Reinventing Austin’s Corridors
Austin’s continued growth presents a number of challenges…

Sprawling development resulting in increased traffic, air pollution, and reduced walkability

Increased demand for residential units and rising home costs

Development pressures on single-family neighborhoods adjacent to downtown

What policies can the City implement to alleviate these pressures?
Rethink our corridors

Single use zoning has led to auto-dominated corridors, often characterized by large setbacks, parking lots, single-use buildings, and lack of open space.
Encouraging positive redevelopment of our underutilized corridors can help address the challenges we face by…

Accommodating a growing population

Encouraging sustainable development

Providing affordable housing options in walkable, mixed-use areas

Protecting the integrity of single family neighborhoods near downtown
Now is the time to focus on redeveloping these corridors

- Comprehensive Plan
- Downtown Plan
- CAMPO 2035
- Strategic Mobility Plan
- Commuter Rail
- Commercial Design Standards
- Great Streets

In order to be successful, these initiatives must work together.
Why Form Based Codes?

• They provide a clear vision for appropriate development along the corridors

• They achieve a visual certainty on what will be built early in the zoning process and a more cohesive physical end result

• A regulating plan is shorter, more visual, and easier to understand than conventional zoning documents and based in form rather than use

• Form-Based Code regulations can be used to protect neighborhood fabric while channeling development and connectivity in appropriate areas

• They encourage independent development by multiple property owners and promote a diversity of architecture, materials, and uses
Limitations caused by existing zoning and development regulations had continually deterred development along the once vibrant Columbia Pike Corridor in Arlington, VA.
Columbia Pike (2003): Introduced Transit on a Corridor through Form-Based Codes

Results of the form-based coding effort:

- Creation of a *livable approach to redevelopment and revitalization* throughout the Corridor
- A *range of acceptable building types and locations* for mixed-use development.
- Unlocked development potential and *public-private reinvestment* along the Corridor
Main Street Duncanville (2008): TOD Regulating Plan, Master Plan, & Form-Based Code
The Process

• Who will be Involved?
  • Congress for the New Urbanism- Central Texas Chapter
  • AIA- Austin
  • Urban Land Institute
  • Design Commission
  • Other potential stakeholders
    Austin Neighborhood Councils
    Austin Urban Coalition
    City of Austin- Neighborhood Planning & Zoning

• Corridor Selection

• Engage Community & Local Businesses

• Scope (and Scale) of Work

• Funding and Approach