



**Future of Small Area Planning**  
Planning Commission  
December 11, 2018  
Matt Dugan, Planning and Zoning



# Outline

- Background and Charge
- Recommendation
- Year 1 Work Program
- Role of Land Development Code
- Neighborhood Planning Legacy

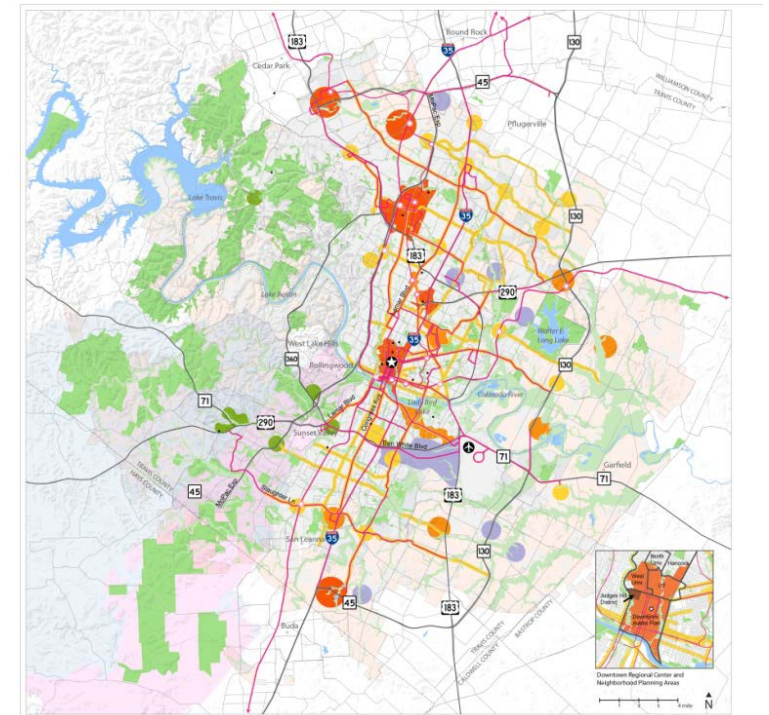


# Background



# Small Area Plans serve a variety of purposes

- Create Complete Communities
- Plan for Growth
- Give Community a Voice
- Provide greater predictability



# Background

Plans allow us to develop a vision and policy framework which guides decision making in a particular area

## PLAN

- Vision
- Policies
- Actions
- Map



## IMPLEMENTATION

- Spending (CIP)
- Regulations (LDC)
- Programs
- Partnerships



## Our Planning Program has evolved

- Neighborhood Planning Program
- Urban Design Master Plans
- Imagine Austin
- Neighborhood Planning Audit



Council has charged us with identifying a new approach

### **Resolution 20170928-101**

Provides guidance for small area plans for areas along corridors to align with Imagine Austin and leverage city investments in transportation, housing and other infrastructure

Over the last year we have:

- Conducted research and analysis
- Explored options through an interdisciplinary team
- Met with department staff
- Surveyed external stakeholders
- Solicited ideas through an internal PAZ “Design Challenge”
- Briefed PC, ZAP, and Small Area Plan Joint Committee
- Distributed a memo to Planning Commission and City Council
- Scoping for Pilot Imagine Austin Corridor Plan



## Data analysis has included:

- Demographics
- Land Uses and Development Patterns
- Accessibility to services
- Imagine Austin Centers, Corridors and other planning designations
- Transit and transportation
- CIP Investments (including Proposed 2016 Mobility Bond)
- Affordable housing
- Cultural and historic resources
- Market force indicators

## Survey of external stakeholders:

- 349 Respondents
- What would encourage you to participate?
  - 44%-Assurances that recommendations will be implemented
  - 43%-Convenient meeting times and locations
- How long would you be willing to participate?
  - Up to 6 months=~80%
  - Up to 12 months=~60%
  - More than 12 months=~20%
- Preferred methods:
  - 57%-On-line surveys
  - 48%-In person focus groups
  - 47%-Public Meetings

***67% prefer “Background Information Made Available Prior to the Meeting”***

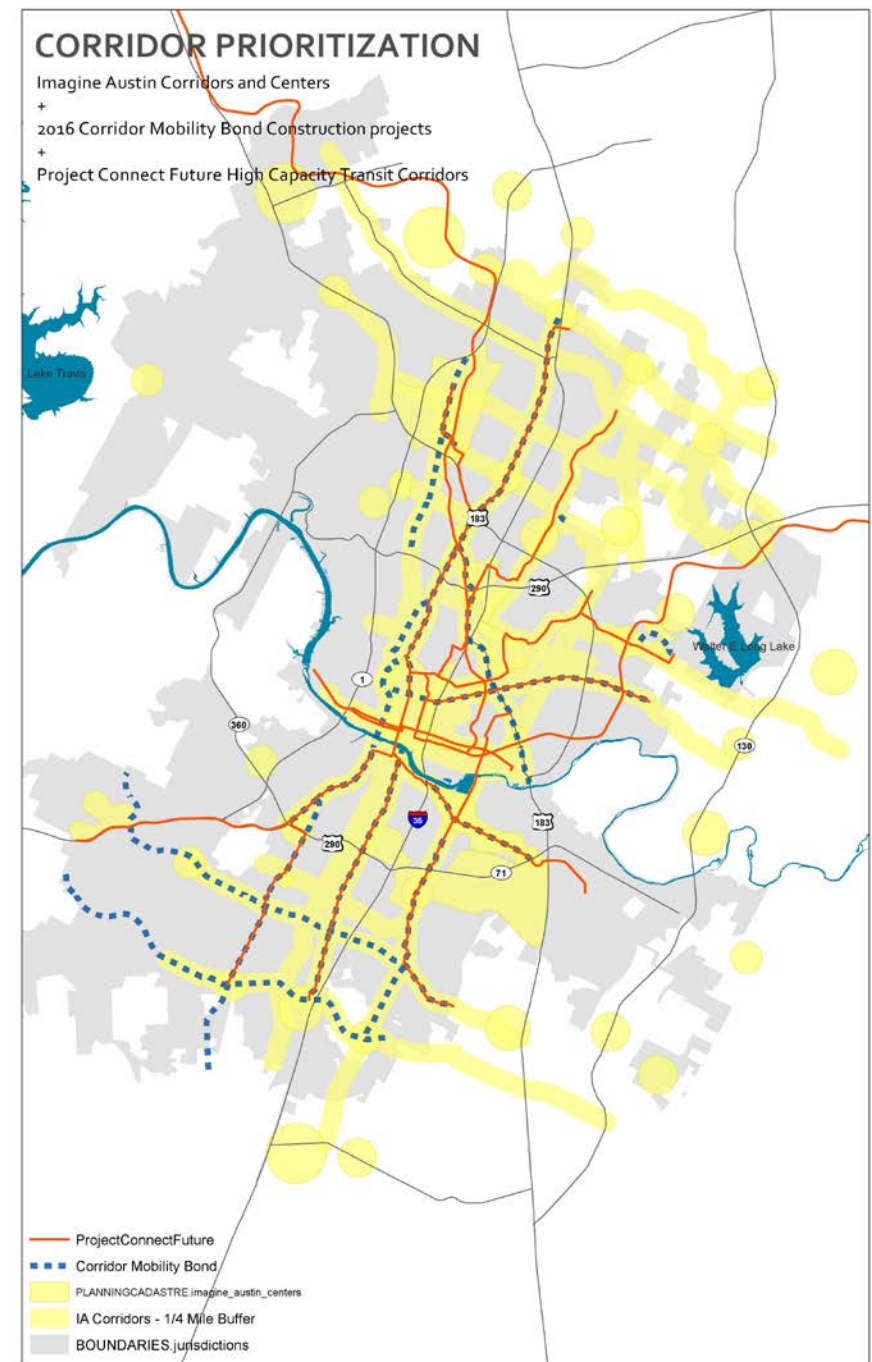
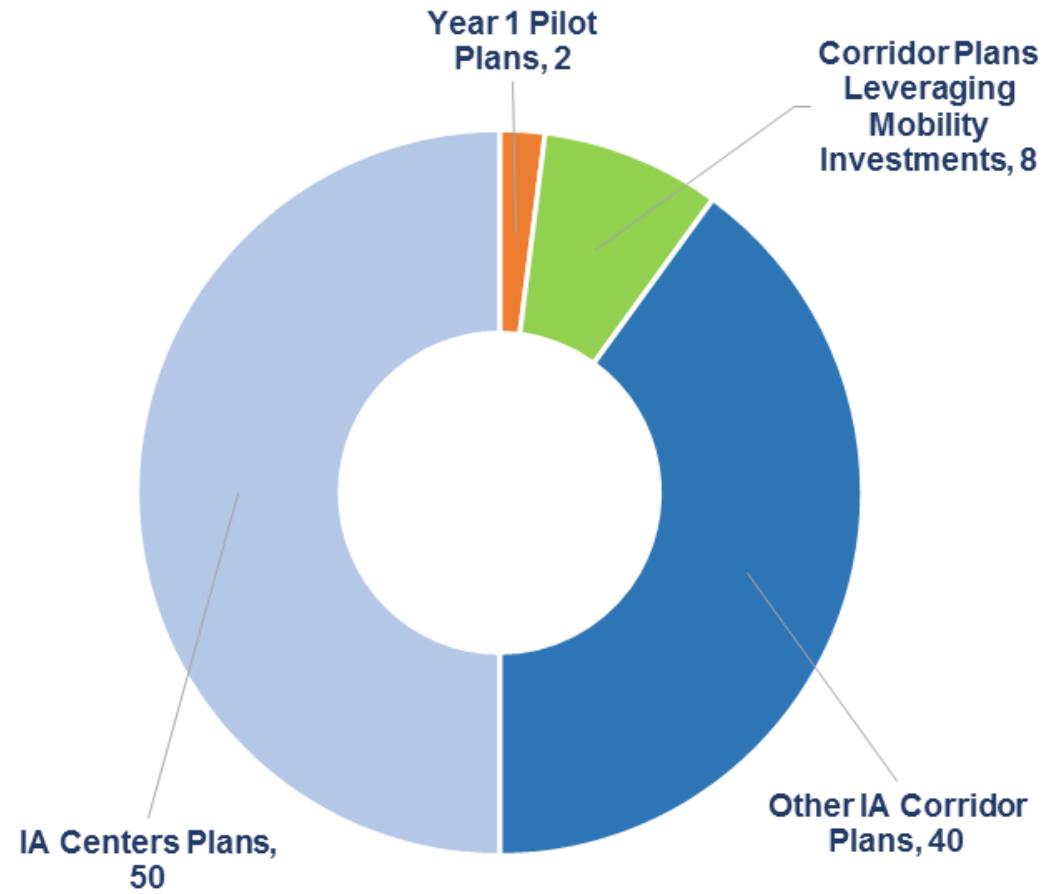
# Recommendations

## Spectrum of Planning Services:

	IA Centers and Corridors Planning	Complete Communities Planning	Special Studies and Plans
Goal	Leverage investments along Centers and Corridors to create more livable places and support positive citywide outcomes, particularly related to affordability and transportation.	Improve access to opportunity and daily needs through near-term improvements.	Varies
Scope	“Full Service” plan. Adopted as an attachment to <i>Imagine Austin</i> . Includes Vision, Future Land Use Map, and infrastructure recommendations. May include zoning and other implementation.	Planning Intervention. May include prioritized list of CIP investments, early out interventions, minor changes to zoning.	Varies
Process	12-18 months	6-12 months	Varies



# Imagine Austin Centers/Corridors Plans

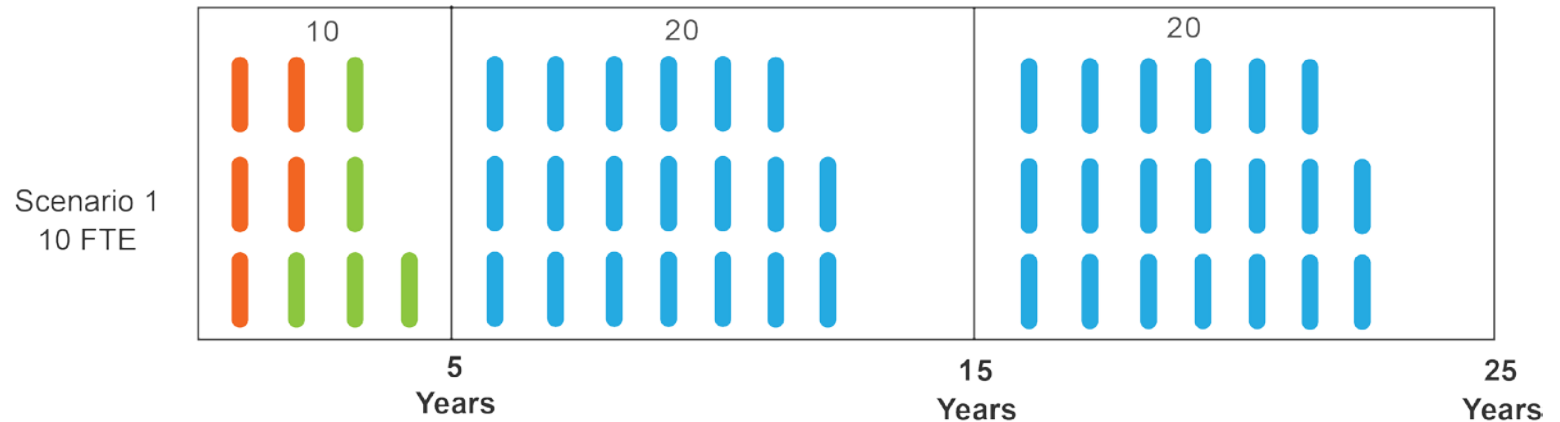


# Timeline for Plan Completion

## Base Case\*

~1-2 Plans Per Year  
5 years = 10 Plans  
Completion=~50 Years

## Plans Completed By Scenario

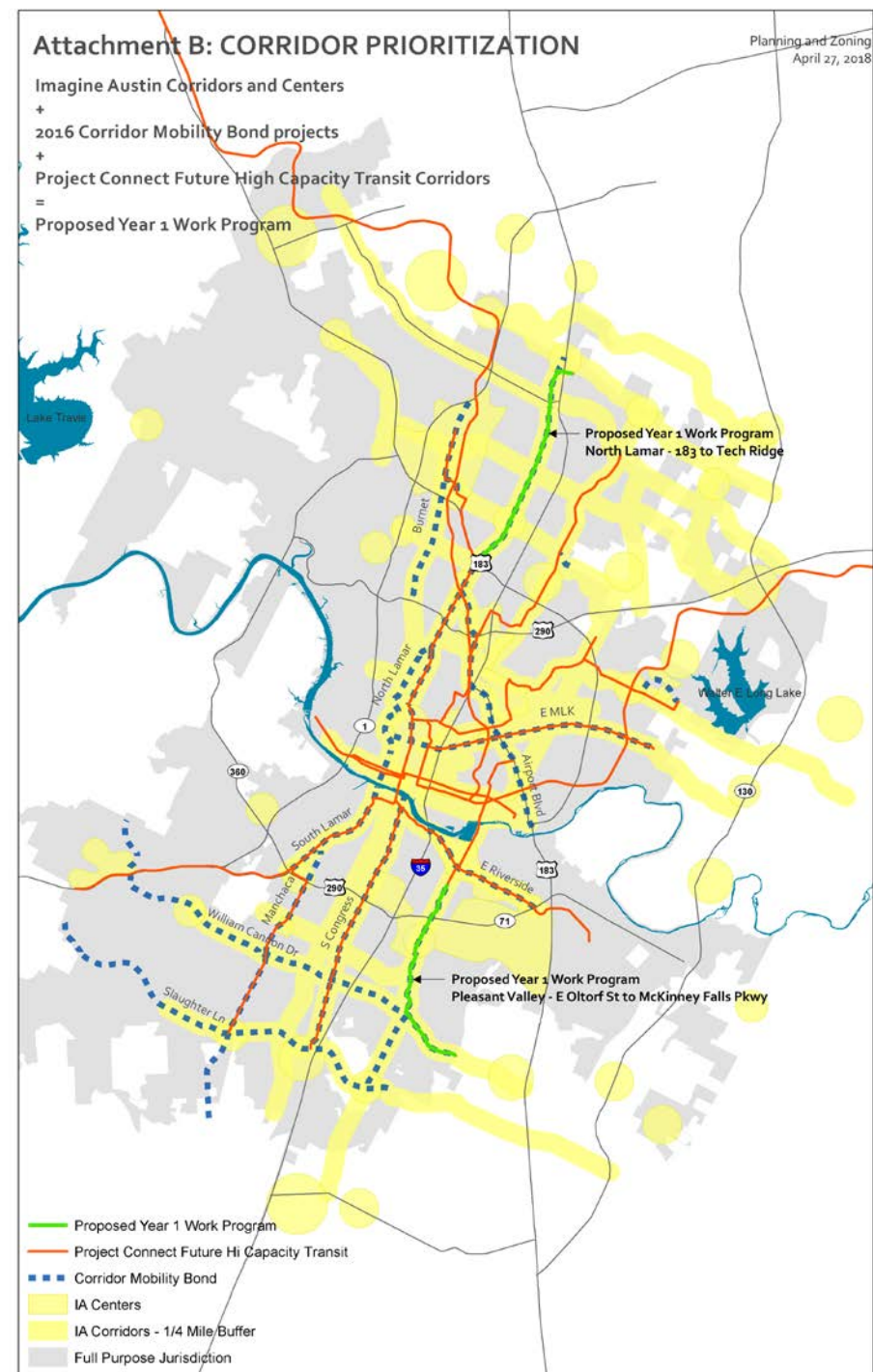


\* Completion rate dependent on available staffing resources.

# “Year 1” Work Program

Pilot new planning process:

- North Lamar
- South Pleasant Valley



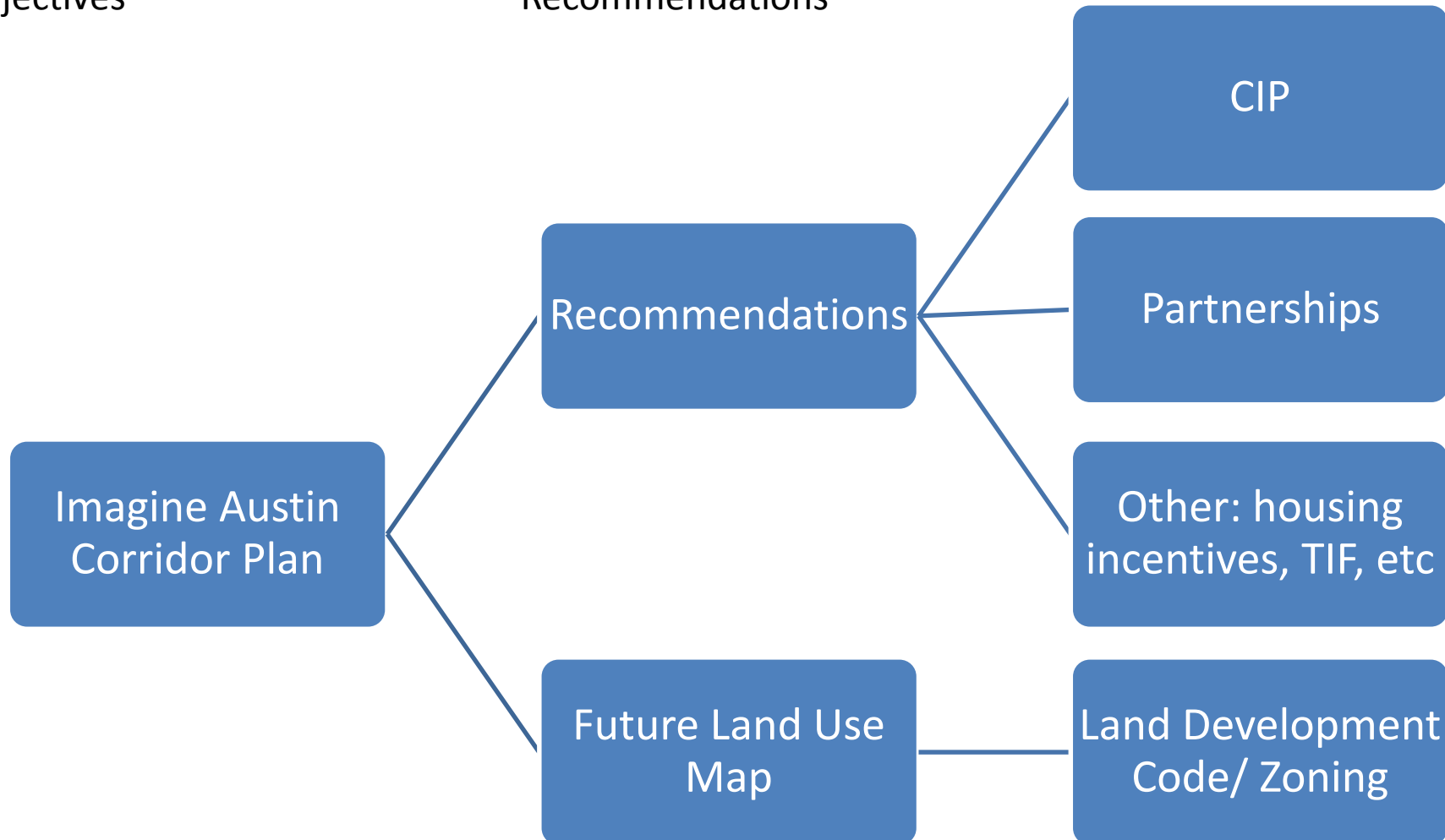


# Role of Land Development Code

Phase 1: Vision, Goals,  
Objectives

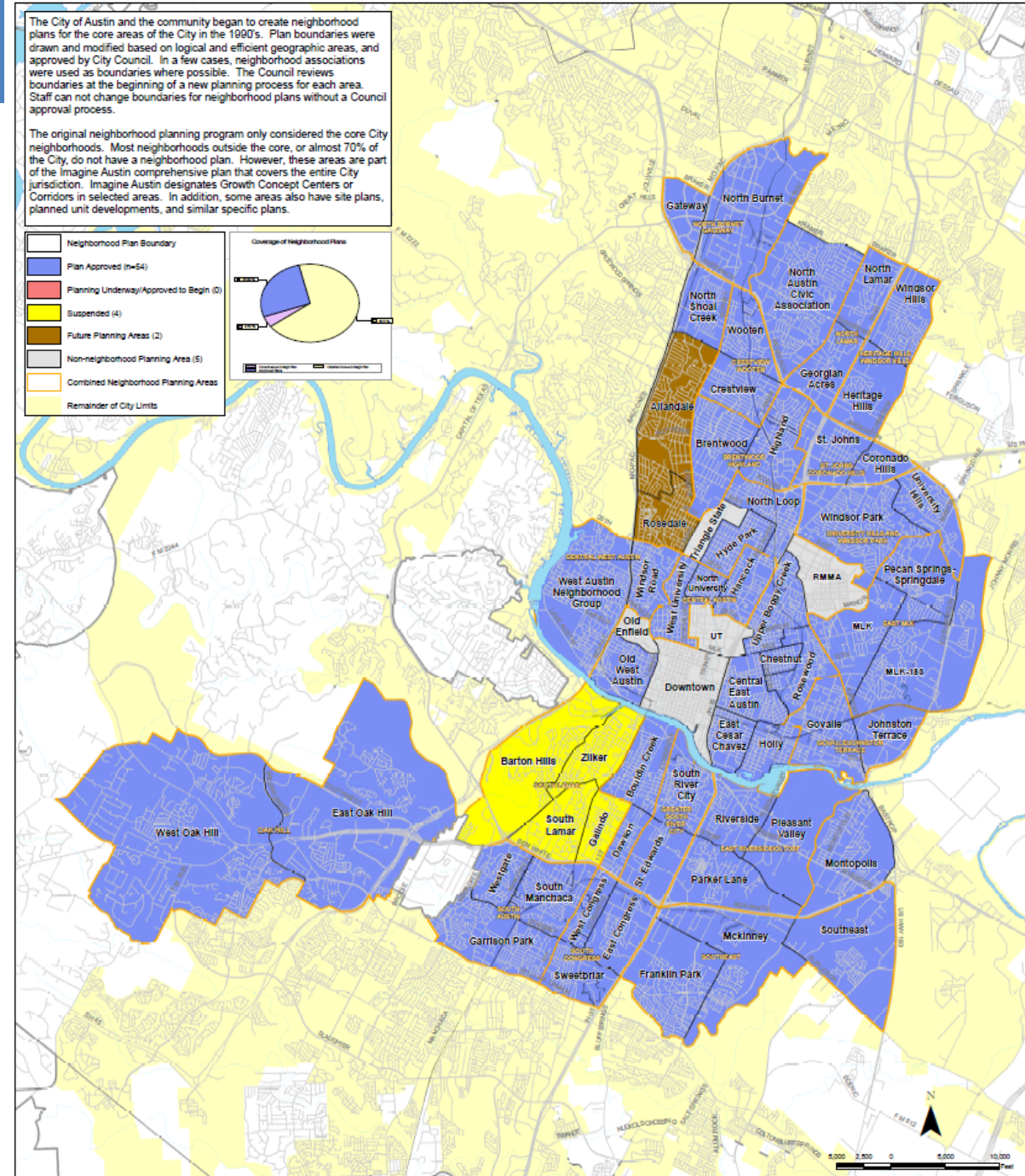
Phase 2: Policies,  
Recommendations

Phase 3: Implementation



# Neighborhood Planning Legacy

- Keep existing neighborhood plans
- Shift to new planning services
- Update/create neighborhood plans if directed



# Discussion