

CAG Work Group Report on the Fiscal Health Prescription Paper

Fiscal Health Working Group of the Code Advisory Group

December 18, 2016

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I. EXECUTIVE SUMMARY

This report serves as the Land Development Code Advisory Group's (CAG) response to the Fiscal Health Code Prescription, the fourth of four "prescription papers" authored by City staff as a part of CodeNEXT. There was relatively little public comment on this prescription document. There was broad "support" or "support with conditions" responses on the survey of the CAG. At least one member expressed serious concern over public-private partnerships, and the prescription dealing with "leveraging" had the higher levels of "support with conditions" as opposed to outright "support".

II. CAG OVERALL FISCAL HEALTH VISION

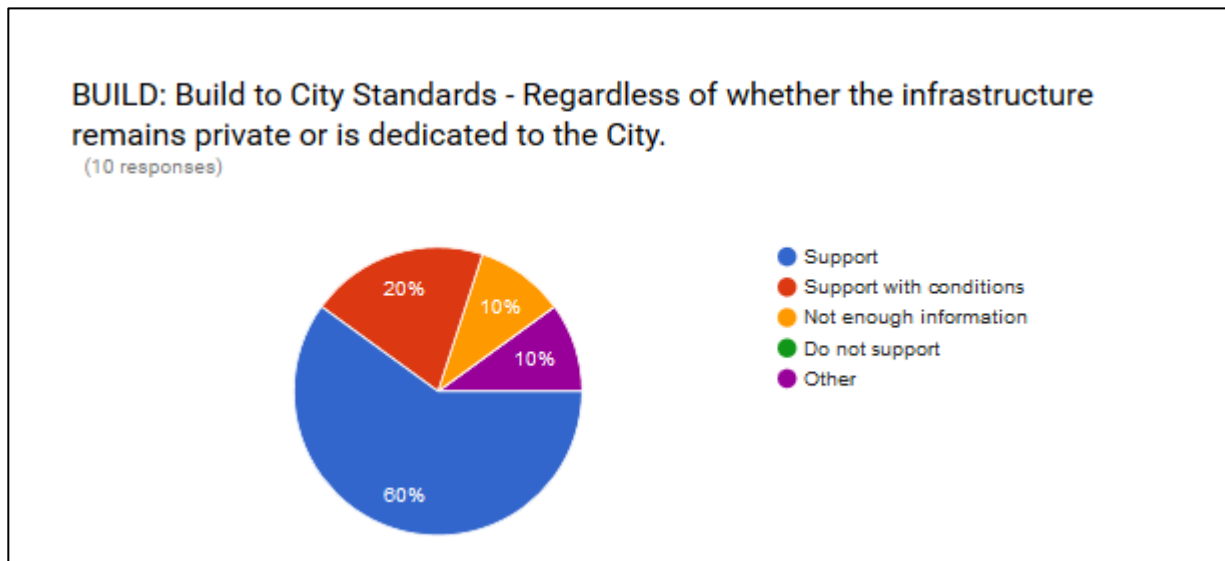
Austin is Prosperous

Austin's prosperity exists because of the overall health, vitality, and sustainability of the city as a whole — including the skills, hard work, and qualities of our citizens, the stewardship of our natural resources, and developing conditions that foster both local businesses and large institutions. Development carefully balances the needs of differing land uses with improved transportation to ensure that growth is both fiscally sound and environmentally sustainable. (IACP, page 87)

III. CAG SURVEY AND RESPONSES

CAG members offered several comments regarding the Fiscal Health Prescription Paper. A table of individual CAG member comments is attached as **Appendix A**. In addition, an online poll was conducted to survey members on the various elements in the prescription paper. Screen captures from the survey prescription statements and survey results appear in the next few pages. The survey was taken by 10 out of 17 CAG members.

Notable concerns were raised by Dr. Rich Heyman over the prescriptions related to public / private agreements on parks and infrastructure investments. Some work group members are concerned that new requirements under CodeNEXT may add to costs, but recognize that there may be cost savings with the new code.

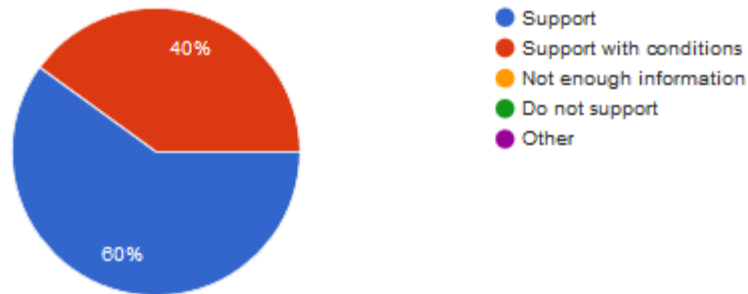


Comments

- Need to know the new city standards before declaring support.

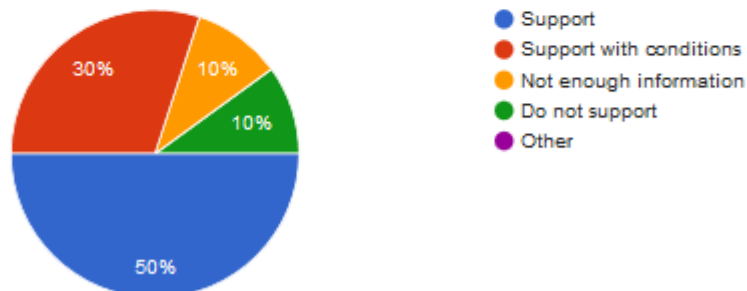
BUILD: Connect the Networks - Build connectivity into and between adjacent subdivisions that may develop at different times

(10 responses)



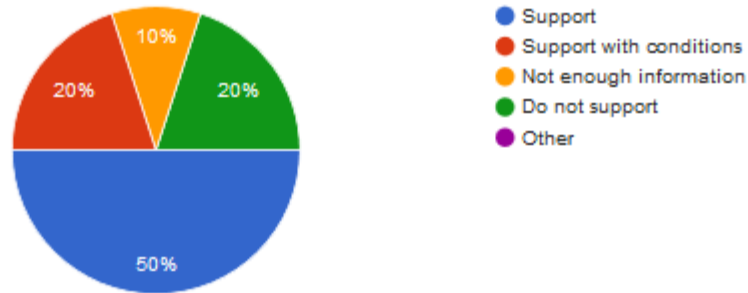
BUILD: Reduce the Regional Impact - Require on-site mitigation to minimize impact of development on infrastructure & natural features; make requirements flexible to district-wide approaches to promote cooperative efforts with surrounding development, e.g., shared parking, regional storm-water management, on-site or district-wide water & wastewater management.

(10 responses)



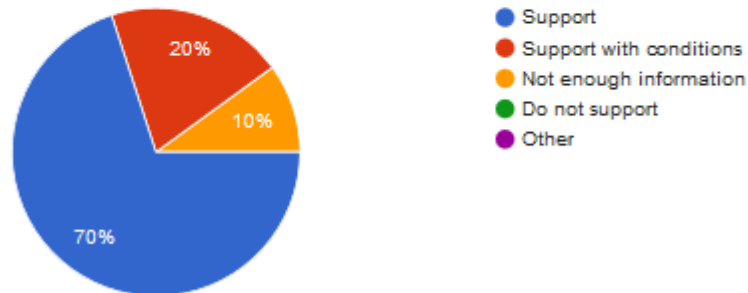
BUILD: Assess Street Impact Fees - A tool authorized by Local Gov't Code, Ch. 395; used to cover cost of capital improvements to pay for additional road capacity to accommodate new development

(10 responses)



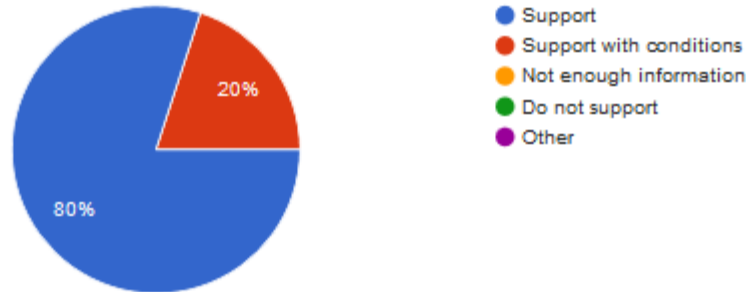
MAINTAIN: Accommodate Compact & Connected - Denser development & connected streets on greenfields reduce long-term maintenance costs by reducing length of infrastructure to maintain, while also increasing number of customers per linear mile that pay for infrastructure maintenance.

(10 responses)



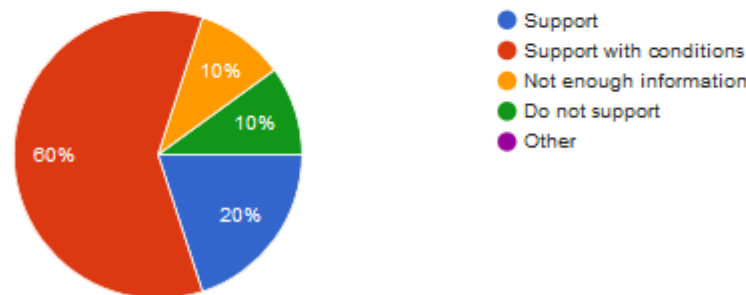
MAINTAIN: Align City Standards - Internal multi-departmental working group is identifying & resolving conflicts between proposed LDC standards, street typologies, & below- & above-ground infrastructure standards. Recommended solutions will be context sensitive and focus on aligning City standards to meet life & safety requirements & community goals.

(10 responses)



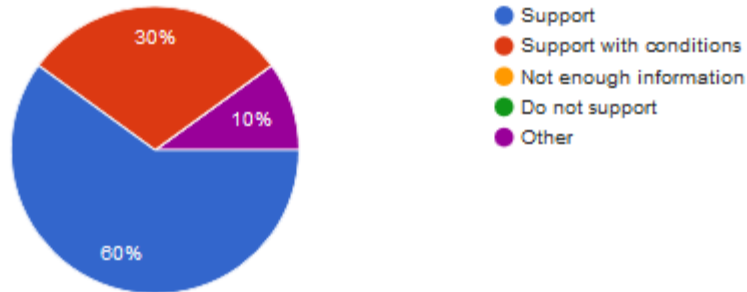
MAINTAIN: Privately Maintained but Publicly Accessible - Current LDC requires parkland dedication in new development to relieve strain on existing parks & to meet goals that all residents have access to a park within at least 1/2 mile of home; however, park maintenance funding needs are not always met in general fund budget. Private maintenance can help.

(10 responses)



MAINTAIN: Coordinate with Austin Strategic Mobility Plan - Being developed in tandem with CodeNEXT, ASMP will look at strategies, projects, & proposed policy to redefine street networks to meet vision of Imagine Austin and goals of the Complete Streets Policy.

(10 responses)

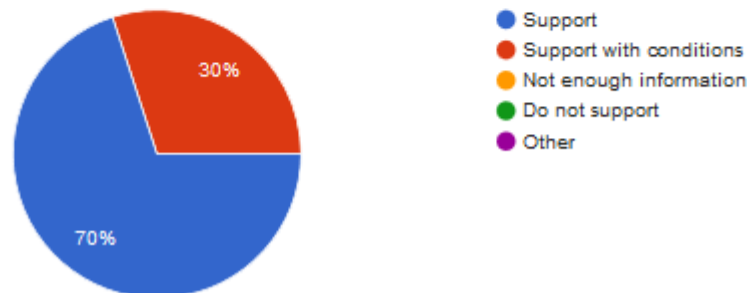


Comments

- Need to see Strategic Mobility Plan.

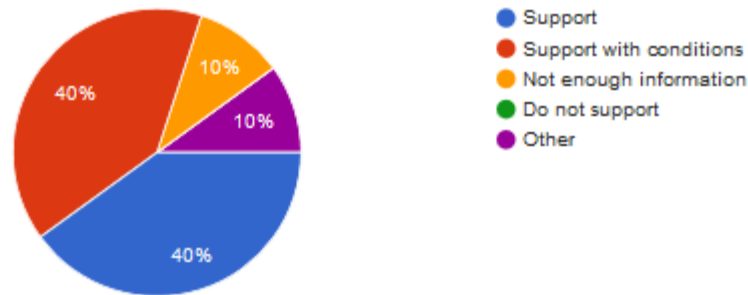
SERVE: New Subdivision Provisions - Remove barriers to construction of missing middle housing & clarify connectivity standards & approval criteria for plats. Provisions streamlined to contain only the subdivision process. Design standards, such as block length, connections to adjacent property, extension of streets, & similar standards, are updated & organized within the Transportation section of Code. Current parkland dedication requirements retained, & parkland will continue to be implemented when property is subdivided or at site plan. Limit use and length of cul-de-sacs & require improved connectivity in new communities, reducing impact to emergency services.

(10 responses)



SERVE: Long Term Growth Strategy - Mapping of the new LDC transects will direct compact development to centers and corridors, allowing more customers per acre where the City can provide service more efficiently.

(10 responses)

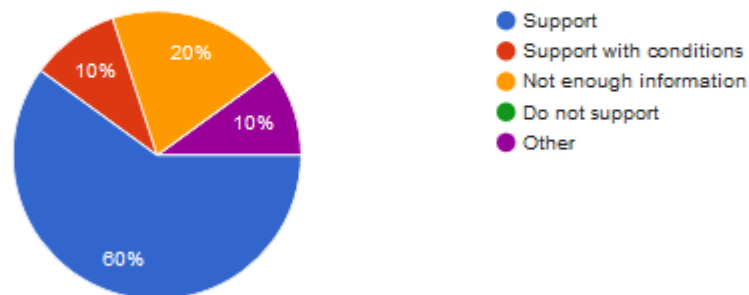


Comments

- Depends on the details.

SERVE: New Administrative Process & Procedures - All provisions found in the recent ordinance (20160421-039) will be carried forward in the new Land Development Code.

(10 responses)

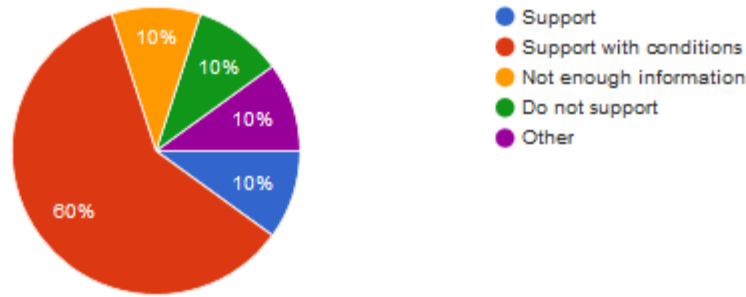


Comments

- Do we have a choice?

LEVERAGING PUBLIC AND PRIVATE INVESTMENT: Public-Private Partnerships - Create a toolkit to attract private sources of capital to public infrastructure investments, including public financing mechanisms. Expand the Regional Stormwater Management Program to all watersheds, and allow cost participation for regional stormwater solutions where appropriate.

(10 responses)

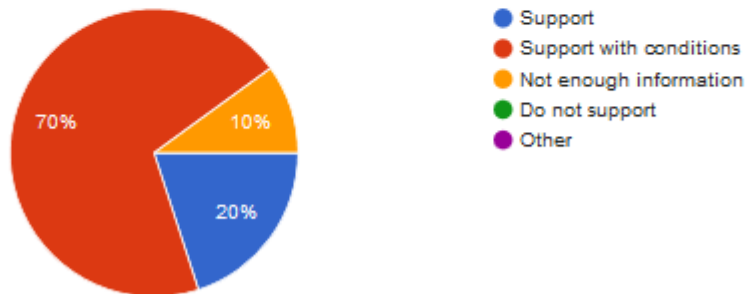


Comments

- Need sufficient fee-in-lieu to cover city costs.

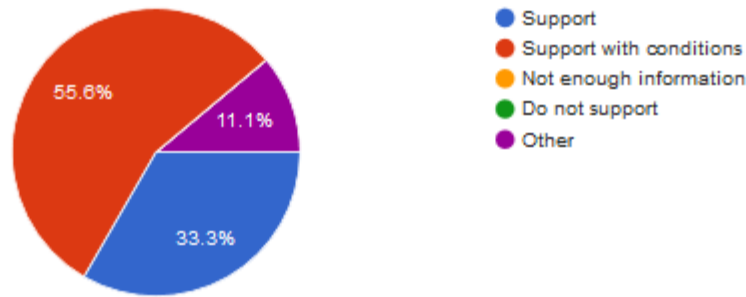
LEVERAGING PUBLIC & PRIVATE INVESTMENT: Strategic CIP Investment - The Long Range CIP Strategic Plan cites several strategies for prioritizing capital investments to connect City plans, particularly Imagine Austin, with projected growth & development to create an effective location-based strategy to leverage private investment, where possible, for realizing City goals & priorities.

(10 responses)



LEVERAGING PUBLIC & PRIVATE INVESTMENT: Reinforce Imagine Austin Centers & Corridors - Organize & support retention of legacy businesses along Imagine Austin Activity Corridors and within Imagine Austin Activity Centers to help maintain the economic health of these areas of the City (Soul-y Austin). Reinforce Imagine Austin Centers and Corridors through public infrastructure investment, an example of which is a publicly funded parking structure or public realm improvements in coordination with private investment in the area.

(9 responses)

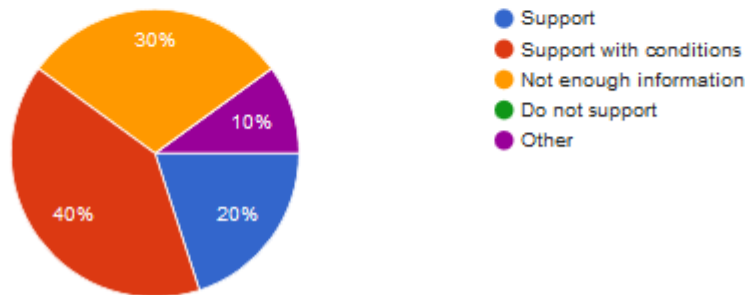


Comments

- Also "Organize & support retention of existing affordable housing stock along Imagine Austin Activity Corridors

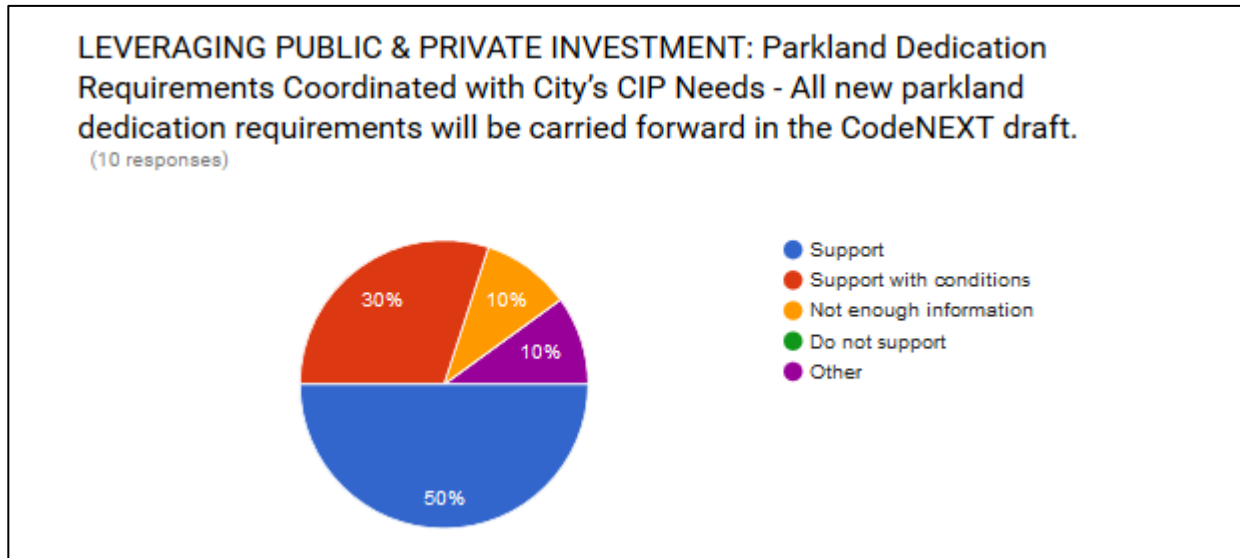
LEVERAGING PUBLIC & PRIVATE INVESTMENT: Development Bonuses - Replace existing inconsistent density bonus programs with a new program to cover Imagine Austin Centers and Corridors where larger buildings are deemed acceptable. A second type of density bonus program will be available in and around Imagine Austin Activity Centers and Corridors with access to transit where smaller buildings with height and bulk appropriate to their neighborhood context are more appropriate.

(10 responses)



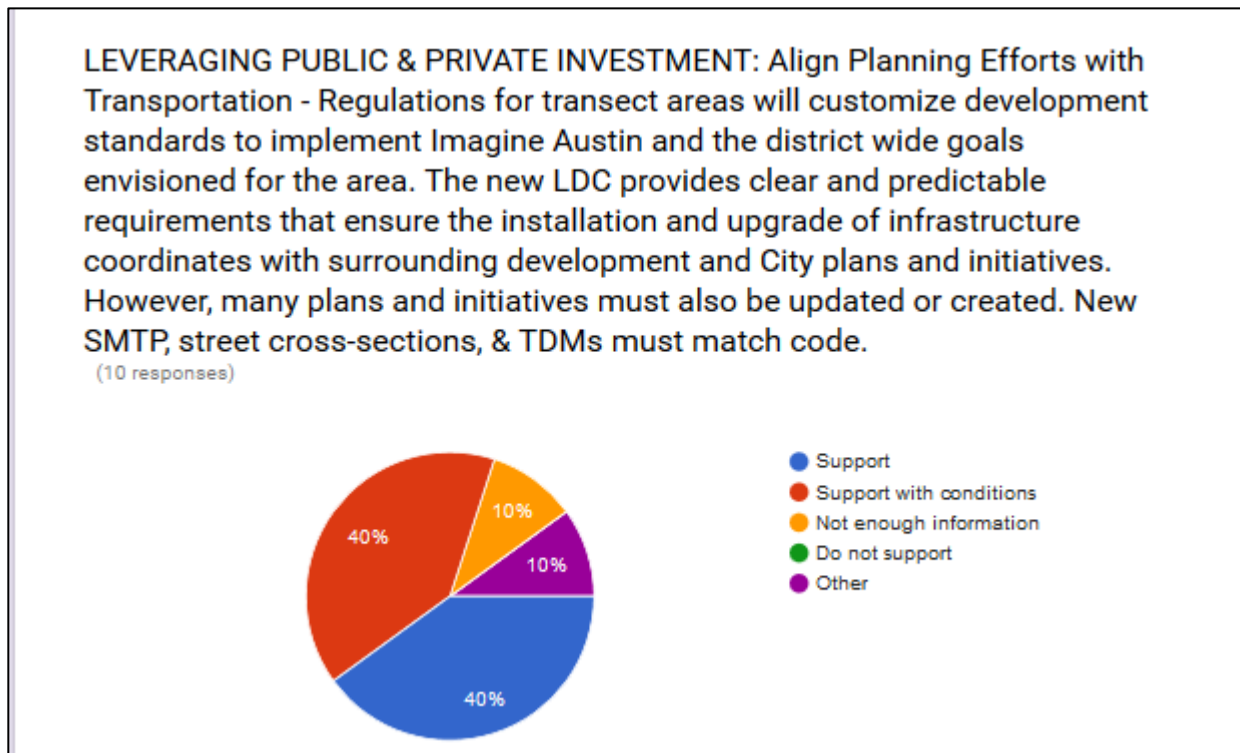
Comments

- Need to maintain open space as an option in Density Bonus programs.



Comments

- Use parkland requirements to make apartments and condos more child-friendly



Comments

- Need to see the new code draft.

IV. CAG MEMBER COMMENTS

The following spreadsheet contains comments from CAG members through December 18, 2016.

Fiscal Health Code Prescription Paper
CAG Member Comments through DATE

Fiscal Health Prescription Paper CAG Member Comments through date decided by working group

CAG Member/Date	What Did You Like?	What Needs Improvement?	What's Missing?
Ele McKinney 9.29.16	The fiscal health paper provides a broad argument to support the need for greater density in greenfield development.	Specific examples both in the Where Are We Now sections and in the Prescriptions. Under Align City Standards, a good example is given. We need more of these to provide a basic understanding.	Data on what it takes to upgrade the utility networks in the urban infill of centers and corridors - both in multifamily and proposed missing middle areas.
	City Finances 101	Calling existing central city development as 'sprawling'. The central city built in the 1950s is not the problem. The cul-de-sac subdivisions built in the 1970s and onward are the problem. Yet the central city is being asked to carry the burden.	Data on other cities impact fees for transportation and stormwater/drainage.
	Data on the unmet cost needs in the Watershed Protection Master Plan		Adequate fee in lieu proposal for development participating in the Regional Stormwater Management Plan.

	Building Greenfields to new city standards.		Current status of the Strategic Mobility Plan, examples of the changes, and alignment with CodeNEXT.
	Flood mitigation for redevelopment projects.		Data on where each corridor in Imagine Austin is <u>now</u> in regards to ratepayers per mile.
	Interdepartmental coordination of utility standards.	Inclusion of the private sector in the review of utility standards. The private sector knows first-hand the issues.	
	New Parkland Dedication Ordinance.	Parks in the urban core are to be within a quarter mile of all residences - not a half mile.	Specific examples of the changes in development services permitting processes.
	Transportation Demand Strategies in the new code.		How legacy businesses are being supported along corridors.
			Proposed revisions to density bonus program for missing middle housing.