officers Forum proposal—Tom Grodek

8:00 - 8:05 Bylaws Committee

update, Ingrid, Jesse

October 2016



- Neighborhood Listserv 835 Residents
- BCNA Newsletter 1,600 households
- BC Plan Contact Team Meeting Announcments
- BCNA Website Posted June 12, 2016 Present
- 2 BCNA Meeting presentations
 - Scheduled bi-monthly
- Public Meeting of Neighborhood Plan Contact Team

Neighborhood Support

- Vote of Support, BCNA Zoning Committee
- Vote of Support, BCNA Steering Committee
- Vote of Support, BCNA General Association
- Vote to Support initiation, Bouldin Creek
 Neighborhood Plan Contact Team Officers

City of Austin Public Process

- Unanimous approval to Initiate by City of Austin Small Area Joint Committee
- Area-wide mailing from City of Austin Neighborhood Planning Department
- Community Meeting by City of Austin Neighborhood Planning Department
- Prior Postponement & Rescheduling of Planning Commission Hearings

Request zoning overlay & Neighborhood plan Amendment

 Adopt Garage Placement Infill/Design Tool into Bouldin Creek Neighborhood Plan (Adopted 2002)

Bouldin Neighborhood Character



Bouldin Neighborhood Character



Item C-04 & C-05

Bouldin Demolition This Week



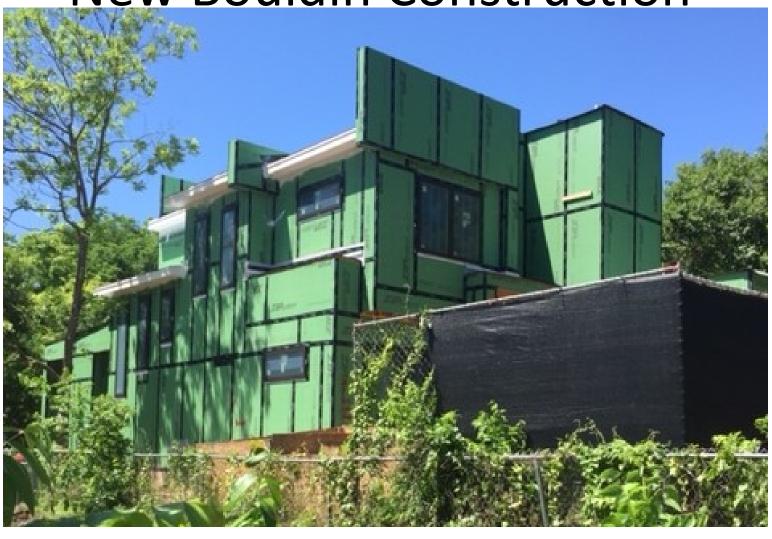
Bouldin Demolitions This Week

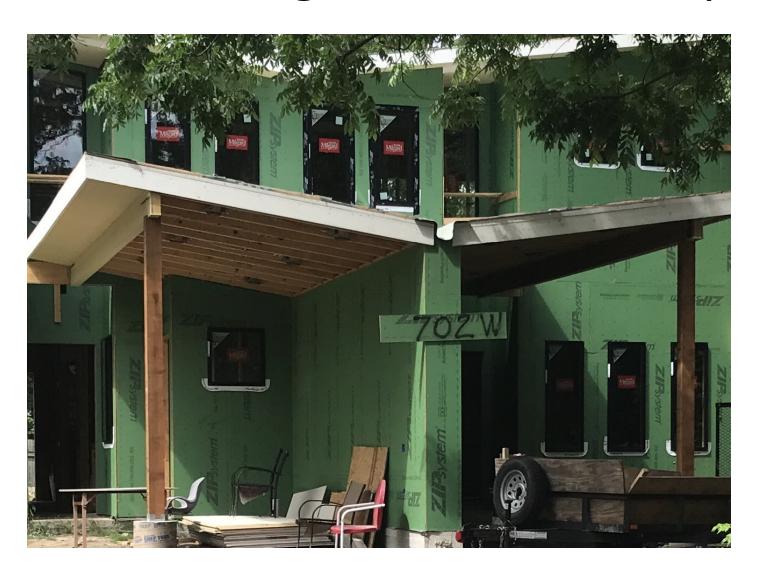


Bouldin Demolitions This Week

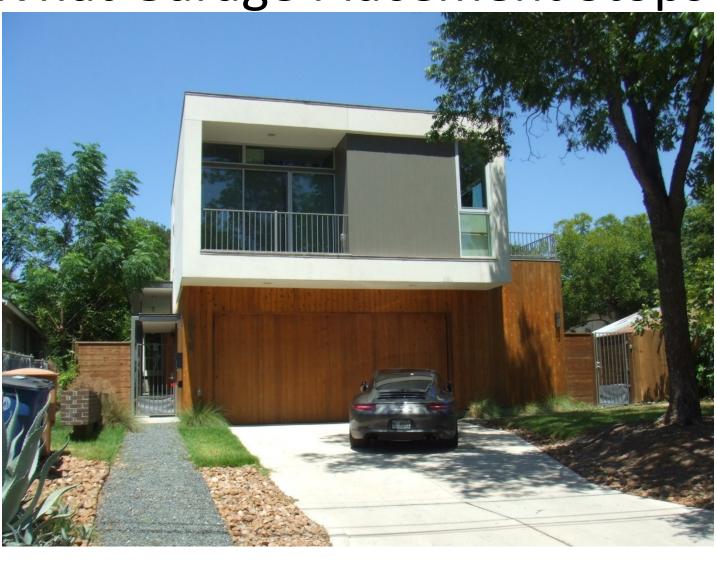


New Bouldin Construction











What Garage Placement Tool Allows



What Garage Placement Tool Allows



What Garage Placement Tool Allows



Many Builders/Residents Choose No Garage



Many Builders/Residents Choose No Garage



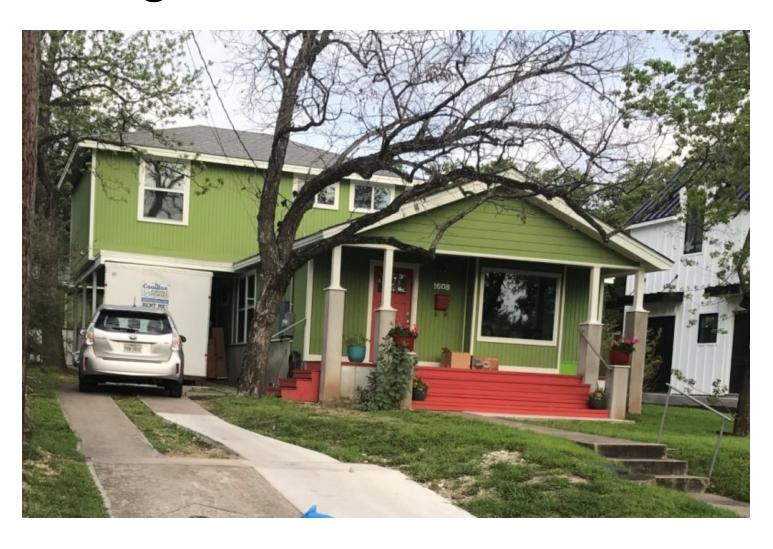
Many Builders/Residents Choose No garage







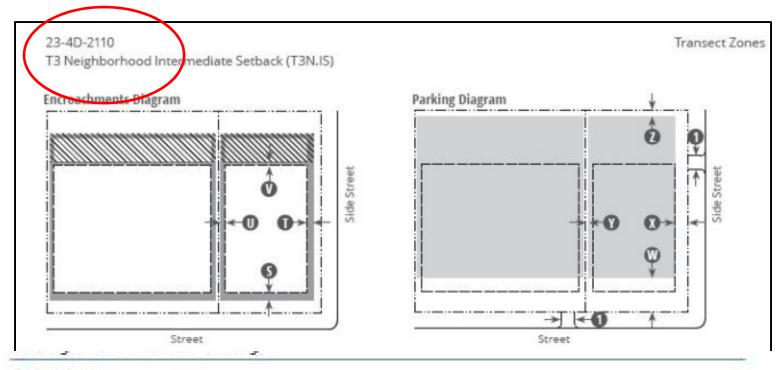




Plan Amendment Request Rationale

- Rapid demolition and re-development
- Comports with CodeNext people—street interface
- Comports with CodeNext reduced parking requirement
- Effects Only worst auto-dominant designs
- Does not dictate design character
- Less Restrictive than CodeNext garage placement

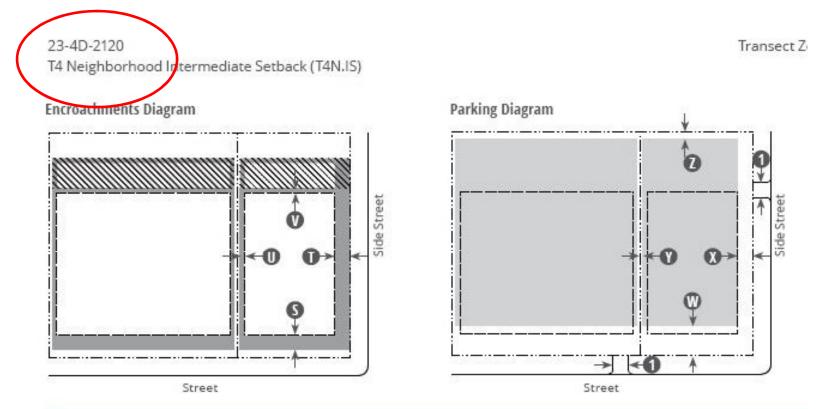
Less Restrictive than CodeNext



Notes

Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

Less Restrictive than CodeNext



Notes

Parking shall not be located in front of the front facade of the building, and shall occupy no more than one-third the width of the front facade.

THANK YOU!