

Transition Working Group

Pre-Land Development Code Release Presentation

9/26/2019

Transition Working Group Review Scope

The Transition Work Group will make recommendations for zoning and mapping changes to the revised land development code within transition zones based on Council approved policies and goals within Imagine Austin, Austin Strategic Housing Blueprint and Implementation Plan, Austin Strategic Mobility Plan, Council's Land Development Code Policy Directives to City Manager dated 5/2/2019.

Transition Working Group Review Scope

Activities

1. Review and discuss transition area related policies approved by Council and seek clarification if there is ambiguity.
2. Review and discuss performance measures approved by Council for housing and affordable housing within transition areas,
3. Review and discuss performance measures approved by Council for non-housing related land development code requirements
4. Establish context sensitive mapping requirements in addition to those approved by Council.
5. Establish parameters for compatibility within transition zones meeting council policy directives.
6. Produce plan and profile of transition zone segments representing different typologies.
7. Model transition zone and mapping recommendations to determine if performance measures met.

Transition Areas Defined

WHAT ARE TRANSITION AREAS?

- Map new Missing Middle housing in transition areas adjacent to Imagine Austin (IA) activity centers and corridors and the transit priority network (TPN)
- The transition area should be two (2) to (5) lots deep beyond the corridor lot
- The depth and scale of any transition area should be set considering context-sensitive factors and planning principles

Transition Area Locations

Entitlements and length of transition areas should be relatively more or less intense for areas that meet more or fewer of the criteria listed below:

1. Located on Transit Priority Network, or Imagine Austin Centers or Corridors
 2. Located within the Urban Core
 3. Has a well-connected street grid
 4. Located in a high opportunity areas
-  The length and level of entitlement in transition zones should be substantially reduced in “Vulnerable” areas regardless of the number of criteria met above.

Transition Area Context-Sensitive Criteria

- Orientation of blocks relative to corridors
- Residential blocks sided by main street or mixed use type zoned lots
- Bound by other zones, use, or environmental features
- Drainage and flooding considerations
- Whether it is most appropriate to split zone or not split zone a lot
- Limit new entitlements for existing multi-family residential development in areas currently or susceptible to gentrification
- Maintain the zoning of the corridor-fronting lot to the adjoining rear lot for a shallow corridor lot
- Existing market affordable missing middle adjacent/proximate to property fronting corridors

Transition Area Context-Sensitive Criteria

- Existing market rate affordable multifamily shall not be mapped to be up-zoned.
- Step down to residential house scale as quickly as possible
- Provide for a graceful transition in scale from the zone of the parcel fronting an activity corridor.
- Develop context-sensitive criteria for areas where the distance between corridors is less than ½ mile.
- Do not overlap with the majority of the existing single-family neighborhood area.
- The street facing lot should generally begin with missing middle zoning for a TPN that is not an IA corridor (residential TPN)

Compatibility

Council Direction on LDC Text:

- No-build and vegetative buffers between residential and commercial uses
- Compatibility triggers and standards for properties adjacent to a Residential House-Scale zone - **except** Highest density Residential House-Scale zones should not trigger compatibility onto the lowest density Residential Multifamily zones
- Standards for noise, uses, utility screening, side buffers, trash, loading and pick-up zones, and light shielding

Compatibility

Council Direction on Mapping:

- Compatibility standards and initial mapping should work together in a way that maximizes housing capacity on parcels fronting IA centers and corridors, and the TPN.
- Minimize impact of compatibility standards on properties facing transportation corridors, particularly in relation to shallow lots.
- Eliminate the impact of compatibility for parcels along all activity corridors and within activity centers.

Compatibility

Council Direction on Mapping (Cont.):

- Set maximum height by-right plus affordable housing bonus along activity corridors and in activity centers and then create a step-down effect in the transition zones.
- Lot(s) adjacent to parcels fronting an activity corridor will not trigger compatibility and
 - Provides a step-down in scale, and
 - In scale with any adjacent residential house-scale zones

Performance Measures

- 75% of new housing capacity should be within 1/2 mile of TPN and IA activity centers and corridors
- 25% of the affordable housing created or preserved to be within 1/4 mile of high-frequency transit or a 1/2 mile of TPN and IA activity centers and corridors
- 25% of new income-restricted affordable housing should be in high opportunity areas
- Minimum 16 residents/acre within 1/4 mile of TPN and IA activity centers and corridors
- Minimum of 8 employees/acre within 1/4 mile of TPN and IA activity centers and corridors

Performance Measures

- Parking eliminated 1/4 mile from TPN and IA activity centers and corridors
- Reduce *drive-alone mode to work* to 50%
- Impervious cover does not increase within each watershed
- Minimum tree canopy percentage
- Reduce development within the 100-yr floodplain
- Increase housing unit capacity within ¼ mile of parks (urban core)
- Increase housing unit capacity within ½ mile of parks (outside urban core)

Working Group Review and Amendments

- Compare draft LDC and Maps to Council directives and policy performance measures.
- Amendments will be proposed when there are:
 - Inconsistencies with council directives
 - Performance measures not met
 - Ideas that will better support comprehensive plans
- Amendments will proposed.
- Track ideas that were not supported by a majority of work group members or that were outside of council directives.
- Possible amendments related to transition area zones, compatibility, context sensitive mapping criteria, non-zoning regulations.