

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

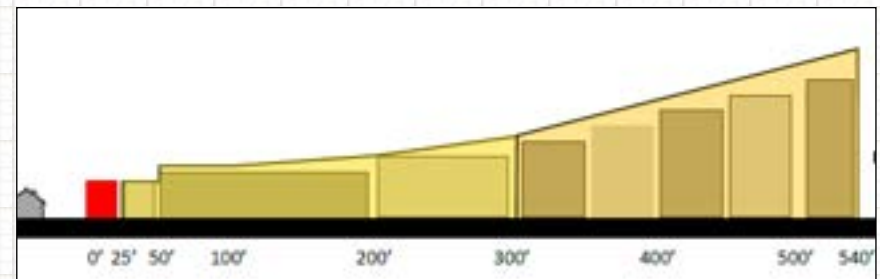


CodeTALK: Exploring Compatibility

Daniel Parolek
Principal, Opticos Design, Inc.
daniel.parolek@opticosdesign.com

Jana McCann, FAIA
CEO, McCann Adams Studio
janam@mccannadamsstudio.com

Public Presentation
June 14, 2014
Austin, TX



Does This Image Bring Up Thoughts About Compatibility?



Missing Middle Housing

Today's Agenda

- 9:00–9:05: Welcome –Laura Morrison, City Council Member
- 9:05-9:20 Exploring Compatibility
- 9:20-9:45 Panel Discussion
- 9:45-10:15 Presentation of Tools Used by Other Communities
- 10:15-10:20 Stretch Break (10 minute)
- 10:20-11:20 Table Discussions
- 11:20-11:30 Break
- 11:30-11:55 Team Response to Table Questions
- 11:55-12:00 Recap and Next Steps
- 12:00pm Adjourn

1

What Does Compatible Mean?

Definition for Compatible

How Would You Define?

Compatible |kəm'patəbəl|

...Let's take a look at some other definitions

Definition for Compatible and Compatibility

New Oxford American Dictionary

Compatible |kəm'patəbəl|

(of two things) able to exist or occur together without conflict

Compatibility |kəm,patə'bilitē|

a state in which two things are able to exist or occur together without problems or conflict

Definition for Compatible Land Development Code

Compatible |kəm'patəbəl|

The term compatible is used in many locations in the code, but no definition is provided. One general definition is...

Definition for Compatible Land Development Code

Compatible |kəm'patəbəl|

A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing and location on its site.

Existing Tools

Tools in the Existing Land Development Code that
Work to Create Compatible Development

Existing Tools in the Land Development Code

Multiple approaches each implementing important standards to adjust base zoning districts to encourage compatible development.

Article 10
Compatibility

Commercial Standards
Subchapter E

McMansion
Subchapter F

Neighborhood Plans

Regulating Plans

How Many of You are Familiar with These Sections of the Land Development Code?

Article 10
Compatibility

Commercial Standards
Subchapter E

McMansion
Subchapter F

Neighborhood Plans

Regulating Plans

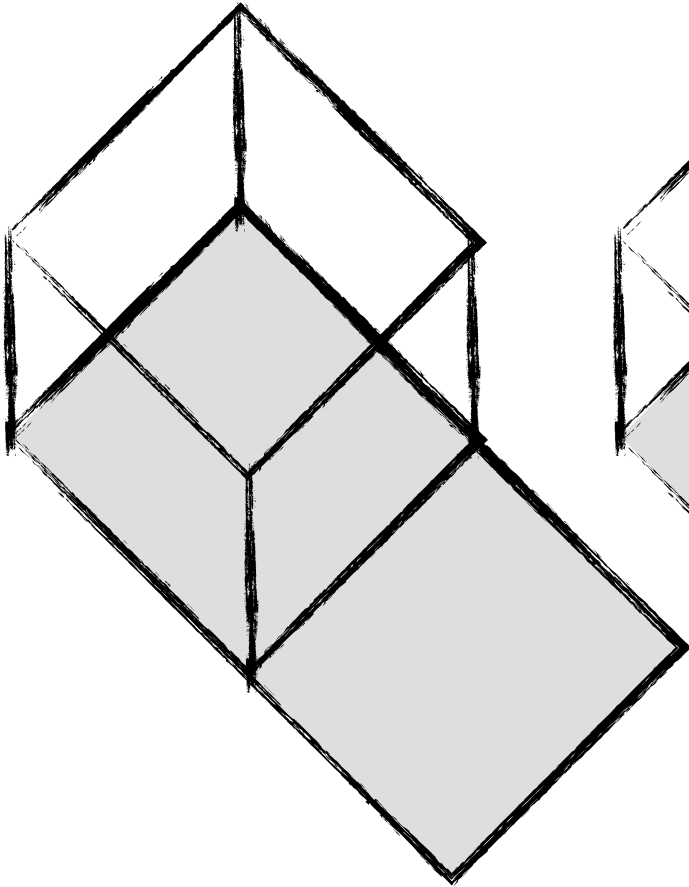
A Few Technical Terms Defined

FAR = Floor Area Ratio

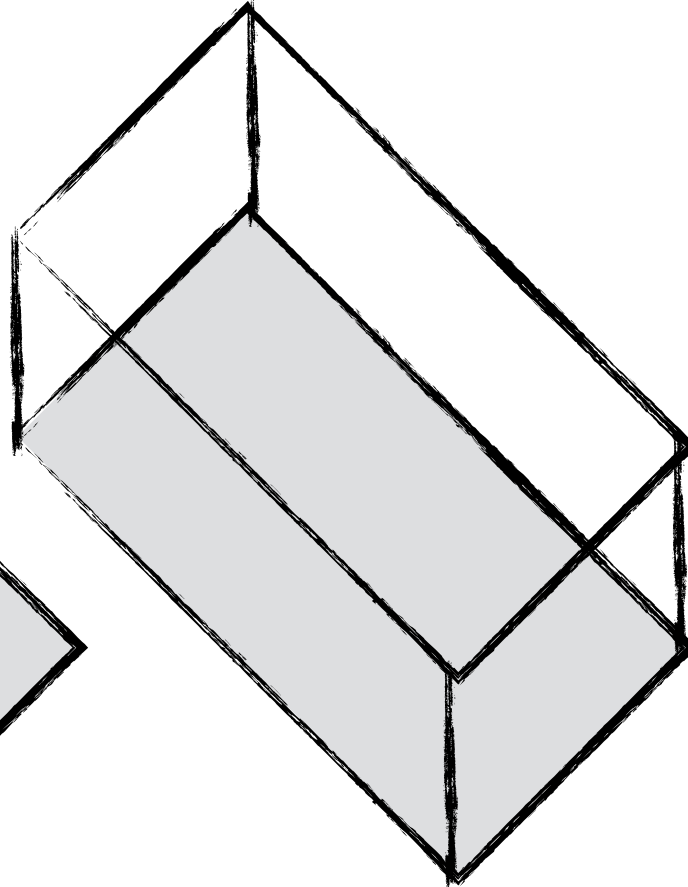
Square Footage of Building

Square Footage of Lot

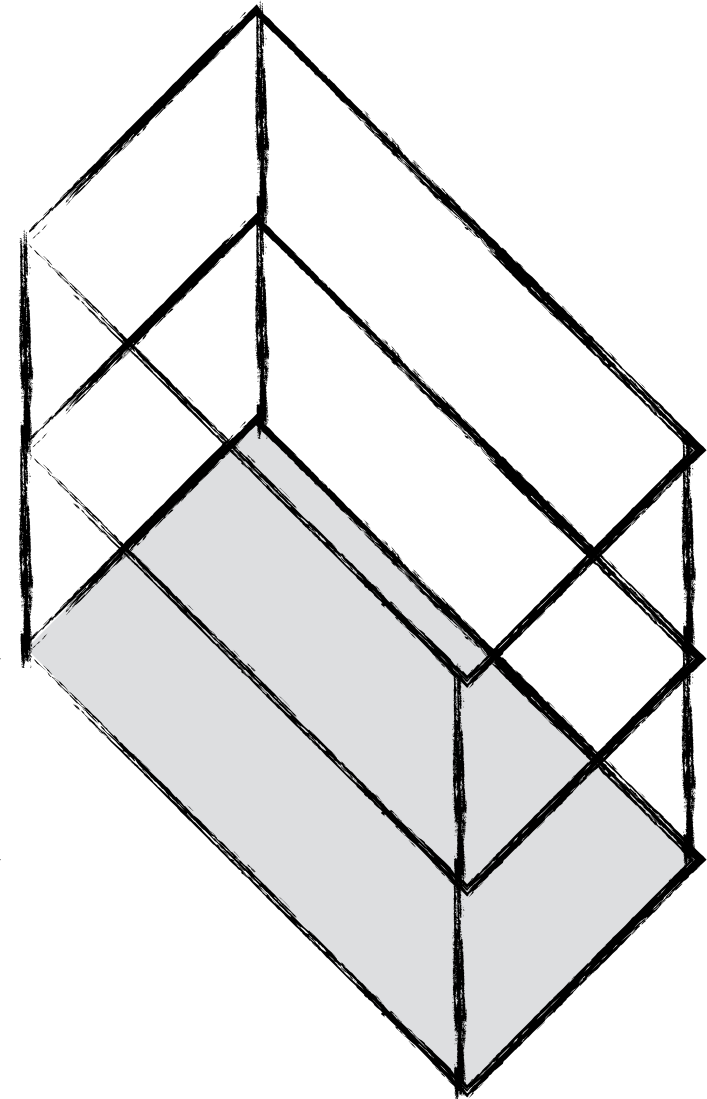
Floor Area Ratio (FAR) Illustrated



FAR=.5

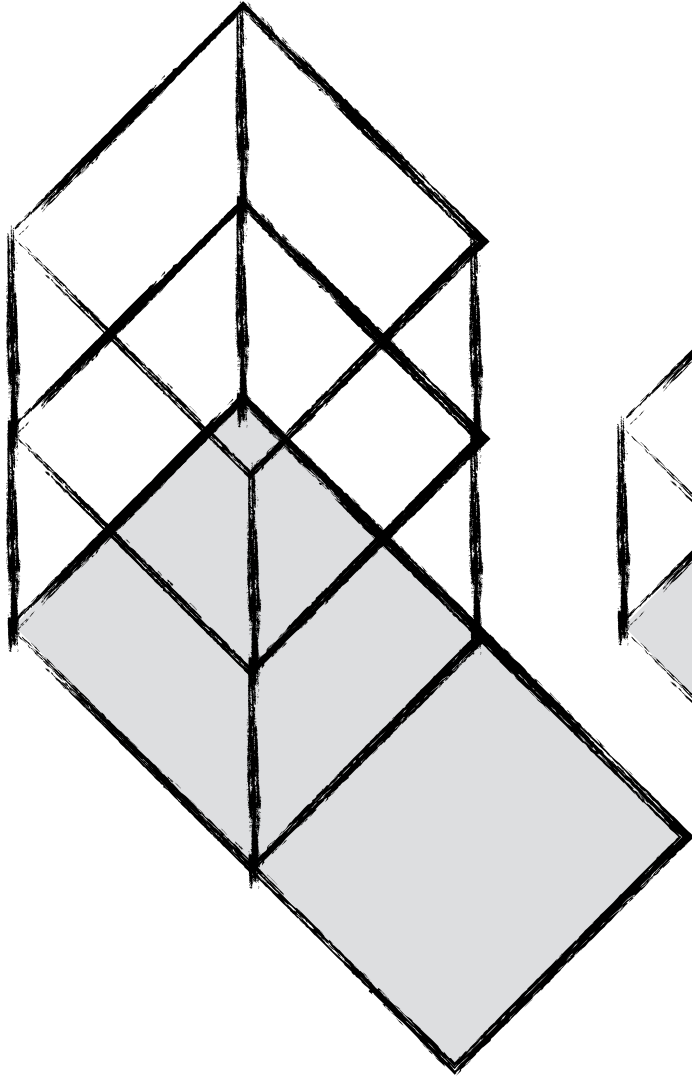


FAR=1

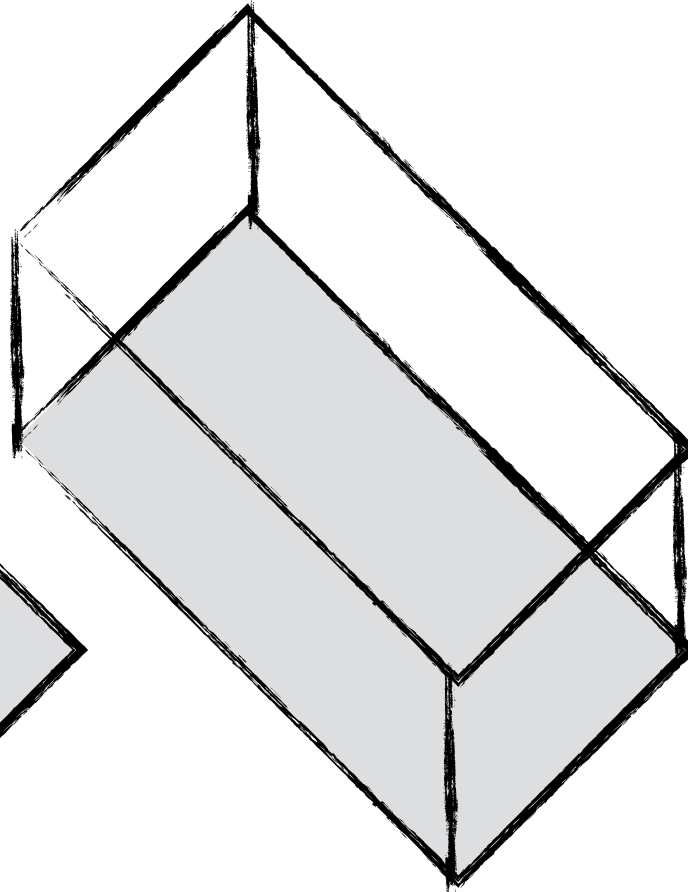


FAR=2

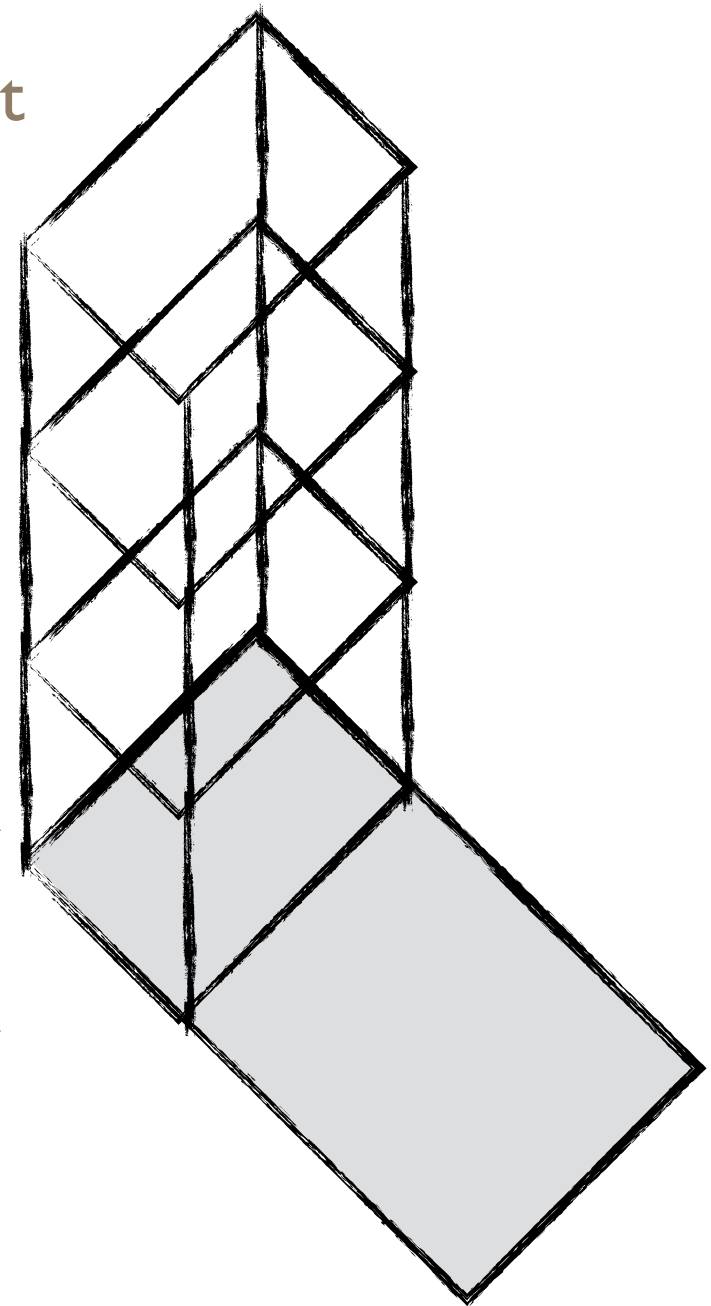
Issue with FAR: Unpredictable Built Result



FAR=1



FAR=1



FAR=1

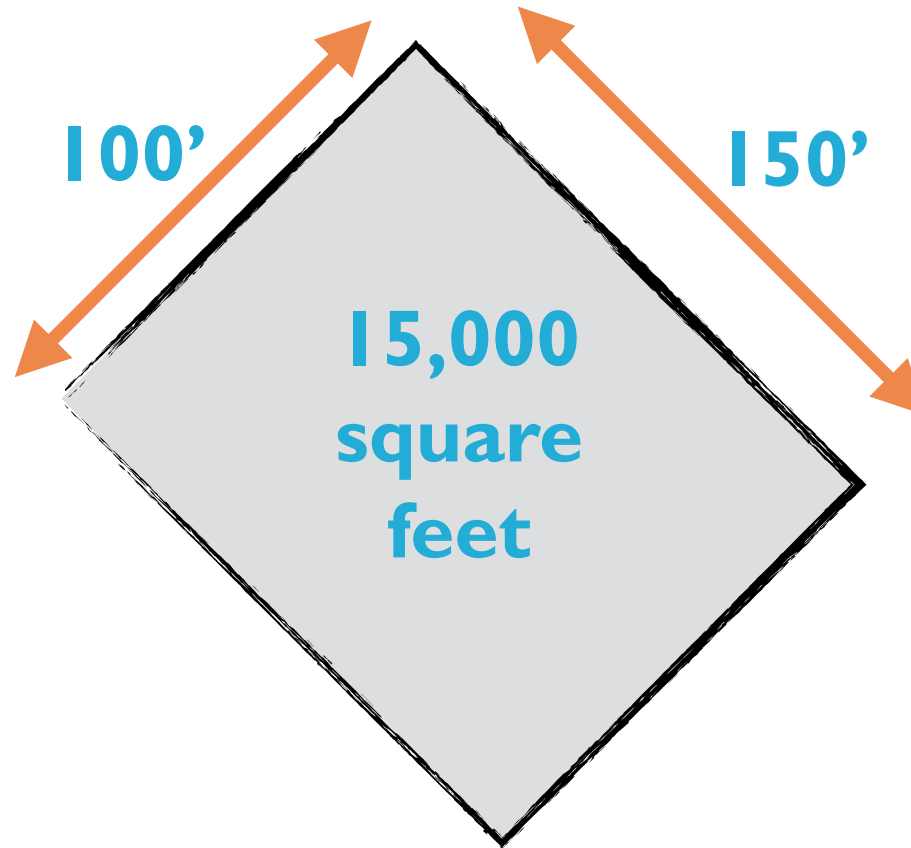
A Few Technical Terms Defined

Dwelling Units Per Acre= DUA

Common Density Regulation

Dwelling Units Per Acre (DU/Acre): Density Calculation Example

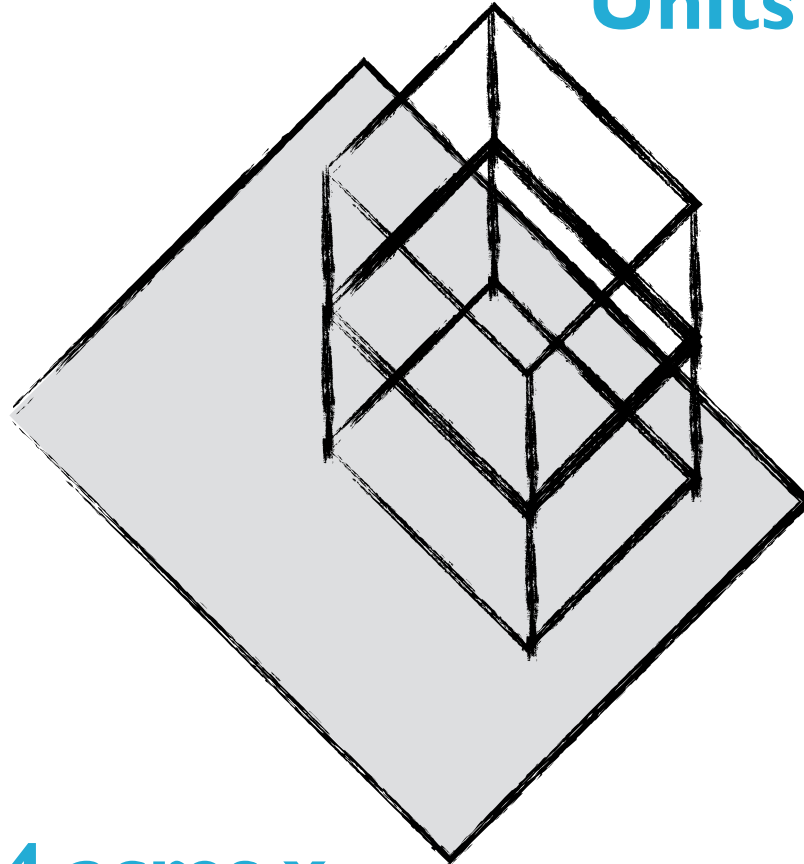
100 x 150' lot = 15,000 square feet (sf)



$$\frac{15,000 \text{ square feet (sf)}}{43,560 \text{ square feet per acre}} = .34 \text{ acres}$$

Dwelling Units Per Acre (DU/Acre): Density Calculation Example

**number of acres x
allowed density per acre = Allowed
Number of
Units on the lot**



**.34 acres x
20 dwelling units per acre (du/a) = 6 units
allowed**

Definition for Compatible Article 10 Compatibility

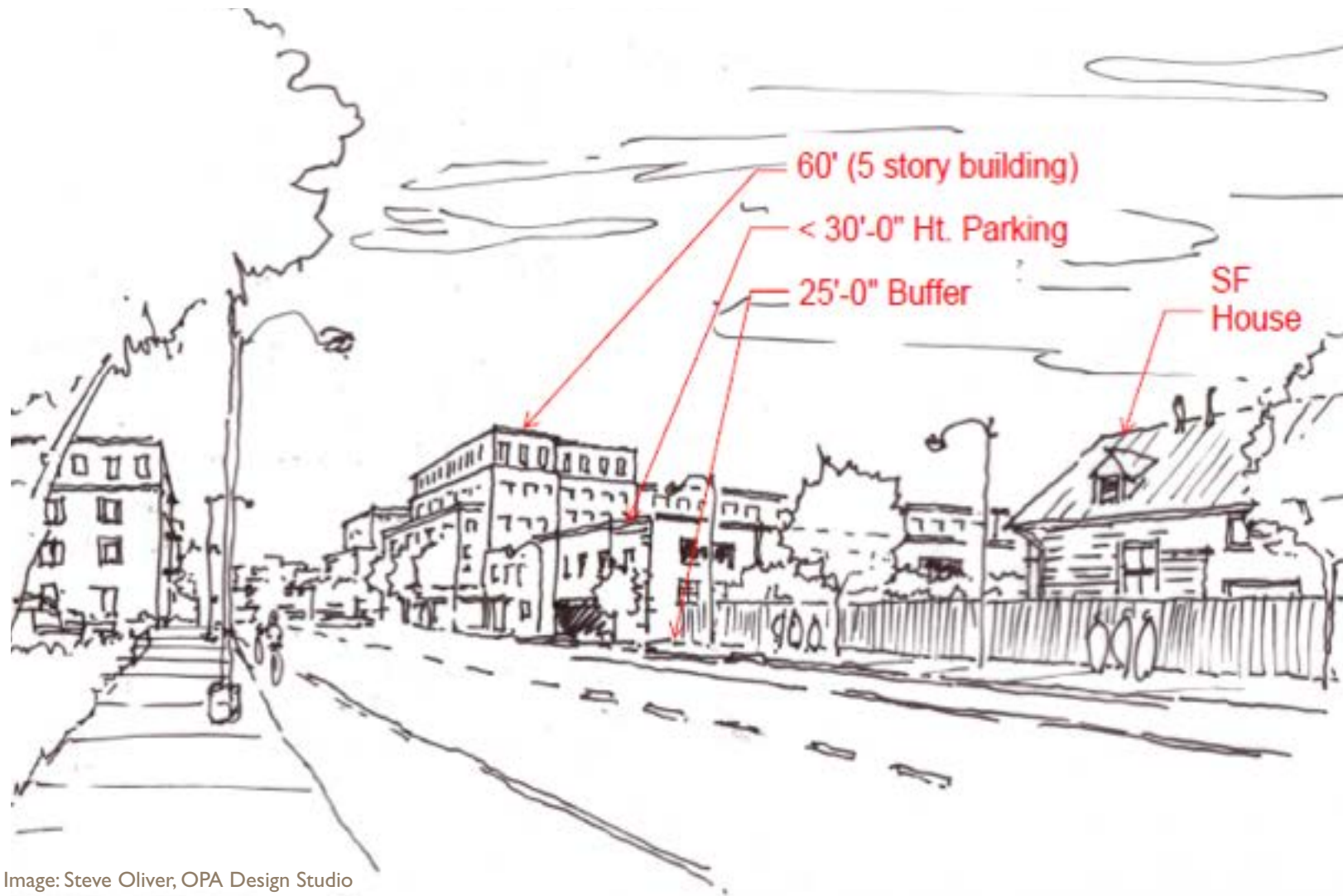


Image: Steve Oliver, OPA Design Studio

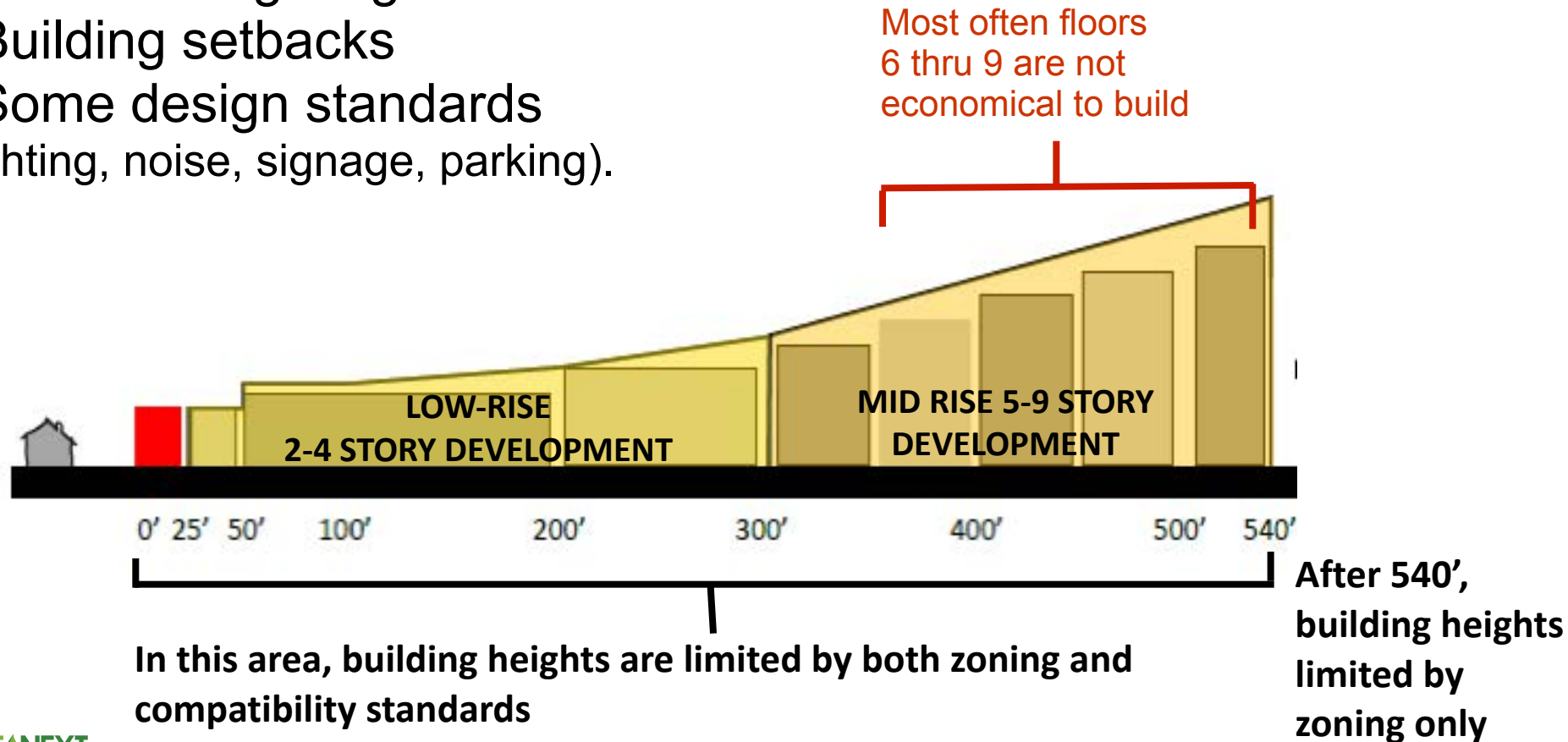
How the LDC Addresses Compatibility

Article 10 Compatibility

Height and Setbacks

Limits building height

- Building setbacks
- Some design standards (lighting, noise, signage, parking).



Allowed Heights: Regulated by Article 10

Lack of Long Term Predictability



What Happens if this single family house changes to a commercial building and use?

What Happens if a single family house or use is built here?

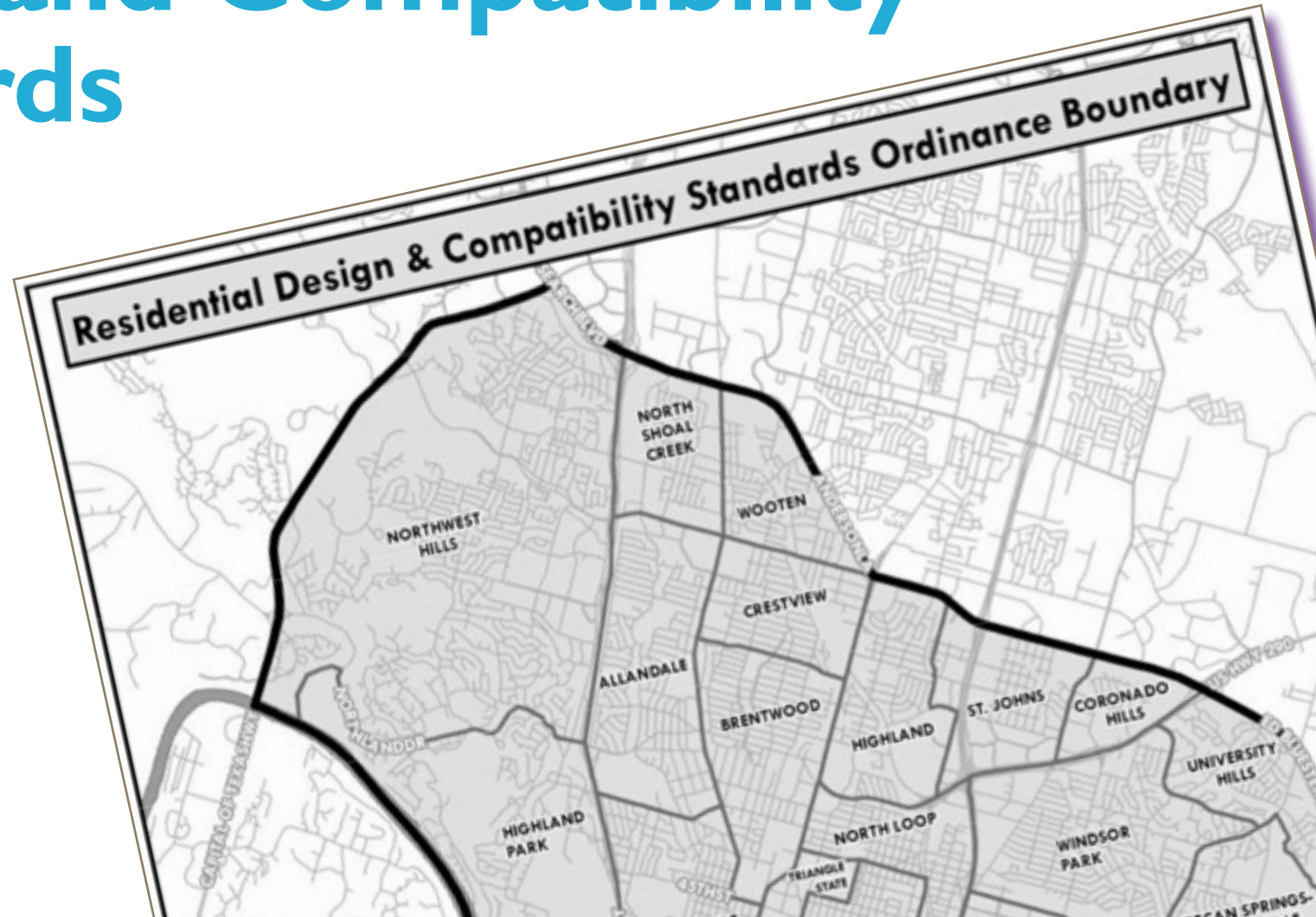
How the LDC Addresses Compatibility

McMansion

Subchapter F: Residential

Design and Compatibility

Standards



How the LDC Addresses Compatibility

Subchapter F: Residential Design and Compatibility Standards

Maximum Development(FAR) and Building Height

ARTICLE 2: DEVELOPMENT STANDARDS

2.1. MAXIMUM DEVELOPMENT PERMITTED

The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3.

2.2. BUILDING HEIGHT

Except where these regulations are superseded, the maximum building height for development subject to this Subchapter is 32 feet. Section 25-2-531 (Height Limit Exceptions) does not apply to development subject to this Subchapter, except for a chimney, vent, antenna, or energy conservation or production equipment or feature not designed for occupancy. Building height shall be measured under the requirements defined in Section 3.4.

2.3. FRONT YARD SETBACK

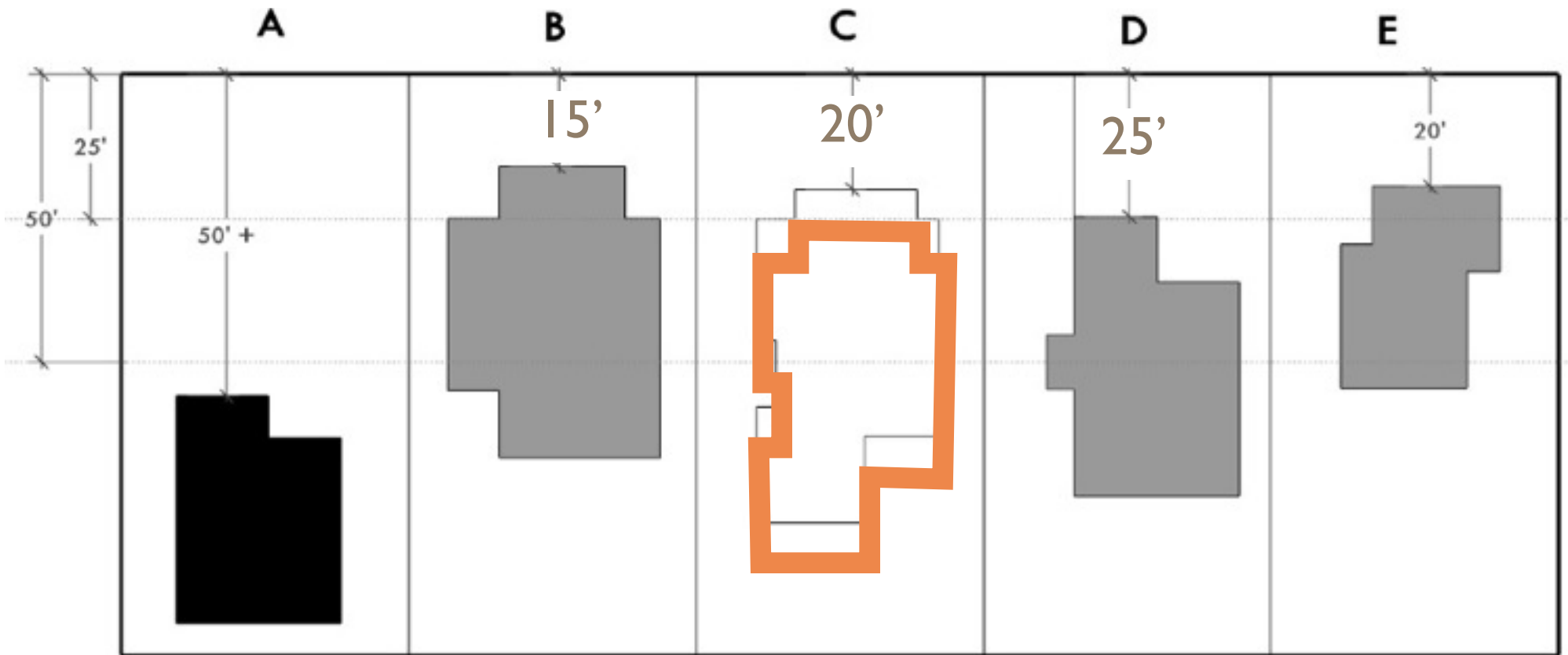
A. Minimum Setback Required

Minimum front yard setback required for development subject to this Subchapter as defined by the other provisions of this Subchapter.

How the LDC Addresses Compatibility

Subchapter F: Residential Design and Compatibility Standards

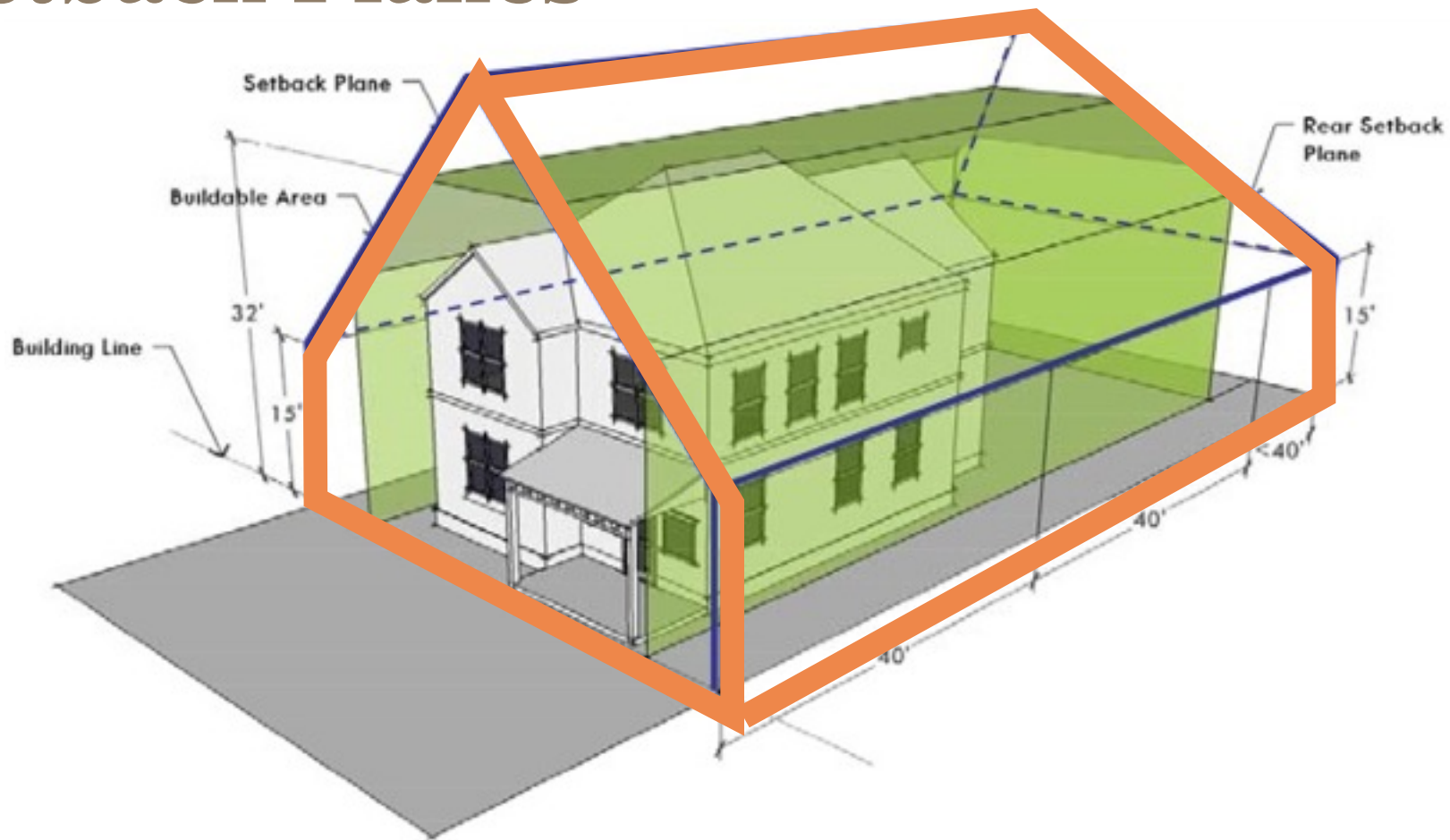
Averaged Front Setback



How the LDC Addresses Compatibility

Subchapter F: Residential Design and Compatibility Standards

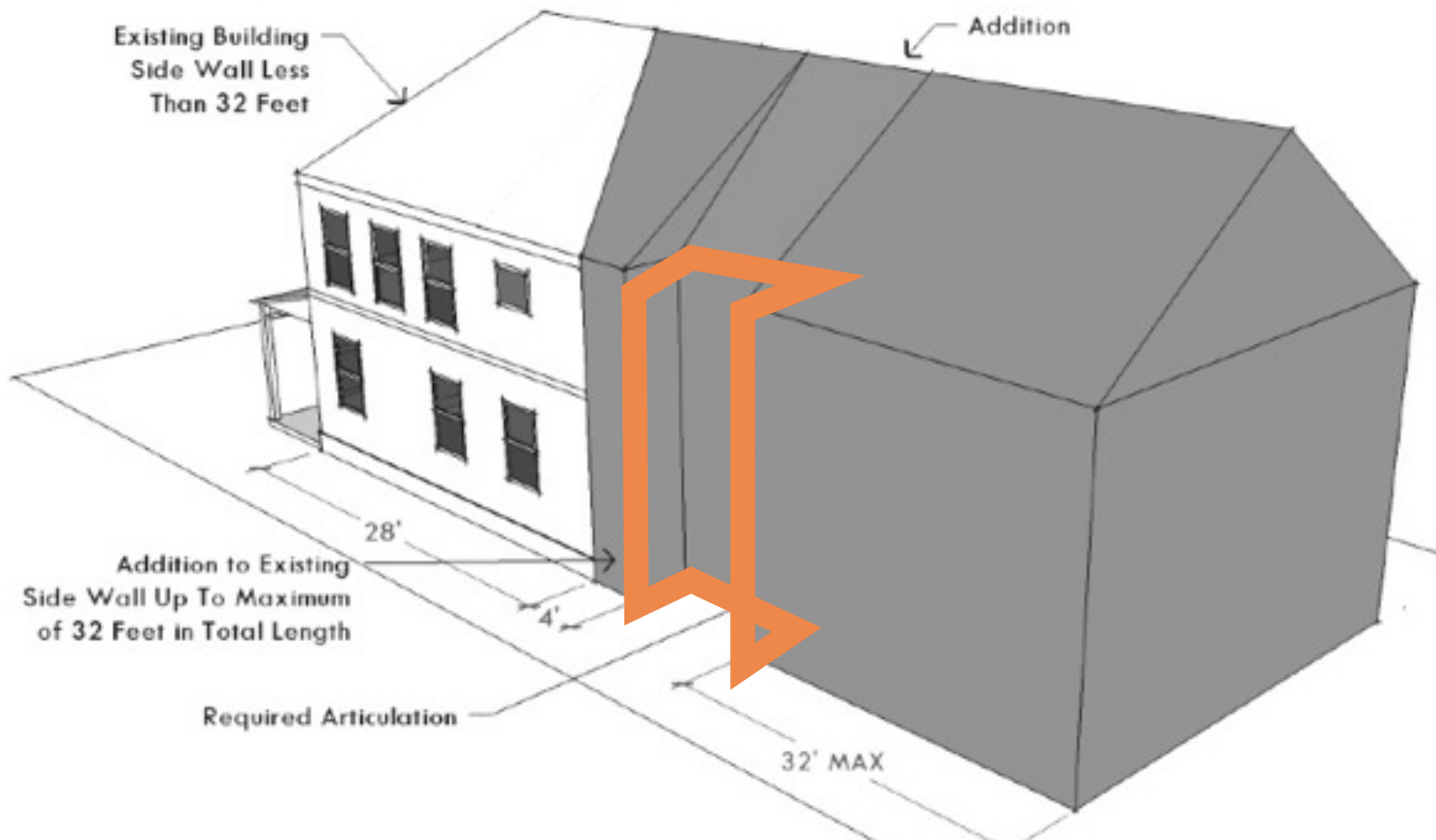
Setback Planes



How the LDC Addresses Compatibility

Subchapter F: Residential Design and Compatibility Standards

Massing Setback Planes



How the LDC Addresses Compatibility **Neighborhood Plans**

Policies and Goals

Protect Neighborhood Character from development out of scale with neighborhoods

Land Use Changes

Non-compatible land uses were removed from the list of allowed land uses in base zoning districts.

Future Land Use Map (FLUM)

How the LDC Addresses Compatibility

East Riverside Corridor

Regulating Plan

- Creating good transitions...to create a great place
 - Customized to location
 - Design standards
 - Improved connections
 - Land use districts provide transitions in uses and scale of development



How the LDC Addresses Compatibility

ERC Modified Compatibility Standards

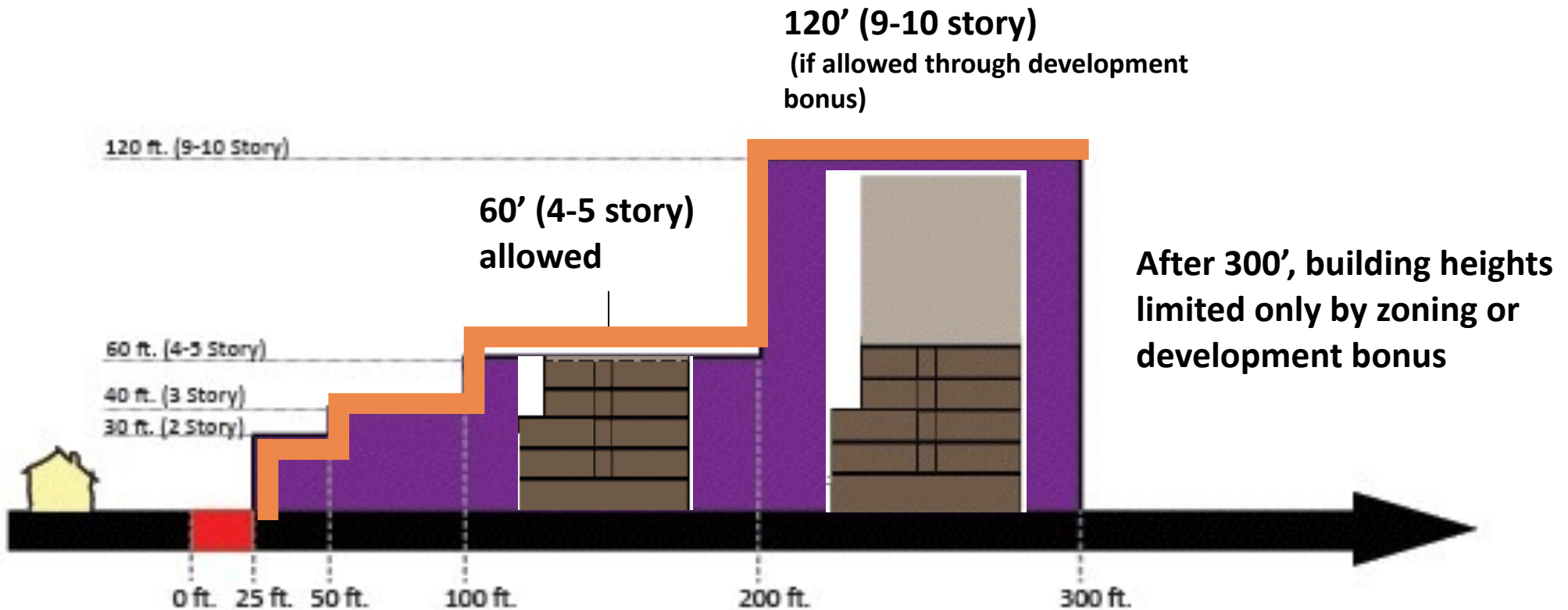
Developers are required to meet additional design requirements

- ✓ Great sidewalks, streetscapes & public spaces
- ✓ Buildings brought up to the street with display windows
- ✓ Walkable connections to destinations
- ✓ Required shade
- ✓ Building setbacks over 3 stories
- ✓ Land Use district transitions
- ✓ Additional landscape requirements at property line
- ✓ Lighting standards
- ✓ Screen mechanical equipment from view
- ✓ No Dumpsters within 50 feet of single-family home
- ✓ Noise limitations
- ✓ Building articulation
- ✓ Compatible building materials
- ✓ Screen parking garage lighting from neighborhood properties
- ✓ Line parking garages with secondary use or “green” wall

How the LDC Addresses Compatibility

ERC Modified Compatibility Standards

In exchange they compressed the distance of the stepping



Note: No change in first 100' from current compatibility standards except increased design guidelines.

How the LDC Addresses Compatibility

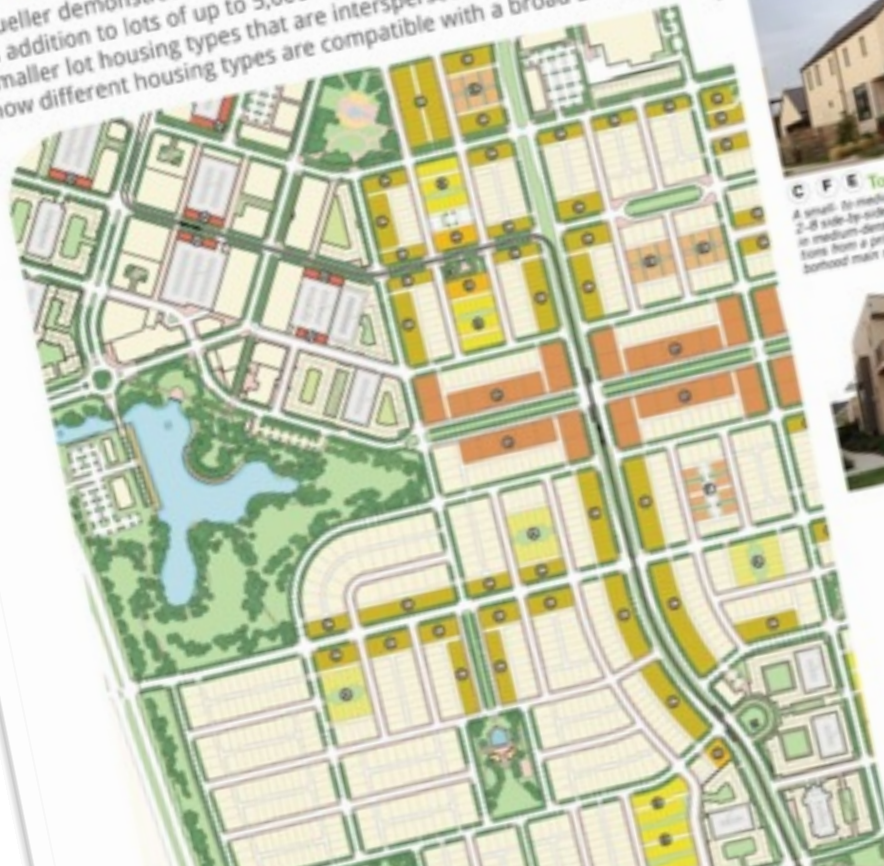
PUD: Mueller

HOUSING CHOICE

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Contemporary Example: Mueller

Mueller demonstrates how a mix of housing types can be compatibly integrated into new neighborhoods. In addition to lots of up to 5,000 square feet for small detached homes, Mueller has a broad array of smaller lot housing types that are interspersed throughout the neighborhood. These examples also show how different housing types are compatible with a broad array of architectural styles.



C E Townhouse
A small- to medium-sized attached structure that consists of 2-3 side-by-side rowhouses. Townhouses are typically located in medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Sym. Row House



D Live/Work
A small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a ground-floor live space. Both the ground-floor live space and the dwelling unit are typically located in a location that transitions from a primarily single-family neighborhood into a neighborhood main street.

2

Panel Discussion

Panel Members

Lee Einsweiler

Principal, Code Studio

Carol Lee

Former President Austin Neighborhoods Council (ANC), former Vice-Chair, Lake Austin Task Force, CEO, Sinus Technologies

Karen McGraw,

Architect, Karen McGraw Architect Office; Vice-Chairman City of Austin Residential Design and Compatibility Commission; Former Chairman Hyde Park Neighborhood Contact Team

Terry Mitchell

Developer, Momark Development

How is Compatibility Positively or Negatively Impacting Austin?

What is or is not working well?







What Could Be Improved?

**During the code revision process, if you could improve one thing concerning compatibility, what would it be?

3

Tools To Consider

Tools that have been used in other communities

Most Cities Need to Sharpen Their Compatibility Tools



The Importance of Understanding Different Contexts

Different Solutions for Different Contexts

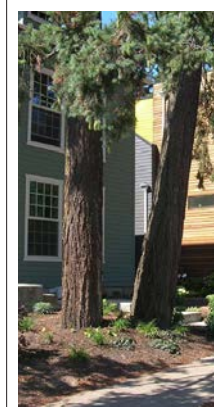
Portland's Infill Design Toolkit

The Infill Design Toolkit: Medium-Density Residential Development



A Guide to Integrating Infill Development
into Portland's Neighborhoods

December 2008



Infill Design Strategies Best practices for context-responsive infill design

This section presents a summary of best practices for integrating new medium-density housing into the fabric of existing neighborhoods. The strategies presented are particularly oriented to development in the R1, R2, and R3 multidwelling zones, but can also be relevant to infill development in the R2.5 and RH zones and to medium-density residential projects in commercial zones.

Components

Respond to Basic Neighborhood Patterns	3
Integrate Parking	15
Minimize Scale Contrasts	29
Limit Privacy Impacts	35
Create Usable Outdoor Spaces	39
Alternative Housing Types	45



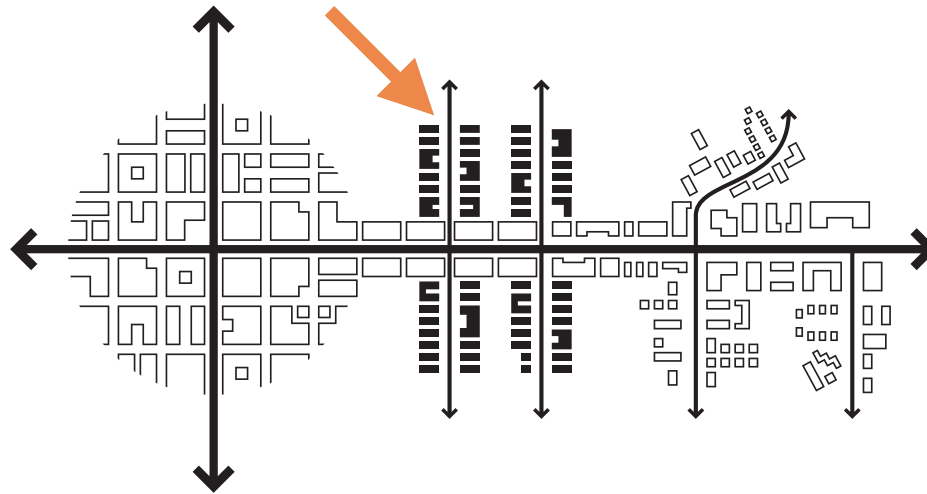
The Infill Design Toolkit:
Medium-Density
Residential Development
A Guide to Integrating Infill Development
into Portland's Neighborhoods



CITY OF PORTLAND
BUREAU OF
PLANNING

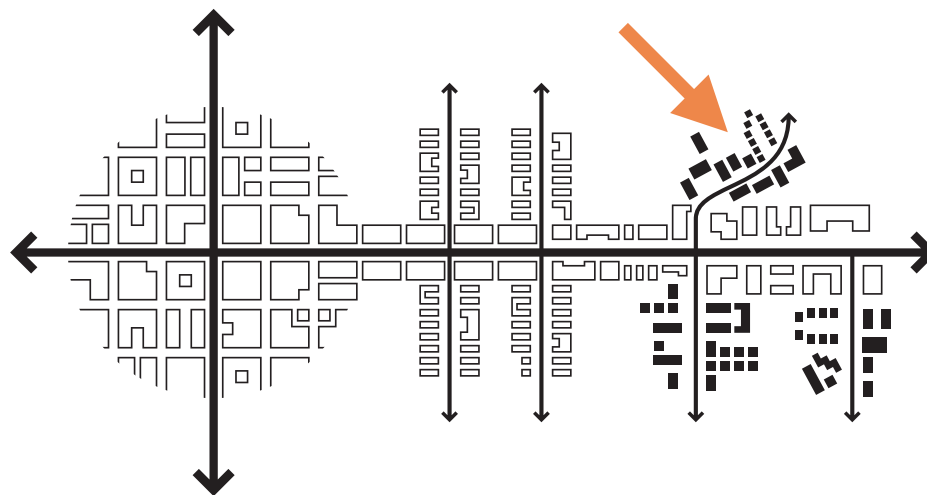
December 2008

Key to Approach: Defining Context-Specific Solutions



Residential side streets—inner neighborhoods

A green edge of landscaped setbacks and courtyards, combined with a less continuous street wall of buildings, differentiates these streets from the hardscape of mixed-use centers and main streets. The rhythm of buildings along these streets typically reflects patterns established by houses on 50'-wide lots.



Residential side streets—outer neighborhoods

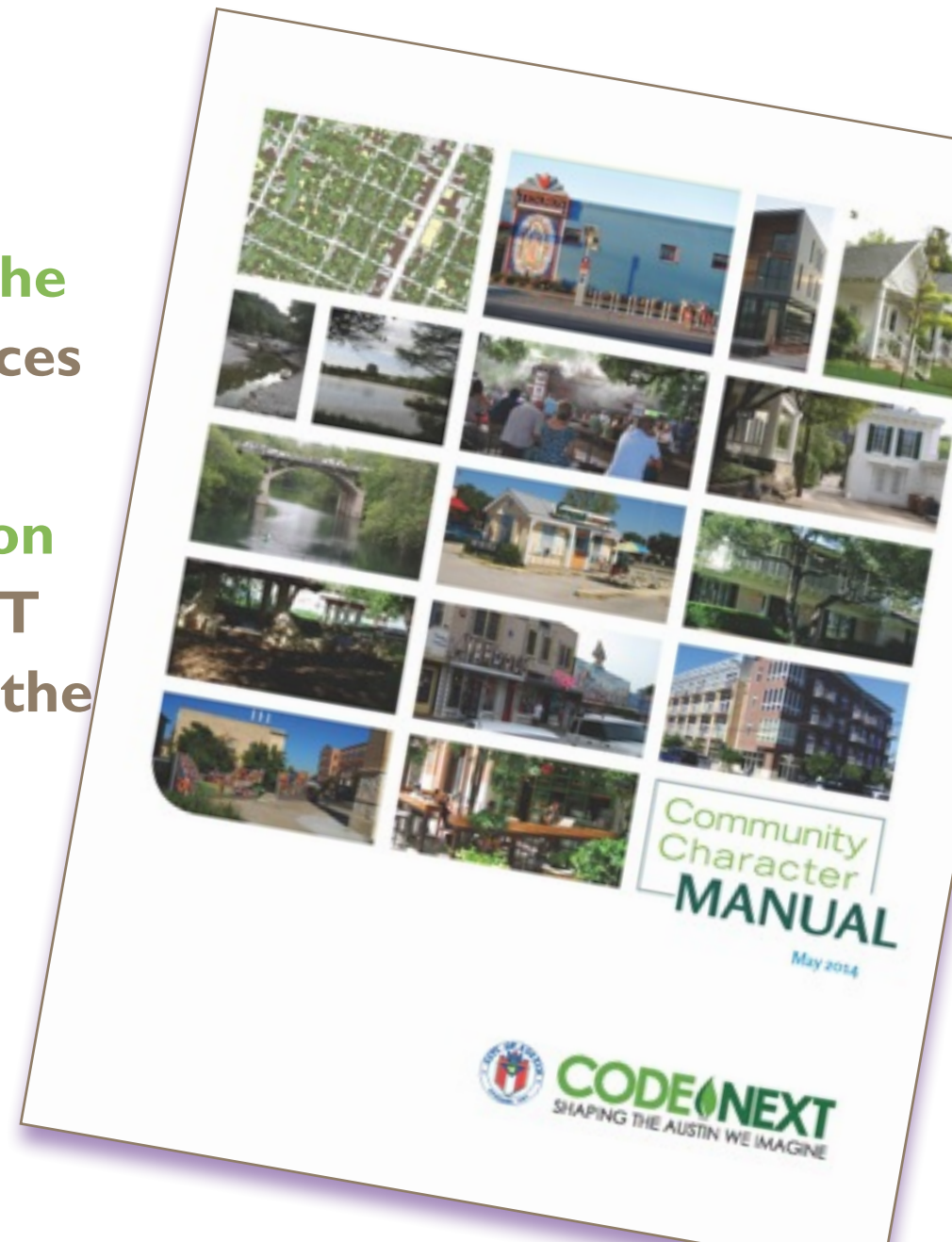
Trees and vegetation define the cherished character of these areas, often to a greater extent than building-defined street edges or architecture.



Community Character Manual: **Intent**

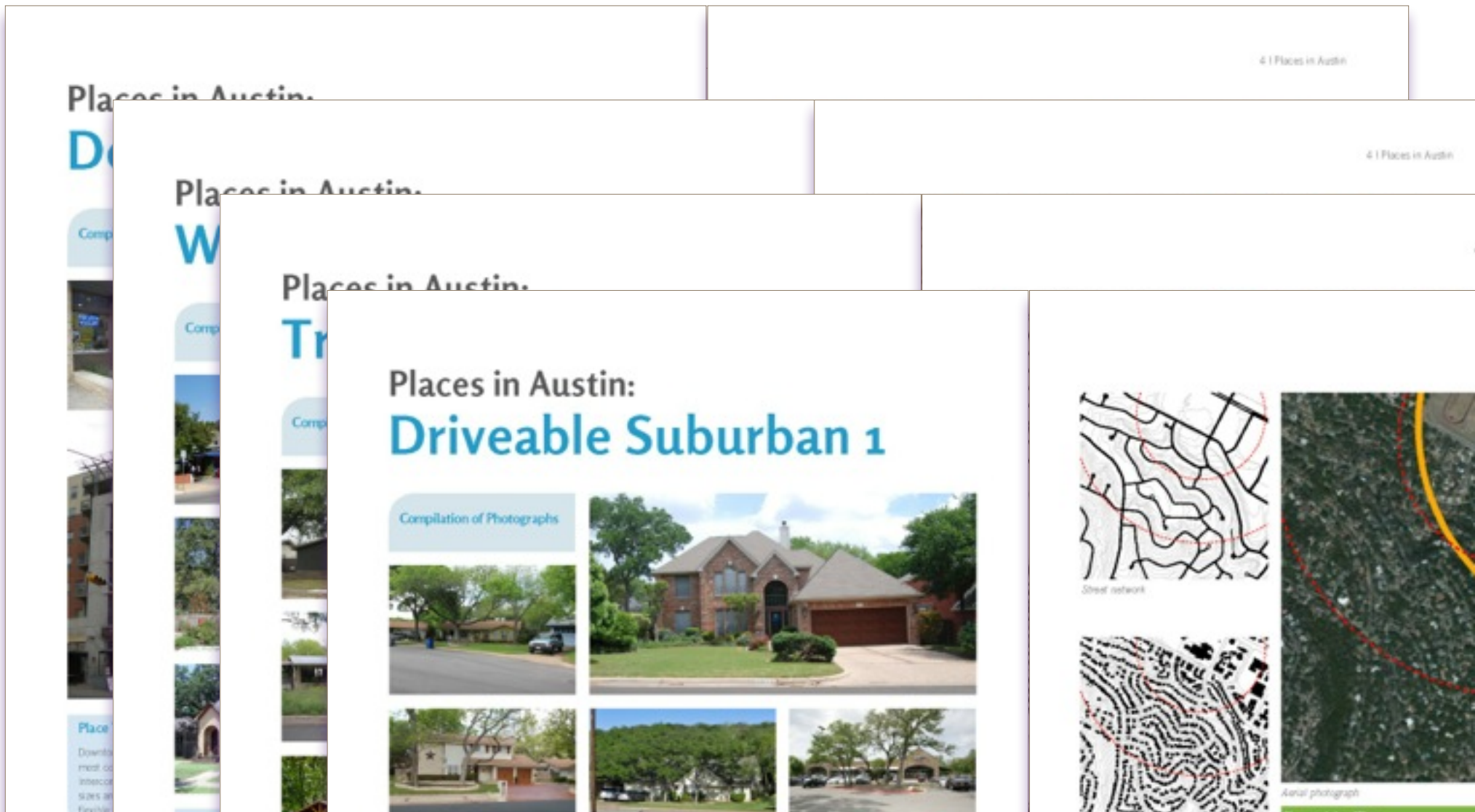
A Tool for Effective Planning

- **Provide an understanding of the range of different types of places that exist throughout Austin.**
- **Establish a common foundation and vocabulary for CodeNEXT and future planning efforts in the City of Austin based on Community Character.**



Community Character Manual:

Chapter 4: Places in Austin



Fixing Zoning with Right Intent, but Wrong Standards

What Does Your Code Actually Encourage?

Existing Community Context: Intent is to Maintain Character



Livermore, CA Development Code Update: Driehaus Form-Based Code Winner

Illustrating What is Allowed by the Existing Code



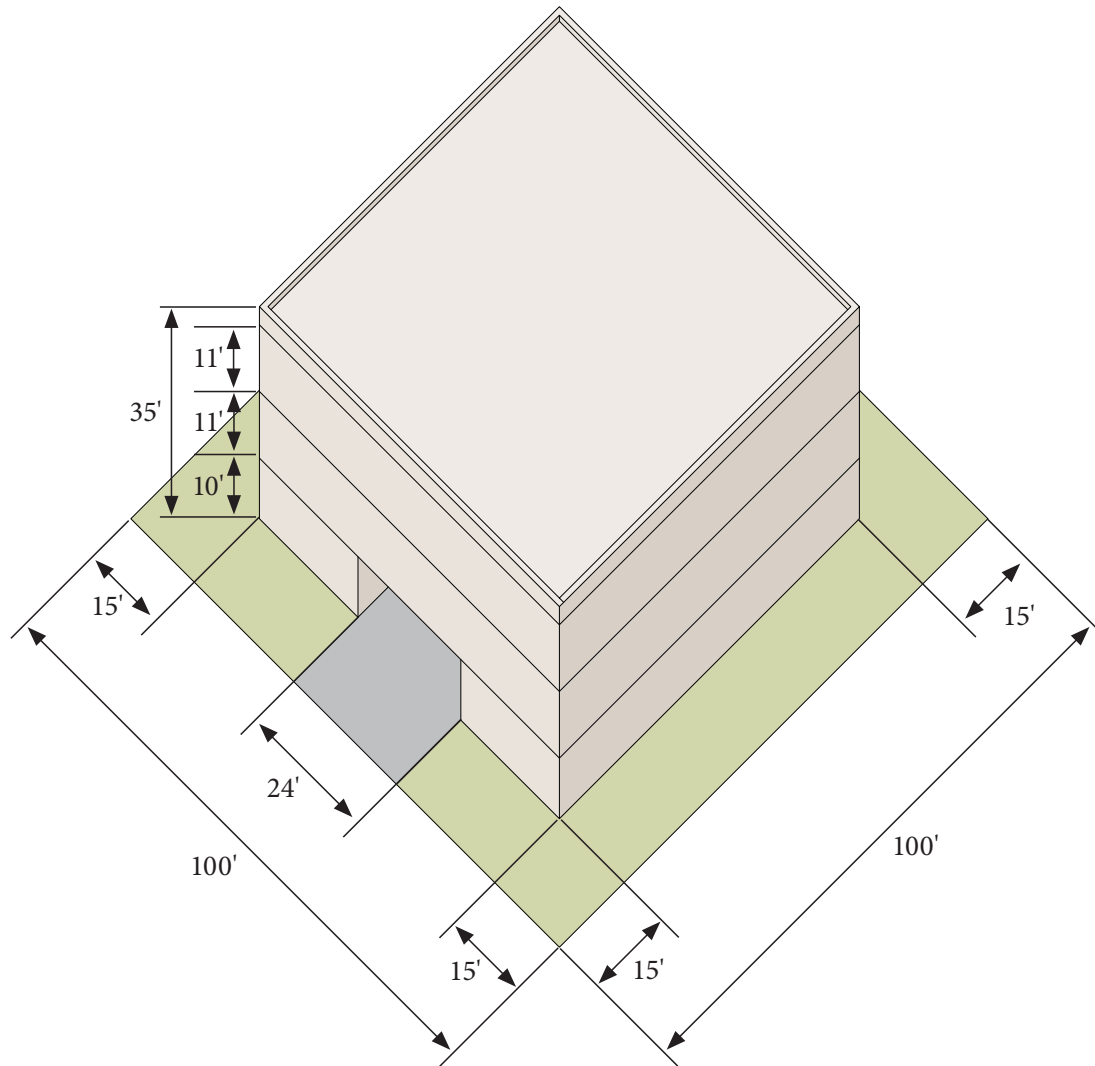
Livermore, CA Development Code Update: Driehaus Form-Based Code Winner

Writing a Code to Ensure a Happier Ending to the Story



Livermore, CA Development Code Update: Driehaus Form-Based Code Winner

Does Your Code Incentivize the Incompatible Design?



Constraining Factors

- Limiting factor 1: Parking requirement (1.75 spaces/du, except 1.5 spaces/du where 80 percent of the units are less than 800 square feet each in size and contain no more than one bedroom)
- Limiting factor 2: Density cap established in General Plan: total buildable area is multiplied by GP allowed density to establish max # units (Sec 3-05-080)

Regulations contributing to poor design

1. Regulations encourage "lifted" buildings by allowing additional 3rd floor if the ground floor is devoted only to parking
2. Regulations encourage lot aggregation because 50' wide lots cannot accommodate parking requirement for multifamily units
3. Lack of FAR allows potentially large single buildings (e.g. 14,980 sf total area on a 100x150 typical lot)
4. Parking requirement discourages construction of small units
5. Two-family lots: max of 400 sf can be paved for parking within the front yard setback (Sec 3-20-050B)

Livermore, CA Development Code Update: Driehaus Form-Based Code Winner

Regulating Maximum Building Footprint Size

Why This Might Be the Most Important Regulation



Similar Densities. Very Different Size

Different Maximums Footprints for Each Type

1703-3.100 Multi-plex: Small



A Multi-plex, scaled to a medium-density neighborhood, with all units accessed from a central entry



A small Multi-plex with front entrance porch and balcony



A Multi-plex with unique Art Deco entrance detailing

A. Description

The Multi-plex: Small Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	T3N
T4N.MF	T4N.SF
T5MS	T5N.LS
T6C	T5N.SS
	T5F

Key

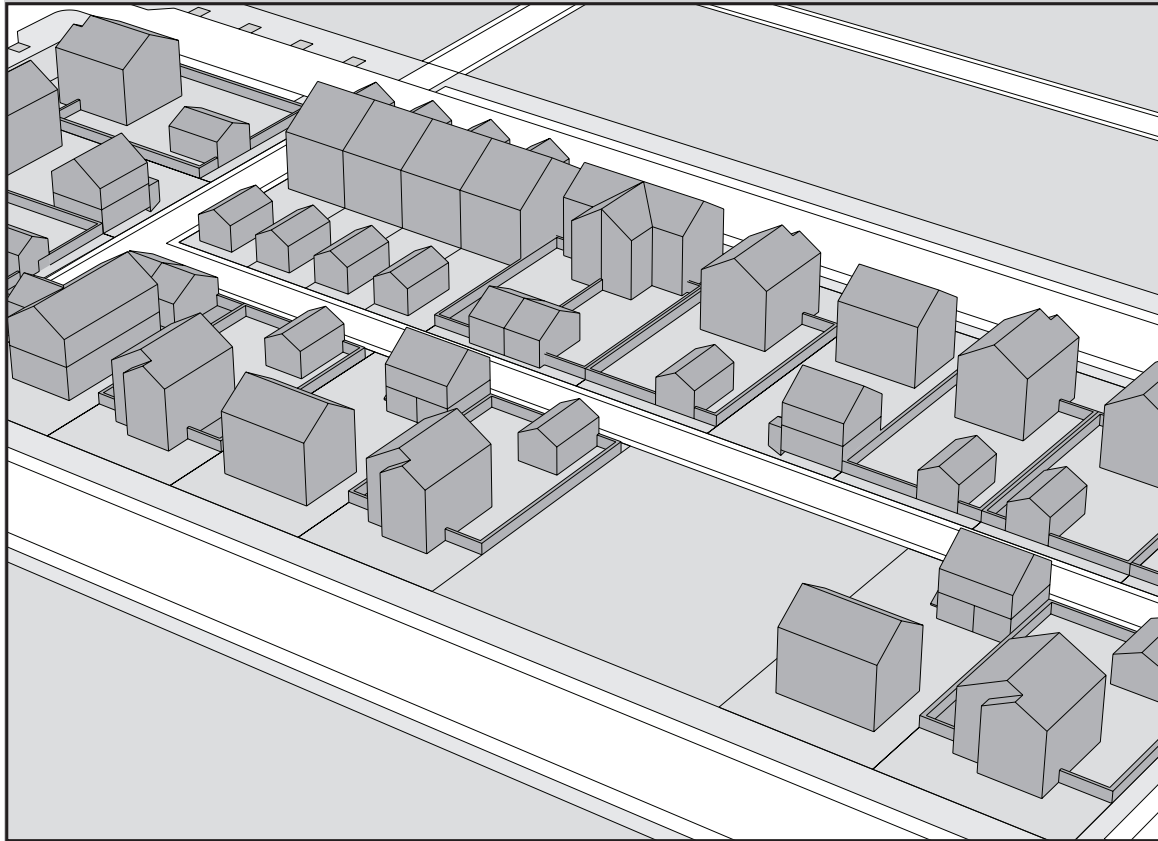
T# Allowed T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Main Body		
Width	48' max.	A
Depth	48' max.	B
Secondary Wing(s)		
Width	30' max.	C
Depth	30' max.	D

Case Study: Infill at 20 du/acre in Medium Density Zone



Existing Conditions

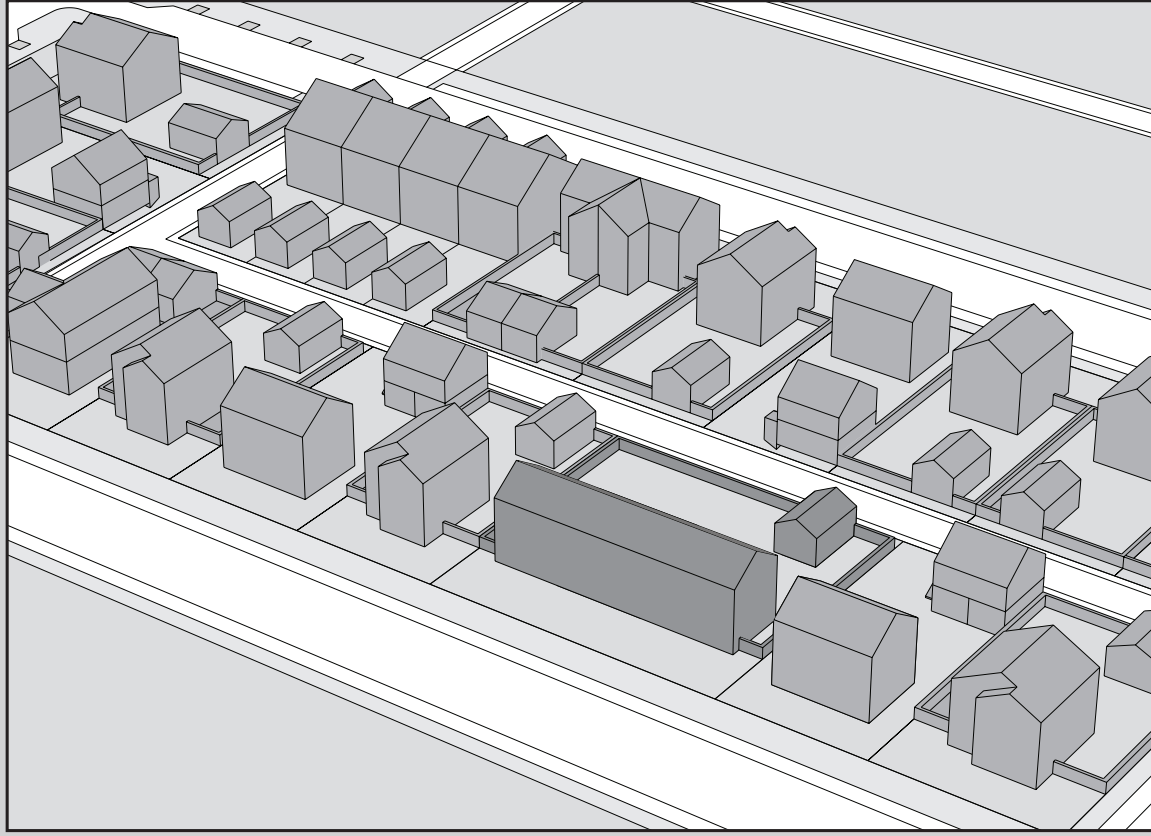
Typical Lot: 150' deep x 100' wide = 15,000 sf

15,000 sf / 43,560 sf per acre = .3 acres

Existing zoning allows 20 du/acre = 6 units

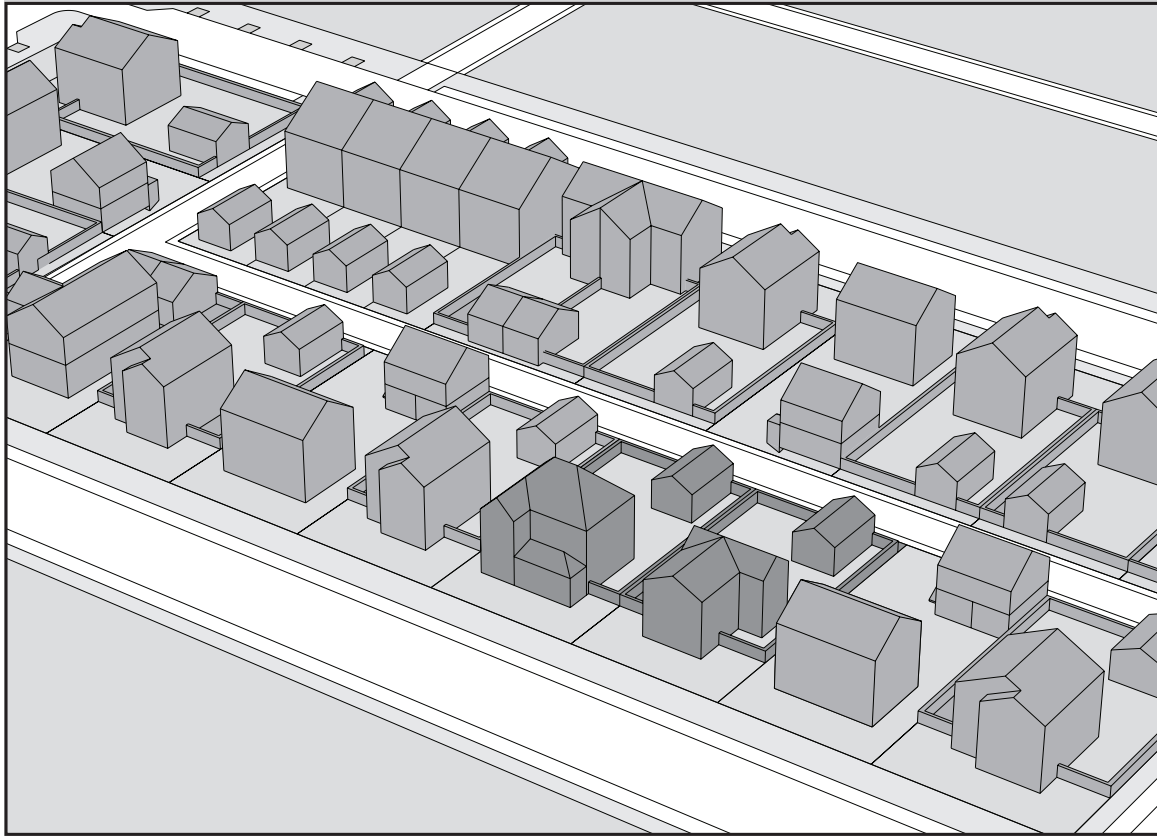
What does 20 du/acre look like?

Inappropriate Infill at 20 du/acre: Building Too Big



Architecture alone cannot make this compatible

Same Number of Units, But Appropriate Scale and Form

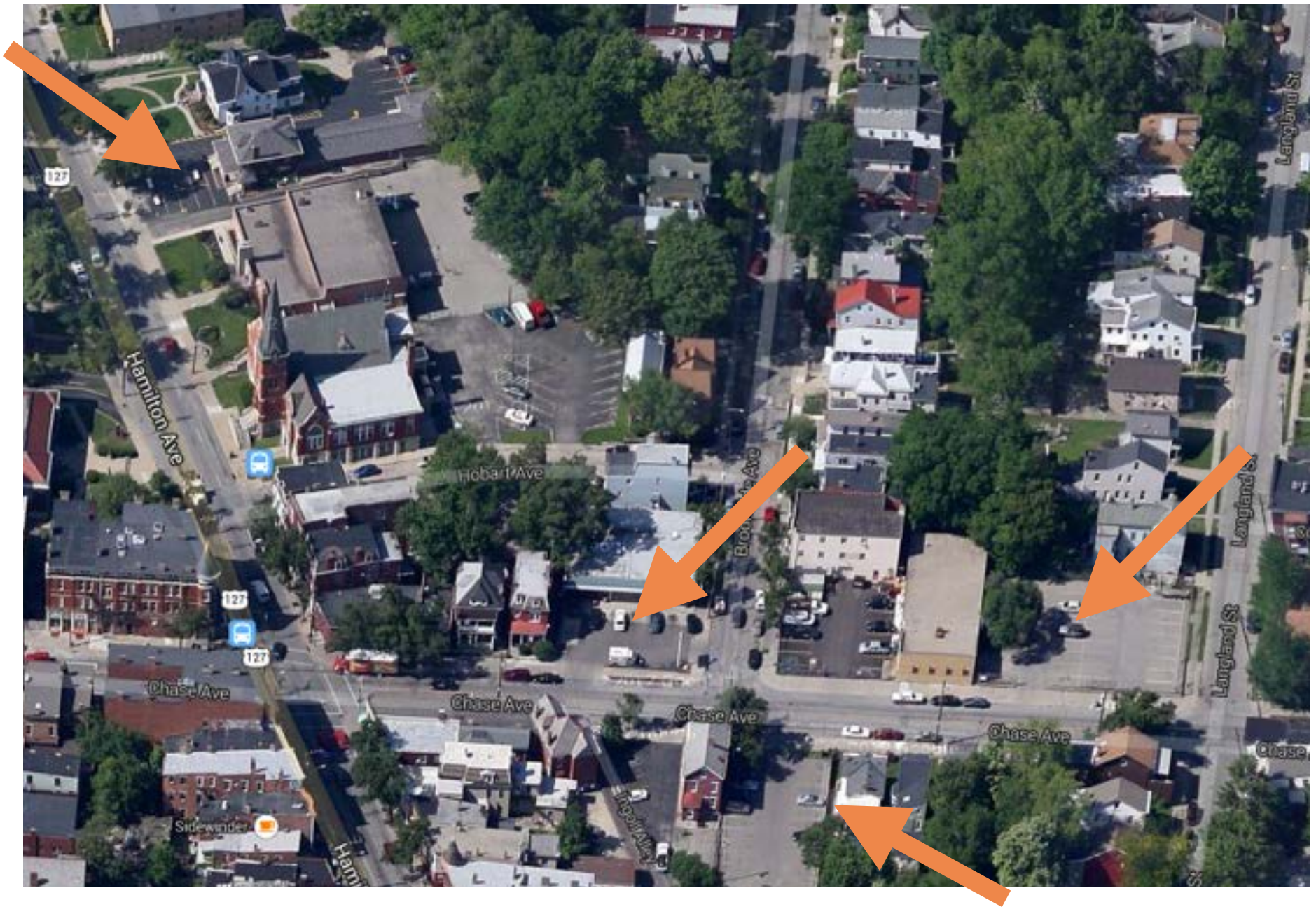


Building Footprint (width and depth) are the two most critical elements to regulate!

Careful Consideration of Parking Requirements

Too Much Parking Can Negatively Impact
Community Character

How Does Too Much Parking Impact Compatibility?



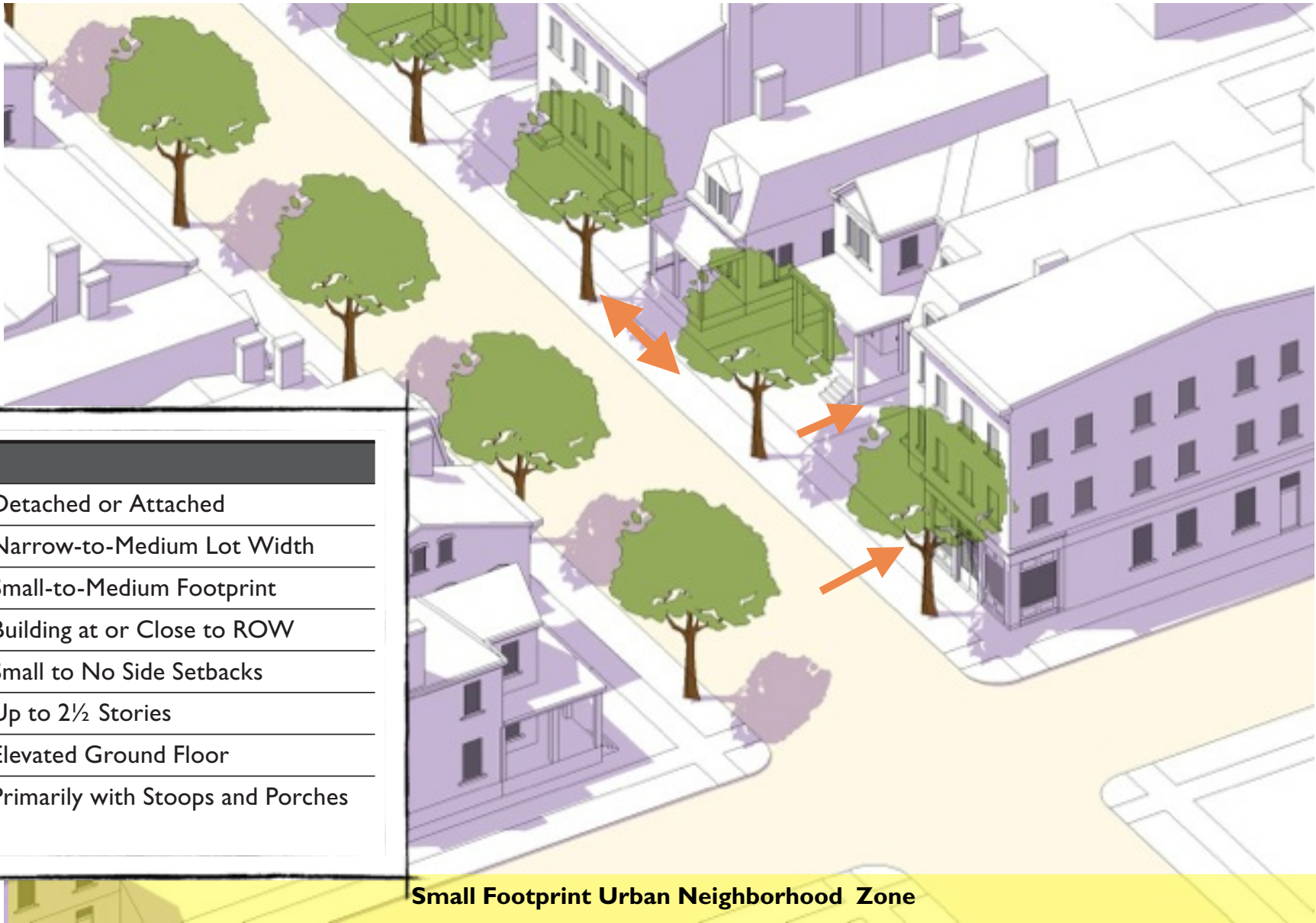
Still Historic Home Form. Is It Compatible?



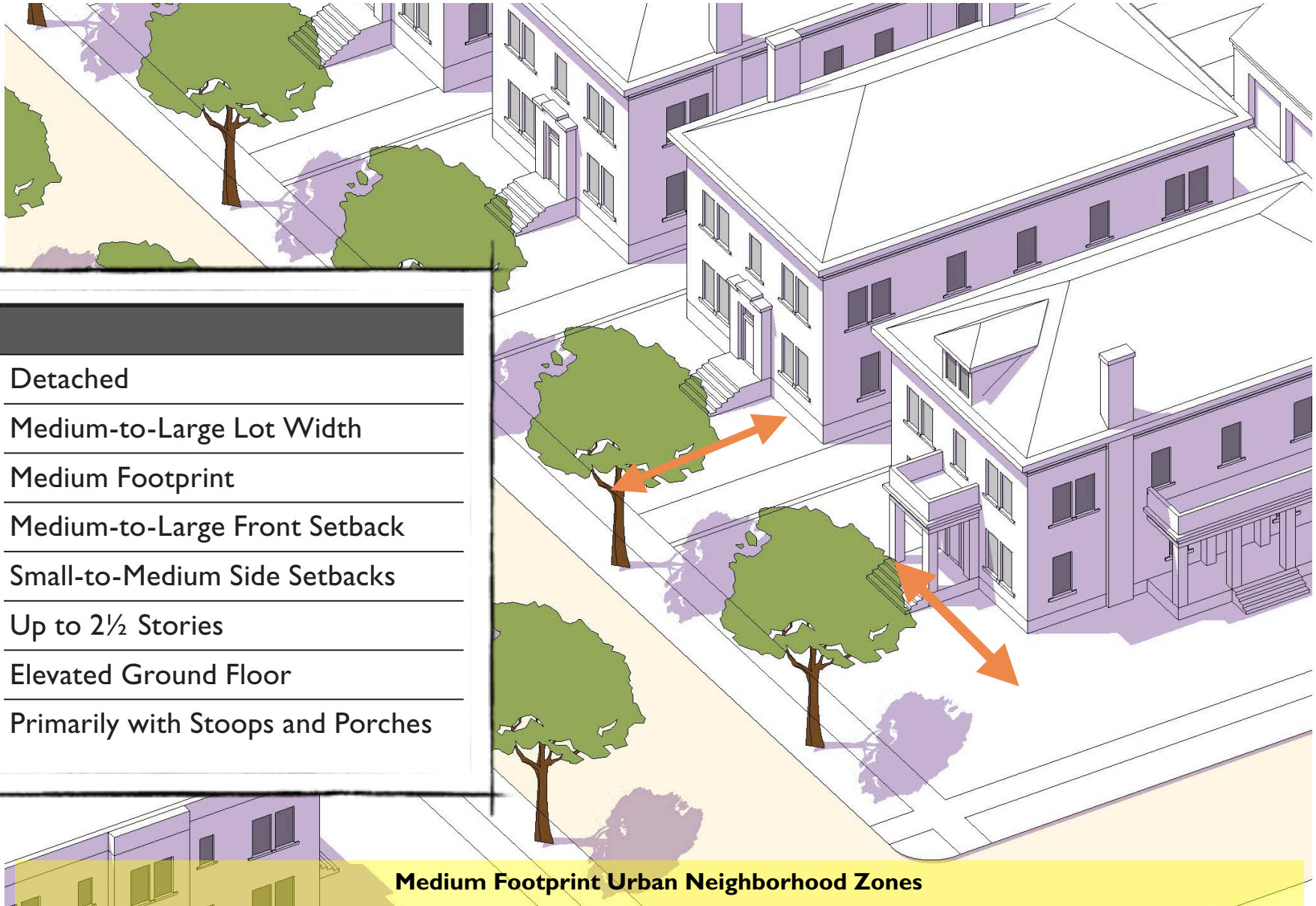
Integrating Compatibility into Base Zoning Districts

More Clearly and Predictably
Regulating by Context

Zone to Reinforce Small Footprint Forms in One Context



Same Densities, Different Form: Fine Tune Regulations for Place



Differences in Contexts are Reinforced by Zone Standards

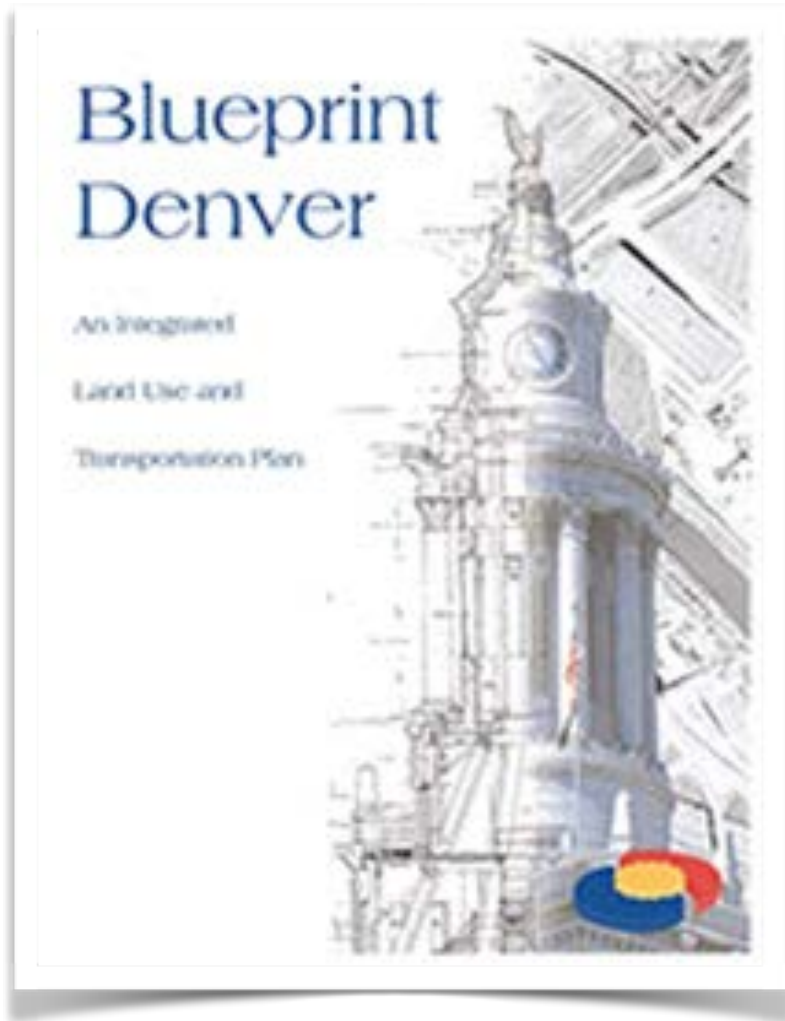


Small Footprint Urban Neighborhood Zone



Medium Footprint Urban Neighborhood Zones

DENVER



AUSTIN





DENVER[®]
THE MILE HIGH CITY

THE NEW ZONING CODE

PUTTING BLUEPRINT DENVER TO WORK



Context-based Approach

TYPOLGY A1



SNAPSHOT AREA - KEY



SNAPSHOT AREA - AERIAL PHOTOGRAPH

DESCRIPTION

This area typifies many of the earlier single family residential neighborhoods of the City. The development pattern in this area has particularly high lot coverage, with long street blocks concentrating consistently narrow lots. Detached sidewalks and mature street trees contribute a maturity and consistency to an already relatively cohesive pattern of housing. Front set backs tend to be consistent while the building form varies considerably either between lots or within the block. Building height is also relatively consistent. This would seem to be the most consistent of the residential typologies.

Differs from other traditional typologies:-

- Very high lot coverage and narrow streets
- No front accessed parking
- Very consistent pattern of street trees



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH (LEFT)



EXTRACT OF THE SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM (RIGHT)



The photograph of Congress Park above shows the shallow front yards, consistent front setbacks and general two-story character prevalent within Typology A1.



The photograph of a duplex in Congress Park above shows how many traditional multi-family structures fit within the general character of the single-family structures around them.



The photograph of Congress Park above shows the consistent pattern of front porches and lack of front vehicle use areas prevalent in Typology A1.



As shown in the photograph of Congress Park above, A1 tends to have the most consistent pattern of street trees among typologies.



As shown above, side setbacks are small and lot coverage is generally high in Typology A1.



As shown above, traditional multi-family development in Typology A1 often recognizes the general scale and character of nearby single-family development.



The defining elements of Typology A1 are not always recognized in contemporary infill projects.



As shown above, there is usually a consistent pattern of detached alley-backed garages in Typology A1.

FRAMEWORK FEATURES

STREET PATTERN:	REGULAR RECTILINEAR GRID
STREET WIDTH:	MEDIUM AVENUES & NARROWER STREETS
SIDEWALK LOCATION:	DETACHED
ALLEYS:	CONSISTENT
STREET TREES:	Yes - Regular Pattern
BLOCK WIDTH:	RELATIVELY CONSISTENT 300' BY 600'
CONSISTENCY/DIVERSITY:	RELATIVELY CONSISTENT

LOT FEATURES

LOT SIZE:	3540' BY 145'
LOT SHAPE & ORIENTATION:	LONG, NARROW, PERP. TO STREET
LOT WIDTH:	NARROW, WITH SOME EXCEPTIONS
LOT COVERAGE:	50% & GREATER
BUILDING ORIENTATION:	GEN. WITH LOT
BUILDING PLACEMENT:	FORWARD
PARKING ACCESS/LOCATION:	GEN. REAR ACCESS

BUILDING PLACEMENT

Front Setback:	20'
Side Setbacks:	5'
Rear Setback:	20'

BUILDING FORM

Building Height:	2-2.5
Plate Height:	15'-22'
Roof Ridge Height:	25'-35'
Roof Form:	FRONT GABLE, SOME HIP
Entry (Porch/Door Orientation):	CONSISTENT FRONT PORCH
Transparency (Window Location & %):	30-60% Transparency

Context-based Approach

TYPOLGY D2



SNAPSHOT AREA - KEY



SNAPSHOT AREA - AERIAL PHOTOGRAPH



EXTRACT OF THE SNAPSHOT AREA - AERIAL PHOTOGRAPH



The photograph of Hergsten South above shows the typical pattern of attached sidewalks and driveways in typology D2.



Most structures in the typology are 1-2 stories in height with front facing garages as shown in the photograph above.



As shown in the photographs of Hergsten South above and at right, most streets in the typology follow a classic curvilinear pattern.



Although expansion and reconstruction is relatively uncommon in the typology, some homes are undergoing renovation as shown in the photograph above.

DESCRIPTION

This area combines a curvilinear or modified grid with cul-de-sac elements of the classic curvilinear, which becomes more common in later residential development. Here the connectivity provided by the street network is still relatively high, while block length although variable tends to be very long. Sidewalks are attached and trees in private yards convey an impression of sporadic street trees. Lot size and shape vary in response to the street alignments and are relatively disparate. Building plan is generally long axis parallel to the street, although in many cases a protruding garage element presents a gable to the street in an 'L' or 'T' shaped plan. Architectural form varies considerably, as does building height or mass, creating a strong sense of diversity. Some blocks however exhibit a greater sense of architectural cohesion. Where there is a consistent front set back this also contributes a greater sense of order.

Differs from D1 typology:

- Introduction of cul-de-sacs
- Curvilinear grid form is retained but more pronounced
- Higher lot coverage and larger structures



SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



EXTRACT OF THE SNAPSHOT AREA - BUILDING PLACEMENT DIAGRAM



Most streets in the typology are relatively wide as shown in the photograph above.



Although expansion and reconstruction is relatively uncommon in the typology, some homes are undergoing renovation as shown in the photograph above.

FRAMEWORK FEATURES

STREET PATTERN:	CURVILINEAR GRID WITH CUL-DE-SACS
STREET WIDTH:	WIDE
SIDEWALK LOCATION:	ATTACHED
ALLEYS:	NONE
STREET TREES:	NONE, TREES IN NARROW FRONT YARDS
BLOCK WIDTH:	250' BY 1200' AVE. VARIABLE
CONNECTIVITY/DIVERSITY:	BOTH

LOT FEATURES

LOT SIZE:	75' BY 125'
LOT SHAPE & ORIENTATION:	RECT. TO SQUARE
LOT WIDTH:	75' AVE BUT VARIES WITH ST. PATTERN
LOT COVERAGE:	40-50%
BUILDING ORIENTATION:	LONG AXIS PARALLEL TO STREET
BUILDING PLACEMENT:	CENTRAL & FORWARD
PARKING ACCESS/LOCATION:	FRONT, ATTACHED PROTRUDING GARAGES

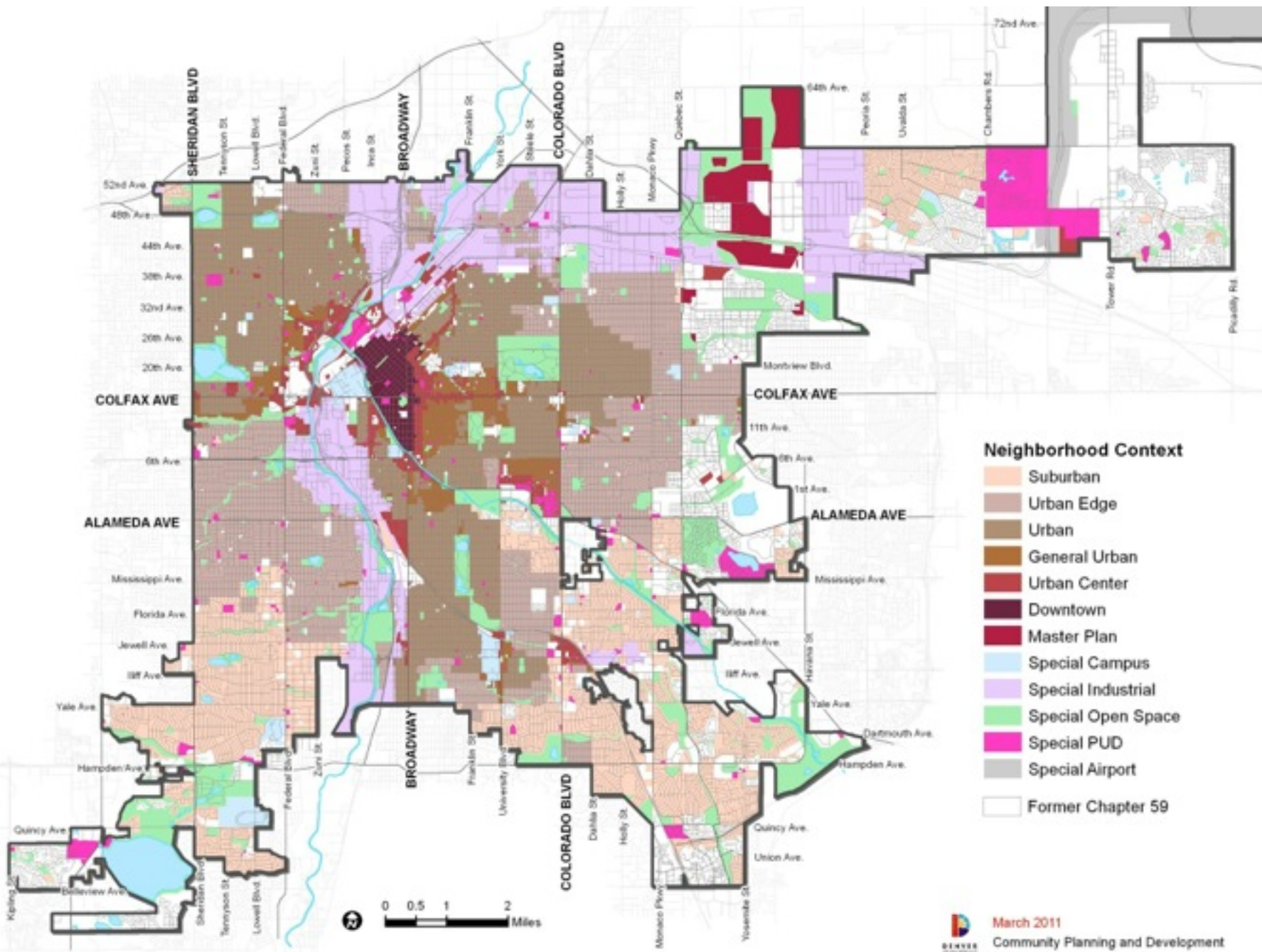
BUILDING PLACEMENT

Front Setback:	25' BUT VARIES
Side Setbacks:	5'
REAR SETBACK:	VARIES - RELATIVELY LARGE

BUILDING FORM

Building Height:	1-2 STORIES - VARIES
Roof Height:	8'-16'
Roof Ridge Height:	14'-25'
Roof Form:	GABLED OR PYRAMIDAL
Entry (Porch/Door Orientation):	FRONT, BEHIND GARAGE
Transparency (Window Location & %):	20-35% TRANSPARENCY

Context Based

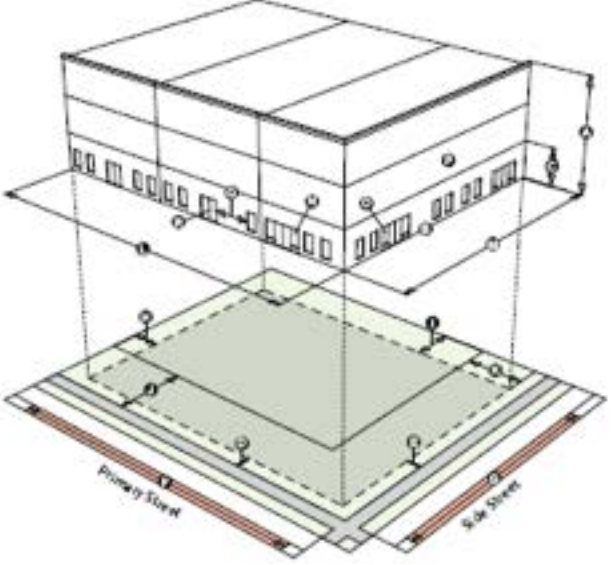
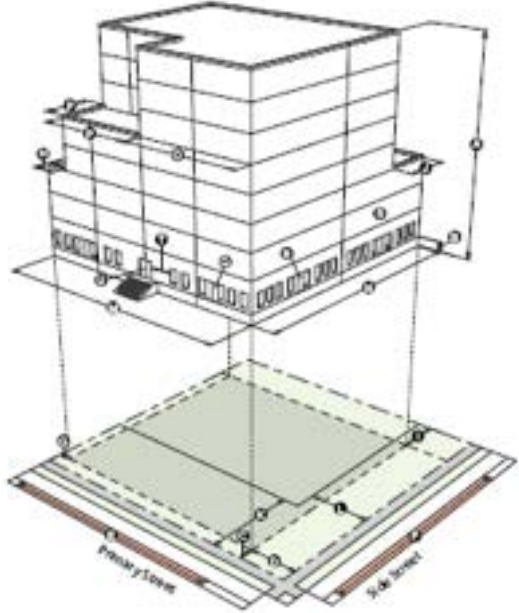
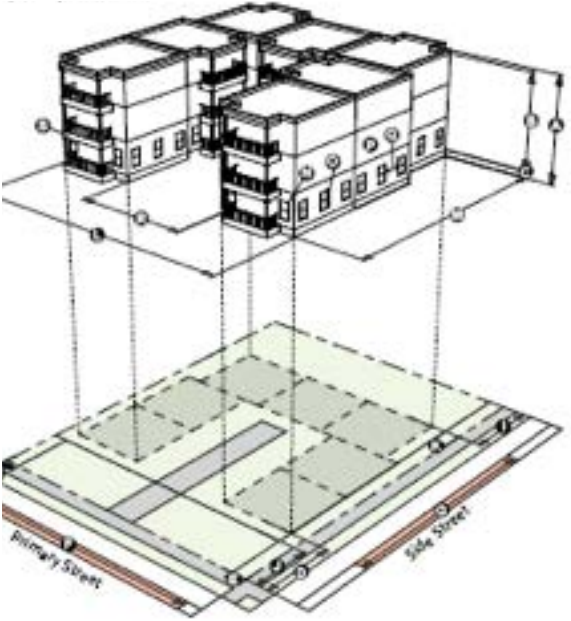
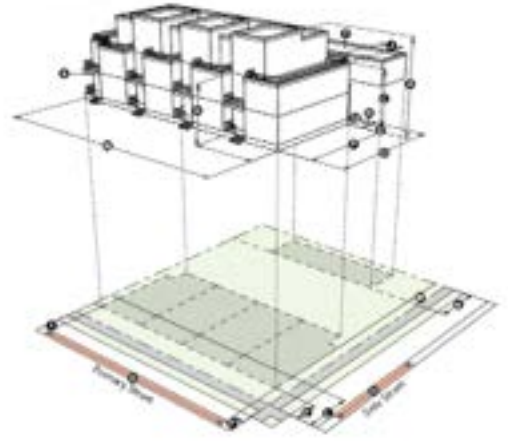
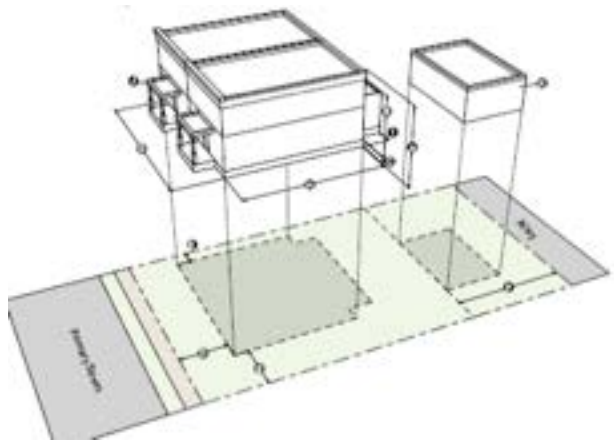
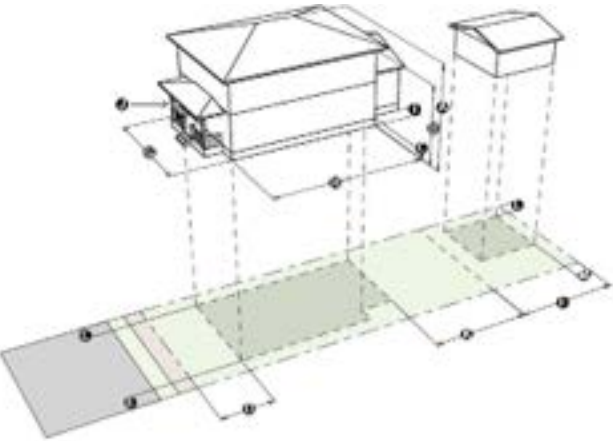


US

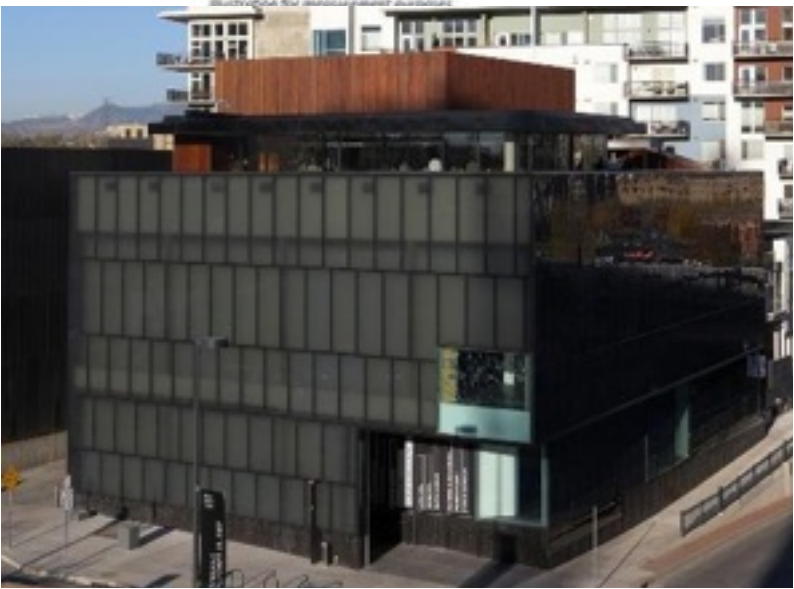
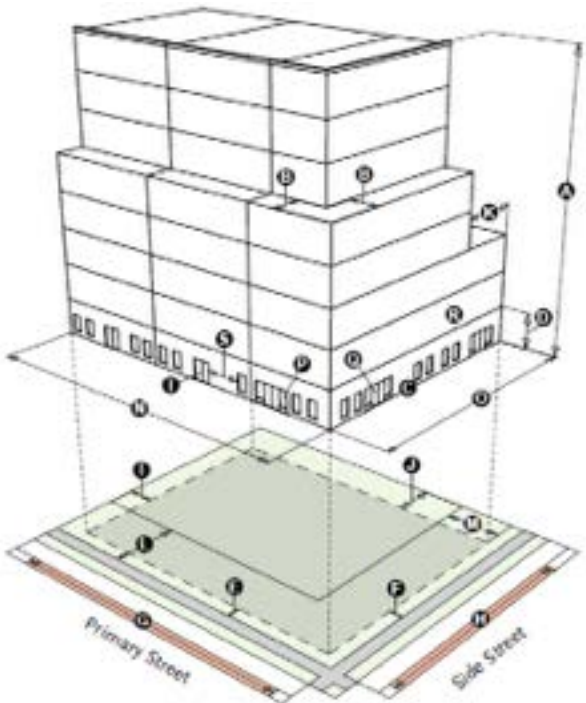
form

USE &
FORM

Clarity=Confidence



Clarity AND Flexibility



Design Diversity

- **Context and Form-based Standards:**
 - DO NOT “lock-in” architectural style
 - DO allow for future reinvestment to accommodate market demands
 - DO facilitate change that is compatible with existing building forms in a neighborhood



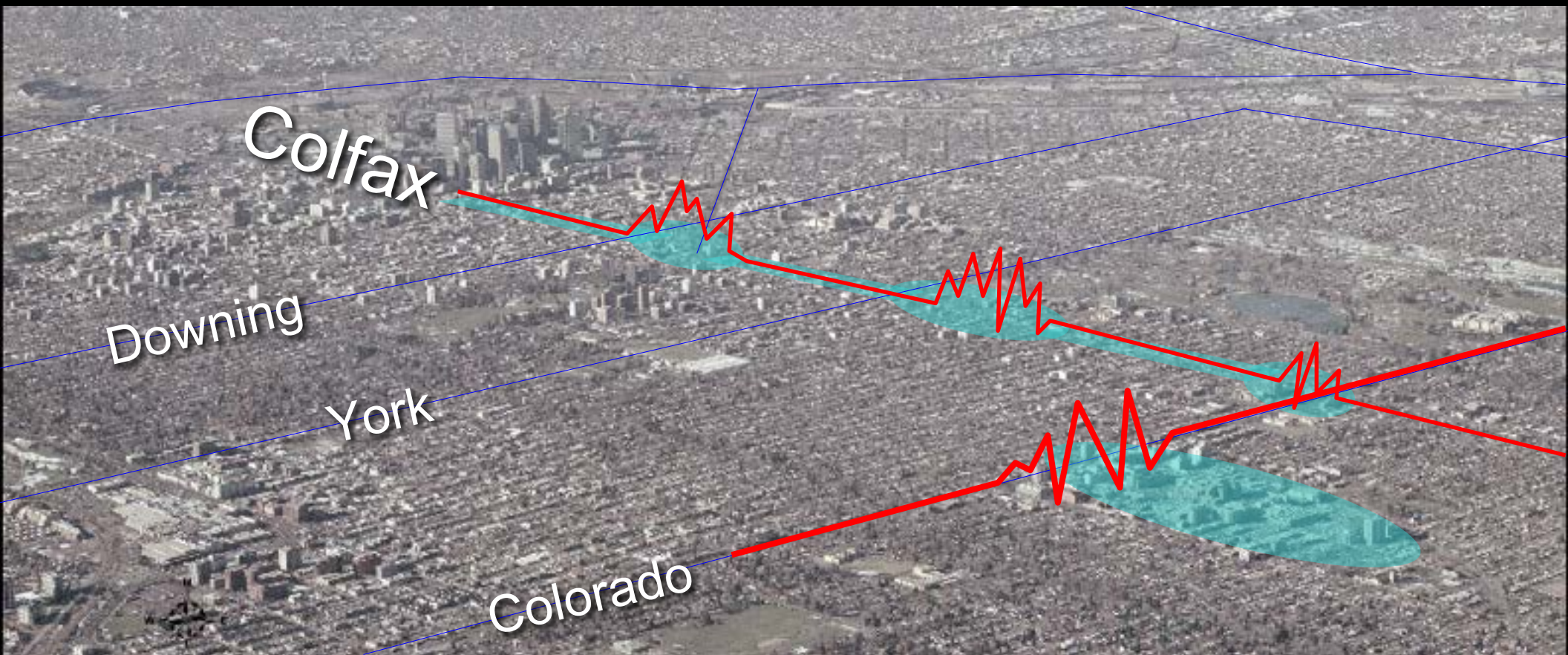
Colfax Corridor Plan

Strengthen the relationship between the corridor and adjacent land use and neighborhoods.



Colfax Corridor Plan

Identify pulse points as catalyst sites for investment



B-4: What could be built?



B-4: What couldn't be built?



Main Street Returns to Main Street













Washington St
700 E

ONE WAY

Arrogant
WINE & LIQUOR

SLICEWORKS
eat. drink. relax.

SLICEWORKS

GOOD
TIMES

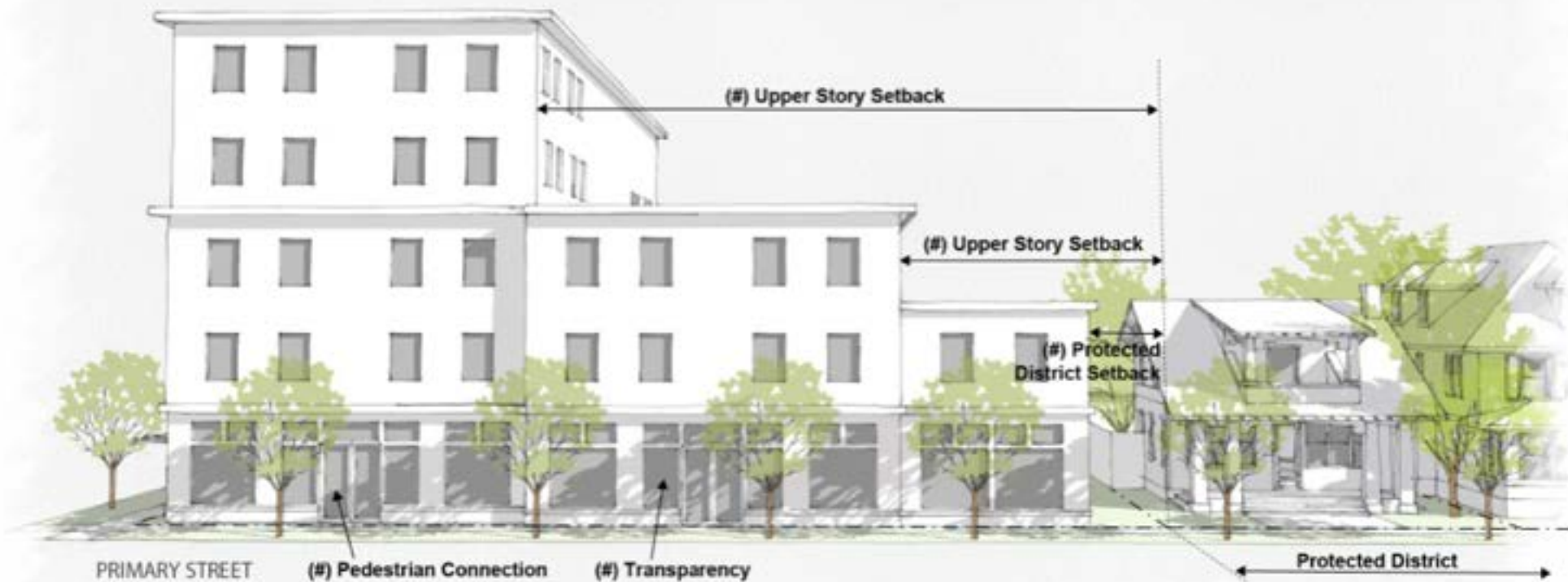
Welcome
GABF

303-993-8127

TAKE OUT

OPEN

DONE IN



Mueller

Housing Choice

HOUSING CHOICE

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Contemporary Example: Mueller

Mueller demonstrates how a mix of housing types can be compatibly integrated into new neighborhoods. In addition to lots of up to 5,000 square feet for small detached homes, Mueller has a broad array of smaller lot housing types that are interspersed throughout the neighborhood. These examples also show how different housing types are compatible with a broad array of architectural styles.



C Townhouse
A small- to medium-sized attached structure that consists of 2-3 side-by-side rowhouses. Townhouses are typically located in medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Sym. Row House



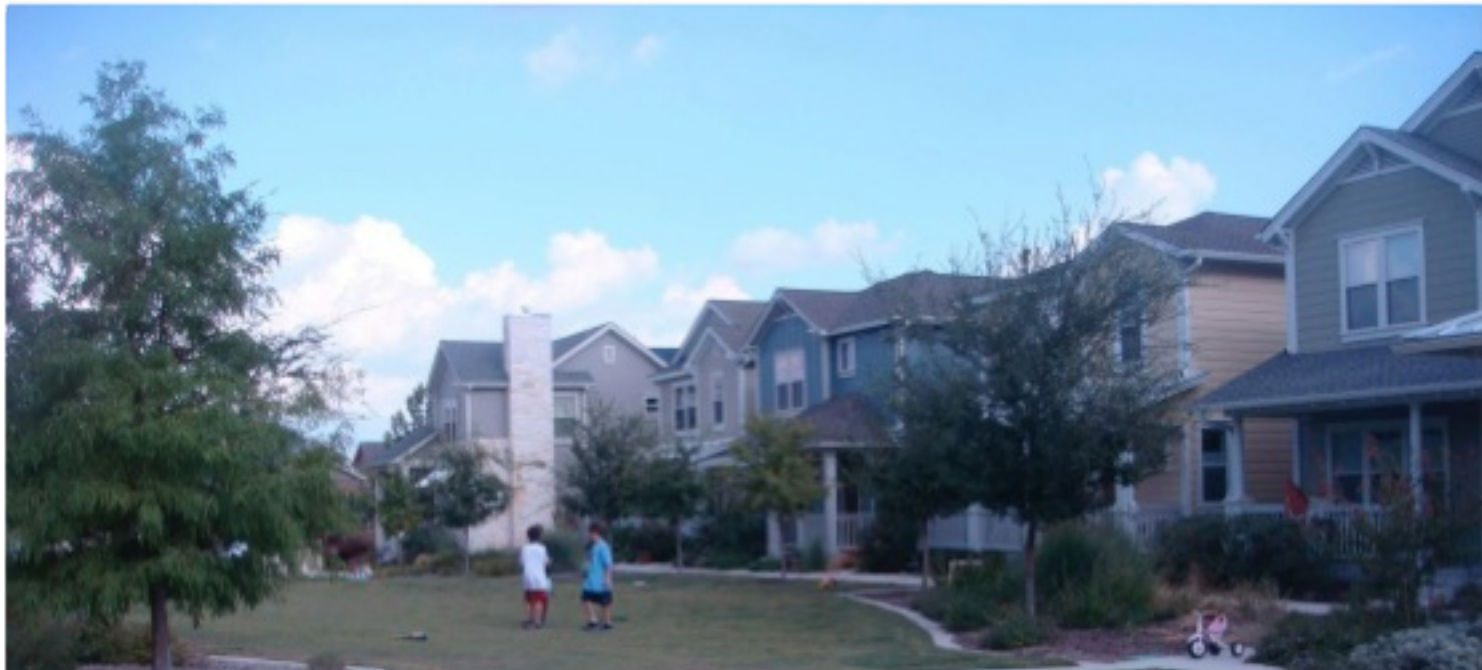
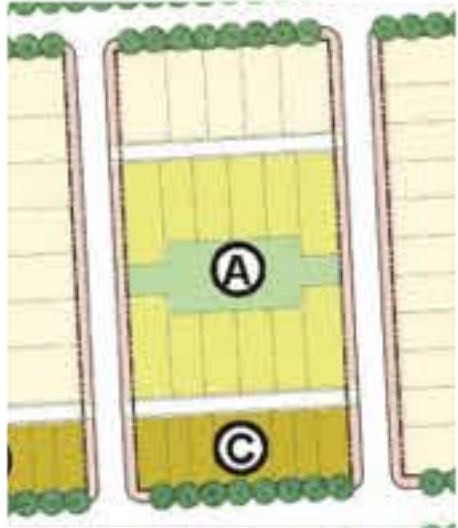
D Live/Work
A small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a ground-floor flex space. Both the ground-floor flex space and the dwelling unit are owned by one entity. This type is typically located in a location that transitions from a neighborhood main street



- Legend**
- | | |
|-------------------------------------|------------------------------------|
| (A) Garden Court Cottages | (E) Garden Court Row Houses |
| (B) Zero Lot Line Yard Homes | (F) Paseo Row Houses |
| (C) Rowhouses | (G) Four and Six-Plex |
| (D) Live-Work Shop Houses | (H) Liner Buildings |

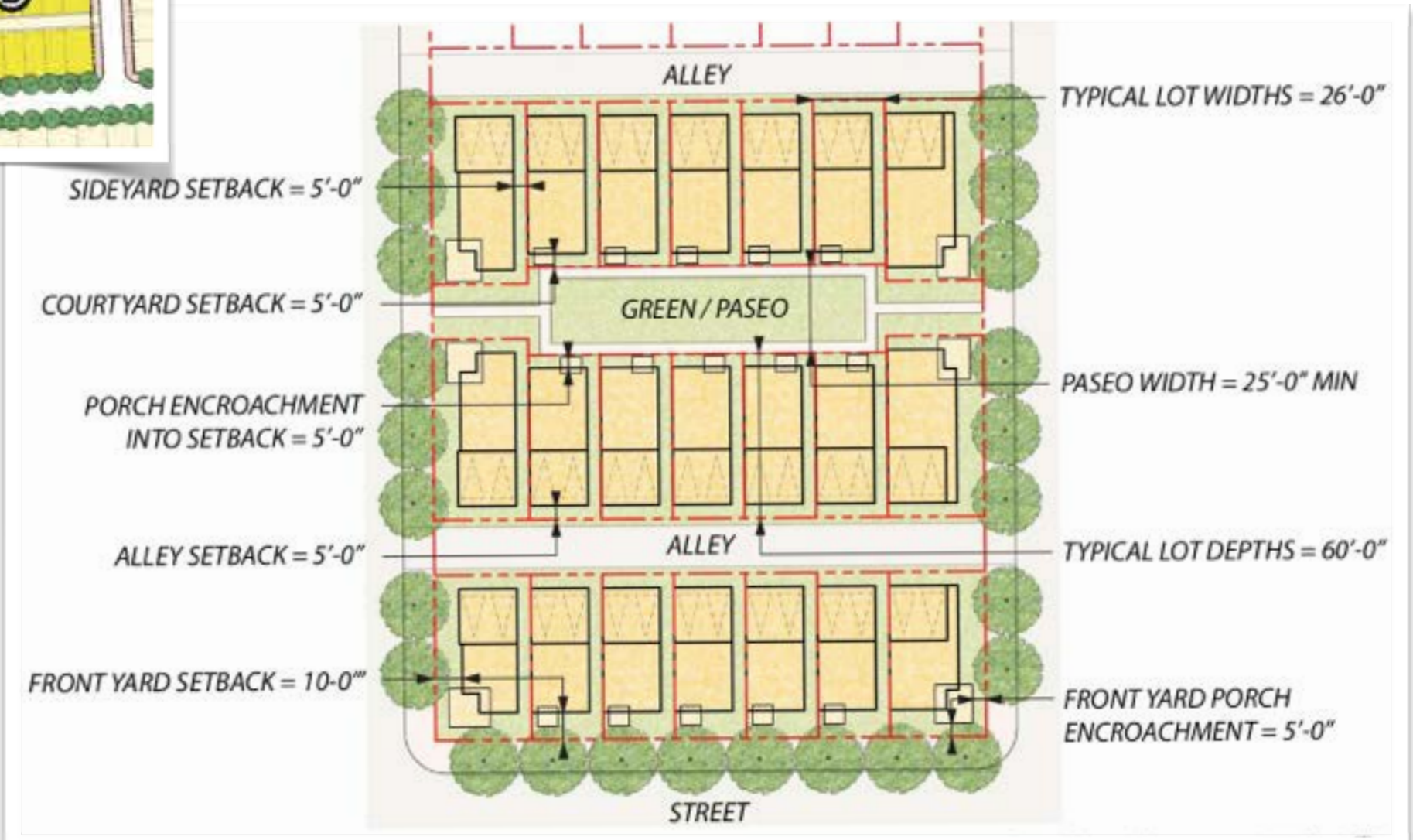
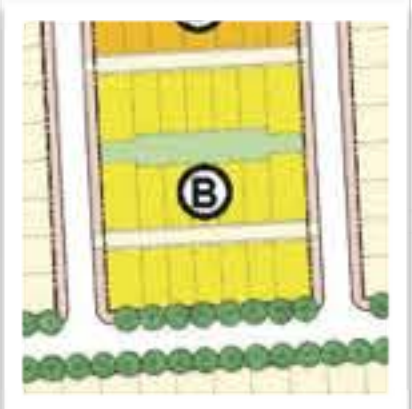
Mueller

Garden Court Cottages



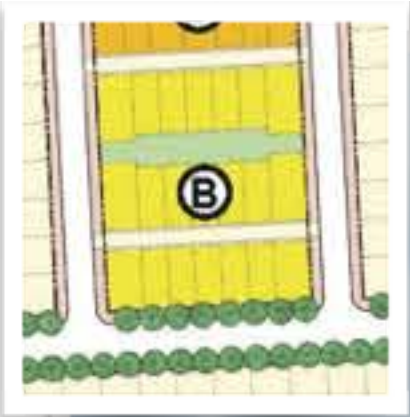
Mueller

Zero Lot Line Yard Homes

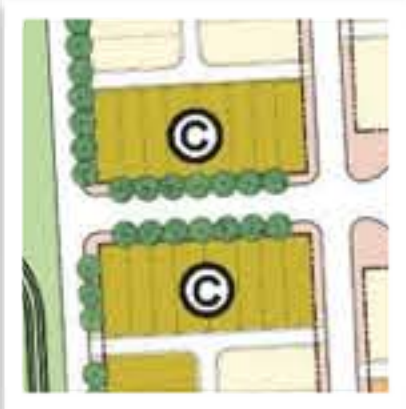


Mueller

Zero Lot Line Yard Homes

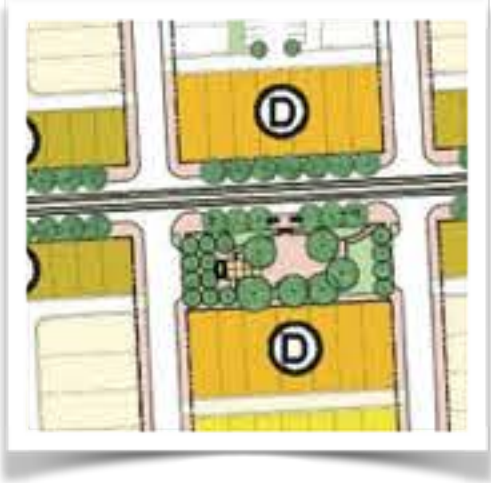


Mueller Rowhouses



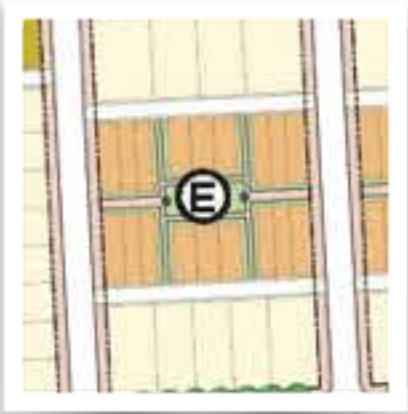
Mueller

Live/Work Shop House



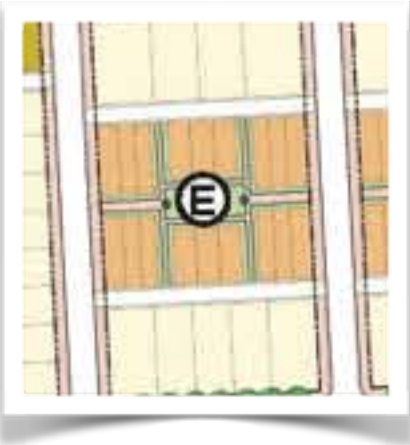
Mueller

Garden Court Row House

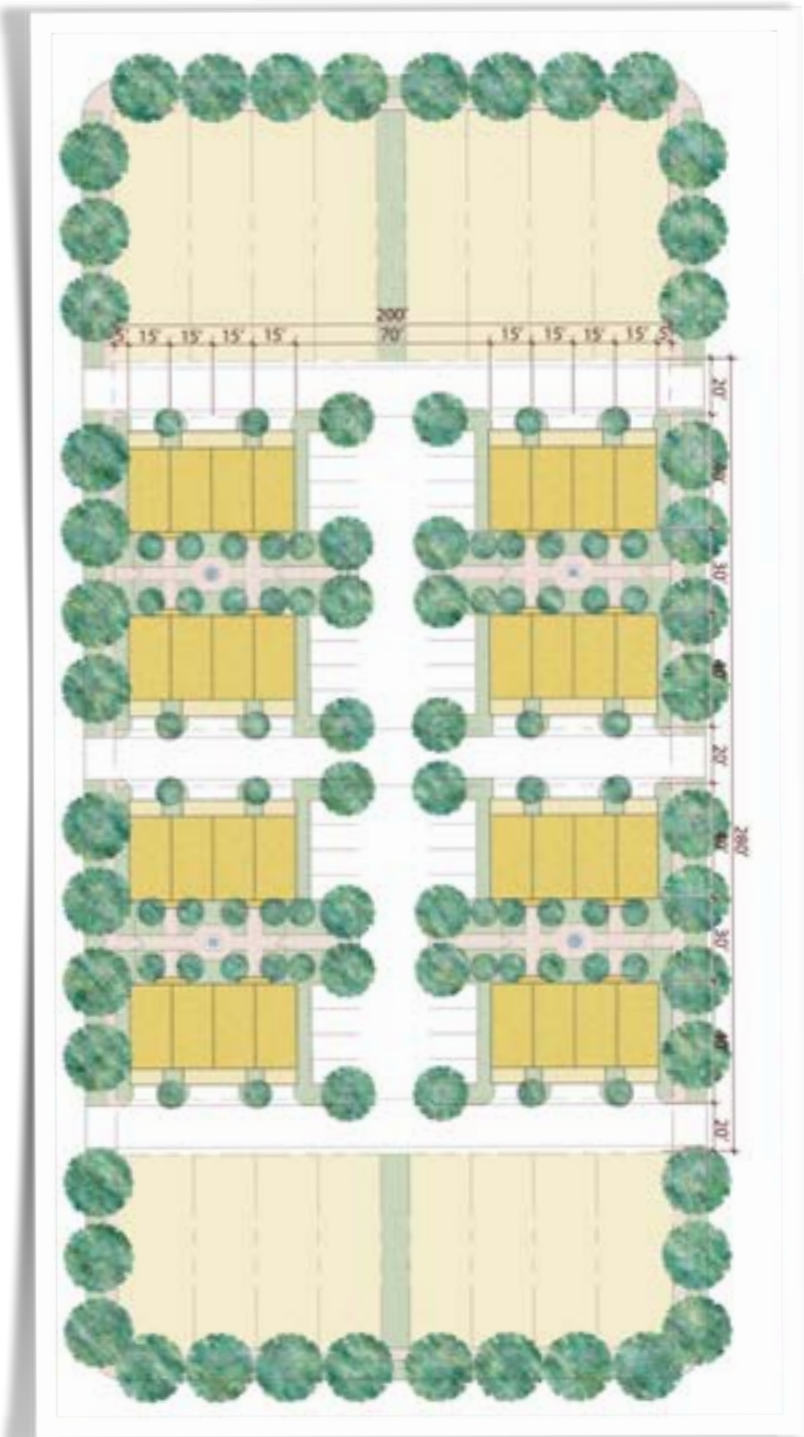
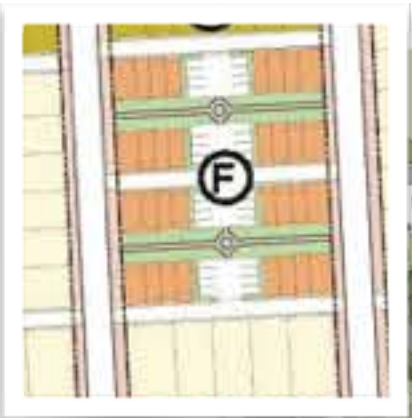


Mueller

Garden Court Row House

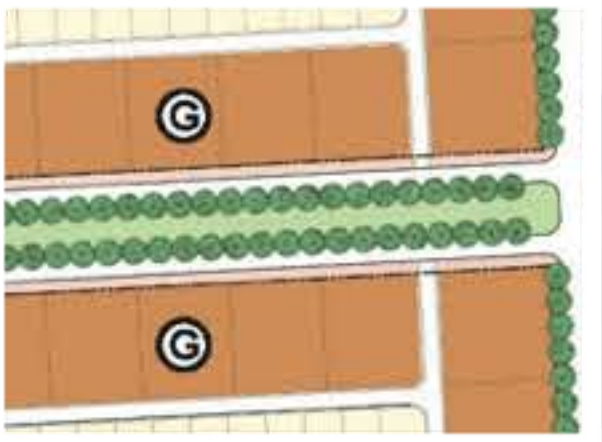


Mueller Paseo Rowhouses



Mueller

Four and Six-plex



Mueller Liner Building



Mueller

Range of Housing Choices



10

15

20

25

30

du/ac

du/ac

du/ac

du/ac

du/ac



du/ac = dwelling units per acre

4

Table Discussions

5

Response to Questions

A Few Concluding Thoughts

Most Cities Need to Sharpen Their Compatibility Tools



Must Carefully Consider the Context Before Discussing Solution

Walkable



Transitional



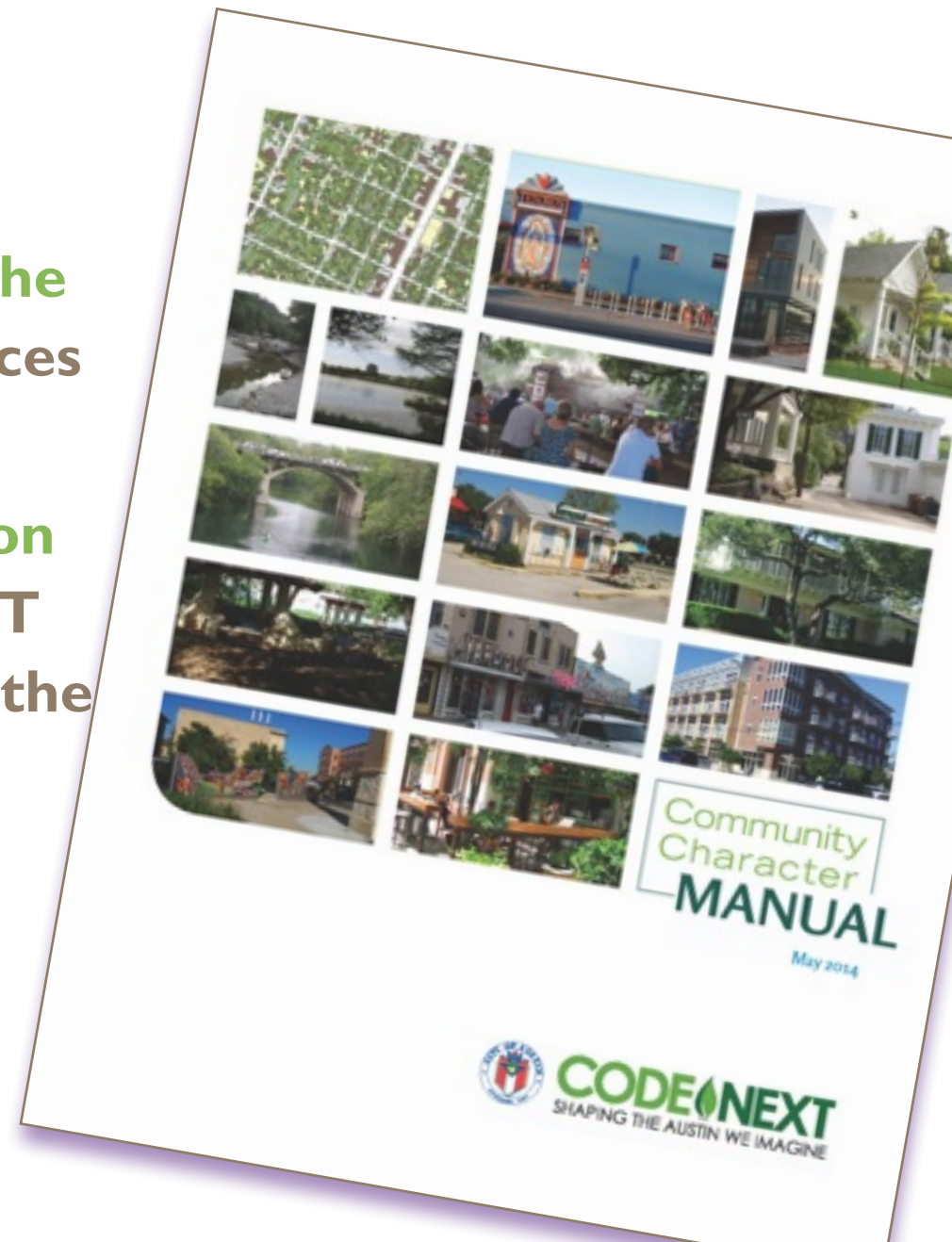
Drivable



Community Character Manual: **Intent**

A Tool for Effective Planning

- **Provide an understanding of the range of different types of places that exist throughout Austin.**
- **Establish a common foundation and vocabulary for CodeNEXT and future planning efforts in the City of Austin based on Community Character.**



Important: Need Different Pencils for Different Tasks



NextSteps

Community Character in a Box

- Round 2 due July 31st

Discuss Community Character Manual

Code Approaches

- Public Draft released Mid-August

CodeTALK

- Next CodeTALK in Late August / Early September
- Topic T.B.D.

**KEEP
CALM
AND
HAVE
PATIENCE**

Good character is not formed in a week or a month. It is created little by little, day by day. Protracted and patient effort is needed to develop good character. - Heraclit

THEWATERSHED.COM/BLOG

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

<http://www.austintexas.gov/codenext>