

Andrew,

*I am sending the questions I asked previously and Greg Guernsey's answers.*

*The following are some questions I have based upon the information to date and suggestions for a staff presentation and discussion for the Planning Commission. Please forward to PC and ZAP members and staff. Thanks, KM*

#### Neighborhood Planning Status Questions:

A.

Is the following correct as a timeline? if not what is? and what is the current status of the Neighborhood Planning Program?

1)

In 1997 the City Council initiated the Neighborhood Planning Program by ordinance.

2)

Every year since there has been neighborhood planning work and the City Council has selected the neighborhoods to be planned. Is there a chronology available?

3)

In CodeNext, the Neighborhood Planning Program was removed, although the adopted neighborhood plans are still listed. There is language about amending these plans and the role of the Contact Teams, but the program to plan additional neighborhoods does not exist. This has been done per Greg Guernsey by staff.

4 )

In December 2017 the City Council passed a resolution asking for what types of plans are needed to carry out Imagine Austin.

5)

Staff replied in May with recommendations for Small Area Planning but nowhere in this document is Neighborhood Planning mentioned. Funding is recommended for "Corridor Plans." Is this intended to disable any further Neighborhood planning work?

6)

The AIA/MIT presentation claims that Neighborhood Plans have not been implemented and do not include infrastructure. Both of these claims are untrue.

They claim that the better thing to do is to do district plans that cover a larger area. The city achieved such a plan with the Central Austin Combined Neighborhood Plan. (see 5 below)

7)

At that presentation Matt Dugan stated that the city does not intend to carry forward Neighborhood Planning. Does the City Council support this?

8)

I am assuming that staff believed that once the City Council adopted CodeNext without a Neighborhood Planning Program that would signal the official end of the program. Is that normal way to terminate a program originally established by ordinance?

9)

Since CodeNext is not active in any public way at this point, is neighborhood planning still in effect and is there ongoing work being done?

B.

If staff takes on larger District Plans as part of Small Area Planning, will they contain infrastructure information and recommendations the same as has been done in neighborhood plans? Since the city tracks these recommendations, asks for dates every 3 years and uses these in CIP planning, if this is not done for areas without Neighborhood Plans, how will this information be generated?

C.

For Corridor Plans, which staff is recommending to be funded with planning resources apparently currently used for neighborhood planning, how will neighborhoods be engaged? Clearly there will be areas with NPs and without. Will corridors address the 1/4 mile and 1/2 mile distances from transit? Will zoning recommendations be generated? How do these reflect or disregard neighborhoods, current plans, lack of plans and stable functioning communities?

D.

NHCD sent out email on 11/19 asking for input on seven planning efforts plus their own implementation plans during the holiday season ending 12/31/18. How do these activities relate to Small Area Planning? They are intending to consider 1/2 mile from transit in their implementation plan. How does this interface with existing plans and engage communities along transit routes? Is Thanksgiving through New Years really the best time to solicit input on complex issues? Input from individuals is useful but the broader question is how to engage with neighborhoods and other groups. A mere 6 weeks during holiday season does not seem conducive to truly effective community response. This calls into question (per GG 10/17) in response that *"PAZ engages NHCD as subject matters experts for public meetings"*.

E.

It seems that the larger District plans still need to incorporate attention to the smaller enclaves known as neighborhoods. The residents and stakeholders of these areas are the most knowledgeable of traffic, land use and environmental issues and this knowledge definitely should inform this planning process. The City previously created what might be called a District Plan in the Central Austin Combined Neighborhood Plan that incorporated 7 neighborhoods. The city broke this into 3 planning areas combining some small neighborhoods, assigning a city planner to each and created 3 zoning ordinances, one being a Conservation District, for implementation. The city received an award for this work. While the plan represented an agreement between these seven areas to greatly increase density near the UT campus creating the unique UNO district, it also included a commitment to maintaining the surrounding single family areas for the many families who work, teach and consult to the state, UT, Medical Institutions and downtown. Unfortunately, instead of recognizing that the plan is a whole, folks tend to focus solely on the UNO district wanting to enlarge it and disregarding the comprehensive nature of the entire plan that promises protection for stable neighborhoods. How does the city intend to incorporate all types of areas and engage in smaller enclaves in its district planning?

F.

Core Neighborhoods (per GG 10/17) *is generally a phrase used to refer to Central Austin neighborhoods or neighborhoods covered by neighborhood planning areas identified on the [City of Austin Neighborhood Planning areas map](#)*. So how will the city consider areas outside of this for District Planning and will smaller enclaves such as neighborhoods be given the same consideration as core area neighborhoods that already have neighborhoods plans?

G.

In Codenext the neighborhood planning tools were removed. Why is it that with improved online access to all regulations (an intended product of CodeNext), that locating and implementing such local regulations cannot be improved?

Please provide a Planning Commission (and ZAP if interested) presentation to consider these concerns.

Karen McGraw AIA

See attachments

**From:** McGraw, Karen - BC

**Sent:** Friday, October 12, 2018 3:00 PM

**To:** Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>

**Cc:** Seeger, Patricia - BC <[bc-Patricia.Seeger@austintexas.gov](mailto:bc-Patricia.Seeger@austintexas.gov)>; Witte, Tracy - BC <[BC-Tracy.Witte@austintexas.gov](mailto:BC-Tracy.Witte@austintexas.gov)>

**Subject:** Questions for presentation/discussion of neighborhoods

Andrew,

On August 28, Staff was asked to have a presentation and discussion regarding item 2 of the August 28 adopted Priorities document.

Here are some questions to guide that presentation and discussion.

Could we get this on an agenda soon? It was requested 6 weeks ago.

- 1) Please define the current and proposed purpose of the Neighborhood Planning Program.
- 2) Please explain the role of the Neighborhoods and Community Development Department in neighborhood engagement and planning.
- 3) Please explain changes to the public participation element in proposed small area planning process for each type of small area plans. Has there been any consideration of the difference in stakeholders and their participation in corridor planning vs. neighborhood planning?
- 4) Currently the NP program does not provide for stability or historic preservation. How are these issues covered in the Small Area Program for stable areas and historic areas?
- 5) Since Neighborhood Plans are incorporated into Imagine Austin, how will these plans function in the future if the planning tools are removed?

6) What process led to the decision to remove neighborhood plans and the planning tools from CodeNext? What was the rationale? Who made the decision?

7) To what extent do the infrastructure portions of the plans inform CIP and maintenance work? Present and future?

8) How will the Neighborhoods and Community Development Department decide when to request rezoning of 1/2 mile of a neighborhood?

9) Please define “Core neighborhoods” and intended use of the term.

Thanks,

Karen McGraw  
District 9 Planning Commissioner

\* \* \* \* \*

This is the item from August 28 and the request was a staff presentation/discussion on Item 2.

I am attaching the responses to my questions from Greg Guernsey.

<http://www.austintexas.gov/edims/document.cfm?id=304597>

Karen McGraw  
District 9 Planning Commissioner

**August 28, 2018**

**Sponsoring Commissioners: Patricia Seeger, Karen McGraw and Tracy Witte**

**Planning Commission Priorities: Review and Revision of Austin's Land Development Code (Proposed)**

In anticipation of a new process for revision of Austin's land development code from City Manager Cronk in early 2019, the Planning Commission adopts the following review and revision priorities.

1. Conduct an in-depth review of Imagine Austin, in preparation for future updates and to inform future land development code discussion and deliberation.
2. Develop a process for Planning Commission to vet the next land development code rewrite—whether entire or partial—that:
  - emphasizes transparency, equity, and inclusive engagement across all Austin communities;
  - affords all citizen stakeholders an active role in building consensus around formulation of proposed code amendments and maintenance of and updates to existing neighborhood and small area plans; and
  - adheres to standard Planning Commission practices for deliberation and decision-making.
3. Identify potential test-pilot opportunities for code amendments or small area planning efforts in a public and transparent manner in areas where stakeholder support for testing has been established.
4. Conduct policy discussions regarding significant, complex topics [such as Affordability/Density, Sustainability/Environment, Gentrification and Displacement, Transportation Objectives and Equitable Dispersion of Growth] in a respectful and inclusive manner that is based on factual information.
5. Develop strategies to re-orient land use decisions away from the transactional and towards a holistic and deliberative approach balancing concerns about near- and long-term implications. Planning Commission must view code amendment recommendations both as near-term solutions to resolve imminent issues while at the same time looking at future implications (10-15-20 years) to avoid unintentional consequences.



## MEMORANDUM

**TO:** Commissioner Karen McGraw  
Planning Commission

**FROM:** Gregory I. Guernsey, AICP, Director

**DATE:** October 17, 2018

**SUBJECT:** Response to Questions from Commissioner McGraw about Future of Small Area Planning

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On May 11, 2018, I distributed a memo to the members of Planning Commission and City Council which outlines our recommended future approach to small area planning. As described in the May 11 memo, we anticipate initiating a pilot *Imagine Austin* corridor planning process along at least one designated *Imagine Austin* corridor in early 2019.

The Planning Commission has had several conversations related to the future of the small area planning process, most recently at the October 9, 2018 meeting under item E-01 relating to Planning Commission priorities for future review and revision of the Austin Land Development Code. This memo answers a series of questions raised by the Planning Commission discussion and submitted by Commissioner Karen McGraw via email on October 12, 2018. Staff anticipates briefing the Planning Commission on the broader context of small area planning at a future meeting, and looks forward to that discussion.

***Question 1) Please define the current and proposed purpose of the Neighborhood Planning Program.***

The City of Austin created a Neighborhood Planning Program in the late 1990s and 31 neighborhood plans have been adopted as attachments to the Comprehensive Plan by the City Council, including most recently *the North Shoal Creek Neighborhood Plan*. [Council Resolution 970521-18](#) which initially created a pilot Neighborhood Planning Program, identified the purpose of the program as including “*neighborhood area plans that assure representation of all interests within the community; identify neighborhood assets, needs, and concerns; establish goals for neighborhood improvement; provide recommendations for reaching improvement goals; provide guidelines for policy, financial, service delivery decisions, and development decisions for City Officials and Departments.*” Over time, the neighborhood planning program has evolved, and many neighborhood plans go above and beyond this original purpose.

With the adoption of the *Imagine Austin Comprehensive Plan* and the substantial completion of Neighborhood Plans under the original Neighborhood Planning Program envisioned by City Council,

the City has begun to transition toward new methods of small area planning which will better allow us to work strategically in partnership with the community to respond to our major policy drivers at the local level. In addition, the November 2016 Audit of Neighborhood Planning identified issues with the Neighborhood Planning Program including equity, representation, and feasibility. The future process to create small area plans will work to address these issues. As described in the attached memo, future small area plans will include *Imagine Austin* Corridors and Centers plans, Complete Communities Plans, and special studies and plans such as the *South Central Waterfront Vision Framework Plan*. This last category could also include future neighborhood plans as directed by City Council.

As called for by [City Council Resolution 20170928-101](#), the intention is that future small area plans, in particular *Imagine Austin* Centers and Corridors Plans, will be selected based on criteria such as transportation investments, affordable housing investments, development activity, and other policy-driven criteria. In the future, small area plans will support the implementation of *Imagine Austin* as well as City Council policies such as the *Austin Strategic Housing Blueprint* and the *Strategic Direction 2023*. *Strategic Direction 2023* establishes outcomes that will direct the City's service delivery approach for the next 3-5 years. Central to small area planning efforts will be the consideration of each of the strategic outcomes and how small area plans' goals and recommendations can positively affect them. Small area plans will also establish place-based policies and CIP recommendations to realize the goals and policies of *Imagine Austin*, the *Austin Strategic Blueprint*, as well as other adopted plans and policies.

***Question 2) Please explain the role of the Neighborhoods and Community Development Department in neighborhood engagement and planning.***

Planning and Zoning staff (PAZ) staff engaged in small planning efforts coordinates with Neighborhood Housing and Community Development (NHCD) staff at different stages of the planning process. During the background research portion of the process, PAZ staff will meet with NHCD staff to discuss specific housing issues for the planning area and what, if any, efforts they may be conducting in the area. Also, these discussions can also include identifying people and organizations PAZ should contact as part of the planning process.

As the planning process progresses, PAZ engages NHCD as subject matters experts for public meetings. During the process to formulate goals and recommendations, PAZ staff will meet with NHCD to ensure the recommendations are aligned adopted housing policies. Finally, NHCD issues an Affordability Impact Statement indicating how a small area plan affects housing affordability.

***Question 3) Please explain changes to the public participation element in proposed small area planning process for each type of small area plans. Has there been any consideration of the difference in stakeholders and their participation in corridor planning vs. neighborhood planning?***

Presently, small area planning staff is involved in creating a pilot planning process for future *Imagine Austin* Centers and Corridors Planning, and anticipates testing out a new method in one or more corridors in the future. Central to future planning processes is a robust public engagement process. One being explored is a flexible, standardized format for a Public Participation Plan (PPP) that can be used across the city, regardless of the type of plan. The PPP will identify the different groups in a planning area and propose different outreach methods to engage them. The PPP will also establish outreach goals. This is very similar to [Imagine Austin's PPP](#). As part of developing this PPP template,

staff is researching public engagement best practices (meeting exercises, focus groups, survey, etc.). Additionally, staff is looking into online approaches that allow people who cannot or choose not to attend public meetings the opportunity to provide the same type of input that they would at the public event. Staff will be reaching out to other departments, as well as commissions, and stakeholders as we move forward to develop and pilot test a new Small Area Planning process.

***Question 4) Currently the NP program does not provide for stability or historic preservation. How are these issues covered in the Small Area Program for stable areas and historic areas?***

Historic Preservation and stability tools have been used in the past as part of the neighborhood planning processes based on the characteristics of the area. In the North University and Hyde Park planning areas, the planning processes resulted in Neighborhood Conservation Combining Districts (NCCD) being applied to those historic Austin neighborhoods. The garage placement and parking placement NP design tools, while not as powerful as NCCDs or Local Historic Districts, require that design elements of new single-family development reflect some of those of the surrounding neighborhood.

In the May 7, 2018 memo to the City Council, PAZ Director, Greg Guernsey, identified three types of planning services the department would provide:

- **Imagine Austin Corridor/Centers Plans** within *Imagine Austin*-identified Centers and Corridors. These plans would be prioritized based on the area's susceptibility to change, the potential to leverage mobility investments and other cross-departmental city-initiatives, and other factors.
- **Complete Communities Plans** would improve access and opportunity to residents' basic daily needs. These plans would be prioritized based on citywide complete communities analysis. They would focus on implementation-type interventions to move the needle on the area's most pressing issues. By fulfilling the identified needs, the community would move closer to completion.
- **Special Studies and Plans** would include Council and CMO-requested studies, citywide planning initiatives, exclusively urban design-focused plans, and other specialized departmental planning products.

Based on these services—particularly the Corridors and Centers planning—and the Council resolution referenced in Q1, the emphasis will be on areas where change is anticipated or desired. While historic preservation could be an element of future planning in certain areas, and future plans could include goals and strategies aimed at preserving existing market rate affordable housing (particularly multi-family), future small area plans will likely not be focused primarily on stability as an outcome. Particular issues related to preservation and stability could be addressed in Special Studies and Plans.

***Question 5) Since Neighborhood Plans are incorporated into Imagine Austin, how will these plans function in the future if the planning tools are removed?***

The regulations for Neighborhood Plan Combining District's (NP) infill and design tools remain as part of the Land Development Code and are still in effect. In the event that these tools were to be removed or modified through a future amendment to the land development code, the Neighborhood Plans attached to Imagine Austin would continue to be implemented through additional implementation strategies including zoning, capital investments, and community partnerships.



**Question 6) What process led to the decision to remove neighborhood plans and the planning tools from CodeNext? What was the rationale? Who made the decision?**

Adopted neighborhood and other small area plans are elements of the *Imagine Austin Comprehensive Plan* and were envisioned to stay in place under CodeNEXT. These plans and their related zoning ordinances informed the draft code's development. For example, a review of all of the conditional overlays in the NP ordinances informed the development of some of the draft zoning districts standards and uses tables.

Several considerations went into the recommendation to not include the infill and design tools in the draft code. In May 2014 the [Land Development Code Diagnosis](#) identified the "Opt-In/Opt-Out" nature of the NP contributed to an overly complicated regulatory environment. From page 52:

"The addition of these neighborhood infill tools has led to place-specific regulations; however the implementation method has created many additional layers of regulations that over time could allow for more conflicts between different portions of the Land Development (LDC) and neighborhood plans. More context sensitive base zoning districts could achieve these same goals in a clearer and more easily understood manner."

Through discussions between staff and the consultant team it was decided that the newly developed draft zones could accomplish outcomes similar to those of the infill and design tools, that the Neighborhood Plan Combining District not be included in the draft code.

**Question 7) To what extent do the infrastructure portions of the plans inform CIP and maintenance work? Present and future?**

The Planning and Zoning department supports implementation of the infrastructure portions of small area plans in a variety of ways including:

- Coordinating with Neighborhood Plan Contact Teams to prioritize CIP recommendations every three years
- Coordinating with infrastructure departments on an on-going basis and making prioritized recommendation data available to infrastructure departments in various ways, including as a layer in the IMMPACT System (On-line map used by project managers to coordinate projects.)
- Monitoring Plan Implementation status, and making data available to the public through on-line interactive maps, and a small area plan annual report and other methods.
- Working with multiple city departments and the Planning Commission to maintain a Long Range CIP Strategic Plan which serves as a crucial link between Imagine Austin and its attached small area plans the City's 5-Year CIP Plan. (Top 3 priorities from each Neighborhood Plan are mapped as part of the Rolling Needs Assessment which in turn feeds into department prioritization of unfunded needs as well as bond development.)
- Different infrastructure programs across the City use the plan recommendation data in different ways, including:
  - Public Works ADA sidewalk program includes Small area Plan Recommendations as a prioritization factor

- ATD and Watershed include Small Area Plan Recommendations along with 3-1-1 data when studying and identifying potential improvements related to localized flooding, intersection safety, and signals and markings, etc
- PARD considers recommendation data related to parks as they develop and implement Parks Master Plans
- Corridor Program Office considers recommendations as they have developed Corridor Construction Program under the 2016 Bond
- Project Managers from various departments including Public Works, Water, PARD, and others review and consider small area plan recommendations and look for opportunities to address recommendations in the design of larger projects
- For more information, visit the [PAZ Implementation Program Website](#)

***Question 8) How will the Neighborhoods and Community Development Department decide when to request rezoning of 1/2 mile of a neighborhood?***

The *Austin Strategic Housing Blueprint* identifies the need to create 135,000 additional above and below market-rate housing units over the next 10 years. It also sets the goal of 25% of new and preserved affordable housing be located ¼ mile from high-frequency transit. NHCD is in the process of developing an implementation plan for the Housing Blueprint. Zoning along corridors will likely be modified in the future to implement the Housing Blueprint through: individual property owner requests on particular parcels, future zoning amendments based on direction from City Council (following recommendations from City Manager on how to proceed with any future LDC rewrite), or through future Imagine Austin Centers and Corridors Plans initiated by City Council.

***Question 9) Please define “Core neighborhoods” and intended use of the term.***

The term “core neighborhoods” does not have an official definition, but is generally a phrase used to refer to Central Austin neighborhoods or neighborhoods covered by neighborhood planning areas identified on the [City of Austin Neighborhood Planning areas map](#). Over time, regulations have been established which apply to so-called core neighborhoods including, subchapter E provisions which apply to defined core transit corridors, as well as subchapter F “McMansion” provisions; however, these regulations have typically been applied through the creation of a reference map which establishes specific boundaries.

Attachment

cc: Jerry Rusthoven, Stevie Greathouse, Matt Dugan



## MEMORANDUM

**TO:** Commissioner Karen McGraw  
Planning Commission

**FROM:** Gregory I. Guernsey, AICP, Director

**DATE:** November 30, 2018

**SUBJECT:** Response to additional questions from Commissioner Karen McGraw about Future of Small Area Planning

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This memo answers a series of follow up questions submitted via e-mail on November 25, 2018 by Commissioner Karen McGraw in response to my memo dated October 17, 2018.

***Question A. Is the following correct as a timeline? if not what is? and what is the current status of the Neighborhood Planning Program?***

- 1) In 1997 the City Council initiated the Neighborhood Planning Program by ordinance.***
- 2) Every year since there has been neighborhood planning work and the City Council has selected the neighborhoods to be planned. Is there a chronology available?***

As described in the October 17 memo, The Neighborhood Planning Program was initiated as a pilot program by **Council Resolution 9705211-18** in May 1997. A chronology of adopted neighborhood plans is included as **Attachment A**.

- 3) In CodeNext, the Neighborhood Planning Program was removed, although the adopted neighborhood plans are still listed. There is language about amending these plans and the role of the Contact Teams, but the program to plan additional neighborhoods does not exist. This has been done per Greg Guernsey by staff.***

As described in the October 17 memo, existing Neighborhood Plans are adopted as attachments to *the Imagine Austin Comprehensive Plan*, and the Land Development Code includes regulations implementing and governing amendments to these adopted plans. As

also described in the October 17 Memo, CodeNEXT recommended modification of several land development code regulations that would have impacted how Neighborhood Plans are implemented. With the determination that CodeNEXT is no longer viable, those regulations, including the Neighborhood Plan Combining District (NP) infill and design tools remain as part of the code and are still in effect.

The “Neighborhood Planning Program” as a future body of work to be undertaken, has never been codified in either the Land Development Code or *Imagine Austin*. The Neighborhood Planning Program per se is reflected on the [Official Map of Neighborhood Planning Areas](#), which records a series of City Council Resolutions. As indicated in the October 17 memo, we have substantially completed the neighborhood plans envisioned based on previous direction from City Council.

***4) In December 2017 the City Council passed a resolution asking for what types of plans are needed to carry out Imagine Austin.***

As described in the October 17 memo, City Council passed [resolution #20170928-101](#) in September 2017, which specifically directed staff to:

- “Identify geographic areas along corridors throughout the City where small-area plans would provide maximum public benefit with potential for them to be designated as ‘Small Area Planning Districts for future planning’; and
- Identify proposed criteria for determining when small-area planning and related zoning changes should be required within Small Area Planning Districts, in order to align growth with Imagine Austin and leverage City investments in transportation, housing and other infrastructure.”

***5) Staff replied in May with recommendations for Small Area Planning but nowhere in this document is Neighborhood Planning mentioned. Funding is recommended for “Corridor Plans.” Is this intended to disable any further Neighborhood planning work?***

As described in the October 17, 2018 memo, staff provided a memo to City Council in May 2018 which included recommendations for the future of Small Area Planning. The recommendations are intended to address the September 2017 City Council Resolution as well as direction from the Zucker Report and the 2016 Audit of Neighborhood Planning.

As described in the October 17, 2018 memo and the May 2018 memo:

- Staff intends to pivot “toward new methods of small area planning which will better allow us to work strategically in partnership with the community to respond to our major policy drivers at the local level.” (October 17, 2018 memo, page 2)
- “Previously adopted small area plans including Neighborhood Plans, Station Area Plans, Master Plans, and Corridor Plans would continue to exist as attachments to the Imagine Austin Comprehensive Plan unless repealed or replaced through future action by the Austin City Council.” (May 11, 2018 memo, Page 2, Footnote 1)

- The Special Studies and Plans category could “include future neighborhood plans as directed by City Council.” (October 17, 2018 memo, page 2)

**6) The AIA/MIT presentation claims that Neighborhood Plans have not been implemented and do not include infrastructure. Both of these claims are untrue. They claim that the better thing to do is to do district plans that cover a larger area. The city achieved such a plan with the Central Austin Combined Neighborhood Plan. (see 5 below)**

The AIA/MIT presentation was made by a group of student planners working on behalf of the AIA and do not reflect the views of Planning and Zoning Department staff.

The Planning and Zoning Department coordinates with other City departments to support implementation of the infrastructure recommendations from previously adopted neighborhood plans, monitors plan implementation, and publishes an annual report which outlines progress implementing Small Area Plans including neighborhood plans. The Implementation Program webpage includes a link to the latest Small Area Plan Implementation Annual Report as well as additional data related to plan implementation: <http://www.austintexas.gov/departments/implementation-program>

**7) At that presentation Matt Dugan stated that the city does not intend to carry forward Neighborhood Planning. Does the City Council support this?**

Matt Dugan’s presentation was intended to convey the information and recommendations which have already been conveyed to City Council via the May 11, 2018 memo (see response to Question A.5, above). City Council has not taken any action relative to small area planning subsequent to approval of [resolution #20170928-101](#) directing staff to identify a method for corridor-based planning in September 2017. The next City Council action anticipated will be initiation of a pilot Imagine Austin Corridor Plan in 2019.

**8) I am assuming that staff believed that once the City Council adopted CodeNext without a Neighborhood Planning Program that would signal the official end of the program. Is that normal way to terminate a program originally established by ordinance?**

See response to Question A.3, above.

**9) Since CodeNext is not active in any public way at this point, is neighborhood planning still in effect and is there ongoing work being done?**

See response to Question A.3, above.

**Question B. If staff takes on larger District Plans as part of Small Area Planning, will they contain infrastructure information and recommendations the same as has been done in neighborhood plans? Since the city tracks these recommendations, asks for dates every 3**

**years and uses these in CIP planning, if this is not done for areas without Neighborhood Plans, how will this information be generated?**

The larger District Plans suggested by the MIT researchers working on behalf of AIA are not part of the Planning and Zoning Department recommendation related to the future of Small Area Planning. As described on Attachment A of the May 2018 Memo, infrastructure recommendations would be identified as part of *IA Centers and Corridors Plans* as well as *Complete Community Plans* that have been identified as product lines under the PAZ recommendation. Staff envisions that these recommendations would be tracked using the same system that is currently used to track recommendations from neighborhood plans and other adopted small area plans.

**Question C. For Corridor Plans, which staff is recommending to be funded with planning resources apparently currently used for neighborhood planning, how will neighborhoods be engaged? Clearly there will be areas with NPs and without. Will corridors address the 1/4 mile and 1/2 mile distances from transit ? Will zoning recommendations be generated? How do these reflect or disregard neighborhoods, current plans, lack of plans and stable functioning communities?**

Customized public participation plans would be developed for future Imagine Austin Corridor Plans, and neighborhood organizations would continue to be engaged as an essential stakeholder during the planning process. In areas with existing neighborhood plans, any current neighborhood plan contact team would also be engaged in the process. They will continue to fulfil their code mandated duty in the event that amendments to the underlying neighborhood plan/neighborhood plan FLUM are required for consistency with the Imagine Austin Corridor Plan. Study area boundaries for the corridor will be set during the scoping phase and would be included in the Council Resolution initiating the Corridor Plan. The boundaries for any regulatory changes could be much more narrowly defined than the Study Area, and will be defined during the planning process. Zoning recommendations could be generated and will be developed within the context of the neighborhood, existing conditions, city policy, and the available regulatory toolbox.

**Question D. NHCD sent out email on 11/19 asking for input on seven planning efforts plus their own implementation plans during the holiday season ending 12/31/18. How do these activities relate to Small Area Planning? They are intending to consider 1/2 mile from transit in their implementation plan. How does this interface with existing plans and engage communities along transit routes? Is Thanksgiving through New Years really the best time to solicit input on complex issues? Input from individuals is useful but the broader question is how to engage with neighborhoods and other groups. A mere 6 weeks during holiday season does not seem conducive to truly effective community response. This calls into question (per GG 10/17) in response that "PAZ engages NHCD as subject matters experts for public meetings".**

The Neighborhood Housing and Community Development (NHCD) department is engaged in a citywide effort and outreach related to development of an implementation plan for

the Austin Strategic Housing Blueprint, and we would assume that this work is fairly urgent given the recent passage of the 2018 Housing Bond as well as the mandate to address our affordability crisis.

Whatever ultimately comes out of this effort will provide policy guidance for future small area plans, and as indicated in the October 2017 memo, PAZ coordinates closely with NHCD as we develop small area plans; however, PAZ does not have any direct control over the timelines for NHCD-led initiatives.

**Question E. It seems that the larger District plans still need to incorporate attention to the smaller enclaves known as neighborhoods. The residents and stakeholders of these areas are the most knowledgeable of traffic, land use and environmental issues and this knowledge definitely should inform this planning process. The City previously created what might be called a District Plan in the Central Austin Combined Neighborhood Plan that incorporated 7 neighborhoods. The city broke this into 3 planning areas combining some small neighborhoods, assigning a city planner to each and created 3 zoning ordinances, one being a Conservation District, for implementation. The city received an award for this work. While the plan represented an agreement between these seven areas to greatly increase density near the UT campus creating the unique UNO district, it also included a commitment to maintaining the surrounding single family areas for the many families who work, teach and consult to the state, UT, Medical Institutions and downtown. Unfortunately, instead of recognizing that the plan is a whole, folks tend to focus solely on the UNO district wanting to enlarge it and disregarding the comprehensive nature of the entire plan that promises protection for stable neighborhoods. How does the city intend to incorporate all types of areas and engage in smaller enclaves in its district planning?**

The larger District Planning approach that was advocated by the MIT students working on behalf of the AIA does not reflect the Planning and Zoning department recommendation for the future of small area planning. Our recommended product lines would typically cover smaller geographic areas than the districts recommended by the MIT students. While the Imagine Austin Center and Corridor Plans envisioned by PAZ would cross multiple neighborhood boundaries, there is an opportunity to customize planning services within a particular corridor to provide specialized attention to a particular area.

**Question F. Core Neighborhoods (per GG 10/17) *is generally a phrase used to refer to Central Austin neighborhoods or neighborhoods covered by neighborhood planning areas identified on the [City of Austin Neighborhood Planning areas map](#)*. So how will the city consider areas outside of this for District Planning and will smaller enclaves such as neighborhoods be given the same consideration as core area neighborhoods that already have neighborhoods plans?**

As described in the October 17, 2018 memo and in the 2016 Audit of Neighborhood Planning, we do not have a good way of equitably providing neighborhood planning services to every neighborhood throughout the city, which is part of the impetus to realigning services to focus on Imagine Austin Centers and Corridors. However, as

described under the response to Question A.5, above, City Council could direct us to provide neighborhood planning services to a particular area in need of those services.

**Question G. In CodeNext the neighborhood planning tools were removed. Why is it that with improved online access to all regulations (an intended product of CodeNext), that locating and implementing such local regulations cannot be improved?**


We anticipate that the City Manager will provide process recommendations to City Council in early 2019 outlining his approach to any future revision to the land development code, and that improved online access could be an element of that future revision.





## MEMORANDUM

**To:** City Council  
Planning Commission

**From:** Gregory I. Guernsey, AICP, Director   
Planning and Zoning Department

**Date:** May 11, 2018

**Subject:** Future of Small Area Planning Recommendations

### Background

The Planning and Zoning Department is working to develop new types of small area plans and a new way to select future planning areas based on a number of inputs including: the “Zucker Report,” the 2016 *Audit of Neighborhood Planning*, discussion at the Commission and Council level related to CodeNEXT, and City Council Resolution [#20170928-101](#).

Since approval of the Council Resolution in September Planning and Zoning staff have:

- Conducted research and analysis
- Formed an interdepartmental and interdisciplinary team to collaboratively develop ideas for future small area planning services
- Facilitated small group discussions with staff around the topic of our existing planning legacy
- Conducted a survey of external stakeholders
- Held a series of dialogue meetings with our partner departments
- Solicited the input and creative ideas of Planning and Zoning staff regarding future small area plan ideas through a “Design Challenge,” and
- Solicited input from the Planning Commission and Small Area Plan Joint Committee.

This memo reflects our preliminary recommendations based on this input and analysis. Over the next several months, staff will work to refine the recommendations, and may bring several related items back to Planning Commission or City Council for action, including: necessary amendments to the Land Development Code, budget proposals, and the initiation of one or more small area plans.

### Recommendations

- 1) **Provide a Spectrum of Future Planning Services.** We recommend introducing several product lines related to small area planning:

- **Imagine Austin Corridor/Centers Plans** within *Imagine Austin*-identified Centers and Corridors. These plans would be prioritized based on the area's susceptibility to change, the potential to leverage mobility investments and other cross-departmental city-initiatives, and other factors.
- **Complete Communities Plans** would improve access and opportunity to residents' basic daily needs. These plans would be prioritized based on citywide complete communities analysis. They would focus on implementation-type interventions to move the needle on the area's most pressing issues. By fulfilling the identified needs, the community would move closer to completion.
- **Special Studies and Plans** would include Council and CMO-requested studies, citywide planning initiatives, exclusively urban design-focused plans, and other specialized departmental planning products.

(See **Attachment A** for more information about the scope and selection process for *Imagine Austin Centers and Corridors Plans* and *Complete Communities Plans*.)

- 2) **Focus on Mobility Corridors initially.** City Council Resolution [#20170928-101](#) specifically directed the Planning and Zoning Department to identify potential geographic areas along corridors identified for transportation investments under the 2016 Mobility Bond, Capital Metro Project Connect, and the Austin Strategic Mobility Plan. Based on this direction, as well as discussions with the Corridor Program Office, Austin Transportation Department, Capital Metro and others, staff have conducted a preliminary technical analysis of *Imagine Austin* Centers and Corridors. Based on this analysis, staff has identified two corridors that we feel should be analyzed further for consideration for Small Area Planning as part of our Year 1 Work Program. The intention would be to pilot test the new approach to small area planning in these corridors, and to incorporate lessons learned into future small area planning activities in other corridors and centers.

(See **Attachment B** Corridor Prioritization Map for the location of *Imagine Austin* Centers and Corridors, 2016 Mobility Bond Corridors, and Draft Project Connect High Capacity Corridors, and recommended "Year 1" pilot corridors for *Imagine Austin* Corridors Planning.)

- 3) **Apply CodeNEXT Regulatory Tools.** Depending on the characteristics of the area being planned, future small area plans would be accompanied by customized modifications to the land development code that support the vision of the plan. These modifications could include:
  - a. Amendments to the zoning map; and/or
  - b. Development of specialized overlays and/or regulating plans for particular geographic areas.
- 4) **Clarify and require adherence to a citywide policy framework.** Future small area plans would be developed to fit within and to be consistent with the overall citywide policy framework.<sup>1</sup> In order to ensure that small area plans support our citywide vision and that they provide clear policy guidance, there may be a need to develop new tools to guide development and

<sup>1</sup> Previously adopted small area plans including, Neighborhood Plans, Station Area Plans, Master Plans, and Corridor Plans would continue to exist as attachments to the *Imagine Austin* Comprehensive Plan unless repealed or replaced through future action by the Austin City Council.

implementation of small area plans (e.g. numerical targets and other decision support systems, revised LDC procedures, revised Comprehensive Plan policies, etc.)

- 5) **Enhance engagement and consider planning through an Equity Lens.** The Planning and Zoning Department is in the process of partnering with the Equity Office on an Equity Assessment of CodeNEXT as well as the department as a whole. As the process of developing new planning services moves forward we will select planning areas, develop plans, and engage the community through an equity lens. We anticipate incorporating the recommended actions that come out of the Equity Assessment later this year into all future planning programs and projects.

(See **Attachment C** for an overview of the approach to public engagement that would be used for future small area planning.)

- 6) **Partner with other departments.** Based on our meetings with partner departments, staff has identified the need to work more collaboratively, and may formally establish and utilize cross-departmental strike teams for particular planning efforts.
- 7) **Emphasize plan implementation.** Implementation of the plan will be considered during every aspect of the planning process, and this consideration will be enhanced by clearly establishing expectations with community members and actively engaging partner departments. Depending on the characteristics of the plan, innovative funding partnerships may be explored, or planning may be accompanied by implementation of tactical/demonstration projects. The Planning and Zoning Department will continue to work in cooperation with neighborhood groups and City departments to monitor plan implementation status after plan adoption. In addition, the Department's small area planning process will more directly feed into the Strategic Areas Analysis of the CIP Long Range Strategic Plan.

## Resource Scenarios

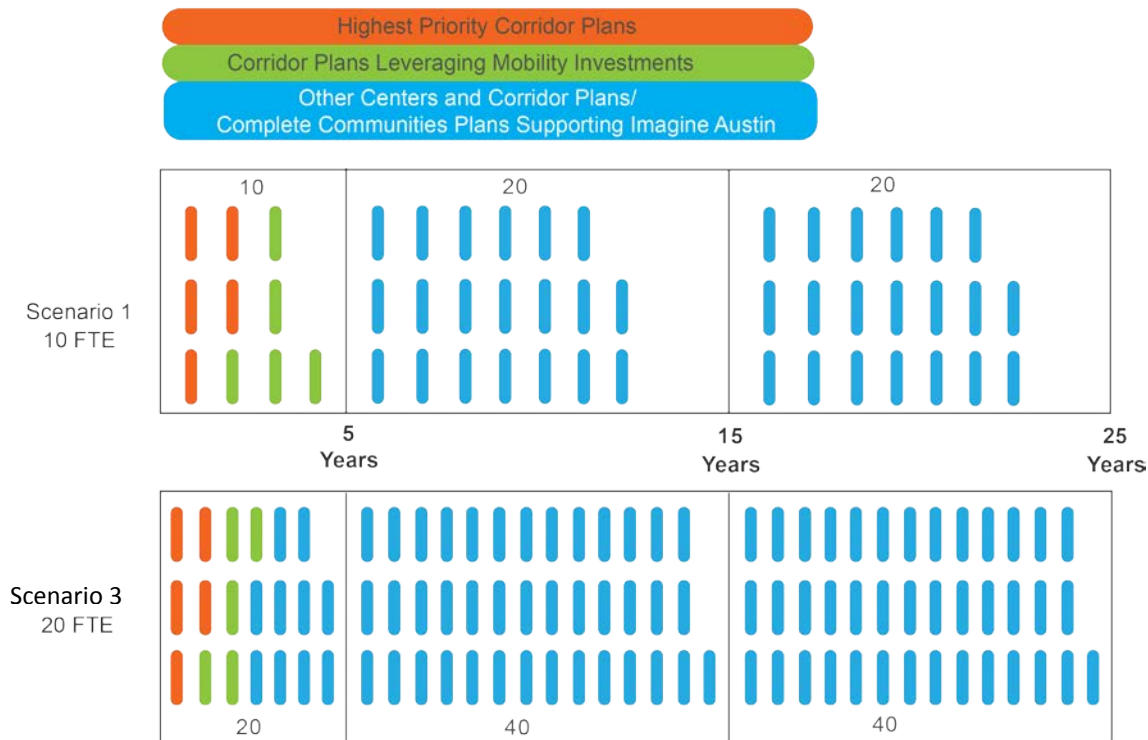
With existing resources, the Planning and Zoning Department anticipates that we would be able to complete, on average, 1 to 2 new small area plans per year, as described under **Scenario 1** below. With an additional 5 FTE, as shown under Scenario 2, PAZ would be able to complete 2-3 plans per year. With a doubling of existing resources, as shown under **Scenario 3**, PAZ would be able to complete on average 3-4 new plans per year. **Scenario 4** assumes additional one-time resources available for plans including consultant augmentation and/or demonstration projects. Scenario 4 would not increase the number of plans that could be developed over a given period of time, but would have the potential to enhance the quality and support early implementation of those plans.

*Assumptions:* The rate of plan development assumes that staff resources are not diverted to other high-priority projects, and actual results could vary based on unanticipated delays during the approval process. The "Plans Completed by Scenario" graphic below provides a visualization of the number of small area plans that would be completed based on a best case scenario where we complete 2 new small area plans per year under Scenario 1 or 4 plans per year under Scenario 3. The on-going costs assume a rough estimate of the indirect and direct cost associated with that level of Full Time Equivalent Positions (FTE) along with related commodities costs.

## Overview of Resource Scenarios

	<i>Scenario 1: Base Case</i>	<i>Scenario 2: Expedited (X1.5)</i>	<i>Scenario 3: Expedited (X2)</i>	<i>Scenario 4: Enhanced</i>
<b>Plans per year (avg.)</b>	1-2	2-3	3-4	3-4
<b>Deliverables</b>				
Background Research and Analysis	✓	✓	✓	✓
Public engagement	✓	✓	✓	✓
Plan Document Development	✓	✓	✓	✓
Code and Zoning Map	✓	✓	✓	✓
Departmental Coordination	✓	✓	✓	✓
Implementation Monitoring	✓	✓	✓	✓
<i>Specialized technical analysis</i>				✓
<i>Funding for demonstration or tactical investments</i>				✓
<i>Enhanced engagement activities</i>				✓
<b>Personnel</b>	10 FTE	15 FTE	20 FTE	20 FTE + Consulting Services
<b>Total On-Going Costs</b> (includes personnel and commodities)	\$1,000,000/yr	\$1,500,000/yr	\$2,000,000/yr	\$2,000,000/yr
<b>One-Time Costs</b>				\$500,000/plan
<b>Additional Resources Needed</b>	\$0	\$500,000/yr	\$1,000,000/yr	\$2,000,000/yr

## Plans Completed By Scenario



## Next Steps

- 1) **Briefings.** PAZ staff are available to provide briefings upon request to Planning Commission and City Council.
  - 2) **Prioritization Beyond 1 Year Pilot Work Program.** PAZ staff will conduct a technical scoring analysis and prioritize Imagine Austin corridors and centers for potential future planning services based on the extent to which planning in the corridor or center would help to:
    - Leverage transportation investments
    - Preserve and create affordable housing
    - Build on past planning and development pattern
    - Focus on areas that are susceptible to change
    - Create positive community impacts
- Staff will also begin to evaluate and score areas which would be candidates for future Complete Communities Plans.
- 3) **Council Request for Budget Proposal.** PAZ staff will develop a funding proposal to submit as part of the FY 2018-2019 Request for Budget Proposal Process.
  - 4) **Future action items.** PAZ staff will continue to refine the recommendations, and will bring specific recommendations back for action, as appropriate. Future actions could include:
    - Budget proposals, requests, or modifications;
    - Code amendments, and/or
    - Initiation of one or more small area plans or planning studies.

## Attachment(s):

- A. Future Planning Services Comparison Matrix
- B. Corridor Prioritization Map
- C. Overview of Approach to Public Engagement
- D. Prototype Complete Communities Map
- E. Previously-Adopted Small Area Plans, including Neighborhood Plans
- F. Summary of Public Survey
- G. City Council Resolution [#20170928-101](#)

cc: CMO Spencer Cronk, ACM Joe Pantalione, Jerry Rusthoven, Stevie Greathouse, Matt Dugan

Attachment A: Future Planning Services Comparison \_5 7 2018

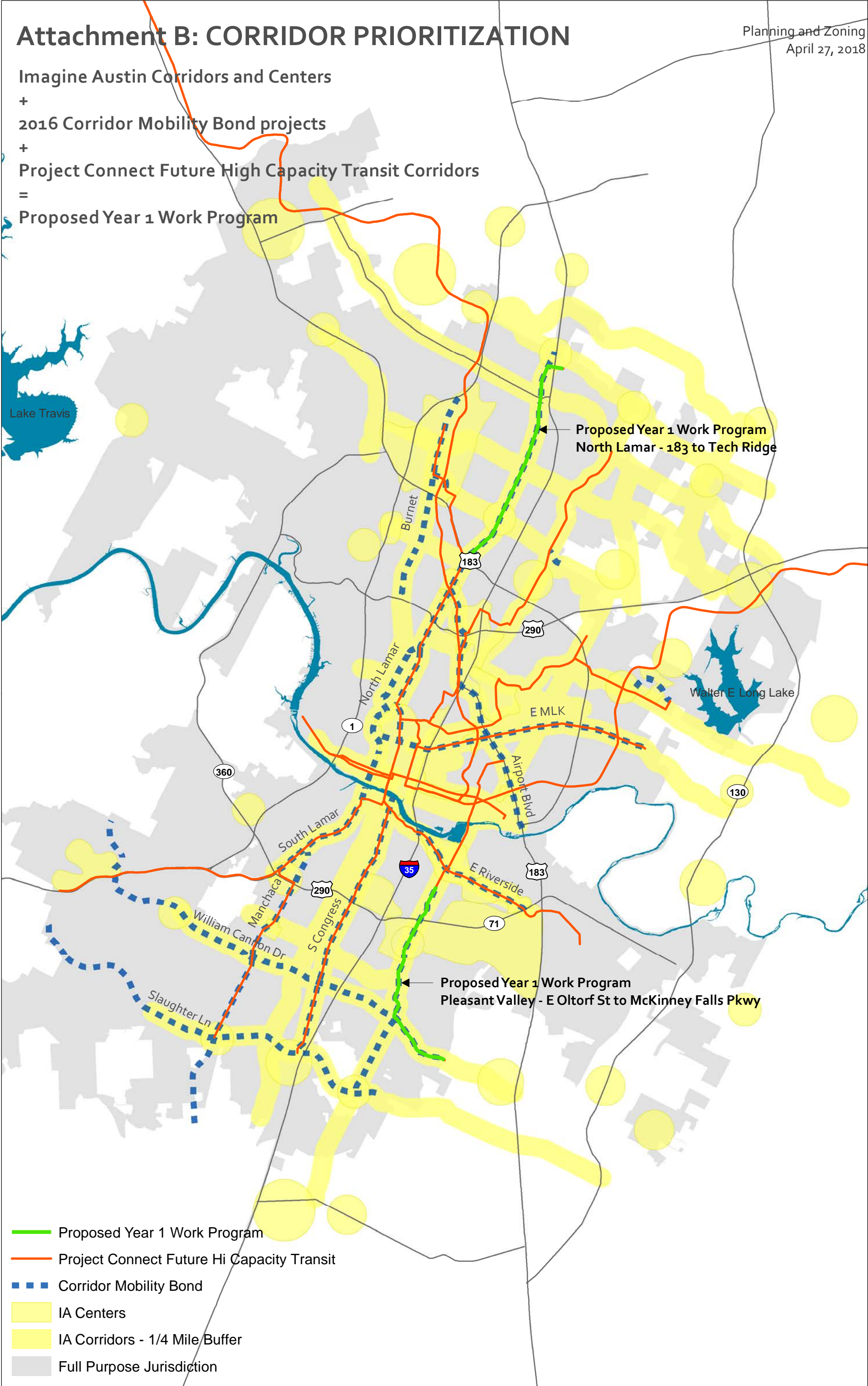
	IA Centers and Corridors Planning	Complete Community Planning	Special Studies and Planning
Mission/ Goal	Create more livable and sustainable places along major corridors and within activity centers by linking diverse housing choices, transportation options—with an emphasis on transit—to accessible employment, goods, services, entertainment, and education opportunities.	Improve access to opportunity and to residents' basic daily needs through planning interventions designed to deliver near-term improvements.	Conduct specialized planning as needed to implement Vision and Goals of the <i>Imagine Austin Comprehensive Plan</i> .
Selecting Areas	<b>Prioritization Process:</b> ( <i>City Council Resolution No. 20170928-101</i> ) <u>Identify:</u> <ul style="list-style-type: none"><li>Imagine Austin Activity Corridors and Centers</li><li>2016 Mobility Bond Corridors</li><li>Capital Metro Project Connect high-capacity transit system</li><li>Austin Strategic Mobility Plan Corridors</li></ul> <u>Evaluate and Prioritize based on:</u> <ul style="list-style-type: none"><li>Leverage transportation investments</li><li>Preserve and create affordable housing</li><li>Build on past planning and development pattern</li><li>Focus on areas that are susceptible to change</li><li>Create positive community impacts</li><li>Geographic equity</li></ul>	<b>Two Methods:</b> <ul style="list-style-type: none"><li>Offered along corridors concurrent with Imagine Austin Corridors Planning or</li><li>Identified based on a citywide complete communities analysis, then field test</li></ul>	Areas determined based on needs/direction from Council/City Management.
Defining Boundaries	Set boundaries based on context. Minimum: <ul style="list-style-type: none"><li>All parcels with frontages on corridors</li><li>Parcels within ¼ mile of transit stops</li><li>Non-residential and multi-family parcels within ½ mile of transit stops (by foot or bike)</li></ul>	Set boundaries based on context. Typically between ½ mile radius and neighborhood scale.	Set boundaries based on context. Could range in scale from a large parcel to citywide depending on the goals of the special study or plan.
Scope	<ul style="list-style-type: none"><li>Background data/information document</li><li>Vision</li><li>Future land use map and land use policies</li><li>Comprehensive zoning map changes</li><li>Plan for urban design and public realm improvements</li><li>Identify infrastructure improvements, including sidewalks and parks</li><li>Implementation element</li><li>May include: technical studies, regulating plan, tactical/catalytic projects</li></ul>	<ul style="list-style-type: none"><li>Background data/information document</li><li>Prioritized list of CIP investments</li><li>One or more “early out” interventions</li><li>May include: Minor changes to existing FLUMs, zoning map, etc.</li></ul>	Varies
Possible Consultant Services	<ul style="list-style-type: none"><li>Specialized technical analysis</li><li>Specialized engagement services</li></ul>	N/A	Varies
Planning Process	<ul style="list-style-type: none"><li>2-3 months preplanning</li><li>6-8 months active planning (time will be contingent on size of planning area)</li><li>2-3 month adoption process</li><li>May include: Other City Departments engaged via interdepartmental team</li></ul>	<ul style="list-style-type: none"><li>3 months for analysis and engagement</li><li>1-3 months to develop plan</li><li>1-2 month adoption process</li><li>1-12 months to identify and deliver early out interventions (may be concurrent with adoption process)</li><li>May include: Other City Departments engaged via interdepartmental team</li></ul>	Varies
Implementation	<ul style="list-style-type: none"><li>Adopted as attachment to <i>Imagine Austin Comprehensive Plan</i></li><li>Character district-based FLUM or amendments to existing NP FLUMs</li><li>Recommendations added to implementation database and monitored</li><li>May include land development code and zoning map changes</li><li>May include one or more tactical projects, catalytic investments, or financing strategies</li></ul>	<ul style="list-style-type: none"><li>Recommendations added to small area plan implementation database and monitored for completion</li><li>One or more tactical projects, catalytic investment, or other “early out” project</li><li>May include land development code and zoning map changes</li></ul>	Depends on needs and scope, may include: <ul style="list-style-type: none"><li>Recommendations added to implementation database</li><li>Land development code and zoning map changes</li><li>One or more “early out” projects</li><li>Adoption as attachment to <i>Imagine Austin Comprehensive Plan</i></li><li>Character-based FLUM or amendments to existing NP FLUMs</li></ul>



Attachment B: CORRIDOR PRIORITIZATION

Planning and Zoning  
April 27, 2018

Imagine Austin Corridors and Centers  
+  
2016 Corridor Mobility Bond projects  
+  
Project Connect Future High Capacity Transit Corridors  
=  
Proposed Year 1 Work Program



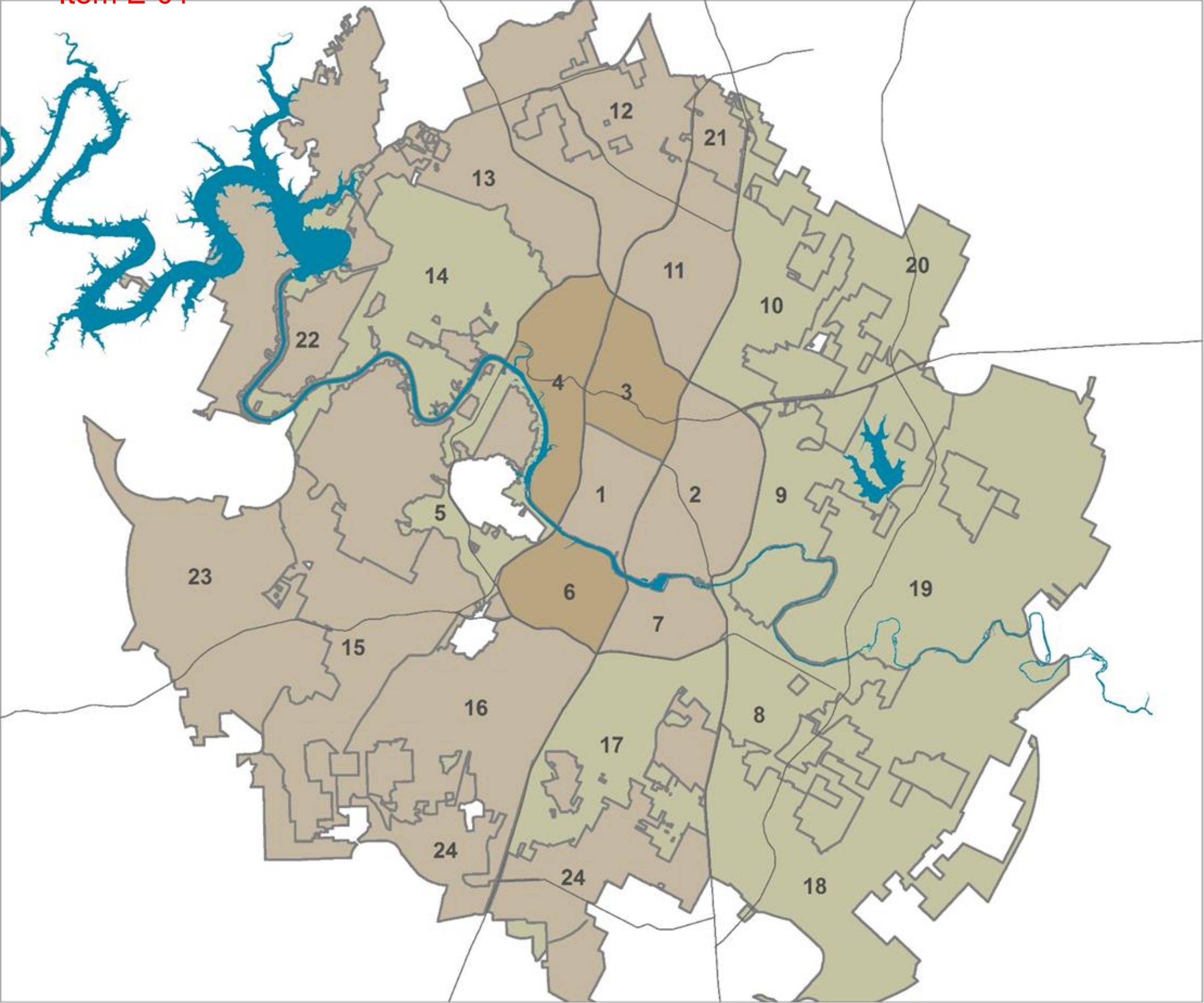
**Attachment C: Overview of Approach to Public Engagement For Small Area Plans\_May 7, 2018**

<b>Guiding Principles</b>	<b>Objectives</b>	<b>Public Participation Plan</b>
<ul style="list-style-type: none"><li>• Open to all</li><li>• Transparency</li><li>• Enthusiastic and Vibrant</li><li>• Engaging historically under-represented groups including communities of color</li><li>• Fun and engaging</li><li>• Flexible and adaptable</li></ul>	<ul style="list-style-type: none"><li>• Clearly communicate the process' policy context/framework</li><li>• Build understanding of the project, its scope, and credibility for the process</li><li>• Provide numerous and varied opportunities for public participation and input</li><li>• Establish norms and expectations for participation</li><li>• Understand the needs and interests of the City's diverse constituency</li></ul>	<ul style="list-style-type: none"><li>• Identify community stakeholders</li><li>• Identify barriers to participation</li><li>• Identify participation methods to lower barriers to participation</li><li>• Identify methods to be used at specific points in the planning process to reach different groups</li><li>• Chart out the planning process</li></ul>

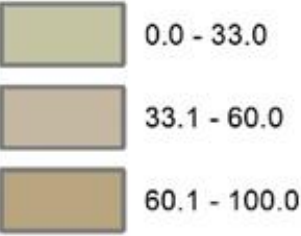


Attachment D:  
Prototype Complete  
Communities Map  
May 7, 2018

(Lower Percentage = Higher Priority for  
"Complete Communities" Planning)

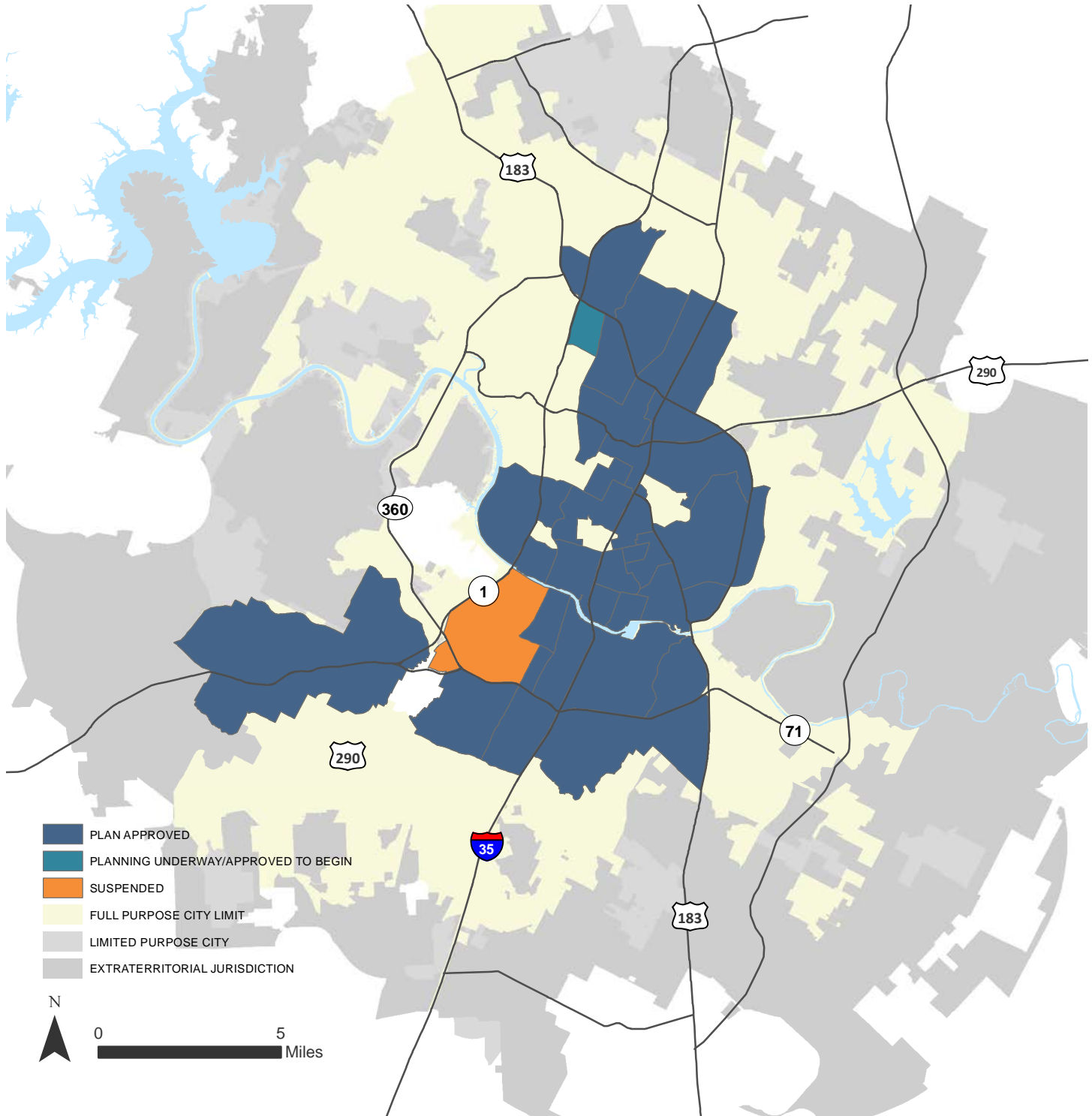


Average of Percent of Population  
within walking distance of daily needs



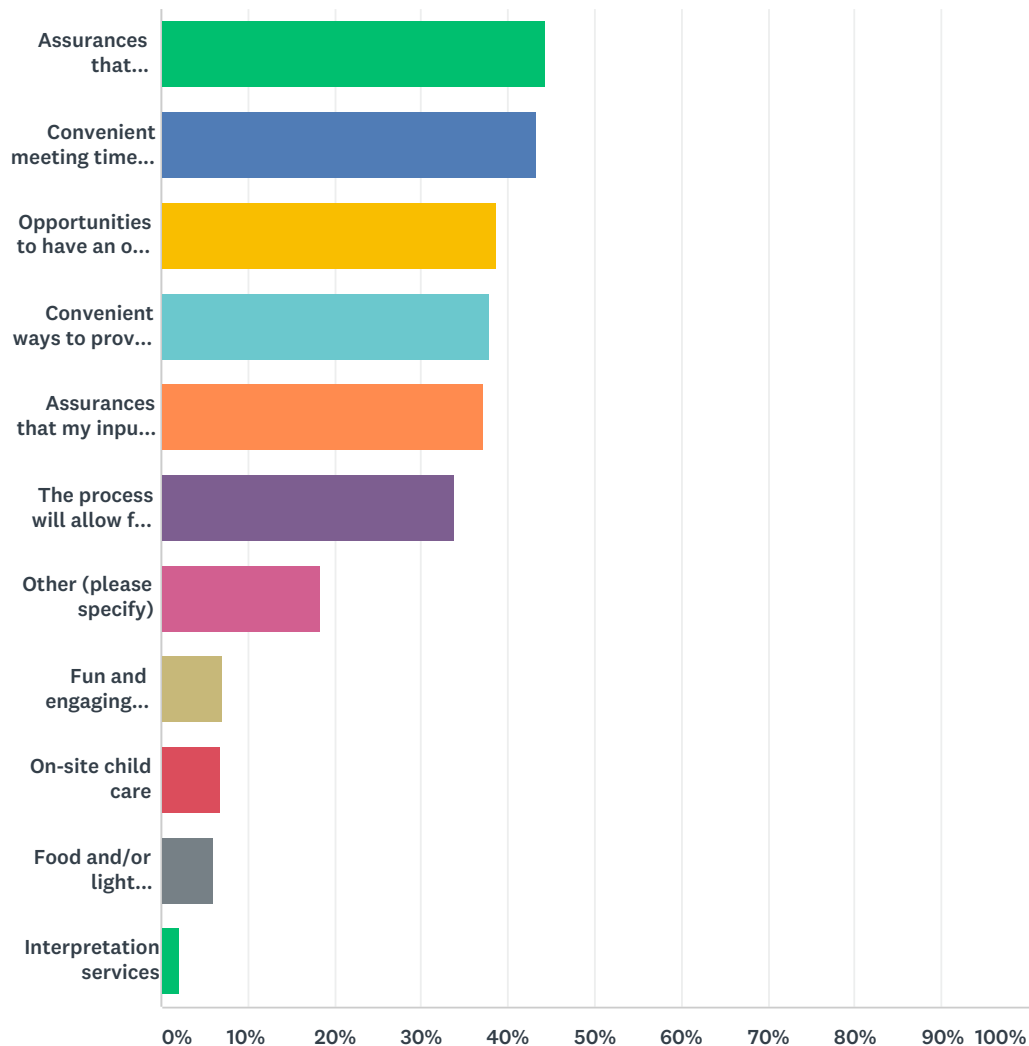
# Attachment E: Previously Adopted Plans, including Neighborhood Plans

May 7, 2018



Q1 What would encourage you to participate in a public planning process? (Please choose your top three.)

Answered: 349   Skipped: 0



ANSWER CHOICES	RESPONSES	
Assurances that recommendations identified in the plans will be implemented	44.41%	155
Convenient meeting times and locations	43.27%	151
Opportunities to have an open and meaningful dialogue about the future with others in the community	38.68%	135
Convenient ways to provide input	37.82%	132
Assurances that my input will be considered	37.25%	130
The process will allow for a variety of perspectives and viewpoints to be heard	33.81%	118
Other (please specify)	18.34%	64
Fun and engaging exercises to gather public input	7.16%	25
On-site child care	6.88%	24



Food and/or light refreshments	6.02%	21
Interpretation services	2.01%	7
Total Respondents: 349		

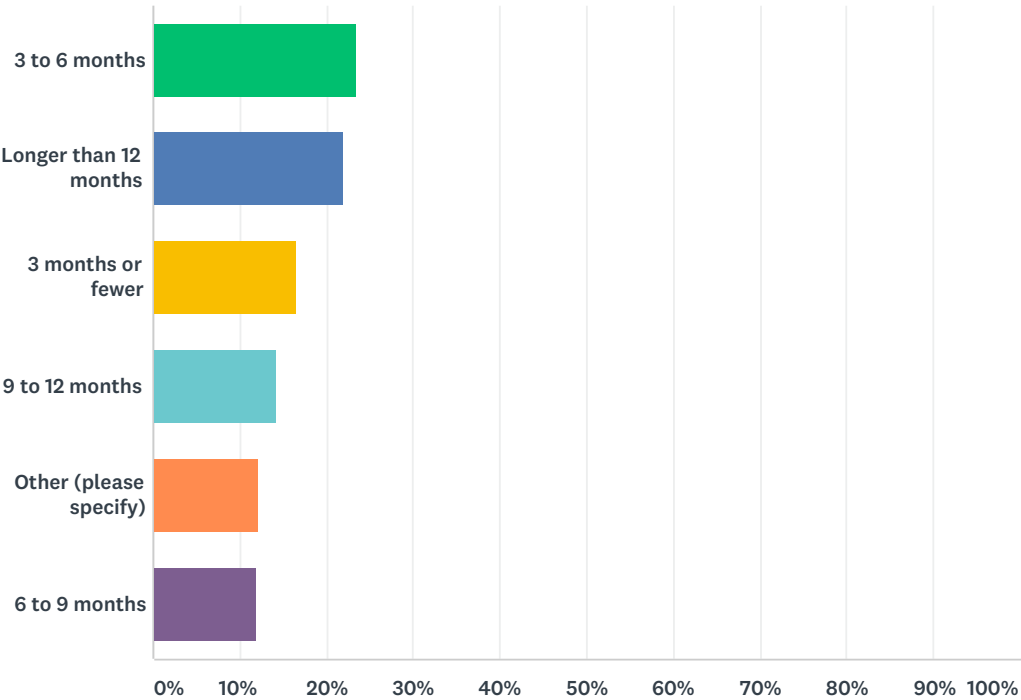
**What would encourage you to participate in a public planning process?**

- concrete requirements for additional housing in all areas of the city
- making sure that people in the audience understand potential pro and cons of planning ideas
- Parking
- The process treats as equal stakeholders the people who aspire to live in the area but do not already live there. Engagement at my workplace
- Meaningful efforts to not only allow but ensure that the participants aren't overwhelmingly white, affluent, middle-aged to elderly homeowners (even though I'm all of those things)
- Allow participation on-line
- Input from stakeholders outside of the neighborhood groups
- That professionals make the decisions and not the general public
- Have participated in many input sessions; rarely are ideas/changes accepted if different from plan determined by consultants
- After CodeNext I probably wouldn't dedicate any time to this sort of charade.
- no silly games/ice breakers, no reporting out os small groups to the larger group. let everyone hear everyone - small groups
- can be hijacked. if you must do small groups, allow folks to select their own groups, putting me with people i don't know makes me clam up.
- Existing code and comprehensive plan--including neighborhood plans--NOT MARKET VALUES--are the basis for discussion, input, recommendations.
- In my experience these "public planning process" meetings are nothing more than an attempt to sell the public on city staff's point of view.
- Every meeting sponsored by the City of Austin which I have attended was characterized by lying on the part of city officials, evasive answers and total misrepresentation of facts. So I will participate if these are absent.
- Information on how my input will inform the plan & how recommendations will be implemented (or why they wouldn't be)
- Surveys
- Surveys
- Allowing internet input, e.g. e-surveys or websites where I can view the public info and submit input
- A process through which major changes will be voted on before implementation.
- Assurance that existing plans are implemented before another exercise wastes taxpayers funds.
- Please don't do "fun and engaging exercises." It's the kind of patronizing crap staff does to fake like y'all are listening to us.
- I'm not sure how these plans will impact decisions already made through CodeNext corridor mapping. I've been a proponent for 10 years of nodal transit-oriented development on corridors. The CodeNext mapping - 85' MS3A/B all up and down and R2A behind it, is a mess. Unless these small area plans can both upzone and downzone, I won't want to waste my time on another meaningless planning exercise. Please make clear what things are possible or not possible upfront so people know whether it's worth participating.
- ONLINE!!!! If you try to gather people in their busy lives you will get a smaller sample and the deck will be stacked by special interests who know the process. This is a critical problem with the city's prior "public input" efforts.
- inclusionary process not involved with neighborhood associations or representatives A planning department that will listen to the people and not push their addenda of the day!
- the ability to be educated about future efforts of the City and how it ties into my neighborhood
- I want to know the specific, measurable goals of the plans
- I no longer trust the Planning Dept as CodeNEXT has been a closed loop. 2. The neighborhood Planning process took hours, weeks, years, then the City refused to honor them. 3. This has the feel of the same thing.
- Assurances that all residents' viewpoints will be considered, not just home-owners, baby boomers, the upper-middle class, and white people.
- impartial staff not pushing an agenda but supporting the community aspirations that infrastructure capacity would be considered in any small area planning process
- To use sessions for public input rather than a campaign by City staff to get public approval of their plan.
- Don't want to be harassed and shouted over by angry rich old white people. Want staff to stop taking neighborhood "protection" seriously. Prioritizing and requiring renter participate at levels commensurate with renter residency in order to create plan.
- Knowing that renters and businesses would be included; not just homeowners
- An understanding of how this intersects with (or contradicts) CodeNext.
- Do away with neighborhood groups because if someone disagrees with the neighborhood president their vote never gets counted. That is undemocrated.
- Small area planning is a bad idea. I don't want to be encouraged to participate in any way whatsoever. We live in one city and we should plan \*together\* as one city. I don't want planning decisions made by charette.
- Prevent participants from taking surveys more than once.
- A bottom up planning approach focused on raising the living standards for existing low and middle income families, not a top-down approach where city planners dictate and decide plans on behalf of stakeholders and future residents.

- that infrastructure of roads, traffic flow, traffic signal systems be included and retention ponds
- Actual engagement of residents - not this type of on-line survey. Something that starts in the neighborhood, not dictated by the city.
- representative sampling from the area instead of the usual suspects who dominate input all the time and shout people down. Prior work on the part of PAZ including such things as reading and discussing crucial planning works such as Jane Jacobs Death and Life Of Great American Cities. In fact that alone would be fantastic. Everyone has an opinion about city planning but so few take the time to educate themselves. Another book Suburban Nation. Before 'surgery' one should get as much info as possible before making a decision. So, too, in carving up a city. Have not seen Citizen Jane but if instructive about viable city planning then warch that followed up by discussions would work.
- Records kept for all meetings, including contact teams.
- Multiple points of contact: in person at specific meeting sites, but also online, and where I'm already at (HEB, library, bus stop, etc.) Chosen by lots, like jury service. (I am serious; this would ensure a more representative sample of the neighborhood)
- Keep it short.
- Online participation
- Some meetings during the day. Evenings are very hard for people with kids.
- Assurances that the process, and the input received, will be accurately recorded and publicly visible.
- Small group participation is exclusionary
- Opportunities to have and open and meaningful dialog with others in the city
- Online responses, weighting responses so that renters are considered at the same weight as homeowners and that the results are not discriminatory against renters or people of color as has been found in the past.
- beer
- An anti-racist and anti-oppression lens, meaning that history will be taken into account and the most directly impacted people will be centered in the conversation.
- city staff who actually listens to and implements neighbors' suggestions rather than pretending to listen, then ignoring or doing exactly the opposite of what we say we need.
- Neighborhood plans already in place will be respected and followed
- Clear, accurate and truthful identification of all parties involved: neighborhood organizations, commercial lobbyists, City staff
- Lots of online input opportunities for people whose schedules don't allow showing up to something as easily; specific and direct outreach to renters citywide that explains how a lack of housing in a neighborhood they don't live in yet is already pushing up their rents
- Assurance that the City of Austin is really open to modifying its planning processes to match the current needs of Austin's citizens rather than using this outreach as way to check the community stakeholder box or as a veiled attempt to continue neighborhood planning practices developed two decades ago.
- More decision making at Council level, less use of input from the people who show up to meetings. They tend to be motivated by fear and their input tends to be negative and make Austin worse.
- Neighborhood Plans and Contact Teams should be central to the public planning process. They were created using a lengthy public process initiated by the City and participated in by stakeholders in Neighborhood Planning Areas.
- "Considering" the input of those affected by planning is worthless. Implementing the input and recommendations of current residents who will be directly affected by the planning process has value. The perspective and viewpoints of current residents who are closest to and will be most impacted by the plan should carry the most weight.
- More streamlined - public engagement is great of taking temperature of community and finding out what the big picture direction is needed. But technical details are better left to planning professionals. Faster public processes that results in timely real projects in the ground would boost public confidence in such engagements.

Q2 How long would you participate in a planning process? This could include attending public meetings, receiving email updates, completing paper or online surveys, and/or other online activities.

Answered: 346    Skipped: 3



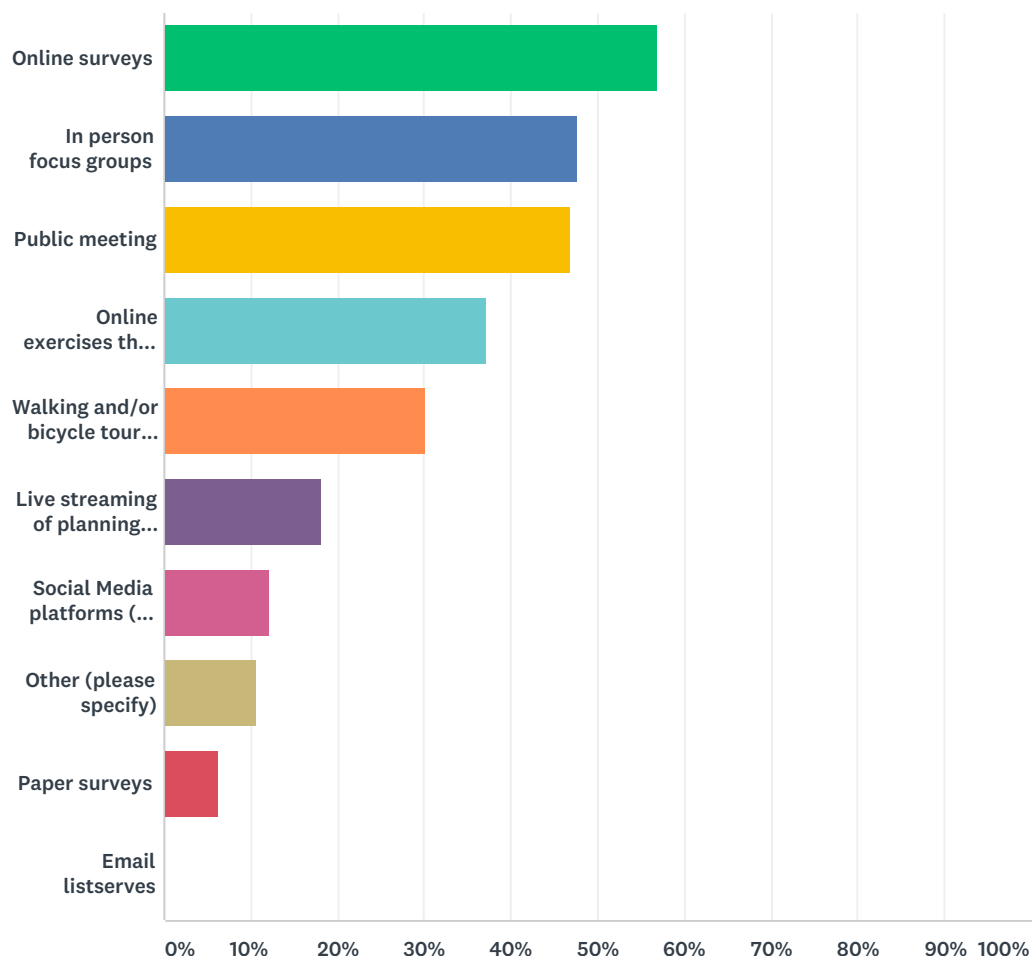
ANSWER CHOICES	RESPONSES	
3 to 6 months	23.41%	81
Longer than 12 months	21.97%	76
3 months or fewer	16.47%	57
9 to 12 months	14.16%	49
Other (please specify)	12.14%	42
6 to 9 months	11.85%	41
TOTAL		346

**How long would you participate in a planning process? This could include attending public meetings, receiving email updates, completing paper or online surveys, and/or other online activities.**

- just this survey
- Hard for me to make meetings because I travel often, but I'm good with online things for infinite period of time
- What ever is needed
- however long it takes
- Guess i am not your "target". Participated for over 4 years in one process, which was really just a free-for-all for ZAP dept
- Oh Lord No.
- as long as it takes so that all issues/concerns/idea have time on the floor to be fully understood by the rest of the group. in the end, when kicking a dead horse is evident to most of the participants, allow a vote with simple majority to prevail - allow minority reports but not stall tactics.
- What it takes to assure a truly comprehensive and inclusive plan
- However long it takes
- Depends on the result and implementation of actions.
- However long the process takes
- No email surveys. This discriminates against elderly taxpayers who aren't on email and have paid taxes the longest.
- As long as possible, if I thought the process would be credible.
- As long as it takes
- Depends on number & frequency of meetings
- As long as it takes to get it right!
- I why the planning process to stop. People are flocking here in droves. Apparently they like Austin as is. Of course, if your burn it to the ground, we'd have to plan. MAYbe Christopher Wren can come back from the grave. He did a pretty good job.
- If done correctly it should not take so long as 6 months, Staff has to have the background data needed prepared in advance to shorten the time frame and be able to respond to the community effectively and in a timely manner
- As long as it takes.
- As long as it takes, if it includes my neighborhood.
- Would participate for the duration of an initiative so long as it remains focused in outcomes desired, process is well-organized, and time commitment is reasonable to expect of a volunteer.
- Depends upon the area and size of area being considered and it's impact on my property.
- The 1 hour that I am at the meeting - this is what public officials get paid to do - to LISTEN to their voters
- I don't want to participate in planning processes. We live in a democracy not a meetingocracy. Making plans based on who's the loudest wheel is a terrible idea that has already failed the city.
- the scope of the planning impact is likely the driver along with duration of impact of the finished project
- The neighborhood plans are not updated frequently enough and often only engage homeowners (less than 50% of Austin residents). We need a built-in review process for plans. The audit of neighborhood plans gives me very little faith in the current system.
- It's not the length, it's the quality that counts.
- unknown
- as long as the process takes
- as long as each issue is being considered
- A complete planning process would include evaluation and updates. If this "process" is just the initial exercise, then No, I'm not interested.
- My whole life - I live here
- That's an open ended question without enough detail.
- lifetime
- As long as it takes
- 2 years
- It depends on how real, honest and open the information flow is.
- As long as it takes to have an informative depiction tanking into account most or all community residents.
- The time committment should reflect the complexity of the planning process (flooding and watershed issues, major transportation/public transit improvements, etc.) although no more than 24 months.
- I would like to serve for a year, however I may go back to work on a special assignment for DOD.
- I will participate as long as is required for thorough planning, or until I die.
- . . .it depends. But generally favor quicker, more streamlined processes.

### Q3 What are your preferred ways to participate in a planning process? (Please choose your top three)

Answered: 339 Skipped: 10



ANSWER CHOICES	RESPONSES	
Online surveys	56.93%	193
In person focus groups	47.79%	162
Public meeting	46.90%	159
Online exercises that are similar to those conducted at public meetings	37.17%	126
Walking and/or bicycle tours with associated discussions	30.09%	102
Live streaming of planning meetings	18.29%	62
Social Media platforms ( twitter, Facebook live etc.)	12.09%	41
Other (please specify)	10.62%	36
Paper surveys	6.19%	21
Email listserves	0.00%	0



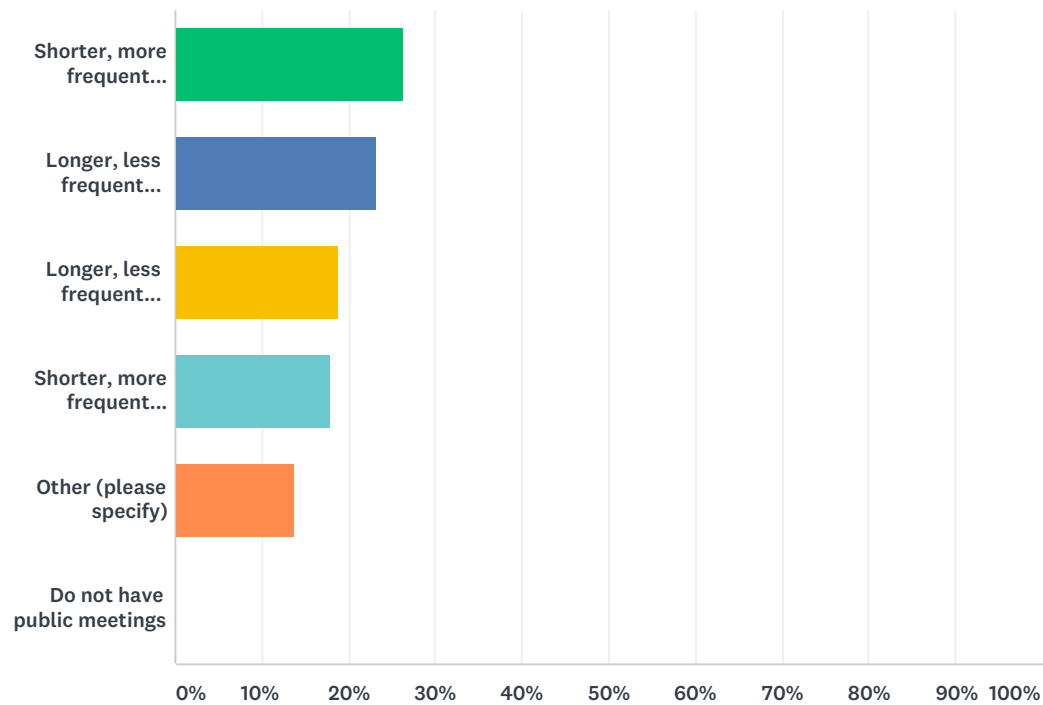
Total Respondents: 339

**What are your preferred ways to participate in a planning process?**

- Participating in stakeholder groups (for those with slightly more vested interest in the topic)
- email please! this allows for thoughtful discussion.
- Tried them all. They only work if input is real, not just method to proclaim "we asked for input"
- I think trained planners should just do their best, and send it up to Council for public hearing.
- Meetings with unbiased experts in the planning field.
- Workshops and Focus Groups
- All of the above - in person meetings (piggybacking on already-scheduled meetings where possible), online/social media platforms, surveys, email/text
- Anything that excludes elderly or long time residents who have paid taxes and are individual stakeholders, not well funded lobbying groups or institutional investors.
- I would love to see focus groups and issue-solving groups incorporated into Austin planning, though it's probably too late since most of the important decisions were made without those tools.
- Must use methods to reach those who are not typically engaged
- Meetings with City staff (engineers, planners) and developers
- I like the one we have now where we give input and the City ignores it.
- Depends on how the process is structured
- Public participation workshops with plans and overlays to scale of the area.
- Q&A in person sessions located in the affected area or at OTC.
- our current methods all favor rich old white people with time on their hands. Make it easy. Don't require in person activities and value the online surveys at the same level as rich old white people yelling at staff.
- Substantive workshops where we can collaborate on real solutions rather than just passing the microphone around for everyone to vent
- meet with our neighborhood association
- I'm open to multi ways of participating, but it has to be one person one vote. Neighborhood and civic groups often get to vote several times on the same topic. That is unfair and undemocratic.
- I want to attend City council meetings and convince my elected representatives to vote with me. I don't want to have to waste my time with the loudmouths of a neighborhood.
- brief corporate document summary from the working group
- Being honest with residents rather than selling some product.
- Public meeting, but one that is not in the current format where attendees are talked at and just a few loud community members dominate.
- some online participation is OK, provided everyone knows who is providing that input and that input generates discussion
- Please see previous: discussions following a reading of ground breaking books on planning.
- Design charrette
- Provide information, facilitate discussion/clarification, gather responses. Repeat. Different stakeholder groups, and different individuals, will go about these things in different ways. See previous answer about folks getting to participate.
- Voting
- make plans
- Smaller neighborhood groups to deal with specific issues in addition to larger group meetings
- I would like to answer open-ended questions with my letter.
- All of the above, tailored to the types of information being sought.
- Unscientific methods of gathering input on social media should be avoided. Participants should have to prove they live in the impacted area in order to give input in order to ensure that outside groups (including those from out-of-state, and/or with a profit motive) are not allowed to drown out true community stakeholders. Neighborhood groups and associations, Neighborhood Planning Contact Teams, and community groups should have a meaningful way to give input without having to attend numerous meetings and focus groups.
- Why should we have to participate in the planning process? Isn't the planning process primarily about trying to pretend to NIMBY's that their concerns are being considered? It seems like a massive waste of money and time.
- in person meetings with city reps for our neighborhood assn. board of directors
- We lack engagement that does a good job of demonstrating in a way that most people can grasp what changes might look like on the ground, and fear fills that void.

Q4 What would you prefer for public meetings?

Answered: 335    Skipped: 14

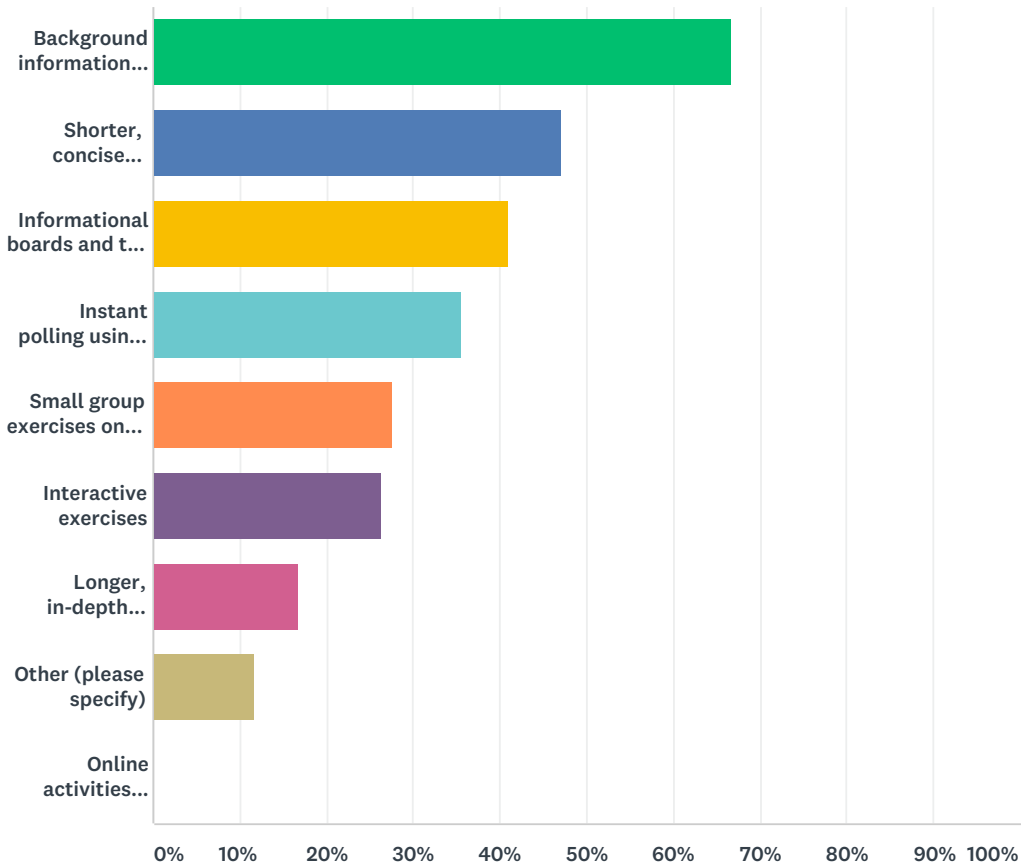


ANSWER CHOICES		RESPONSES	
Shorter, more frequent evening meetings held during the week		26.27%	88
Longer, less frequent meetings held during the week		23.28%	78
Longer, less frequent meetings held on Saturday mornings		18.81%	63
Shorter, more frequent meetings held on Saturday mornings		17.91%	60
Other (please specify)		13.73%	46
Do not have public meetings		0.00%	0
TOTAL			335

- Online streaming with ability to have live comment would be awesome. Otherwise, more short frequent evening meetings
- I've never been to a public meeting, and it sounds like an activity that would take a lot of effort for little return.
- Shorter meetings held Saturday or Sunday afternoons. Why is Sat. morning the only option?!
- Small group break out work, short large group meetings
- doesn't matter as long as it's livestreamed and we can offer questions remotely.
- Interactive meetings where there is more citizen discussion rather than lecture-style
- I would prefer productive information gathering meetings that are not show and tell events organized by city staff.
- No preference
- shorter meetings during the week & on weekends to accommodate a wide variety of schedules
- A wide range of options so that all can attend; including some sort of online forum.
- Shorter less frequent evening meetings
- Shorter less frequent evening meetings
- Saturday afternoons too
- Shorter meetings during the week that lead to a longer meeting on the weekend.
- not sure
- No meetings, validated citizen input through online survey. Require a utility bill account number to validate they are a resident.
- do not make the meetings on tuesday or thursday
- How about we stop planning for awhile and take a rest? Seriously.
- meetings that are schedule to accommodate community participation
- No meetings. Provide an asynchronous online platform with associated surveys.
- Public meetings favor rich old white people who like to yell and harass. Keep public meetings to a minimum. Keep them short.
- I think there should be a variety of meeting formats for people to participate in
- No public meetings.
- core planning group with established times
- No public meetings, they discriminate against people with jobs and kids
- Public meeting without preset outcomes set by the city.
- consistent meetings
- I'm open to any of the above
- Longer less frequent meetings held during the week early evening
- Short, interactive meetings where I'm already at: HEB, bus stop, etc.
- A variety of weekday and weekend meeting times, but put less emphasis overall on input received at public meetings. The attendance is usually tiny fraction of the constituents in the planning area, and are almost always less young, less diverse, and less renter than the demographics in that area of Austin.
- Shorter more frequent on Tuesday nights.
- No public meetings. Public meetings guarantee only older, wealthier, white, retired people will attend, which don't resemble the makeup of our neighborhoods.
- Different stakeholder groups, and different individuals, have different schedules.
- Nonexistent
- mixed, to give different people a chance to participate
- The above checked, evenings
- saturday afternoon
- daily
- Why is Sunday not an option? While religious services are important, many people with families have obligations with their children on Saturdays.
- Sat. morning with focus and open-ended questions ( 2 hours)
- Some meetings in the morning for the parents that work late and some in the evening for the parents to work morning
- Lunch meetings, morning meetings and more meetings held during middle of the day.
- shorter meetings held from 6 - 7 during the week
- Longer than what? Shorter than what?
- Input submitted by local residents and their community and neighborhood organizations should carry as much or more weight than input given at public meetings where residency in the affected area is not documented.

Q5 For public meetings, what types of activities do you prefer? (Please choose your top three)

Answered: 327 Skipped: 22



ANSWER CHOICES	RESPONSES	
Background information made available prior to the meeting	66.67%	218
Shorter, concise presentations	47.09%	154
Informational boards and the ability to comment on or rank the information	40.98%	134
Instant polling using smartphones or other electronic devices to immediately solicit input on a topic	35.47%	116
Small group exercises on particular topics	27.52%	90
Interactive exercises	26.30%	86
Longer, in-depth presentations	16.82%	55
Other (please specify)	11.62%	38
Online activities similar to those in a public meetings	0.00%	0
Total Respondents: 327		

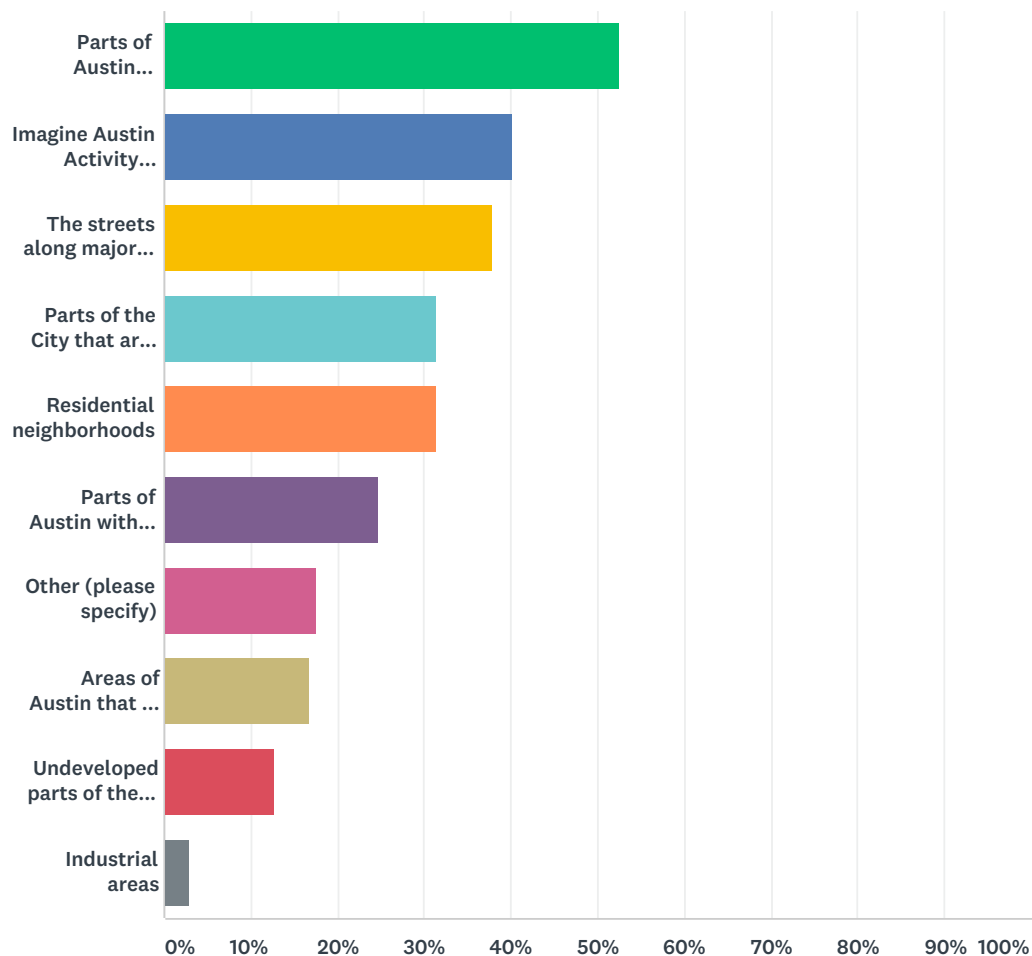
Less than 18 years old	0.00%	0
Total Respondents: 279		

**For public meetings, what types of activities do you prefer?**

- no idea.
- Discussion among the whole group.
- do not take questions/comments until presentation is over. then, let each person speak once until all others have had the floor - then let repeat speakers.
- Substantive dialogue between citizens with divergent opinions
- Presentations by outside experts and neighborhood groups.
- must be discussion-focused; should incorporate both listening to the public & providing information/explanation
- Depends on the result and actions.
- Question-and-answer period ending meetings, for public input on Planners' questions
- None of this matters if the people cannot vote at the end of the process.
- Meetings that provide transportation for elderly neighbors
- Please none of the "instant polling" gimmicks and other democracy simulation crap.
- I would support small-group problem-solving, not small-group blah blah conversations.
- Online!
- Discussion and opportunity to provide feedback and be heard.
- No breakout groups. Use the collective energy of the whole group.
- A way to submit questions to City staff and developers before the meetings
- Will this survey end up in the waste basket like the little colored dots I placed on a map with pensil lines to the margins where I wrote down my most intimate thoughts. Please, stop planning for for 5 years.
- more Q and A with good responsive information from staff
- Deeply against meetings, which self-select for those with the most time on their hands.
- Anything where rich old white people will not yell and monopolize. I hate small groups. Neighborhood "protection" people are mean.
- I prefer small group exercises on a part topic, AND longer in-depth presentations, AND background info available ahead of time, AND informational boards for comment and ranking
- Q&A or Comment Opportunities in front of decision makers.
- No activities. No meetings. Decisions made by elected representatives, not mobs of neighborhood loudmouths.
- Full group discussion on each of the main components of the plan.
- No public meetings, please have other ways to participate
- Design thinking exercises
- Resident led meetings where the city staff was honest about gentrification.
- Information can be presented prior to meetings. The benefit of public meetings is discourse among neighbors. Meetings should be for City to learn what will and won't work in the small area and for participants to determine what they want.
- Design charrettes.
- No public meetings. Public meetings guarantee only older, wealthier, white, retired people will attend, which don't resemble the makeup of our neighborhoods. Online input only.
- Ibid
- Justin Bieber
- Small group meetings, with consensus building and then presentation of results
- The activities listed above represent planning practices the City has utilized in past public meetings with little attendance to show for them. These measures attempt to coax the community to a public meeting rather than take planning staff to the community. Small focus groups held at places where both residents and business owners gather is more productive.
- Concise presentations, open ended question, listen to the citizens
- ok
- Information should be publicized and made available online well in advance of the meeting, and officials should answer questions from local residents most likely to be affected at the meeting. People with a profit-motive should have to publicly reveal it prior to speaking, and people who do not live in the affected area or who live outside Austin should not be permitted to use valuable time that should be reserved for citizens.
- Only informative meetings. Ensure there is no way for NIMBYs to derail meetings and waste everyone's time. This is the #1 reason people don't come back.

# Q6 What parts of the City should small area plans cover? (Please choose your top three.)

Answered: 312 Skipped: 37



ANSWER CHOICES	RESPONSES	
Parts of Austin undergoing significant development/redevelopment or that are about to undergo change	52.56%	164
Imagine Austin Activity Corridors and Centers identified on the Growth Concept Map	40.06%	125
The streets along major transit lines and the areas surrounding transit stops/stations such as Lamar Boulevard or Burnet Road	37.82%	118
Parts of the City that are lacking services such as parks or grocery stores	31.41%	98
Residential neighborhoods	31.41%	98
Parts of Austin with large, aging commercial centers	24.68%	77
Other (please specify)	17.63%	55
Areas of Austin that are hard to travel by foot or bicycle	16.67%	52
Undeveloped parts of the City that have recently been incorporated within the City's boundaries	12.82%	40
Industrial areas	2.88%	9

Total Respondents: 312

### What parts of the City should small area plans cover?

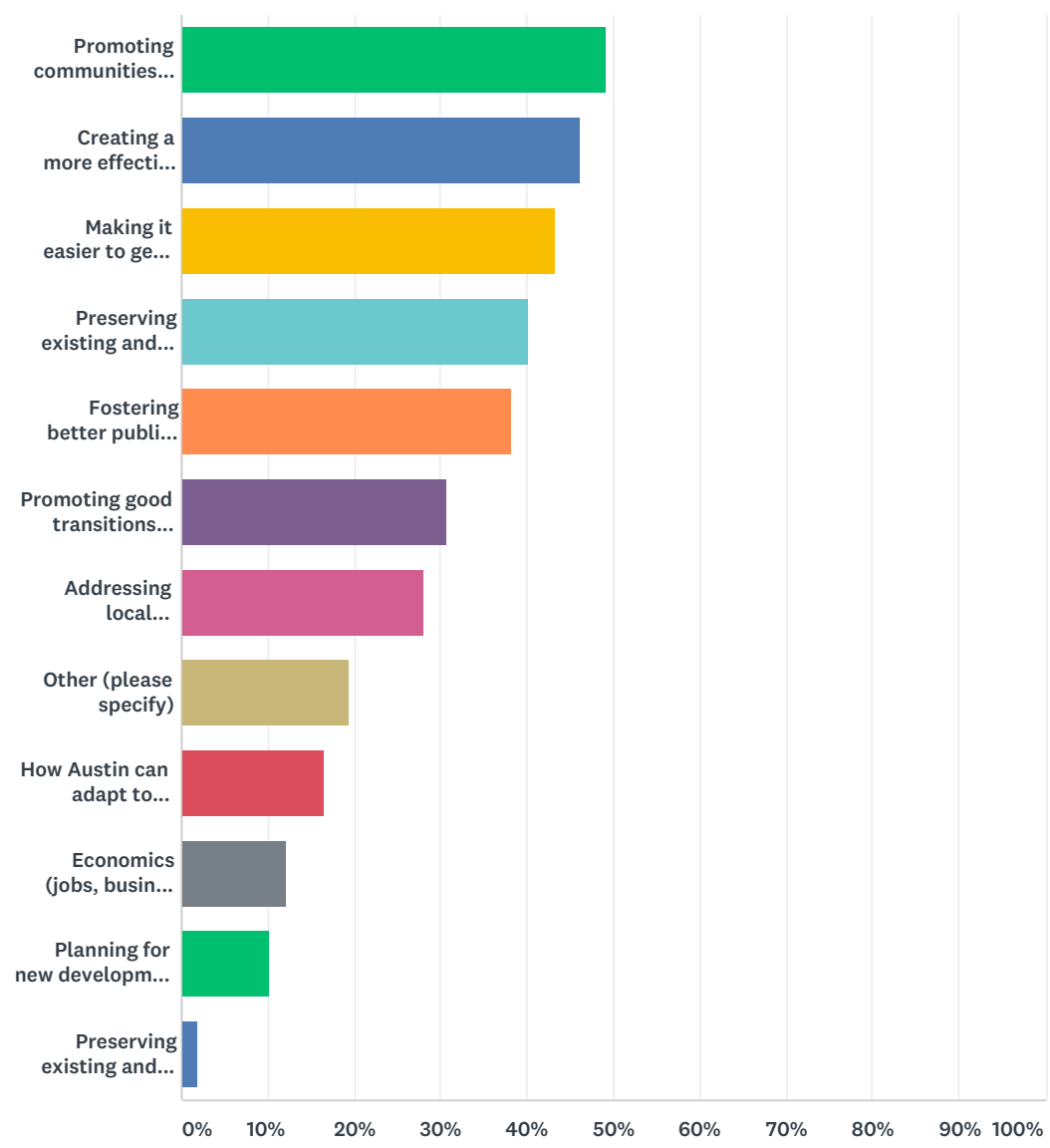
- Transit/traffic
- Given all the problems with neighborhood plans, it is not clear to me that we should have any.
- We should make small area plans obsolete by adopting a land development code that allows all forms of neighborhood-scale, mixed-use buildings throughout all neighborhoods.
- Business corridors (such as identified by Soul-y Austin) that extend into neighborhood areas
- Small Area Planning should only be used to help outline future growth, and should not be used as a preservation tool.
- Downtown
- none, these processes are influenced disproportionately by the few who can attend all meetings, and they tend to be zealots of blocking positive change
- I'm not sure we are using this tool right.
- Small Area Plans should apply to as LITTLE of the city as possible
- I need more info in order to rank these
- Any City-owned or privately-owned parcel that applies for planned unit development (PUD) up-zoning since PUDs are supposedly multi-use, multi-stage, integrated sites recommended to be 10 acres or more in order to achieve higher quality (NOT just Higher density and profitability) construction and use.
- The business of neighborhoods should be left up to the individual neighborhoods and not handed over to city staff.
- Small area planning by neighborhood, as shown by the city auditor in November 2016, has not been an equitable and representative tool, and should not be used.
- Please leave the established residential neighborhoods alone!
- Focus on areas within close proximity to watersheds.
- Mixed use potential areas
- We have existing neighborhood plans. Why not just implement these?
- Everyone should have the opportunity to guide the future of their community
- Why have we been able to get along fine without this additional bureaucratic intervention? Stick to roads (where the city is failing), municipal courts, police, fire and code/ordinance.
- Areas that are not already part of existing Neighborhood Plans
- Growth centers. Create work and live centers other than downtown.
- I went on a trip awhile back. That city needs planning help. Why not try there. Mexico City.
- Areas just beyond the areas currently being proposed for greater density such as Manchaca, Stassney, and William Cannon.
- Shouldn't all areas be treated with the same amount of care - why leave out any of the above they are all important in their own way.
- None. They should simply be abolished, and the city should grow up and do its job.
- Why are we small area planning? We have identified way too many inequities. I am skeptical we will ever be able to make this process equitable. I prefer fixing things in CodeNEXT. Also, let's go ahead and update our current exclusionary, hateful neighborhood plans.
- areas that are facing specific challenges not addressed through a comprehensive land development code
- No parts of the city. The city should have a single, large area plan.
- all of these areas
- Central Austin and East Austin neighborhoods that have experienced or are about to experience displacement of low and middle income families and families of color.
- no limit on using engaging process...however one with high impact in a layered fashion
- All- if we're going to plan like this, we need to constantly revisit and revise everything. Austin's growing too fast not to.
- Every area should have a plan
- Small area plans should be flexible to cover a variety of geographies and topics (ex: focus on transit accessibility, redevelopment, or adapting to change for example)
- Areas lacking a neighborhood plan that want a small area plan.
- EAST RIVERSIDE & PLEASANT VALLEY
- areas that would preserve quality of life in old neighborhoods and increased greenspace
- All of these. Especially areas where the City has failed to engage residents / employees / customers / travelers in the past.
- None. Small Area Plans negate the work being done with CodeNEXT - giving the power to plan small areas to people who have the luxury of spare time to commit to these processes further marginalizes communities suffering from an inability to spare the opportunity cost of participating in these activities.
- I don't believe that small area plans are an effective way to plan for growth/change at the metro level. This approach lends itself to each individual neighborhood trying to insulate itself from as much change as possible. We need a coherent city-wide plan.
- Small area plans should be used where unique characteristics of the place necessitate small-batch customized zoning. The basic mapping exercise of CodeNEXT should thoughtfully re-zone the entire city and get us within ~85% accuracy. Small area plans should cover the rest. They should not be used as a way exclude or prevent growth.
- We should not be doing small area planning. It goes against Fair Housing and it's the reason why we have such poor planning now. Doing the same thing that got us into a housing crisis seems to be a poor idea.
- "important and urgent" - areas of great need or of great opportunity. (Also, if you're just going to do land use and transportation, call it a Land Use and Transportation plan. Don't make people think it's anything about valuing and respecting austin's people, eg.
- None

- And use existing neighborhood plans
- All of Austin
- Areas without neighborhood plans or whose plans are in need of update.
- sidewalks
- Small area plans have been a disaster for Austin. Neighborhood plans have enshrined exclusionary zoning through unrepresentative processes, and never get real updates, despite serious concerns of their age and changing conditions. Meanwhile, PUDs have mostly been necessary due to failures of our Land Development code. Do not do these. Use regular zoning.
- Choosing areas should be based on where significant transit investments are occurring and where a market study shows market pressure for a change of uses.
- Large aging multi family areas
- We shouldn't be doing small-area planning because it systematically disenfranchises renters, who are the majority of our city. It's a tool of the landed elite to squeeze the rest of us.
- No changes should be made to existing residential neighborhoods unless they are initiated by the residents of the neighborhood. Deed restrictions, covenants, conditional overlays and other existing conditions in residential neighborhoods should remain in place.
- We should discard the neighborhood planning process. It is largely a tool of economic and racial segregation.



Q7 What are the topics a small area plan should cover? (Please choose your top four)

Answered: 303    Skipped: 46



ANSWER CHOICES	RESPONSES	
Promoting communities where daily needs (live, work, recreation, etc.) are within a short drive, walk, bike ride, or transit trip	49.17%	149
Creating a more effective transit system	46.20%	140
Making it easier to get around where you live and work by foot, bicycle, car, and transit	43.23%	131
Preserving existing and identifying new opportunities for affordable housing	40.26%	122
Fostering better public spaces such as improvements to public buildings, better streetscapes, identifying where new parks and plazas would be possible/ appropriate, etc.	38.28%	116
Promoting good transitions between less intense residential and more intense multi-family, commercial, and mixed use areas	30.69%	93
Addressing local environmental issues (creeks, streams, sinkholes, caves, habitat, etc.)	28.05%	85

Other (please specify)	19.47%	59
How Austin can adapt to address the challenges of climate change and increased severe weather events (floods, droughts, etc.)	16.50%	50
Economics (jobs, business support and retention, business creation, etc.)	12.21%	37
Planning for new development on the edges of Austin	10.23%	31
Preserving existing and identifying new industrial areas	1.98%	6
Total Respondents: 303		

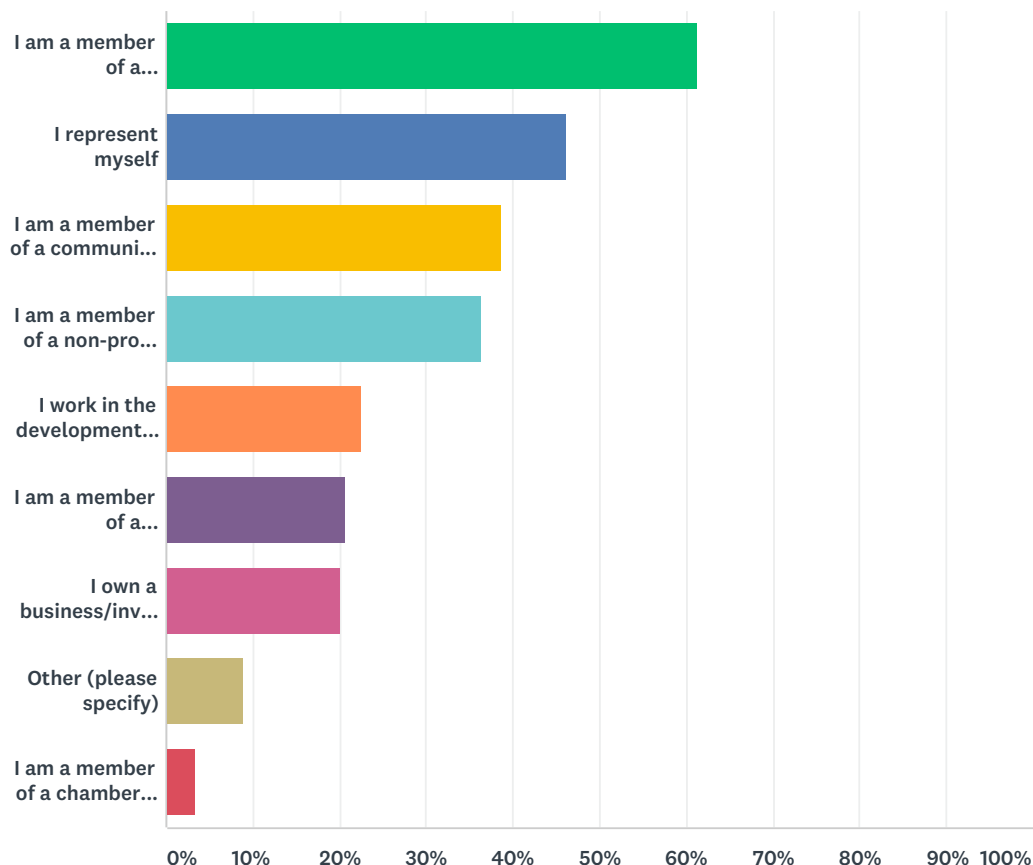
### What are the topics a small area plan should cover?

- Equitable distribution of redevelopment and growth, aligned with the Imagine Austin plan, and preservation of neighborhoods.
- Preserving existing neighborhoods through restrictions on demolition.
- making it SAFER to get around by foot, bicycle, car, transit
- Allowing missing middle in existing central neighborhoods
- Making it easier to get around the neighborhood by foot, bicycle and transit, not car.
- Any small area plan should help the city achieve Imagine Austin goals, the success metrics for which are the original complete communities indicators listed in the plan (pages 225-226).
- Traffic concerns in the Rainey District
- identifying new locations for affordable houseing (not preserving existing single family housing)
- Accommodating future growth in all parts of Austin (not just the east side).
- Topic: A neighborhood plan is for 30yrs from now.
- Small Area Plans should do as LITTLE as possible
- Preserving existing and identifying new opportunities for \_market-rate\_ affordable and \_subsidized\_ affordable housing
- This questions assumes that "less intense" residential areas moving to "more intense" multi family areas is both good and inevitable. Neither are true.
- Planning at all levels should be aligned in goals. Planning should discontinue the practice of massively subsidizing and catering to environmentally-destructive and economically-inhibiting personal motor vehicle ownership.
- Do not tear down established residential n'hoods to build dense expensive housing for newcomers at the expense of long-time residents.
- Preserving existing housing to slow displacement and gentrification
- Keeping areas like industrial which is important to central Texas.
- Improving roads and highways!
- How to prevent increased development that is increasing the land values and increasing taxes on long time residential taxpayers
- preserving existing neighborhoods
- Fostering invested and diverse communities - places that people care about and that work well for people of all ages and incomes. Staff needs to incorporate investment into its definition of 'community'.
- We have codes for most these issues, fix the roadways for the 95% of the residents who use their car. Few use the transit system that costs 1/3 billion/year. Climate change? Provide a single shred of proof or peer reviewed evidence Austin can make a difference, then we can talk.
- Saving existing neighborhood character.
- planning for where neighborhood commercial could be implemented as well as other community benefits
- Planning how to get real mass transit like SUBWAYS!!!!
- This is patently a push poll. Why would you do this? Surely there are staff members that are horrified by this as I am. So unprofessional.
- Creating a built environment (development + supportive transportation network) that supports good transit
- impact on property taxes, infrastructure capacity, community aspirations for their future, gentrification and displacement, compatibility standards, environmental controls
- All those topics are important and are interrelated.
- None.
- Adding more housing at all income levels. Neighborhoods should NOT be able to opt out of housing. Renters are not a "threat" to neighborhoods.
- None. We shouldn't have small area plans.
- Funny how you eliminate the car option. This is definitely skewed to the non-auto crowd, which is so unrealistic for this city.
- finding ways to avoid stifled development because of archaic rules that don't fit the area/need. for example, the crestview shopping center and apartments along enfield/exposition would never be allowed and developers would be called evil, yet they fit and are great developments.
- Stabilizing existing neighborhoods to prevent and inhibit displacement and loss of existing affordable housing.

- topic limitation is a non-starter in the planning that is meaningful
- Our biggest need is more housing. We need to build up. We need to pick our battles. All these other things are great, but we need more housing most. We need to focus there. Density and height (less impervious cover per capita) will increase transit, walkability, school attendance, economic opportunity, etc.
- comprehensive planning includes a balance of residential, retail, and industrial uses as they are defined in the current code. Then layer in the support and infrastructure to support these needs.
- Incentivizing the development of income restricted housing in close-in, high opportunity neighborhoods.
- Increasing access to all types of housing throughout the city. Our current pattern of low density sprawl is not sustainable.
- preservation of existing communities and prevent displacement/gentrification
- creating more parks and greenspace to preserve quality of life
- If all of CodeNEXT addressed the daily needs of people to work / live / socialize in proximity then we wouldn't need small area plans.
- Provide zoning for missing middle housing, e.g. triplexes and quadplexes, townhomes and small apartment complexes, in the city's highest opportunity neighborhoods.
- Allowing more housing within our residential neighborhoods.
- Upzone. Upzone. Upzone everything within 1/2 mile of corridors.
- The people that Austin values and respects. Priority issues and opportunities will be different in different areas of the city. Do the important and urgent ones for that area.
- How to sunset themselves
- integration of the small areas with the rest of the city
- Building MANY more homes to fill our massive housing shortfall.
- more topics
- C'mon, this is terrible. Small area plans should largely be about how an area can grow and change to best support the goals of \*all of Austin\*, including reducing greenhouse gases, accommodating our rapid population growth without continuing massive sprawl, and improving our civic life.
- Incorporating local history and preservation of local historical sites, and natural areas
- Preserving current NEIGHBORHOODS which are the true hearts of our city.
- No one EVER mentions food production
- Nothing with "preserving" should enter into it at all. And we should be trying hard to prevent "new development on the edges of Austin" by densifying central neighborhoods
- Neighborhoods near schools and churches.
- Preservation of our historic structures

## Q8 Which of the following best describes you? (Please choose all that apply)

Answered: 300 Skipped: 49

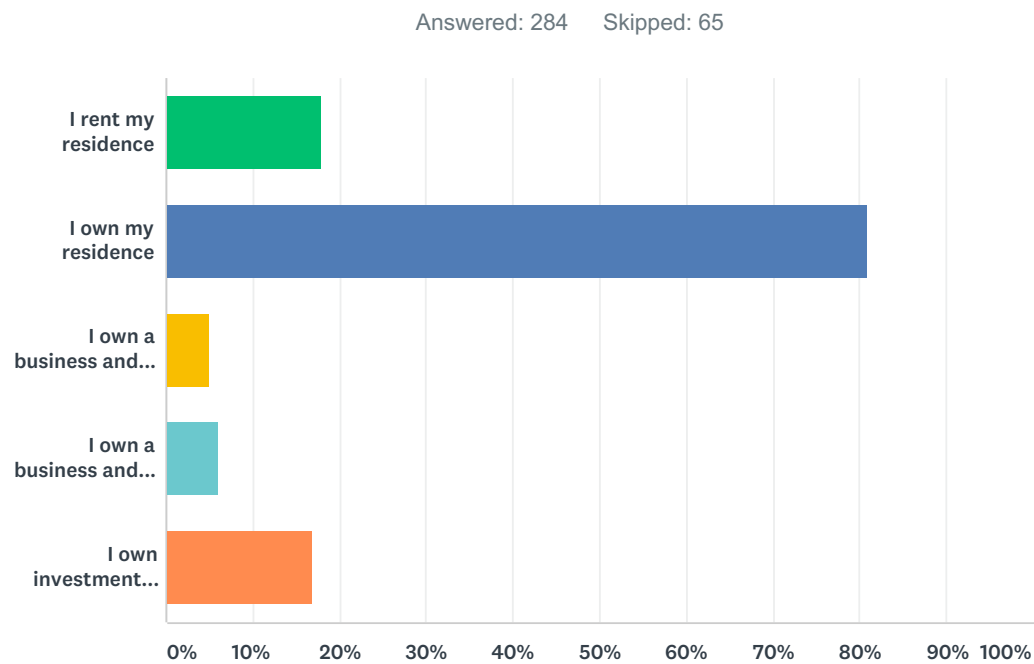


ANSWER CHOICES	RESPONSES	
I am a member of a neighborhood association or a homeowners association	61.33%	184
I represent myself	46.33%	139
I am a member of a community organization (Save Our Springs Alliance, AURA, GAVA, Bike Austin, Sierra Club, etc.)	38.67%	116
I am a member of a non-profit organization	36.33%	109
I work in the development field (architect, engineer, attorney, planner, developer, real estate agent/broker, etc.)	22.67%	68
I am a member of a neighborhood plan contact team	20.67%	62
I own a business/investment property owner	20.00%	60
Other (please specify)	9.00%	27
I am a member of a chamber of commerce or similar business organization	3.33%	10
Total Respondents: 300		

**Which of the following best describes you?**

- I am an active advocate and have participated in neighborhood associations and one contact team.
- Academic who studies this sort of stuff former NPCT member
- I am a member of one of Austin's largest and oldest community organizations, Austin Neighborhoods Council
- Residential homeowner for 25+ years
- Affordable Housing Advocate
- I have also served on advisory groups and city commissions
- What happened to ANC? The umbrella organization for all neighborhoods.
- I am a former community activist burned out by 10 years of meaningless planning.
- This knowledge helps you how?
- I support performing arts education and performances. I support diversity. I support public education.
- Former city board/commission member
- I am a neighborhood activist
- life long austinite, civil engineer.
- Member of Zoning and Platting Commission
- local citizen living in city for 35 years
- I work in policy
- Planning consultant
- Renter
- Austin pedestrian advisory council, alt.
- city advisory boardmember
- I am a member of FAN and I feel ANC-related organizations can be discriminatory by excluding renters or people without the time to attend a 3-hour weeknight meeting. Example: Per Judges Hill Neighborhood Association (JHNA) bylaws, NO RENTERS ALLOWED: <http://judgeshill.org/info/info.html>
- filthy rich swimming in debt
- I am a 20+ year property owner and ridiculously high taxes payer.
- Like most Austinites, I rent my home. You should probably ask this...
- I am a retired Naval Air Logistic Manager - facility activation
- I am the president of the Clarksville Community Development Corporation, the neighborhood organization for historic Clarksville.

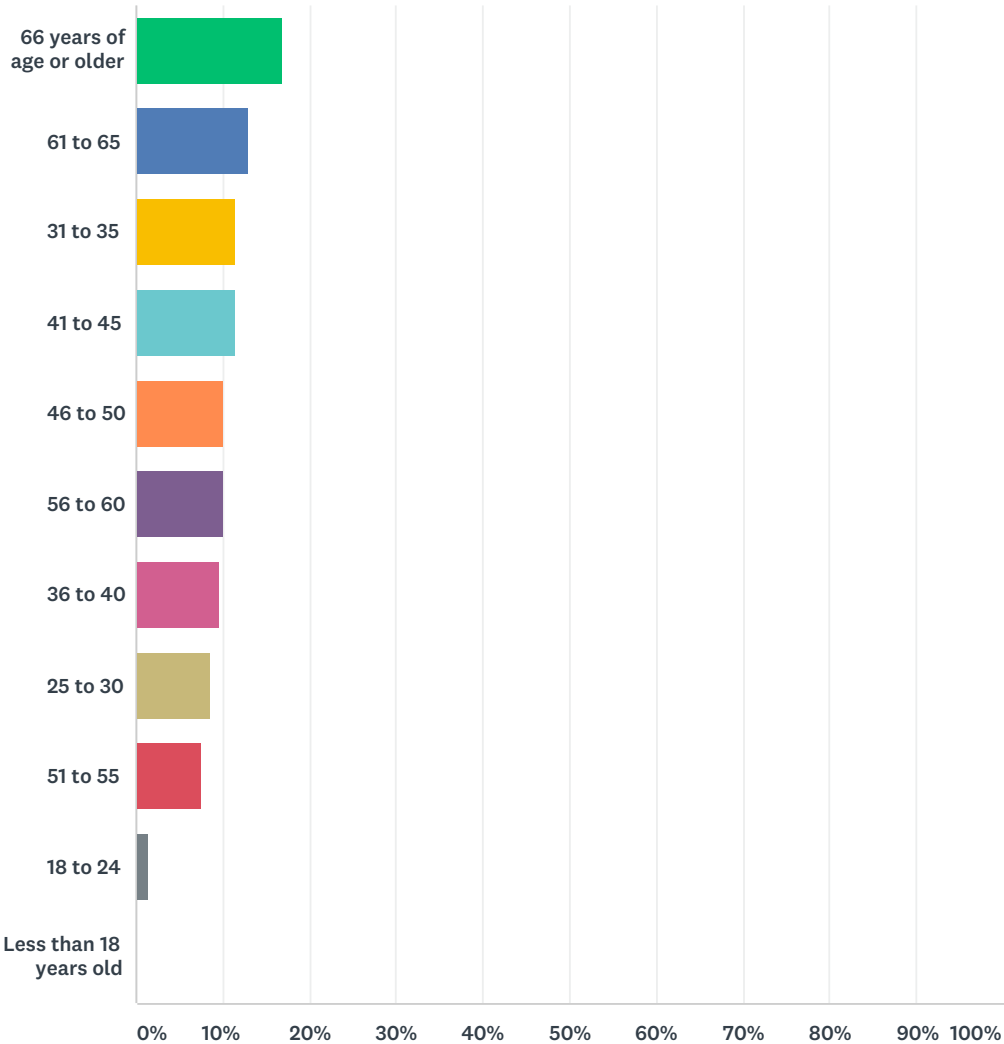
Q9 The following information is being collected for informational purposes only.Do you own or rent? (Check all that apply)



ANSWER CHOICES		RESPONSES	
I rent my residence		17.96%	51
I own my residence		80.99%	230
I own a business and the building it is located in		4.93%	14
I own a business and rent the building it is located in		5.99%	17
I own investment property		16.90%	48
Total Respondents: 284			

Q10 What is your age?

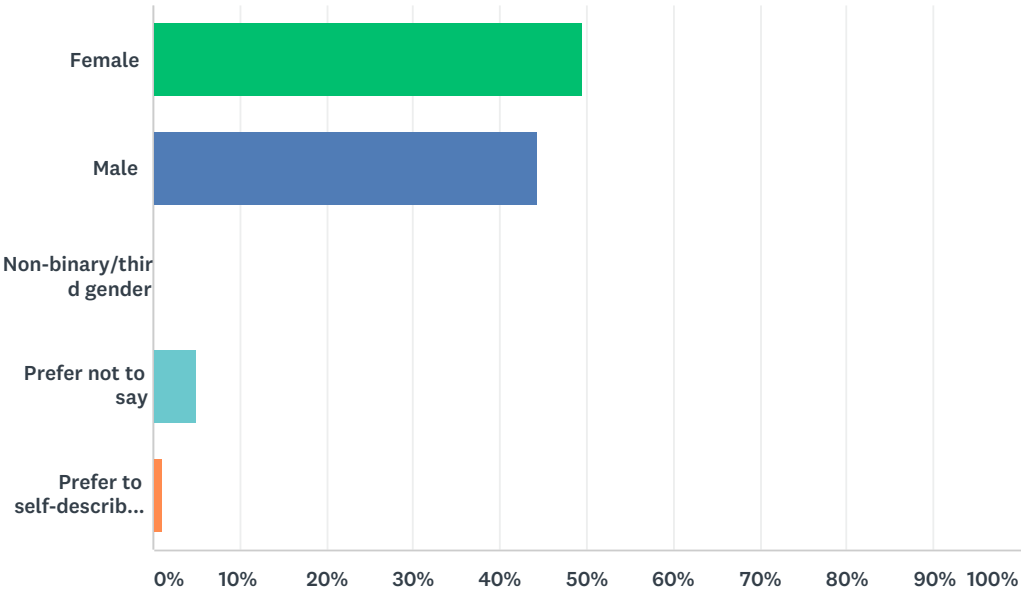
Answered: 279 Skipped: 70



ANSWER CHOICES	RESPONSES	
66 years of age or older	16.85%	47
61 to 65	12.90%	36
31 to 35	11.47%	32
41 to 45	11.47%	32
46 to 50	10.04%	28
56 to 60	10.04%	28
36 to 40	9.68%	27
25 to 30	8.60%	24
51 to 55	7.53%	21
18 to 24	1.43%	4

Q11 What is your gender?

Answered: 280    Skipped: 69



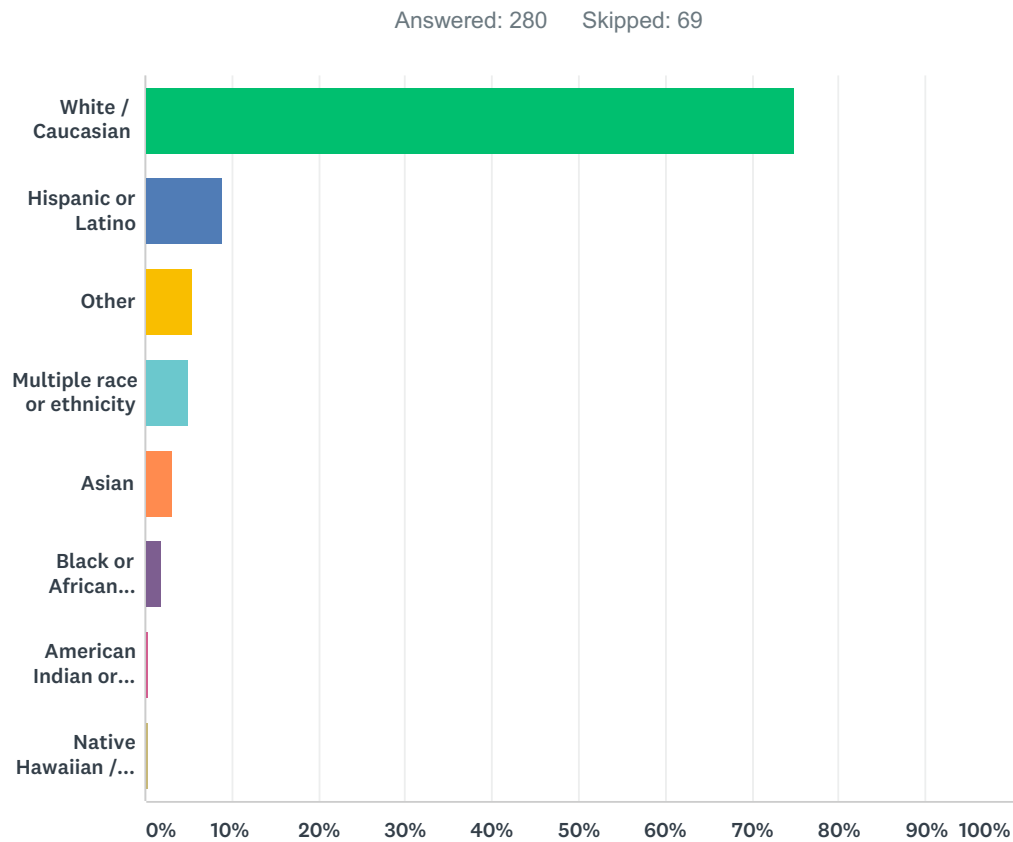
ANSWER CHOICES	RESPONSES	
Female	49.64%	139
Male	44.29%	124
Non-binary/third gender	0.00%	0
Prefer not to say	5.00%	14
Prefer to self-describe (please specify)	1.07%	3
Total Respondents: 280		

"Other" responses

- I'm wondering here. Do you give more weigh to my answers if I'm a specific gender? prentice
- why
- well equipped!



Q12 Which race/ethnicity best describes you? (Please choose only one.)



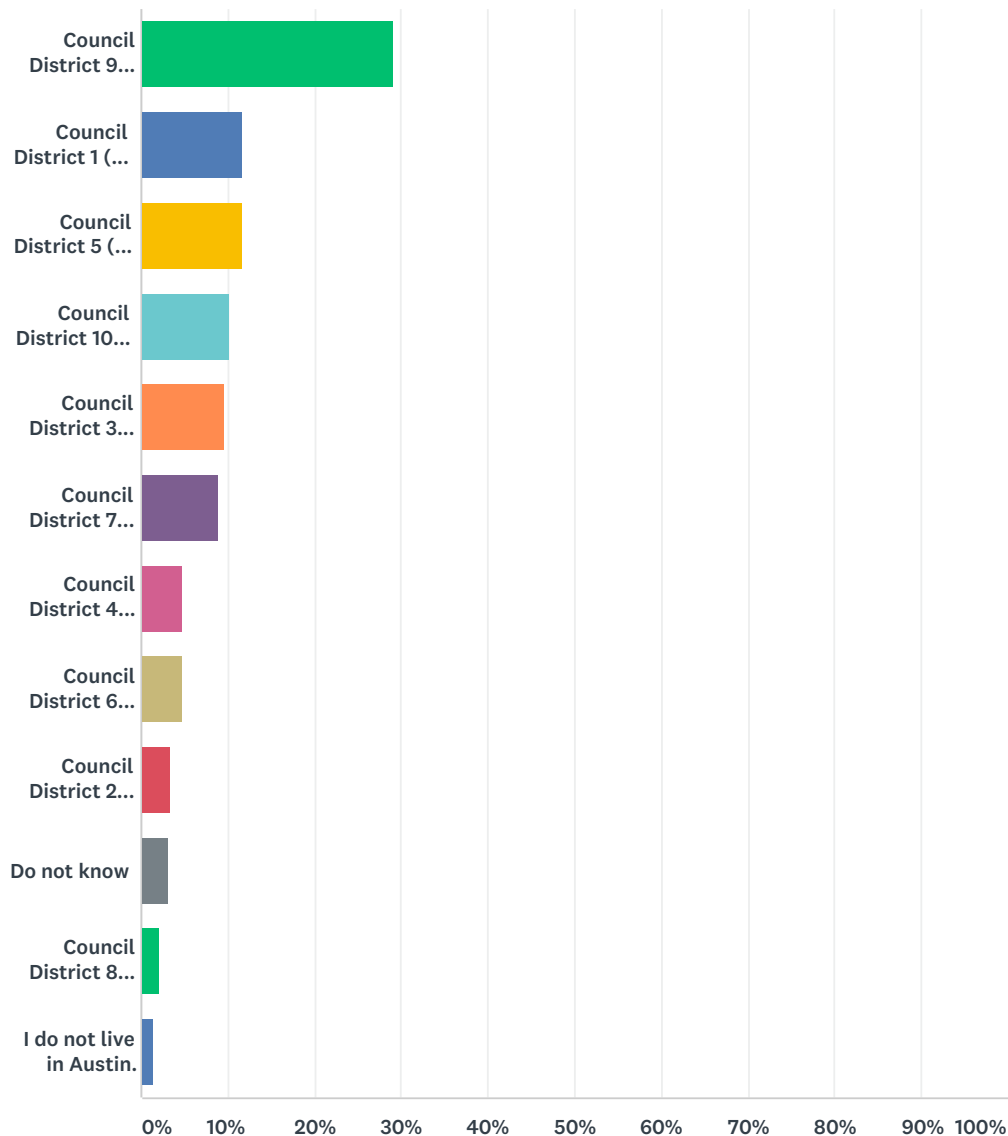
ANSWER CHOICES	RESPONSES	
White / Caucasian	75.00%	210
Hispanic or Latino	8.93%	25
Other	5.36%	15
Multiple race or ethnicity	5.00%	14
Asian	3.21%	9
Black or African American	1.79%	5
American Indian or Alaskan Native	0.36%	1
Native Hawaiian / Pacific Islander	0.36%	1
TOTAL		280

## "Other" responses

- We're all a mix of something
- Earth Child
- Why do we still ask this stupid question?
- No good comes from classifying people
- why does race matter?
- Human
- Euro/native American
- do not wish to answer
- Human (And I bet your think this was a waste of my time.to say that, but I'm not sure you recognize we're all in this together.
- Caucasian / Hispanic
- why
- human
- other
- slightly toned
- Texan

# Item E-01 Q13 In which City of Austin Council District is your residence located? If not sure, please see the Austin City Council District Map.

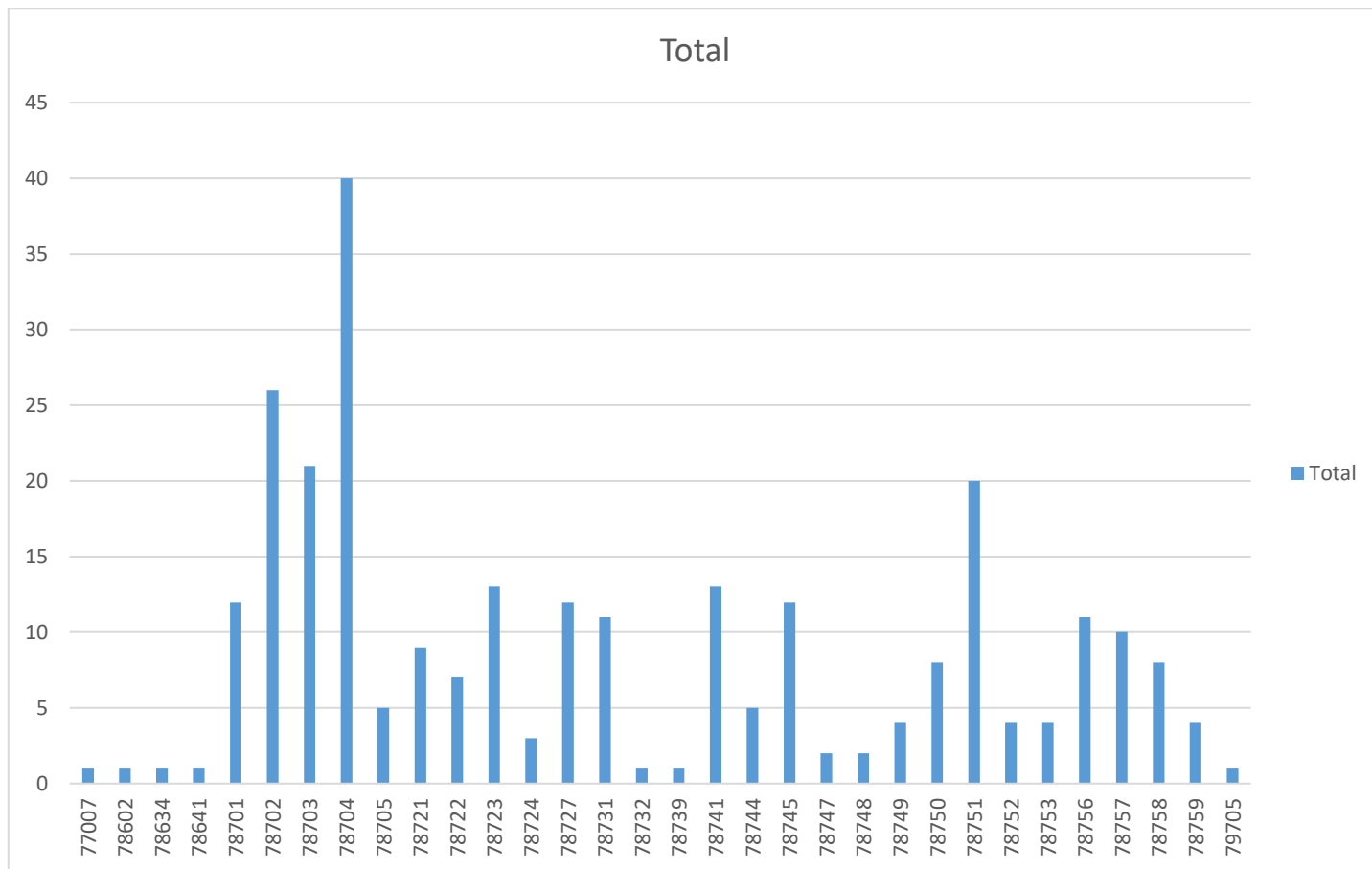
Answered: 292 Skipped: 57



ANSWER CHOICES	RESPONSES	
Council District 9 (Kathie Tovo)	29.11%	85
Council District 1 (Ora Houston)	11.64%	34
Council District 5 (Ann Kitchen)	11.64%	34
Council District 10 (Alison Alter)	10.27%	30
Council District 3 (Sabino "Pio" Renteria)	9.59%	28
Council District 7 (Leslie Pool)	8.90%	26
Council District 4 (Gregario "Greg" Casar)	4.79%	14

Council District 6 (Jimmy Flannigan)	4.79%	14
Council District 2 (Delia Garza)	3.42%	10
Do not know	3.08%	9
Council District 8 (Ellen Troxclair)	2.05%	6
I do not live in Austin.	1.37%	4
Total Respondents: 292		

## Q14 What is the zip code of your residence?



**RESOLUTION NO. 20170928-101**

**WHEREAS**, Council discussion on CodeNext has recognized the importance of establishing a small-area planning process to support the land development code rewrite effort in a manner that more directly reflects and aligns with the Imagine Austin Comprehensive Plan; and

**WHEREAS**, the Imagine Austin Comprehensive Plan adopted a Growth Concept Map that serves as our community's vision statement and depicts how Austin should accommodate new residents, jobs, mixed-use developments, open space, and transportation infrastructure over the next thirty years; and

**WHEREAS**, the Growth Concept Map designates locations for activity centers, nodes of density, recognizes environmentally sensitive areas and transportation/activity corridors; and

**WHEREAS**, one of the goals of CodeNext is to align the Land Development Code with Austin's Imagine Austin Comprehensive Plan and its Growth Concept Map, so that all parts of Austin have the opportunity for more transportation options, walkable neighborhoods, housing choices, and jobs closer to home; and

**WHEREAS**, consistent with sound planning practices, Austin has used small-area planning in the past to help guide decisions regarding zoning and public investments within distinct areas of the City including areas near transit stations; and

**WHEREAS**, development of a small-area planning process will help to ensure that the new Land Development Code realizes the vision outlined by

Imagine Austin by capturing efficiencies and leveraging public investments in infrastructure, facilities, and housing; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

1. The City Manager is directed to:

- Identify geographic areas along corridors throughout the City where small-area plans would provide maximum public benefit with potential for them to be designated as “Small Area Planning Districts for future planning; and
- Identify proposed criteria for determining when small-area planning and related zoning changes should be required within Small Area Planning Districts, in order to align growth with Imagine Austin and leverage City investments in transportation, housing and other infrastructure; and

2. For purposes of the direction in Paragraph 1 of this resolution:

- “Corridors” may include, but are not limited to, any of the streets and arterials designated for construction or planning funding in the 2016 Mobility Bond, as well as any additional corridors that may be identified in the future by CapMetro’s Project Connect high-capacity transit system and the Austin Transportation Department’s updated Austin Strategic Mobility Plan (ASMP); and
- Criteria for requiring potential future small-area planning within Small Area Planning Districts should focus on locations with:

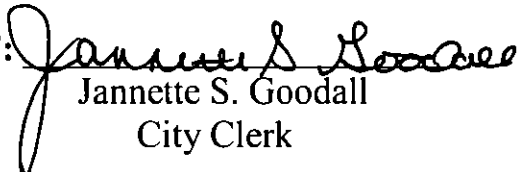


- Planned transportation investments, including corridors with transportation bonds and public transit investments;
- Affordable housing investments;
- Significant number or scale of private development;
- Market force indicators expressing need and opportunity to leverage an area's potential; or
- Significant public investment via facilities or other infrastructure; and
- Include consideration for inhibiting displacement, preserving cultural and historic assets, promoting family-friendly housing and support neighborhood schools, particularly schools with under enrollment or in areas of rapid displacement.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to bring identified geographic areas, proposed criteria, proposed changes to the land development code and a proposed plan for implementation and resources needed to implement a proposed Small Area Planning process for City Council consideration as soon as possible.

**ADOPTED:** September 28, 2017

**ATTEST:**   
Jannette S. Goodall  
City Clerk

## ATTACHMENT A

Chronology of Adopted PAZ Small Area Plans

November 29 2018

Small Area Plan	Plan Adoption Date
Dawson NP	08/27/98
East Cesar Chavez NP	05/13/99
Chestnut NP	07/15/99
Hyde Park NP	04/13/00
North Austin Civic Association (NACA) NP	06/29/00
Old West Austin NP	06/29/00
Montopolis NP	09/27/01
Rosewood NP	11/29/01
Great Streets Master Plan	11/30/01
Central East Austin NP	12/13/01
Holly NP	12/13/01
Bouldin Creek NP	05/23/02
North Loop NP	05/23/02
Upper Boggy Creek NP	08/01/02
Southeast Combined NP	10/10/02
East MLK Combined NP	11/07/02
Govalle/Johnston Terrace Combined NP	03/27/03
Crestview/Wooten Combined NP	04/01/04
Brentwood/Highland Combined NP	05/13/04
Central Austin Combined NP	08/26/04
South Congress Combined NP	08/18/05
Greater South River City Combined NP	09/29/05
East Riverside/Oltorf Combined NP	11/16/06
University Hills/Windsor Park NP	08/09/07
North Burnet/Gateway NP	11/01/07
Plaza Saltillo TOD Station Area Plan	12/11/08
Lamar/Justin TOD Station Area Plan	12/11/08
Oak Hill Combined NP	12/11/08
MLK Jr Blvd TOD Station Area Plan	03/12/09
East Riverside Corridor Master Plan	02/25/10
North Lamar Combined NP	06/24/10
Waller Creek District Master Plan	06/24/10
Central West Austin Combined NP	09/23/10
Heritage Hills/Windsor Hills NP	01/13/11
Downtown Austin Plan	12/08/11
St. John/Coronado Hills Combined NP	04/26/12
IMAGINE AUSTIN PLAN	06/15/12
South Austin Combined NP	11/06/14
South Central Waterfront Vision Framework Plan	06/16/16
North Shoal Creek NP	08/23/18