

Task Force Interests/Problems Residential Development Regulations

Compatibility/Massing

- Massing & Scale
- Walls up to the property line
- Look at compatibility standards
- Size
- Setbacks
- Height
- Context
- 2D & 3D Story Limits
- Upshifting housing scale
- Definition of height

Neighborhood Character/Architectural Concerns/Quality of Life

- Preserve Architectural Character of neighborhood
- Protect Adjacent Property Owner Rights & Quality of Life
- Demo of nice homes
- Neighborhood Uniqueness
- Ok with Wholesale Neighborhood change?
- Neighborhood Standards
- Neighborhood Identity
- East Austin Issues
- How to protect neighborhood input
- What do neighborhoods support
- Quality of Architecture
- How to quantify architectural quality
- Design Guidelines/ Review
- Protecting Green Space
- Building Technology
- Loss of Trees
- Uniqueness, 'Keep Austin Weird'
- Legislating characteristics
- Family housing (e.g., modern day family with 2-3 children)
- Parking location

- Density/Planning for Growth
- Where do new residents go?
- Impervious Cover
- Neighborhood plans don't put density in SF areas
- Promote Redevelopment
- Targeted Areas
- Where does density go?
- Gentrification
- Lot capacity

- How much on one lot?
- Legislating characteristics
- Tax base

- **Economic Issues**
- Equity value for homeowners
- Affordability
- Stock of modest housing
- Affordability provided by duplexes
- Market Demand
- Business Disrupts ???
- Property Values

Drainage/Utility Issues

- Drainage
- Group home use of water/ wastewater etc.
- What happens to Drainage Fees?
- Community Drainage Infrastructure
- Upstream Drainage
- Rainwater

Enforcement of Existing Code

- Enforcement
- ~~Parking~~ [Moved to section on "Neighborhood Character/ Architectural Concerns/Quality of Life"]
- Lack of Enforcement protocol
- Impervious cover
- Permit application and location requirements

Additional Issue

- Research & Data
- Group Homes
- Duplexes- 2 houses or a unified building?
- Impact of Duplexes under current code