

Health and Human Services Introduction

In the course of the Austin Tomorrow Goals Program it became clear that the citizens of Austin perceived the provision of health and human services as a responsibility of the City equal to the provision of the more traditional services such as physical planning, transportation and parks. In order to guide the City's efforts, the Goals Assembly offered specific suggestions concerning the City's future commitment to the provision of social services. On the basis of these recommendations, the City has accelerated its efforts to provide health and human services for Austin's citizens.

The mission of the Austin/Travis County Health and Human Services Department (HHSD) is to work in partnership with the community to promote health, safety, and well being. The department has adopted the following goals in order to help achieve this mission

The role of public health is to.

- PROMOTE community-wide wellness,
- PREVENT disease, and
- PROTECT the community from infectious diseases, epidemics, and environmental hazards

The over-all goal of HHSD is to promote a healthy community, which reflects social equity. This will be achieved through prevention, protection, provision, and promotion.

- **Animal Services** - Promote responsible pet ownership in order to reduce animal homelessness
- **Social Services** - Promote and foster increased self-sufficiency, healthy behaviors and lifestyle among targeted populations
- **Health Services** - Promote a healthy community by preventing chronic and communicable diseases and promoting improvements in social/economic/environmental factors that will result in an improved overall health status and a reduction of health disparities
- **Public Health and Human Services Emergency Preparedness** - Maintain a public health and human services emergency preparedness capacity in coordination with other City Departments and community partners that allocates existing and emergency resources in a flexible and responsive manner to address public health risks and human services needs in an emergency
- **Health Services** - Minimize the public's exposure to health and environmental hazards

In 2004 City of Austin HHSD implemented a Social Services Investment Plan to identify long term partners, collaborate with the County and United Way on accountability standards for contract agencies, and encourage the development of integrated service delivery systems. A Social Services Investment Strategy was presented to the City Council Health and Human Services Subcommittee in December 2008

The intent is to sustain, through delivery systems, general support services as well as individualized services to persons with special or emergency needs. These principles should be expressed in terms of goals such as.

- (1) Safety net / infrastructure services - Ensure that no person is without such basic necessities as food, clothing, health, shelter, and mental health care, or constitutionally-guaranteed legal rights.
- (2) Transition out of poverty - Ensure educational, employment and other special opportunities for disadvantaged persons to further self-reliance
- (3) Problem prevention - Deter the growth of problem conditions at the individual and community level through education, preventive physical and mental health programs, recreation, safety programs, rodent control, crime prevention and other preventive programs
- (4) Universal support services - Provide family and societal support services in response to new problems created by urbanization and technological advances. These include health, education, child care, counseling and assistance for the aging, youth, homeless, and unemployed, rehabilitation services and other support rehabilitation services.
- (5) Enrichment - Encourage personal development and community enrichment through cultural, educational and recreational programs

In support of the five goals listed, health and human services policy should include the following processes.

- (1) Planning - Integrate existing and future City of Austin health and human service activities into a purposeful, systematic and timely scheme to meet expressed community needs in a sympathetic and efficient manner. Continue to investigate workable, innovative health and human services for Austin
- (2) Coordination - Coordinate City of Austin health and human service activities with those of other service organizations
- (3) Collaboration - Expand existing collaboration with the Community Action Network, United Way, Travis County and other entities on funding processes and decisions
- (4) Technical assistance - Offer educational and other support services to City of Austin departments and contract agencies, as well as other public agencies, where appropriate

- (5) Monitoring and evaluation - Develop and improve existing monitoring and evaluation system to determine the efficiency, effectiveness, impact and contract compliance of projects.

Health and human services goals will be achieved through a comprehensive health and human service delivery system. The thirteen following services are components of the present City system. This is not, however, a complete inventory of the services which could be provided.

- (1) Consumer protection and education
- (2) Cultural Enrichment and development
- (3) Employment and economic development
- (4) Equal opportunity
- (5) Financial and emergency assistance
- (6) Food and nutrition
- (7) Physical health maintenance and care
- (8) Informal and supplementary education
- (9) Individual and Family life counseling
- (10) Recreation and social development
- (11) Mental health maintenance and care
- (12) Public health protection
- (13) Justice and safety

Funding for Health and Human Services through community based agencies includes the following priorities:

1. Basic Needs – Food, meals, rent and utility assistance, and legal and consumer spending
2. Early Childhood – Direct child care, child care quality improvement, and early childhood development for at-risk children
3. Disease Prevention – Public health awareness (Sickle Cell Program)
4. Homeless Services – Emergency shelter and transitional housing for single men, single women, women with children and families. The End Community Homeless Committee (ECHO) focuses on homeless prevention, exiting from homelessness, and homeless planning and evaluation.
5. HIV Services – HIV awareness, education, and support services that are not included in HIV grant funding

6. Mental Health – Community counseling for children and adults with emphasis on at-risk populations. Funding also supports the prevention and community planning activities of the Austin/Travis County MHMR Center
7. Substance Abuse – Substance abuse prevention and counseling, targeting at-risk women and homeless individuals. Community Court also funds counseling/treatment as an alternative to incarceration. Travis County also funds services for at-risk youth
8. Violence and Victimization – Shelters for children and adult victims, forensic interviews, and other activities to prevent victimization
9. Workforce Development - Long-term employment, short-term employment, adult basic education including literacy and English as a Second Language
10. Youth Services – After-school programs, tutoring, mentoring, and other youth developmental activities

City of Austin Health and Human Services Department will strive to ensure success of the new Interlocal agreement with Travis County government. The agreements is a model for multi-jurisdictional public health programs and represents a good government approach to the provision of services, including assuring service capacity, clarity of expectations, simple and efficient administration, and fair and equitable cost sharing between the City and County.

As the latest development, the Travis County Hospital District was created in 2004. The District arranges for healthcare services for Travis County residents, including City of Austin residents, who are not eligible for other private or public insurance programs. District sponsored services include those provided at Brackenridge/Children's Hospital, Austin Women's Hospital and 14 Community Health Centers. To qualify for full benefits, residents must be at or below 100% of the Federal Poverty Income Guideline (FPIG) unless elderly or disabled, who must be at or below 200% FPIG.

Citizens demand, as the Austin Tomorrow Program demonstrates, that health and human services effectively and adequately meet community needs. Austin citizens feel that planning is necessary in order to assure that these needs are met.

Planning is ongoing and includes collaborations cited earlier. A general plan was developed in 2004 categorizing services based on infrastructure/safety net services and integrated systems of care. An overall Social Services Investment Strategy was developed in 2007 and a process for prioritizing is underway in 2008.

GOAL 810.0 IMPROVE THE PLANNING, MANAGEMENT, FUNDING AND DELIVERY OF HEALTH AND HUMAN SERVICES WITHIN THE CITY OF AUSTIN.

Objective 811.0 Develop a comprehensive social policy to guide the development of a comprehensive local health and human services delivery system.

A comprehensive social policy which defines areas of responsibility between the various governmental entities and which develops interagency mechanisms for implementation is essential. The Community Action Network (CAN) was created in 1997.

Policy 811.1 *Continue to develop a system for integrated, comprehensive health and human service planning.*

The planning process will (1) define and establish priorities of need, (2) define the level of provision of specific health services, (3) provide an in-depth, comprehensive needs assessment, and (4) develop integrated and comprehensive services. These services should be designed to reinforce each other with minimal duplication of effort.

As a part of this effort, the Social Services Investment Strategy was developed in 2004 and updated in 2007

Policy 811.2 *Continue to develop a system for effective, uniform monitoring and evaluation of health and human services programs.*

Specific goals and objectives can be established for each service program. Regular and periodic monitoring may then indicate what progress is being made toward achieving the stated goals and objectives. Continuous evaluation must ultimately assess whether the program achieves the established goals in an effective manner.

Social Services agencies are monitored regularly on a 3 year basis focused on efficient/effective services, accurate payments and financial systems, and agency viability and stability (including board management).

Policy 811.3 *Enhance a system for developing financial arrangements among local funding agencies for the provision of services*

Considerations must be given to the development of new and innovative funding arrangements which will expand the abilities of funding agencies and which will also aid in identifying equitable levels of responsibility.

Policy 811.4 *Enhance existing information and referral procedure*

Effective information and referral services are essential for achieving the maximum use of the health and human services delivery system. Community awareness of these services is essential in meeting the needs of potential service recipients.

This need is currently met by the United Way 211 and the City 311 calling systems.

Policy 811.5 *Enhance an information system designed to provide comprehensive, updated information on community needs and on the health and human services currently being provided.*

Effective planning efforts must be based upon accurate information regarding the groups toward which planning efforts are directed. The information which is incorporated into, and interpreted by, the system must be valid, reliable and regularly collected so that trends and changes may be observed.

Policy 811.6 *Improve a mechanism for obtaining citizen participation in planning both the long range and project level of health and human services*

All planning efforts must incorporate those priorities, needs or preferences which are expressed by the citizens for whom the services are to be provided. Citizens must be involved in formulating the overall goals and objectives of the human service delivery system, as well as in decisions concerning specific project plans designed to implement these goals.

The examples of the current citizen input mechanisms are Day Labor Community Advisory Committee, Solicitation Survey, and Community Action Network (CAN) Community Council.

Objective 812.0 Expand the City's effort to deliver health and human services.

Attention must be given to ensuring that all current and future efforts in the delivery of health and human services seek to eliminate problems and impediments which have been identified.

Policy 812 1 *Eliminate duplication of effort in the provision of City-funded health and human services.*

The health and human service delivery system should assure that each service is planned for and implemented so that all needs are met and no services are duplicated

Policy 812 2 *Coordinate activities of all public and private agencies and departments involved in the delivery of health and human services*

The planning and provision of health and human services among various health agencies should be coordinated with the planning and provision of physical facilities which directly influence their effectiveness. Such physical facilities are provided through capital improvement programming, economic and housing programs, transportation planning and annual budgeting. While coordination between public agencies and private organizations is imperative in the delivery of social services, the City must not neglect its responsibility for the provision of physical facilities.

Policy 812 3 *Reduce barriers to the maximum use of health and human services*

Examples of barriers include extreme costs, language problems, hours of operation, location of services and transportation access. A coordinated and simplified procedure to determine eligibility for public and private service should be implemented where appropriate

Objective 813.0 *Begin immediately to address the specific problems and to consider the specific recommendations which were identified by the Goals Assembly concerning current health and human service programs.*

Policy 813 1 *Improve mental health services*

Provide for community education programs which will increase public awareness and understanding of the causes and opportunities for the treatment of mental illness and mental retardation.

Implement emergency mental health care services at Brackenridge Hospital and at other locations throughout Austin, as needed.

Incorporate halfway houses, employment training programs and individualized care into mental health treatment. Emphasize integration of the mentally ill and retarded into the community.

Policy 813.2 Expand services to dependent groups.

Ensure that the elderly, young, homeless, indigent and handicapped have access to such essential services as food, clothing, safety, health, housing, transportation, recreation and companionship.

Provide outreach workers for home-bound individuals requiring assistance.

Policy 813.3 Expand education-related programs.

Provide full-time medical personnel at each school.

Encourage the improvement of drug abuse and sex education programs by cooperating with the school district, City, County and private agencies.

Encourage the multiple use of school facilities as community centers by making them available at night and on weekends.

Policy 813.4 Expand family planning, prenatal programs and sexually transmitted diseases control programs for at risk populations and communities.

Provide family planning, prenatal education and medical services through the neighborhood clinics to anyone needing these services.

Increase the accessibility of abortion services at Brackenridge Hospital.

Policy 813.5 Expand and enforce animal control and environmental and consumer health laws. .

Enforce environmental regulations through routine inspections and complaint investigation of food establishments, general environmental complaint investigations and enforcement of the Smoking in Public Places and Minors Access to Tobacco Ordinances.

Policy 813.6 Expand child care services.

The comprehensive health and human services delivery system should include city-wide, twenty-four-hour child and infant care programs.

Policy 813.7 Address health disparities in the community.

The comprehensive health and human services delivery system should ensure that health disparities that exist in the city are addressed with culturally appropriate strategies.

Changes made to the Health and Human Services section reflect the actual scope of the Health and Human Services Department, which was not in existence during the creation of the Austin Tomorrow Comprehensive Plan. Previously, this section was a narrative on how a human services master plan could be constructed and what it possibly may entail. The role of public health is to promote community-wide wellness, prevent disease, and to protect the community from infectious diseases, environmental hazards, and epidemics. The revisions reflect the department's current purpose: to work in partnership with the community to promote health, safety, and well being.

Chapter 3: Development Suitability

Overview

Issues with Sprawl

Chapter Three—Development Suitability of the Austin Tomorrow Comprehensive Plan (ATCP) sets forth the multi-faceted problem of sprawl as the single most significant urban issue for Austin and Central Texas. It notes that the most significant change in American cities during the Twentieth Century was the economic and social movement away from the central city and recognizes that Austin was not immune from this phenomenon (ATCP, p. 111).

“The decentralization of Austin, although slow at the outset, has gained momentum in recent years. Rising land costs, the search for environmental amenities and access to the countryside and industrial and commercial location on the city’s fringe are a few factors which have propelled the suburbs further and further away from the central city.” (ATCP, p. 111)

The circular process of sprawl—where residential development on the urban fringe spawns commercial and industrial growth which in turn generates more residential growth—is facilitated by the construction and expansion of roadways and other infrastructure. The concept of infrastructure as a driver of unsuitable, low-density development on the urban fringe is central to Chapter Three.

In response to the negative consequences of dispersed, low-density urban growth, the plan discusses issues associated with urban sprawl and the need to “...shift toward a more contained urban form (ATCP, p. 109)”.

“A more compact and planned urban community can render the goal of the provision of public services compatible with the goal of preserving Austin’s urban resources.” (ACTP, p. 113)

The Costs of Sprawl

Chapter Three examines the different costs associated with suburbanization. These range from those difficult to quantify such as pollution and a degraded natural environment to those more quantifiable such as infrastructure construction and maintenance.

The negative effects of urbanization increased as the rate of decentralized suburban development increased. The most significant of these relates to the hydrological cycle. Water pollution, stream erosion, and decreased spring and creek flow are cited as some of the more significant adverse effects.

The plan observes that diminished water quality is not the only cost associated with sprawl. As development sprawls further afield, roadways through and adjacent to established neighborhoods must carry increased traffic loads. As traffic along these roads increases, the desire to increase land use intensities along them often follows. Such changes sometimes result in neighborhoods becoming less desirable places to live. Those households with the means to do so often leave, contributing toward a spiral of disinvestment in inner-city communities.

Suburbanization incurs additional costs associated with the construction and maintenance of infrastructure and the provision of municipal services. As new, low-density development is constructed further away from established urban areas the costs of streets, power lines, water and sewer mains increases. The costs of other services such as public safety and parks also increase as the populations they serve become more dispersed.

“Utilities and services should be extended on a coordinated basis to those areas contiguous to the city where growth is most suitable. A more compact and planned urban community can render the goal of the provision of public services compatible with the goal of preserving Austin’s urban resources.” (ACTP, p. 113)

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Development Suitability

Sprawl is identified in the ATCP as a clear threat to the vitality of Austin. To better direct future development in Austin and the region, the plan presents the notion of development suitability.

“Suitability must be measured in terms of the impact of development on the community’s valuable resources. The goals identified by the community give primary emphasis to the preservation of open space, natural areas, creek environments, and water quality.” (ATCP, p. 113)

Two types of development suitability were examined. The first looks at the natural environments' suitability for development. The second examines the development suitability of the urban environment. Policies and principles for each of the following areas—natural and urban environments—are expanded upon in Chapter Four of the ATCP.

Natural Environment

To determine suitable areas for urban development, a number of maps were produced. These maps depict limiting factors for urban development. Areas where these factors overlap should be considered

- Slopes in excess of 15%
- Environmental geology
- Lands of prime agricultural capacity
- Floodplains and areas of special importance for water quality
- Soil limitations for septic tanks
- A synthesis map of environmental factors.

Urban Environment

Chapter three identifies the differing types of land uses throughout Austin and expands on principles and policies for these areas:

- Residential Districts
- Commercial Districts
- Historic structures and districts
- Waterways and floodplains
- Parks, greenbelts and open spaces.

Residential Districts

The plan establishes a typology for neighborhoods and a series of broad principles and policies for these areas.

Stable Residential Districts

These are neighborhoods where the housing is in good condition, primarily owner-occupied, predominantly single-family, and where rents or property values are moderate to high. These include new subdivisions and existing neighborhoods not yet experiencing redevelopment pressures. Municipal efforts in these areas should be directed at preservation with more intense land use kept to the fringes and must be compatible with the adjacent communities. Efforts should also be made to maintain municipal services.

Residential Conservation Districts

These are older neighborhoods that are experiencing some development pressures but maintain their vitality and cohesion. The houses in these neighborhoods are generally in good condition with a few exceptions. The majority of the district is single-family with some apartments or more intense land uses. Municipal efforts in these districts should be aimed at conservation and renovation. Zoning is an important tool to preserve these neighborhoods by not allowing new, more-intense land uses in the neighborhood. Municipal services and facilities should be maintained.

Community Development Districts

These are neighborhoods characterized by older, poorly maintained houses, some of which may be substandard. The area has a large number of renters and low-income households. Municipal efforts in these districts should include programs to promote rehabilitation of the housing stock as well as social programs.

Chapter Three suggests a neighborhood planning process. The goal of this process is to increase community participation in the municipal decision-making process. A part of this process would be to further refine the ideas of development suitability as it relates to the specific neighborhood. Once the plan is adopted, the plan recommends the community staying actively involved in its implementation.

Commercial Districts

The plan defines three types of commercial districts and sets forth principles and policies for each: Central Business District, Commercial Strip Districts, and Commercial Centers.

Central Business District (CBD)

The ATCP recognizes the CBD's historical importance to the City:

“Early in Austin’s history the CBD was the only commercial center, the dominant location for business activity and for the production and exchange of goods. The CBD is the traditional heart of Austin, but no longer the city’s major retail center.” (ATCP, p. 116)

The plan calls for the CBD to be redeveloped and redefined as a residential, commercial, employment, entertainment, and cultural district. Capital improvement expenditures and other policies are suggested to promote the revitalization of the CBD.

Commercial Strip Districts

The ATCP discusses the characteristics of strip commercial development and proposes several policy changes to reduce the effect of strip development on adjacent residential areas. These include limits to the number of curb cuts, reductions in the number of signs, changes to setback requirements, improved landscape requirements, and noise standards.

Commercial Centers

The ATCP cites shopping centers as preferable land uses when compared to strip commercial development. It recognizes that both are automobile-oriented commercial; however it describes shopping centers as preferable to commercial strip development. The plan posits that promoting centers over strip commercial could reduce the pressure to locate more intense commercial uses along busy roadways.

Industrial Districts

The ATCP notes that, by and large, the residential areas of the City have not been overly affected by industrial development. It recommends adopting different regulations for industrial uses if they locate near residential areas or in environmentally sensitive areas and locating new industrial districts to the north or south of the City in areas with better development suitability.

Historic Structures and Districts

The ATCP states that historic structures and districts should be recognized and preserved. The plan proposes regulations that prevent the “...destruction of, or the encroachment upon, historic areas or structures (ATCP, p. 119).” The regulations should also ensure that new development in historic districts respect the surrounding neighborhood.

Waterways and Floodplains

The ATCP discusses the adverse affects urbanization can have on creeks and streams. These include increased stormwater flows, flooding, erosion, and diminished water quality. It recommends that development in 100-year floodplains should be severely limited.

Parks, Greenbelts, and Open Spaces.

The ATCP describes the importance of these spaces and places for a city and presents an open space policy recommendations. The plan recommends the purchase of open space in both the central part of the city and on the periphery.

Austin Tomorrow Comprehensive Plan and Infrastructure

The most significant policy implications to arise from the ATCP are the control of growth through extension of municipal utilities and services, especially water and wastewater, to suitable areas. The plan recommends that public facilities (infrastructure and municipal services) be directed to the areas with the fewest limitations. Development in those areas with the greatest number of limitations should be avoided. The Development Suitability Synthesis map depicts those areas where utilities should and should not be extended.

“The extension of public facilities...should be directed toward the regions with fewest [environmental] limitations; development regulations should facilitate future urbanization in these areas. Further public investment for the extension or improvement of public facilities in areas with major limitations should be avoided”. (ACTP p. 113)

Changes in Population and Land Area: Austin, 1979-2008

As a visionary planning document, the ATCP expresses a deep concern about the affects of urbanization on the natural and built environment. It recognizes sprawl as being more than an emerging issue and the major driver behind growth and development for the foreseeable future. The plan predicted that by 1995 the Austin corporate limits would contain 175 square miles (ATCP, p. 112). It also predicted that by 2000 there would be over a half million people living in the City (ATCP, p. 109). On both accounts the estimates proved to be off by at least 30%. Austin grew to 230 square miles by 1995 and the 2000 population was over 650,000 people.

By noting these underestimates, the intent is not to point to of any deficiency in the predictive methods employed by the ATCP planning process. Rather, it is to demonstrate that the City and the metropolitan region grew much more than most people expected.

Furthermore, it is not an unreasonable proposition to assume that Austin's and Central Texas' population will continue to grow at a robust rate for the foreseeable future. Although there has been a trend toward more infill development throughout this decade, the sprawl development that the ATCP cautioned against remains the region's most significant driver for growth and development.

Changes in Land Area

The area within Austin's corporate boundaries has continued to increase. Since 1960 the City has grown by 433%. Prior to changes to State of Texas law in the 1990s, the City of Austin established a pattern of extensive expansion through annexation. However, the City has continued to grow. In 2008, Austin is expected to expand to over 300 square miles. Although the changes in State law reduced the amount of land annexed, it created a more predictable process. By 2010, Austin is estimated to grow by slightly more than nine square miles.

Austin's Land Area (Square Miles): 1960 to 2007

Year	Land Area	10 Year Land Area Change Percentage	10 Year Land Area Change In Square Miles
1960	55.8	8%*	4.7*
1970	81.4	46%	25.6
1980	128.9	58%	47.5
1990	226.3	76%	97.4
2000	265.1	17%	38.8
2007	297.6	12%	32.5

*1951 to 1960

Population Change

Austin is a popular place. The most visible consequence of this popularity has been sustained population growth. Between the booms and busts and the transition from a higher education and government-oriented economy to a more diversified one encompassing all varieties of high-tech and manufacturing as well as government and an expanding higher education sector, Austin has continued to grow. Over the last fifty years Austin's population grew by 35% to 41% every decade and doubled every twenty to twenty-five years.

Over the last three decades Austin's population increased by nearly 400,000 people. The early 1980s experienced the first significant spike in population due, in large part, to internal domestic migration. Following the mid-decade economic downturn population growth slowed to a trickle. An improving economy and increased domestic migration during the early 1990s jumpstarted the area's population growth and began the most significant period of growth in the City's and the metropolitan area's history. As the headiness of the local economy grew during the mid and late 1990s and the economy of Mexico and other Latin American countries declined, growing international migration further contributed to a growing population. Following the economic downturn of the early 2000s, population growth slowed once again. As the mid-decade economic health of the region improved and Austin's national cachet increased, the population grew as both international and domestic migration continued anew. During the 2000s the City and the region reached a demographic critical mass. The population was, for the first time, large enough for the natural increase

Austin Population Growth: 1960-2007

Year	Population	10 Year Percent Change	10 Year Numerical Change	20 Year Percent Change	20 Year Numerical Change
1960	186,545	40%*	54,088*	112%**	98,615**
1970	251,808	35%	65,263	90%***	119,349***
1980	345,890	37%	94,082	85%	159,345
1990	465,622	35%	119,732	85%	213,814
2000	656,562	41%	190,940	90%	310,672
2007	735,088	12%****	78,526****	58%*****	269,466*****
*1950 to 1960	**1940 to 1960	***1950 to 1970	****2000 to 2007	*****1990 to 2007	

Austin Metropolitan Area* Population Growth: 1960 to 2007

Year	Population	10 Year Percent Change	10 Year Numerical Change
1960	301,261	17%**	44,616**
1970	398,938	32%	97,677
1980	585,051	47%	186,113
1990	846,227	45%	261,176
2000	1,249,763	45%	403,536
2007	1,501,522	20%***	251,759***

*Bastrop, Caldwell, Hays, Travis and Williamson Counties

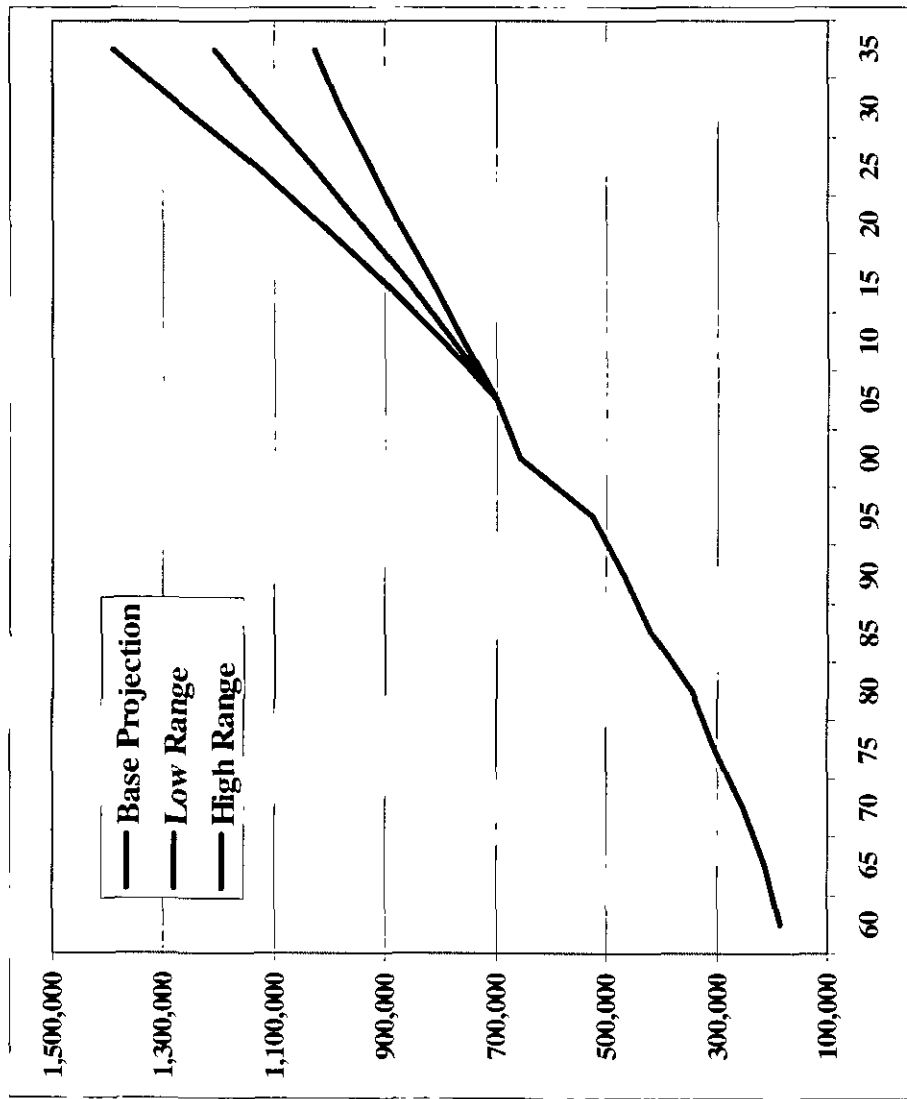
**1950 to 1960

***2000 to 2007

in population (the number of birth versus the number of deaths) to have a more significant contribution to the area's population growth. Although the population growth for the 2000s has slowed and will not meet that of the 1990s, the projected absolute increase in people is still impressive. By the end of this decade it is estimated that between 115,000 and 140,000 more people will have been added to the City since 2000.

The significant growth over the last three decades was not limited to Austin. The rate of population growth for the Austin Metropolitan Area has paralleled and outpaced that of Austin. This is primarily due to the rapid suburban growth in Williamson County and unincorporated areas of Travis County and, to a lesser extent, suburban and exurban growth in Hays and Bastrop Counties.

The population of Austin and the surrounding area is expected to continue to grow for the foreseeable future. A person born in Austin in the early 1960s, over the span of an average lifetime, can expect to see their hometown grow by upwards of a million people or more (a factor of five) and the metropolitan area grow by an even higher rate. Sometime over the next fifteen years the population of Austin is expected to top one million. This represents an increase of over a quarter of million more people (the City's population in 1970) than in 2007. By 2035 there may be as many as 1.2 million people living in the Capital City. As significant as the population growth in Austin is projected to be, it is only part of the total forecast for Central Texas. By 2020 the population of the Austin Metropolitan Area is expected to increase to 2.3 million and to 2.5 million people by mid decade. The projected population for the metropolitan area is expected to top an impressive three million people by the early 2030s.



City of Austin Population Forecast: 2007-2035

Density

Austin, overall, is not nor has it ever been a very dense place. In fact, it is over 25% *less* dense than it was in 1960. Although gross population density is not an absolute indicator of sprawl, it does point toward dispersed land use patterns. Although the gross population density has crept slightly higher since the 1990 low point, Austin remains much less dense than many comparable US cities. Austin has a gross density lower than larger Texas cities such as San Antonio, Dallas and Houston. Recent City of Austin policy directions have sought to redirect development into already developed areas of the City, such as Downtown and along major arterial roadways. However, when compared to the persistent growth in the urban hinterlands, this inner-city development represents a small percentage of the total development in the City and even less of that in the larger metropolitan area.

**Austin's Gross Population Density:
1960 to 2007**

Year	Land Area (Square Miles)	Population	Persons Per Square Mile
1960	55.8	186,545	3,343
1970	81.4	251,808	3,093
1980	128.9	345,890	2,683
1990	226.3	465,622	2,058
2000	265.1	656,562	2,477
2007	297.6	735,088	2,470

**Gross Densities of Select
US Cities (2006)**

City	Persons Per Square Mile
San Francisco, CA	15,834
Baltimore, MD	8,058
Seattle, WA	6,901
Milwaukee, WI	6,215
Dallas, TX	4,709
Portland, OR	4,199
Houston, TX	3,701
Denver, CO	3,642
Columbus, OH	3,384
San Antonio, TX	2,808
Charlotte, NC	2,515
Austin, TX (2007)	2,470
Memphis, TN	2,327
Indianapolis, IN	2,152
Fort Worth, TX	1,828

Austin's Future and Sprawl

The ATCP is a forward looking document. It foresaw sprawl as a concern that must be addressed and pointed toward the inevitable negative externalities that follow this form of development. However, despite warnings and the proscriptions of the ATCP, Austin sprawled beyond the predictions of the plan and its authors. Although many of the planning policies and principles recommended in the ATCP came to pass, especially relating to water quality and environmental protection, sprawl continues unabated.

Although it has been stated that a trend is not destiny, based on historic patterns and reasoned projections, there is no reason to believe that the population forecasts for Austin and its metropolitan area will not come to pass. Whether they arrive by 2035 or 2050—all of these people will need to live somewhere. If current development trends (and the policies and practices that foster them) continue, the “less-contained” urban form the ATCP warned against will present Austin and the region with significant fiscal, transportation, and environmental hurdles. Unless we change the manner in which we approach these issues, this growth will threaten the area’s vitality and quality of life. It could place future generations in increasingly untenable positions that could have been moderated or avoided had we acted in a more forward looking, consistent, and thoughtful manner.

Chapter Three Addendum: New Maps

Chapter Three of the ATCP contains numerous maps. Since the plan’s adoption in 1979, many of the maps have become outdated. Also, since its adoption, initiatives and policies have been adopted that guide City policy. The Chapter Three Addendum maps reflect these changes.

Replaces Figure 3-1: City Limits

Since the adoption of the ATCP the corporate boundaries of Austin have significantly expanded. The new map reflects this change.

Replaces Figure 3-2: Steep Slopes

The original ATCP map depicting steep slopes (those greater than 15%) is based on pre-1979 data. The revived map employs more current data, displays a greater area, and reflects the larger size of Austin and its extraterritorial jurisdiction.

Replaces Figure 3-5: Water Quality and Water Hazard Areas

The map in the ATCP reflects pre-1979 data and policy concerns. The updated map

- Reflects policies changes regarding the Edwards Aquifer and its recharge and contributing zones
- Depicts better mapping of area flood prone areas
- Reflects Austin’s larger sphere of influence to an expanded extraterritorial jurisdiction.

Replaces Figure 3-7: Environmental Development Limitations

The original ATCP map did not indicate the developed areas of the City and extraterritorial jurisdiction. It also indicated areas of limitation by the number of limitations present. The new map simplified this into a single category, “Limitations Exist”.

Replaces Figure 3-9: Neighborhood Planning Areas

The Neighborhood District Boundaries map included in the ATCP designates a number of inner-city Austin neighborhoods based on specific qualities:

- Stable Residential Districts (newer and/or more affluent neighborhoods)
- Residential Conservation Districts (older, stable neighborhoods)
- Community Development Districts (older, less affluent neighborhoods)

The new map reflects neighborhoods as defined by the City of Austin’s Neighborhood Planning process.

New Figure 3-10: Watershed Regulation Areas

This new map reflects changes to development policy since the adoption of the ATCP. It depicts the “Desired Development Zone” (where new development is encouraged) and “Drinking Water Protection Zone” (where new development is not encouraged). This map also depicts the different types of watersheds (urban, suburban, etc.).

New Figure 3-11: Future Land Use

This new map is a composite map of the future land use maps (FLUMs) of adopted neighborhood plans.

Replaces Appendix 1: 1975 Land Use with Environmental Development Limitations, with 2003 Land Use With Environmental Development Limitations

This map combines the City's 2003 Land Use Inventory with the aforementioned City of Austin Environmental Development Limitations map (Fig. 3-7).

Replaces Appendix 2: Growth Areas with Growth Concepts

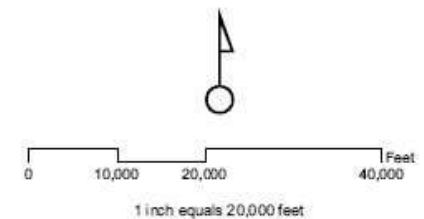
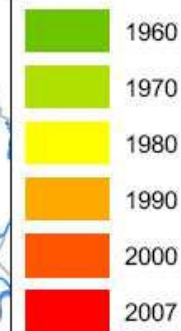
This new map depicts numerous planning initiatives:

- Transit-Oriented Development
- Core Transit Corridors
- Passenger Rail Line
- Master Planned Areas (Mueller, North Burnet/Gateway, University Neighborhood Overlay (UNO), Downtown
- Proposed Activity Centers.

CITY LIMITS

Figure 3-1
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

City limits have more than doubled since the 1979 Austin Tomorrow Comprehensive Plan was passed. The original map in that plan illustrated 1960 City limits, which encompassed 35,711 acres, or 55.80 square miles. That number almost quintupled by 2007 to 161,190 acres, or 251.86 square miles. The City's population in 1960 was 186,545 persons, which equated to 3,343 persons per square mile. Those same numbers jumped to 735,088 in 2007, or about 2,918 persons per square mile.

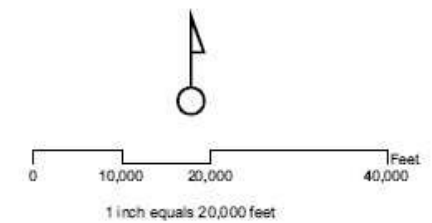
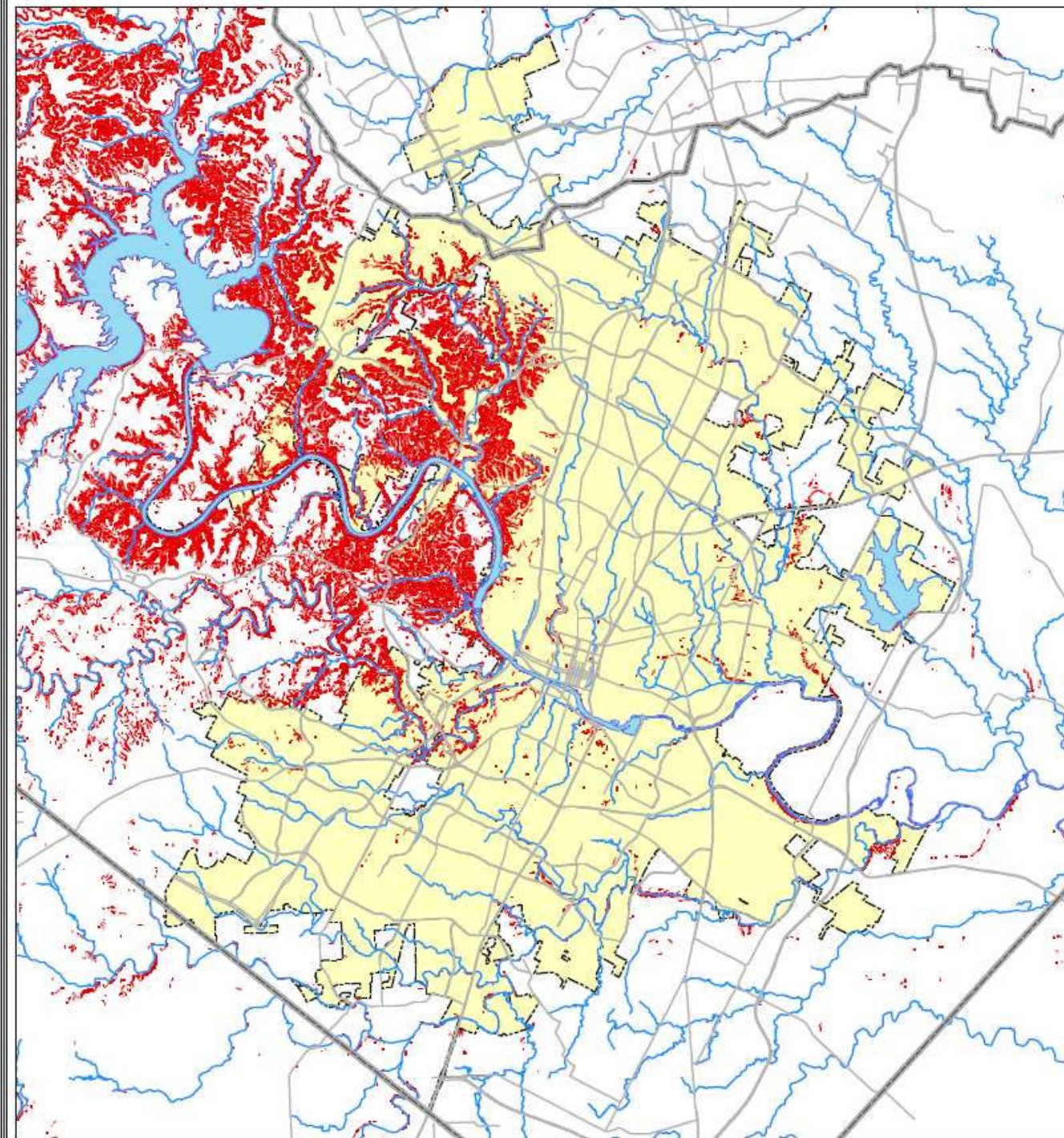


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STEEP SLOPES

Figure 3-2
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

-  Slopes Greater than 15%
-  City of Austin - Full Purpose

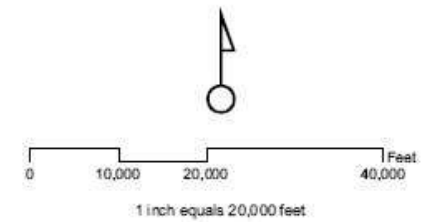
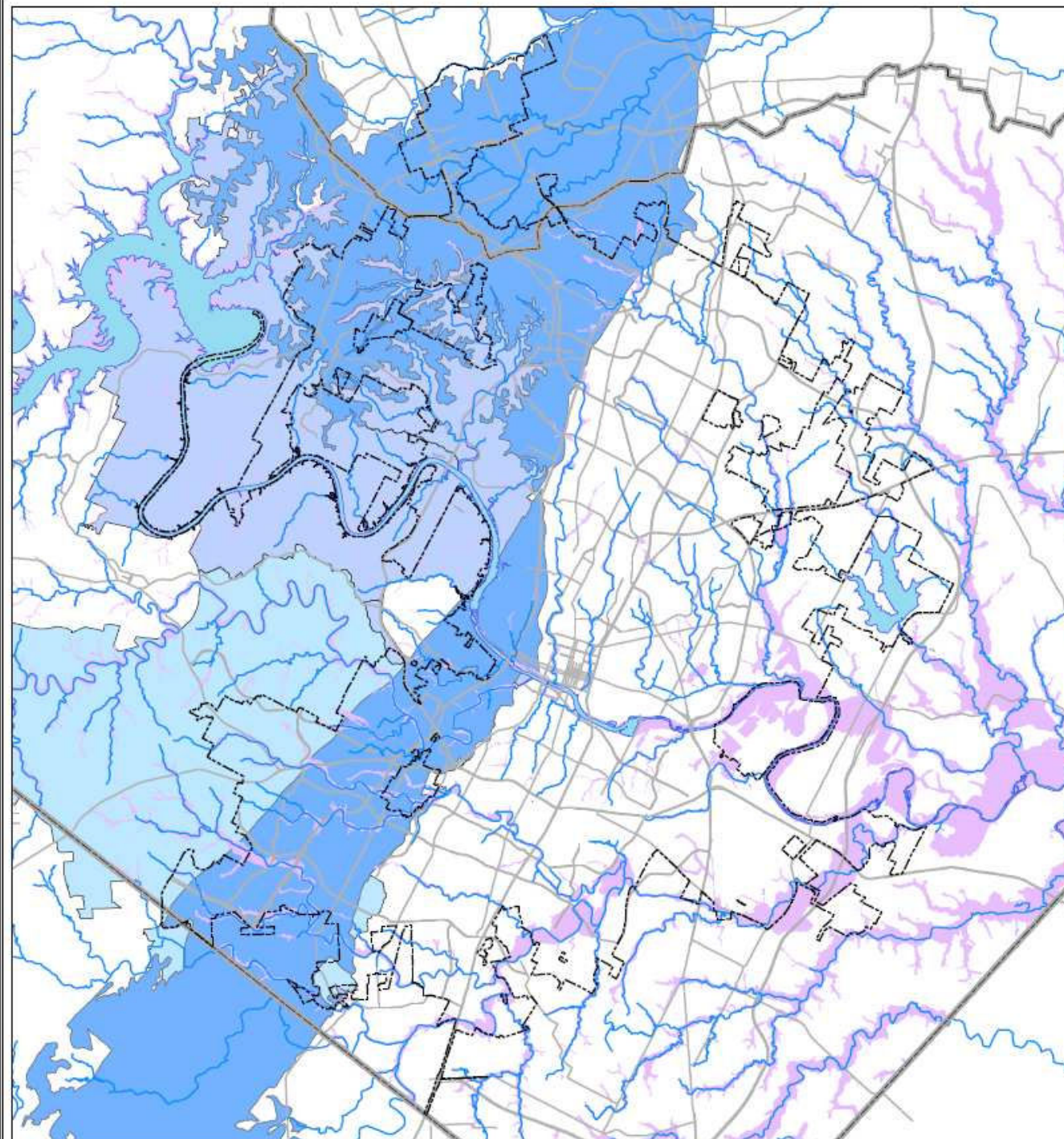


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WATER QUALITY AND WATER HAZARD AREAS

Figure 3-5
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

-  Edwards Aquifer Recharge Watersheds
-  Water Supply Watersheds
-  Edwards Aquifer Recharge Zone
-  Proposed FEMA Floodplains
-  City of Austin - Full Purpose

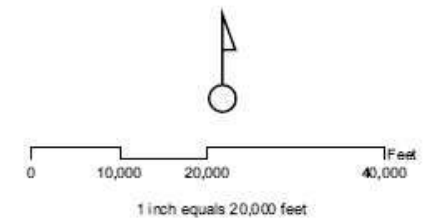
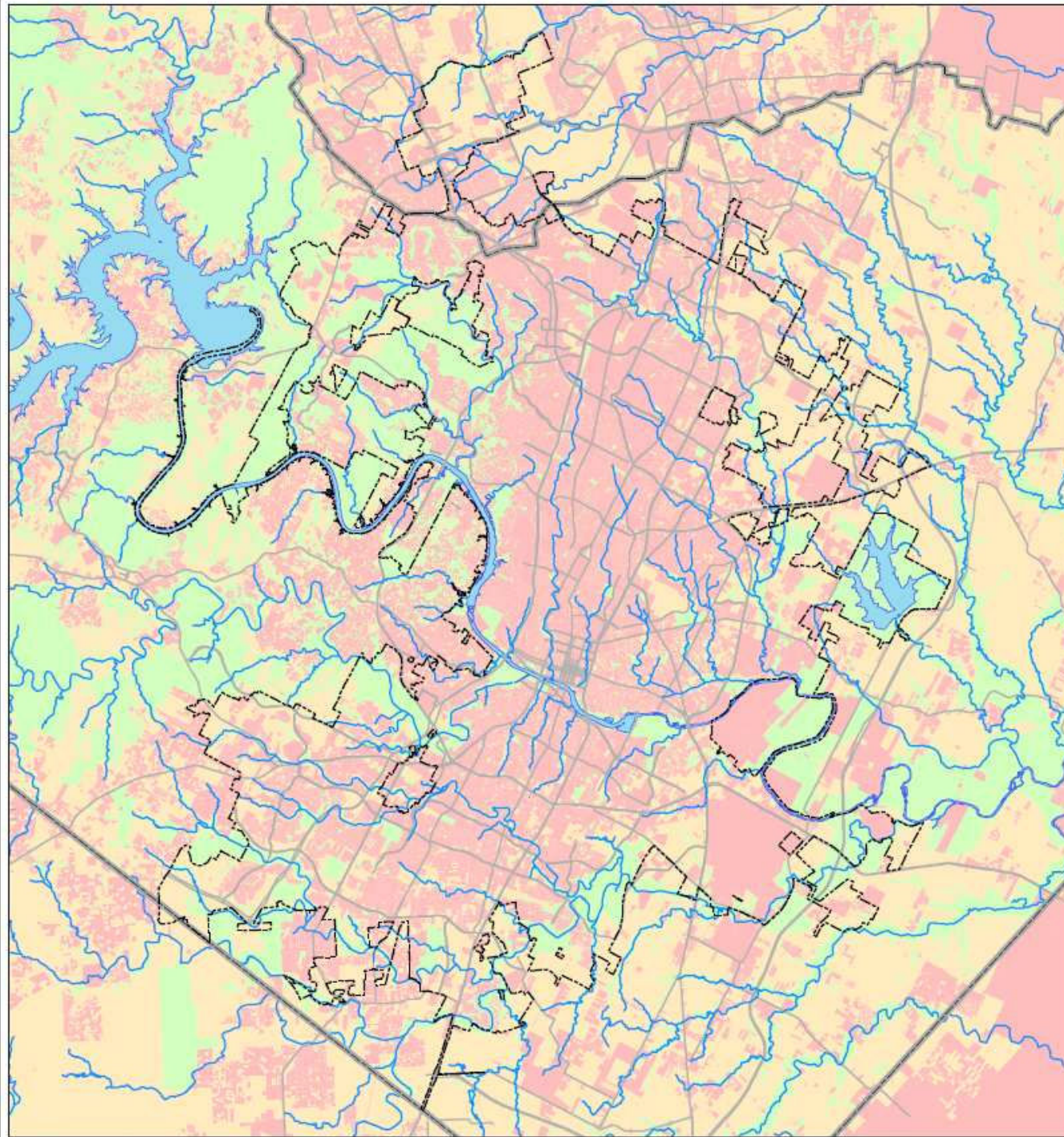


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ENVIRONMENTAL DEVELOPMENT LIMITATIONS

Figure 3-7
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

-  Developed Areas
-  Undeveloped with Limitations
-  Undeveloped without Limitations

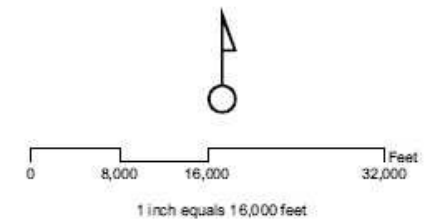
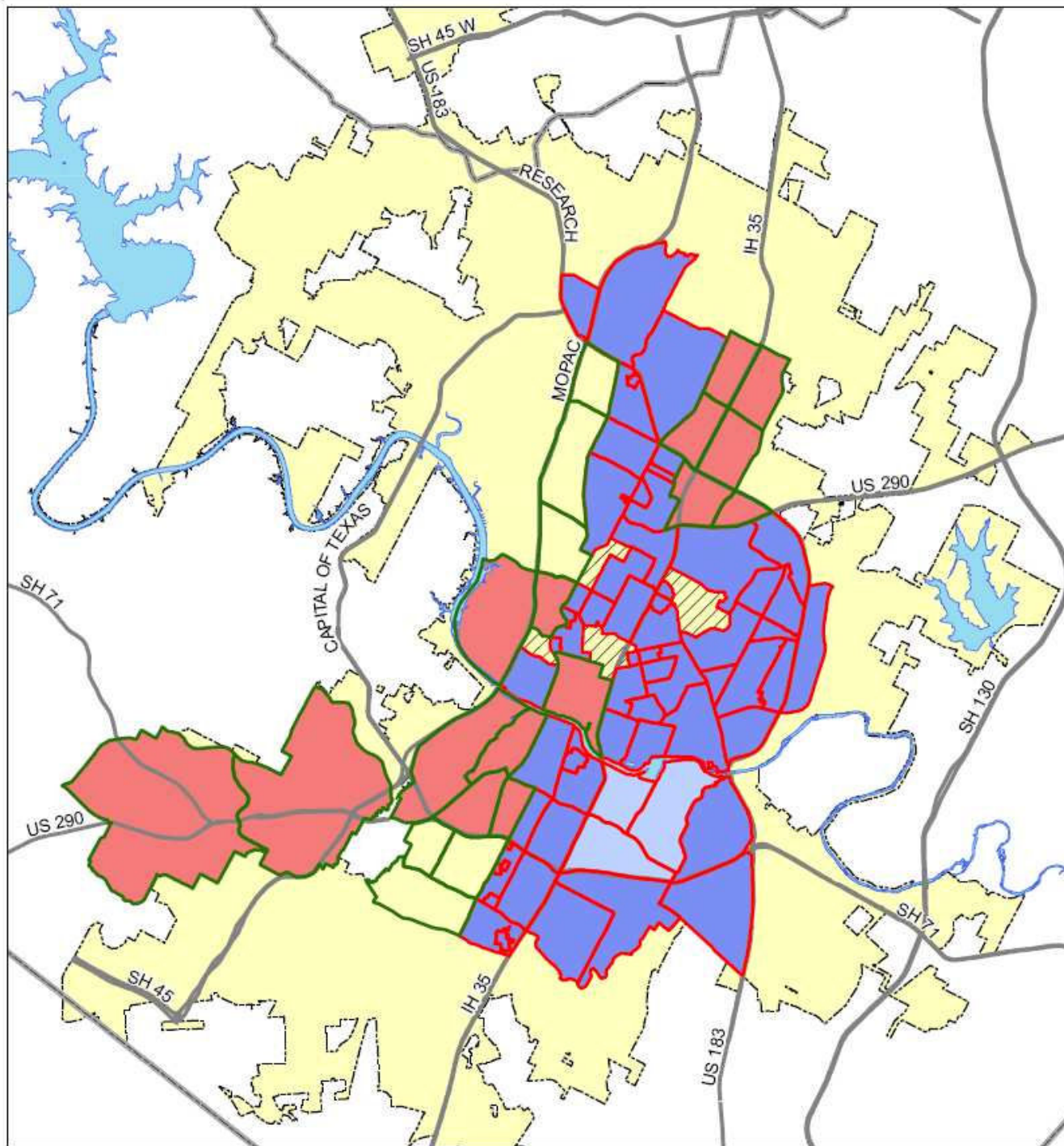


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NEIGHBORHOOD PLANNING AREAS

Figure 3-9
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

-  Neighborhood Planning Areas (NPA)
-  Neighborhood Plan Combining District (NP)
-  Approved With Zoning
-  Plan Partially Approved
-  Planning Underway/Approved to Begin
-  Non-Neighborhood Planning Area
-  Future Plan Areas - Full Purpose Limits



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WATERSHED REGULATION

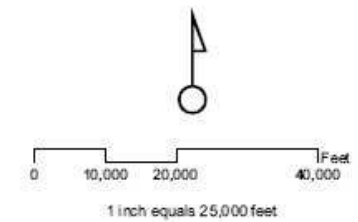
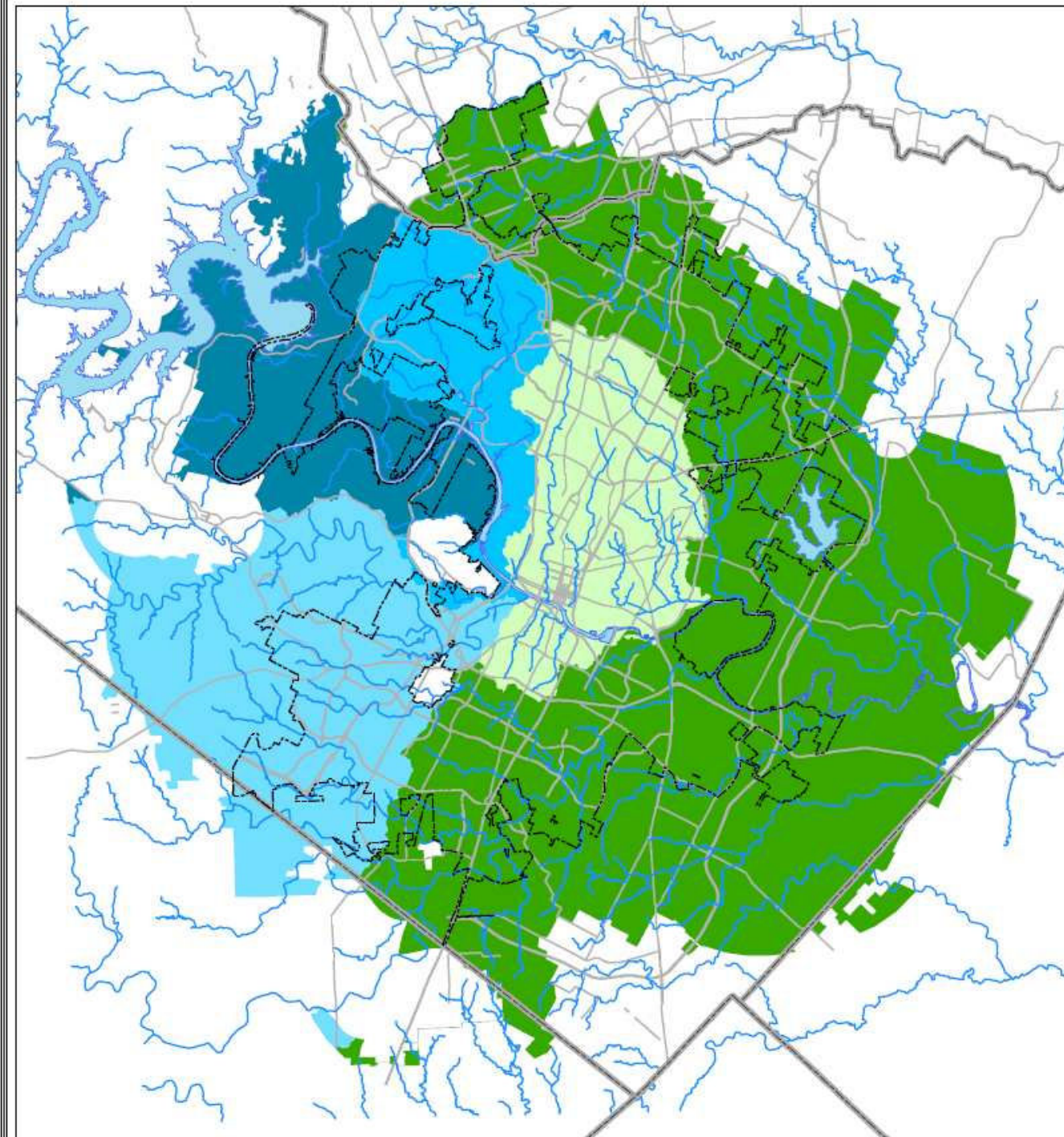
Figure 3-10
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

Desired Development Zone

- Urban
- Suburban

Drinking Water Protection Zone

- Barton Springs Zone
- Water Supply Suburban
- Water Supply Rural

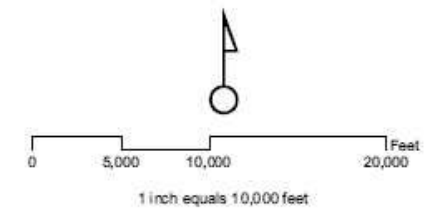


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FUTURE LAND USE

New Figure 3-11
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

- Agriculture
- Rural Residential
- Single-Family
- Higher-Density Single-Family
- Mobile Homes
- Mixed Residential
- Multifamily
- Commercial
- Mixed Use
- High Density Mixed Use
- Warehouse/Limited Office
- Office
- Mixed Use/Office
- Major Planned Development
- Industry
- Major Impact Facilities
- Civic
- Recreation & Open Space
- Environmental Conservation
- Transportation
- Utilities



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Chapter 4: Growth Management Addendum

Overview

Introduction

Chapter Four—Growth Management of the Austin Tomorrow Comprehensive Plan (ATCP) discusses a four-part implementation strategy. The first element is the preferred growth pattern. The second sets forth a series of principles and policies to realize the preferred scenario. The third establishes monitoring and reporting mechanisms to evaluate the plan's progress. The fourth is a capital improvement policy to promote the preferred growth scenario.

The Desired Growth Pattern

The ATCP planning process proposed three possible futures. The first was **Current Trends**. This scenario projected existing development patterns into the future. The second, **Redistribution**, premised future development in areas with high levels of development suitability (as discussed in Chapter Three) and discouraged development in areas such as steep slopes, environmentally sensitive areas, and farmland. The third, **Limited Expansion**, proposed a more dense urban form with growth located in high density nodes within the central city.

These growth scenarios were deemed, for various reasons, inappropriate for Austin. The Current Trends growth pattern was determined to be unacceptable due to conflicts with significant elements of the ATCP such as preservation of open space, protecting sensitive areas, and managing growth. Redistribution was considered to have merit because of its alignment with significant portions of the ATCP relating to development suitability. However, this growth pattern would neither provide for a more efficient provision of City services nor promote a more efficient transit system. Limited Expansion was considered to have merit because it would support transit and a more efficient provision of services and utilities. It was not adopted due to "...the city's lack of exposure to the density concentrations proposed" and the concern that its benefits would not outweigh the "...potentially undesirable side effects of high density centers." (ATCP, p 145)

A compromise, fourth scenario was adopted, **Directed Expansion and Inner-City Development**. This growth pattern combined the meritorious elements of the Redistribution scenario and the Limited Expansion scenario.

With its adoption, two additional provisions were added. The first stated that underutilized inner-city land should be redeveloped. The second strongly recommended that redevelopment for additional housing choices should not adversely affect established neighborhoods.

“The growth pattern, Directed Expansion and Inner-City Development, was selected to further urban development that is sound and consistent with the Goal’s Program and a healthy, vital economy. All policy options, ordinance revisions, capital improvement programming and development decisions should facilitate the implementation of this pattern.” (ATCP, p. 145)

The Directed Expansion and Inner-City Development scenario was further refined through the establishment of five growth areas. These areas describe where new development and redevelopment are desired (Priority Growth Area I, II, and III) and where they are not (Areas IV and V). For each of these areas a set of policy principles are set forth to guide development. These areas are illustrated on the ATCP Growth Area map.

Priority Growth Area I

This area includes Downtown and the adjacent neighborhoods. Underutilized and vacant tracts are recommended for more intense development.

Priority Growth Area II

This area included those areas outside of Priority Growth Area I and within the 1977 City of Austin corporate boundaries where City services and utilities were then available. New development is encouraged on underutilized and undeveloped land. Precautions should be taken safeguard existing neighborhoods from the potential detrimental effects of new development.

Priority Growth Area III

This area includes the north-south corridors outside of Priority Growth Areas I and II which are environmentally suitable.

Area IV

The area is located in the hills to northwest and southwest of the Priority Growth Areas. Although environmentally sensitive, the State of Texas and Austin had made commitments to provide roads and utilities to the area.

Area V

This area was deemed the least suitable area for new development due to its distance from the priority growth areas and poor suitability for new development. Development in this area would continue trends toward urban sprawl.

Monitoring and Reporting

Included in Chapter Four are recommended monitoring and reporting mechanisms to assess the plan. This schedule included interim and comprehensive reports to be made on alternating years. Every six years the city should reevaluate the plan by creating new scenarios. After fifteen years, a community involvement process should reevaluate community goals. The plan recommends instituting neighborhood planning as a means to develop more specific area plans. These plans should address housing, land use, zoning, transportation, and other City facilities and services. In addition, neighborhood plans should inform the goal reevaluation process.

Capital Improvement Expenditures

As part of the preferred growth strategy, the ATCP articulates how capital improvement expenditures should be connected to the components of the comprehensive plan. The ATCP states that growth should be managed by directing new development toward suitable locations through infrastructure expenditures. Infrastructure and other capital improvements should be withheld for development in inappropriate areas (Areas IV and V). The plan recognizes the spread of low-density development into these unsuitable areas is encouraged by roads, highways, and water and wastewater lines—facilities altogether or in part constructed using public monies.

Future capital improvement expenditures should be mindful of the effects of urbanization upon the environment. Prior to these expenditures the possible effects should be examined and the ensuing reports contain the following:

- A survey of existing land use, environmental, and cultural characteristics
- An estimate of the supply of economically developable land and the impact the capital expenditure will have on the land
- An estimate of the demand for development and the effect the improvements will have on that demand in terms of amenities, access, and cost
- An estimate of the consequences of expected land use changes in terms of natural and urban resources.

- The results of these evaluations should be compared with the goals contained in Chapter Two and any applicable neighborhood plans.

City of Austin Growth Management Policies, 1979 to 2008

Implementing the ATCP Vision

Chapter Four—Growth Management of the ATCP establishes a guide for the future. It provides policy principles and a map delineating areas where the City should and should not grow. It establishes timetables for review and update of the plan. It also articulates a broad capital improvement policy to direct development away from unsuitable areas.

In the almost three decades since the adoption of the plan, the City of Austin has implemented a number of policies, initiatives, and ordinances that implement the intent and the specifics of the ATCP. The four policy areas that these items are grouped into reflect priorities expressed in the plan:

- The Environment
- Downtown
- Neighborhoods
- Compact City/Density.

The Environment

Watershed Protection

Over the last three decades there is no single issue that has affected and driven Austin politics, land use, and development policies more than the environment—specifically surface and ground water quality. Beginning in the early 1980s and into the 1990s, successive ordinances, policies, and initiatives relating to water quality were passed. The first of these (Lake Austin Watershed Ordinance [1980], Barton Creek Watershed Ordinance [1980], Williamson Creek Watershed Ordinance [1980], and the Lower Watersheds Ordinance [1981]) addressed water quality in the areas affecting the drinking water supply by establishing impervious cover limitations, requiring structural controls, waterway setbacks, and density limits. The Comprehensive Watersheds Ordinance (1986) superseded previous watershed ordinances and extended water quality protection

throughout the City of Austin to all but the urban watersheds. The Urban Watershed Ordinance (1991) addressed issues in the more developed areas of Austin. The Save Our Springs (SOS) Ordinance (1992) was adopted by referendum and placed more stringent requirements for development occurring in the contributing and recharge zones for the Barton Springs Zone of the Edwards Aquifer.

In June 2001, Phase One of the Watershed Protection Master Plan was completed. The plan prioritizes service needs and focuses on problems identified through the plan development process. The process inventoried existing watershed problems and gauged the effects of future urbanization over the next forty years in seventeen of Austin watersheds: twelve urban watersheds, and the Barton, Bull, Country Club, Walnut and Williamson Creek watersheds. Based on the results of the planning process, the Master Plan identified the need to implement an array of solutions for the different watersheds. The most significant findings of the plan recommended the construction of new or improved integrated watershed protection facilities including detention and water quality ponds, storm drain upgrades, channel stabilization projects, and other flood, erosion and water quality controls.

Scenic Preservation

The rapid pace of growth in the 1980s and the changing views of the landscape prompted a series of changes to the City of Austin Land Development Code to address the preservation of scenic vistas and other significant viewsheds. The majority of these ordinances addressed the increasing urbanization along major roadways to the west of the City: the Principal Roadway Areas Ordinance (1983), the Capital of Texas Highway/Loop 360 Ordinance (1984), the 2222 Ordinance (1984), and culminating with the Hill Country Roadway Ordinance (1985) which consolidated all of the previous scenic view ordinances.

Preserve Land

Having established development regulations in watersheds throughout the City, the focus of Austin's environmental efforts shifted toward the acquisition and preservation of environmentally significant lands. These included the acquisition of endangered species habitat and the purchase of land and easements within the contributing and recharge zones of the Barton Springs segment of the Edwards Aquifer. In the mid-1990s the City of Austin, along with Travis County, the Lower Colorado River Authority, the Travis Audubon Society, the Nature Conservancy of Texas, other non-profit organizations, and private landowners entered into a partnership, the Balcones Canyonlands Conservation Plan (BCCCP). The purpose of the BCCCP is to acquire and preserve lands in the Hill Country to foster the protection of eight endangered species. Soon after the establishment of the BCCCP, the City of Austin passed several large bond packages to acquire environmentally

sensitive land to the west and southwest of the City. The Water Quality Protection Lands Program (2002) purchased land or easements in the contributing and recharge zones of the Barton Springs zone of the Edwards Aquifer to conserve and maintain Austin's water quality. Figure 4-1 shows the areas acquired for the programs mentioned above.

Smart Growth Initiative

Toward the end of the 1990s, the City embarked on its Smart Growth Initiative with the goals of minimizing damage to the environment and creating a more livable city. A central tenet of Austin's Smart Growth policies was the establishment of the Drinking Water Protection Zone (DWPZ) and the Desired Development Zone (DDZ), which are also indicated in figure 4-1.

The DWPZ is located to the southwest, west and northwest of Austin and is where development is discouraged. This area includes

- Watersheds that supply a portion of Austin's drinking water
- Endangered species habitat
- The Barton Springs zone of the Edwards Aquifer
- Steep slopes and shallow soils of the hill country not suited for intensive development.

The DDZ is where the city wanted to direct future growth and encompasses roughly the eastern two-thirds of Austin including the most highly urbanized areas of the city such as downtown, Central Austin and the University of Texas.

The DWPZ and DDZ were also incorporated into the Land Development Code. Development fees for projects in the DDZ are lower than those for projects in the DWPZ.

Austin Climate Protection Plan

More recently, as climate change has become a more pressing issue, the City is undertaking aggressive steps to address this emerging concern on a local and regional level. The Austin Climate Protection Plan proposes to make Austin a leading city in the nation in the fight against global warming. The broad elements of the plan to reduce greenhouse gas (GHG) emissions include:

- **Municipal Plan.** Makes all COA facilities, fleets and operations totally carbon-neutral by 2020.
- **Utility Plan.** Implements the most aggressive utility GHG-reduction plan in the nation through dramatic increases in conservation, efficiency and renewable programs; requirements for carbon neutrality on any new generation; and by early retirement of existing utility GHG emissions.
- **Homes and Buildings Plan.** Makes Austin building codes for both residential and commercial properties the most energy efficient in the nation.
- **Community Plan.** Develops a comprehensive plan for reducing GHG emissions from sources community-wide.
- **“Go Neutral” Plan.** Provides mechanisms for all businesses and individuals to reduce their carbon footprint to zero.

Downtown

Austin's Downtown, indicated in figure 4-2, is the largest employment center in Central Texas. It houses the State of Texas Capitol building, State of Texas offices, private sector offices, retail, and a growing residential population. In times past, it was the region's largest retail destination and employment center. Recognizing its importance, the ATCP places Downtown in the middle of Priority Area I. Over the last three decades, Downtown has figured prominently in City of Austin development policies. These fall into two categories. The first group addresses area-specific parts of Downtown and the second affecting Downtown as a whole.

Area-Specific

Austin's Central Business District is a collection of larger and smaller places that come together to form Downtown. Over the last three decades, a number of policies, ordinances, and initiatives have been enacted to address a wide range of issues across Downtown. Among the most wide-reaching of these are the efforts associated with Town Lake (now Lady Bird Lake). These culminated with the adoption of the Waterfront Overlay Ordinance (1986). The Rainey Street neighborhood located in the southeast corner of Downtown has been the subject of numerous planning efforts (1980, 1985, and 2005). Other areas of focus include the East 6th Street Entertainment District (1994 and 2004), the Convention Center (1990), and the area surrounding the decommissioned Seaholm Power Plant (2000). Figure 4-2 shows some of these important places.

Downtown-Wide

Concurrent with focused planning efforts in Downtown, more wide-scale planning was also underway. The Downtown Austin Public Improvement District (PID) (1993) was established to provide constant and permanent funding to implement downtown initiatives. The Great Streets Program (1996) provided a mechanism to fund improvements in the public right of way such as wider sidewalks, street trees, and other amenities to create a more pedestrian-friendly Downtown. The Central Urban Redevelopment Combining District Combining District (CURE) (1999) was created to promote stability of neighborhoods in the central urban area and provide more liberal site development standards to accomplish this goal. The Downtown Austin Design Guidelines (2000) provided recommendations for all downtown development and redevelopment projects by both the public and private sector and directed City staff to continue developing a plan to integrate the Guidelines into the City of Austin's overall project review process.

Neighborhoods

Over the past three decades, neighborhoods and neighborhood issues have been a significant element in the City of Austin's development policies. Chronologically, neighborhood-oriented policies fall within three broad time frames—the early 1980s, the late 1990s, and the 2000s.

Early 1980s—Area Studies and Preservation

Between 1982 and 1986, the City Council adopted a series of area studies (one additional study was adopted in 1993). Contentious zoning cases and other issues related to land use and growth spurred the creation of these studies. Once adopted by the City Council, these plans provided the basis for land use and zoning decisions.

In response to inner-city development pressures in the early 1980s, the City took two measures to preserve the character of these older, more established, and in some instances, historic parts of the City. The first was the adoption of the Inner City Neighborhoods Ordinance (1984). This ordinance designated several inner-city Austin neighborhoods (Bryker Woods, Heritage, North University, Old West Austin, Hyde Park, and Fairview Park) as “protected inner-city neighborhood(s)”. This designation would require a site plan for any new construction that was neither a single-family house nor a duplex. The second effort was the Historic Structure Survey (1984). This study surveyed all structures that were within the city limits prior to 1935 and established a rank for further research if a remodel or demolition request is received for a structure contained in the survey. Some of these structures are protected with an historic landmark designation, and are shown in figure 4-3 along with National Register Historic Districts.

The Downtown building boom of the early 1980s raised concerns that new construction could obscure views of the Texas State Capitol. To address these issues, the Capitol View Corridor Ordinance was passed. It established view corridors where no new construction could obstruct the view of the Texas State Capitol from certain vantage points throughout the city.

Late 1990s—A Closer Look at Neighborhoods

Beginning in the late 1990s the City of Austin focused more resources on neighborhood issues. The scope of these efforts ranged from restricting new intense commercial and industrial uses in East Austin, to initiating neighborhood plans and revitalizing ailing commercial corridors.

The East Austin Overlay (1997) restricted a number of industrial and other intense commercial uses in a large swath of East Austin. This area of the City historically has been home to significant numbers of Austin's African-American and Hispanic communities. Under Austin's first comprehensive plan in 1928, minorities and industrial and other intensive commercial uses were directed into East Austin. The Overlay sought to restrict locating industrial uses in these minority neighborhoods.

Austin's first neighborhood plan was adopted 1998 and over the ensuing decade, more than three quarters of Austin's urban core neighborhoods were included in adopted neighborhood plan. A recommendation of the ATCP, the neighborhood planning process allows stakeholders to work together to create a vision and a plan for their communities. The plans cover land use, transportation, urban design, parks and open space, and, on occasion, special topics specific to a particular neighborhood. Figure 3-9 indicates the neighborhood planning areas.

In the late 1990s the Austin City Council adopted the East 11th and 12th Streets Urban Renewal Plan. This regulating document proscribes redevelopment standards to these two roadways, which are shown in figure 4-2. The plan was devised, in part, by the Austin Revitalization Authority (ARA) and is the organization tasked with promoting the revitalization of these once economically vital East Austin commercial corridors. A Neighborhood Conservation Combining District (NCCD) to further implement the plan was passed in 2007.

The 2000s—Neighborhood Development Pressures

As the local economy recovered from the early decade recession, inner-city neighborhoods began to experience a new wave of redevelopment pressure. Houses in many of Austin's oldest neighborhoods were being demolished and replaced with new houses and duplexes that were, to many people's opinion, out of scale and

character with the surrounding neighborhood. In response to this, a number of ordinances were passed to preserve community character in the face of development pressures.

The Neighborhood Planning Design Tools (2003) and Revised Duplex Regulations (2004) were efforts to regulate the scale, massing and design of new single-family and duplex development in established neighborhoods. The Residential Design and Compatibility Standards (2006), also known as the “McMansion Ordinance”, established new design criteria for single-family houses within the more established parts of the City. The Local Historic District (2007) established criteria and regulations for designating entire neighborhoods as historic districts.

Compact City/Density

An element of the ATCP’s preferred growth scenario was to identify suitable areas for new and redevelopment that would not adversely affect nearby neighborhoods. Beginning in 1997, the City began to actively implement policies to foster a more compact and efficient urban form.

During the late 1990s the City adopted two policies inspired by the New Urbanism planning movement and the Smart Growth movement—the Traditional Neighborhood Development (TND) ordinance and the Smart Growth Initiative. The Traditional Neighborhood Development ordinance (1996) was intended to create, through design regulations, new compact, mixed-use, pedestrian-oriented communities. The Smart Growth Initiative (1999) was adopted to modernize Austin’s long-range plan for growth, managing and directing growth that minimized damage to the environment, and helped build a more livable city. The initiative established the Drinking Water Protection Zone (DWPZ) and the Desired Development Zone (DDZ), which are shown in figure 4-1. It also established policies to encourage development in the DDZ through financial incentives.

With the closing of Austin’s Robert Mueller Municipal Airport (RMMMA) shown on figure 4-4A, the City was provided a unique redevelopment opportunity. After years of community input, the City Council adopted a plan in 2000 that would lead to a walkable, mixed use district providing employment, retail, and residential opportunities. Construction on the former airport site is well underway with a fully functioning children’s hospital, a retail center, and an increasing number of occupied single-family houses.

Stemming from the Smart Growth Initiative, the City adopted the Neighborhood Planning Special Infill Tool Ordinance (2001). This ordinance creates the Neighborhood Plan Combining District (NP) and provides neighborhoods the tools to directly shape new development in their communities. The tools range from allowing

garage apartments on smaller lots, allowing new single-family development on small lots, allowing modest commercial uses in residential areas (indicated in figures 4-4B and 4-4C), to providing several new varieties of mixed use development (neighborhood mixed use building, neighborhood urban center, and residential infill, indicated in figure 4-4A). Stemming from the Neighborhood Planning process, the City developed a corridor planning process. The program was intended to complement Neighborhood Planning by making long-term, coordinated transportation and land use choices along different roadways throughout the city.

Beginning in the mid-2000s, the City began a series of new, more detailed ordinances and planning efforts to manage future growth in a more compact and efficient fashion. Developed as part of the Central Austin Combined Neighborhood Plan process, the University Neighborhood Overlay (UNO) (2004) indicated in figure 4-2 was established to promote high-density, pedestrian-friendly development in the area west of the University of Texas Campus known as West Campus. The Transit Oriented Development (TOD) Ordinance (2005) shown in figure 4-4A was created to establish denser development surrounding commuter rail stops, improve connectivity between the surrounding community and the TOD district, and establish housing affordability goals for new development. As new rail lines are planned, the number of TOD districts will increase. Arising from the Neighborhood Planning process, the North Burnet/Gateway 2035 Master Plan (2007, fig. 4-4A) provides the framework for what could be a second Downtown for Austin. The plan presents the vision and steps required to redevelop the existing low density, auto-oriented and industrial uses into a higher density mixed-use neighborhood that is more pedestrian-friendly and takes advantage of the links to commuter rail transit. Based on a task force's findings, the City Council adopted Subchapter E: Design Standards of the Austin Land Development Code (LDC) also known as the Commercial Design Standards. The purpose of these standards is to improve the quality of commercial development and are applied to a site depending on the type of roadway a site is located. A part of this subchapter includes new rules for mixed use development, Vertical Mixed Use (VMU). Implemented through a community involvement process (2007-2008) and specific LDC amendments, the VMU provisions were established as part of the Commercial Design Standards. The VMU established a building type that required a vertical integration of commercial uses on the ground floor and residential uses on upper floors. The VMU provisions also provide incentives to build more dense projects if affordable housing is a required element of the project. VMU properties are usually located along the Core Transit Corridors, which are also indicated in figure 4-4A.

Growth Management Policies and an Updated Growth Map for Austin

The ATCP's preferred growth pattern, Directed Expansion and Inner-City Development, is expressed by the Growth Areas map and the listed policies for the different growth areas. In the intervening years since the plan's

adoption, the City of Austin has instituted policies, ordinances, and initiatives implementing specific and general elements of the ATCP. Most often, the tendency is to look at these as stand alone items, or at the very least, how they may relate to similar efforts. Occasionally they are viewed in the context of how they fall into individual policy groupings such as environmental, Downtown, neighborhoods, and compact city/density. Rarely are these looked at as components of a broader policy framework—the City’s comprehensive plan. When viewed through the lens of the comprehensive plan, the sum of these actions provides the basis of a policy framework to update the Growth Areas map and move it beyond the generalities of its five growth areas.

An Updated Growth Areas Map for Austin

The ATCP is a visionary document. However, as time has passed, the plan has become dated. As exemplified by the updates in the Chapter Two and the listing of growth and development policies in this chapter, City policies have changed and evolved since the plan’s adoption. Furthermore, new concepts, terms, and issues have entered the policy arena. Since 1979, concepts such as New Urbanism and Smart Growth have afforded new perspectives by which to examine the urban environment. The multi-faceted problem of climate change presents a new collection of problems to address and will create long-term effects that we are only now beginning to comprehend and will likely lead to unanswered and unasked questions as to how we will address this emerging problem.

Although many of the policies adopted since 1979 have addressed elements of the ATCP, they were not entirely successful in establishing the built environment desired by the plan. As seen in the *Single-Family Residential by Year Built, Watershed Regulation Areas* map, figure 4-5, the ATCP’s growth areas map fell short of predicting the plan’s intentions. Instead of occurring in the Priority Growth Areas, much of the residential development since the plan’s adoption occurred in Growth Areas IV and V. Only recently has a substantial amount of new residential development occurred in any of the Priority Growth Areas. Therefore, the existing *Growth Areas* map, while reflecting the intent of the plan, does not reflect the reality of the last three decades.

The *Growth Concepts Map* in Appendix 2 illustrates City of Austin growth management policies since the last comprehensive plan. The map reflects the progression and evolution of the City’s growth and development policies and establishes a foundation on which to create future comprehensive plans as called for by the City Charter. The map is organized into the major growth concepts discussed so far, and also includes additional policies that have a major impact on growth management.

New Growth Concepts Map Components (Appendix 2), along with references to component maps

The Environment (originally referred to in fig. 4-1)

- BCCP and other preserve lands
- DDZ and DWPZ

Downtown (fig. 4-2)

Neighborhoods

- Neighborhood Planning Areas (fig. 3-9)

Compact City/Density.[CC/D]

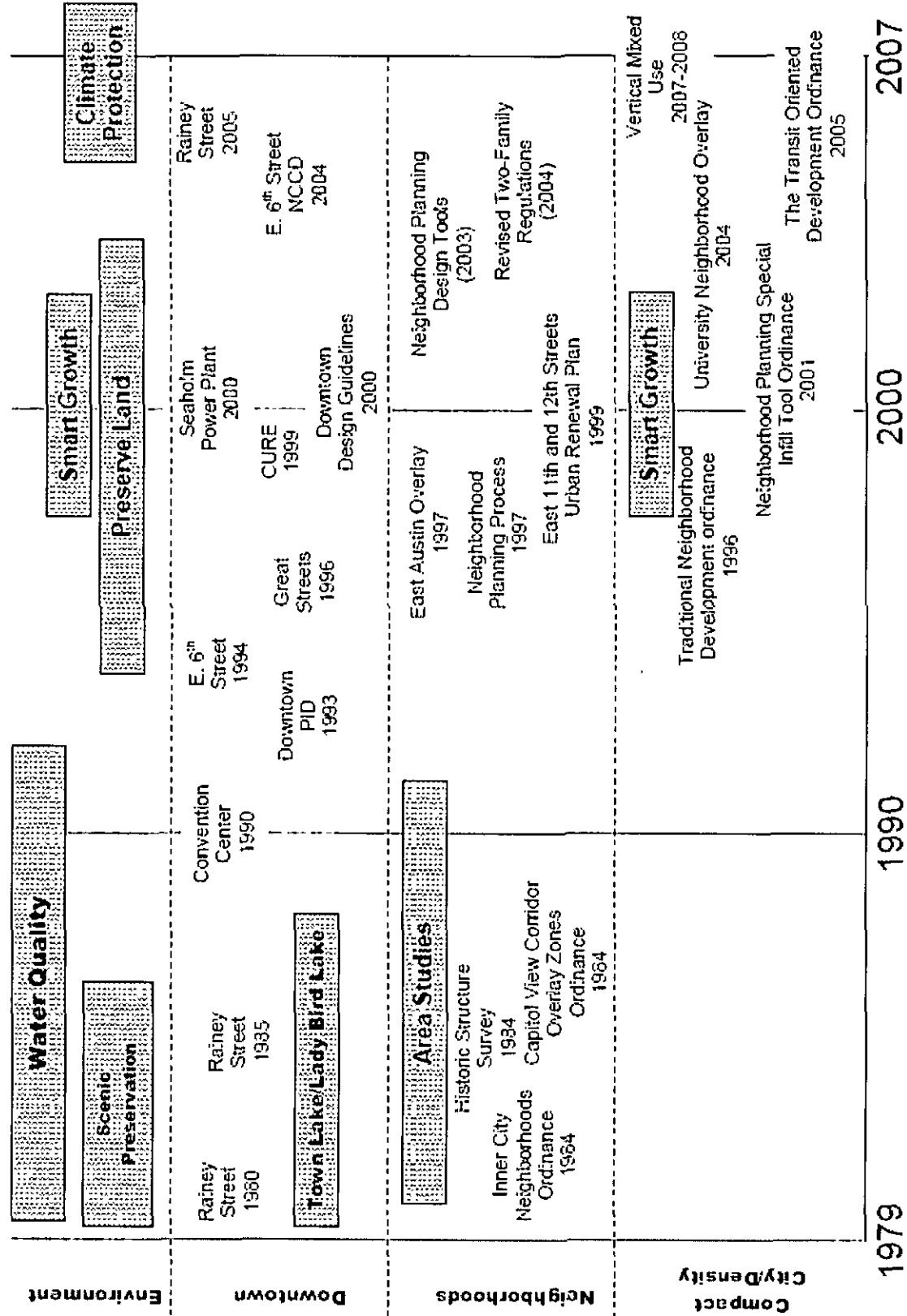
- Robert Mueller Municipal Airport (RMMMA) Redevelopment (fig. 4-4A)
- Neighborhood Plan Combining District (NP) (2001) (fig. 3-9)
 - MUB (lot specific, fig. 4-4B)
 - NUB (lot specific, fig. 4-4B)
 - Residential Infill (lot specific, fig. 4-4B)
 - Cottage Lot (area-wide, fig. 4-4C)
 - Urban Home (area-wide, fig. 4-4C)
 - Small-Lot amnesty (area-wide, fig. 4-4C)
 - Secondary Apartments on smaller lots (area-wide, fig. 4-4D)
 - Corner store (area-wide, fig. 4-4D)
- University Neighborhood Overlay (UNO, fig. 4-2)
- Transit-Oriented Development (TOD, fig. 4-4A)
- Core Transit Corridors and Vertical Mixed Use (VMU) Combining District (fig. 4-4A)
- Airport Noise Overlay Zone (not previously discussed)

The Environment	Downtown	Neighborhoods	Compact City/Density
Lake Austin Watershed Ordinance (LAWO) (1980)	Development Alternatives for the Ramey Area (1980)	Area Studies (1982-1993)	"A-1" Small Lot Ordinance (1983)
The Barton Creek Watershed Ordinance (BCWO) (1980)	Rainey Street Area Update (1985)	Northwest Land Use Guidance Plan (1984)	Traditional Neighborhood Development (TND) Ordinance (1997)
The Williamson Creek Watershed Ordinance (WCWO) (1980)	Town Lake Corridor Study (1985)	Inner-City Neighborhoods Ordinance (1984)	Smart Growth Initiative (1999)
The Lower Watersheds Ordinance (LWO) (1981)	Town Lake Park Comprehensive Plan (1987)	Historic Structure Survey (1984)	
Principal Roadway Areas (PRA) (1983)	Waterfront Overlay (WO) Combining District (1986)	Capitol View Corridor Overlay Zones Ordinance (1984)	
Capital of Texas Highway/Loop 360 Ordinance (1984)			
2222 Ordinance (1984)			
Hill Country Roadway Ordinance (1985)			
Tree Protection Ordinance (1983)			
Comprehensive Watershed Ordinance (CWO) (1986)			

The Environment	Downtown	Neighborhoods	Compact City
The Urban Watersheds Ordinance (UWO) (1991)	Austin Convention Center District Design Guidelines (1990)	East Austin Overlay (1997)	
Save Our Springs (SOS) Ordinance (1993)	Downtown Austin Public Improvement District (PID) (1993)	Neighborhood Planning Process (1997)	
State of the Environment (Instituted in 1996 and reported annually)	Architectural Design Guidelines, 6th Street National Register District (1994)	East 11th and 12th Streets Urban Renewal Plan (1999)	
Balcones Canyonlands Conservation Plan (BCCP) (1996)	Great Streets (1996)		
Sustainable Communities Initiative (SCI) (1996)	Central Urban Redevelopment Combining District (CURE) (1999)		
1998 Bond \$65M for the purchase of land in Barton Creek Watershed			
Parkland Dedication Ordinance (1999)			
Smart Growth Initiative (1999)			

The Environment		Downtown		Neighborhoods		Compact City
2000 Bond \$13.4M for purchase of open space		Downtown Austin Design Guidelines (2000)		Neighborhood Planning Design Tools (2003)		Robert Mueller Municipal Airport (RMMMA) redevelopment (2000)
Watershed Protection Plan (2001)		Downtown Seaholm District Master Plan (2000)		Revised Two-Family Regulations (2004)		Neighborhood Plan Combining District (NP) (2001)
Water Quality Protection Lands (WQPL) Program (2002)		Downtown Austin Mobility Plan (DAMP) (2001)		Residential Design and Compatibility Standards "McMansion Ordinance" (2006)		Corridor Planning (2001)
2006 Bond \$84.7M for park improvements and purchases of parkland		East Sixth Street Public Improvement District (PID) (2004)		Local Historic District (2007)		Parking Ordinance Amendments (2003)
Austin Climate Protection Plan (2007)		Rainey Street Amendments to the Waterfront Overlay (2005)		East 12 th Street Neighborhood Conservation Combining District (2007)		University Neighborhood Overlay (UNO) (2004)
						Transit-Oriented Development (TOD) (2005)
						Commercial Design Standards (2006)
						North Burnet/Gateway 2035 Master Plan (2007)
						Vertical Mixed Use (VMU) Combining District (2007)
						Austin Climate Protection Plan (2007)
						Neighborhood Commercial (LR) Zoning District Amendments (2008)

City of Austin Growth Management Policies: 1979 to 2007



GROWTH MANAGEMENT THE ENVIRONMENT

Figure 4-1
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

Watershed Protection (Smart Growth)

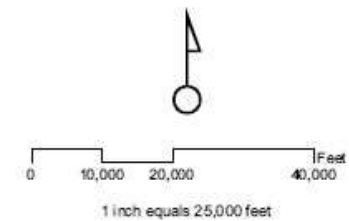
- Drinking Water Protection Zone
- Desired Development Zone

Preserves and Park Land

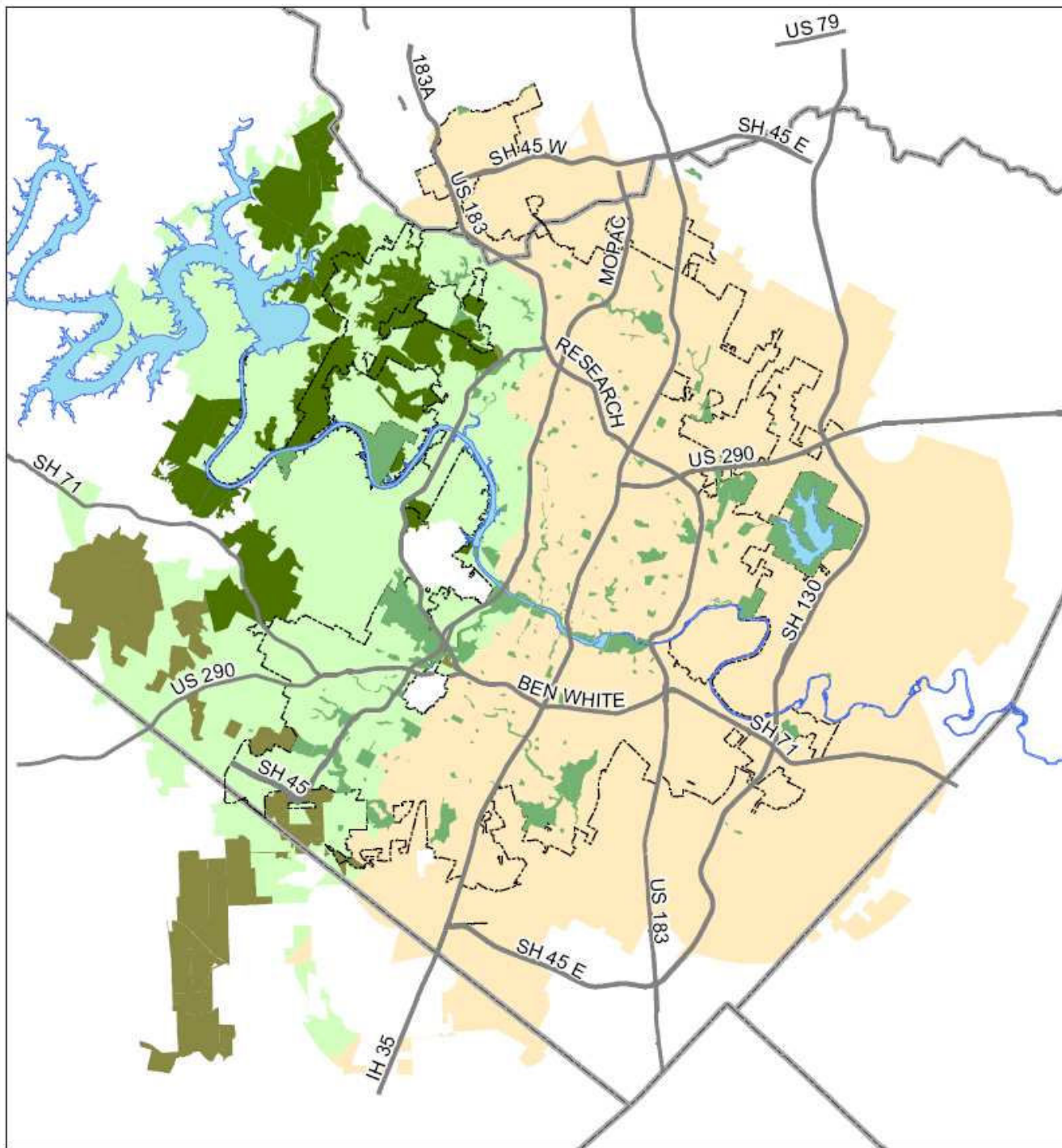
- Balcones Canyonlands Preserve
- Water Quality Protection Lands
- City Parks

Jurisdiction

- City Limits
- County Line



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GROWTH MANAGEMENT DOWNTOWN

Figure 4-2
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

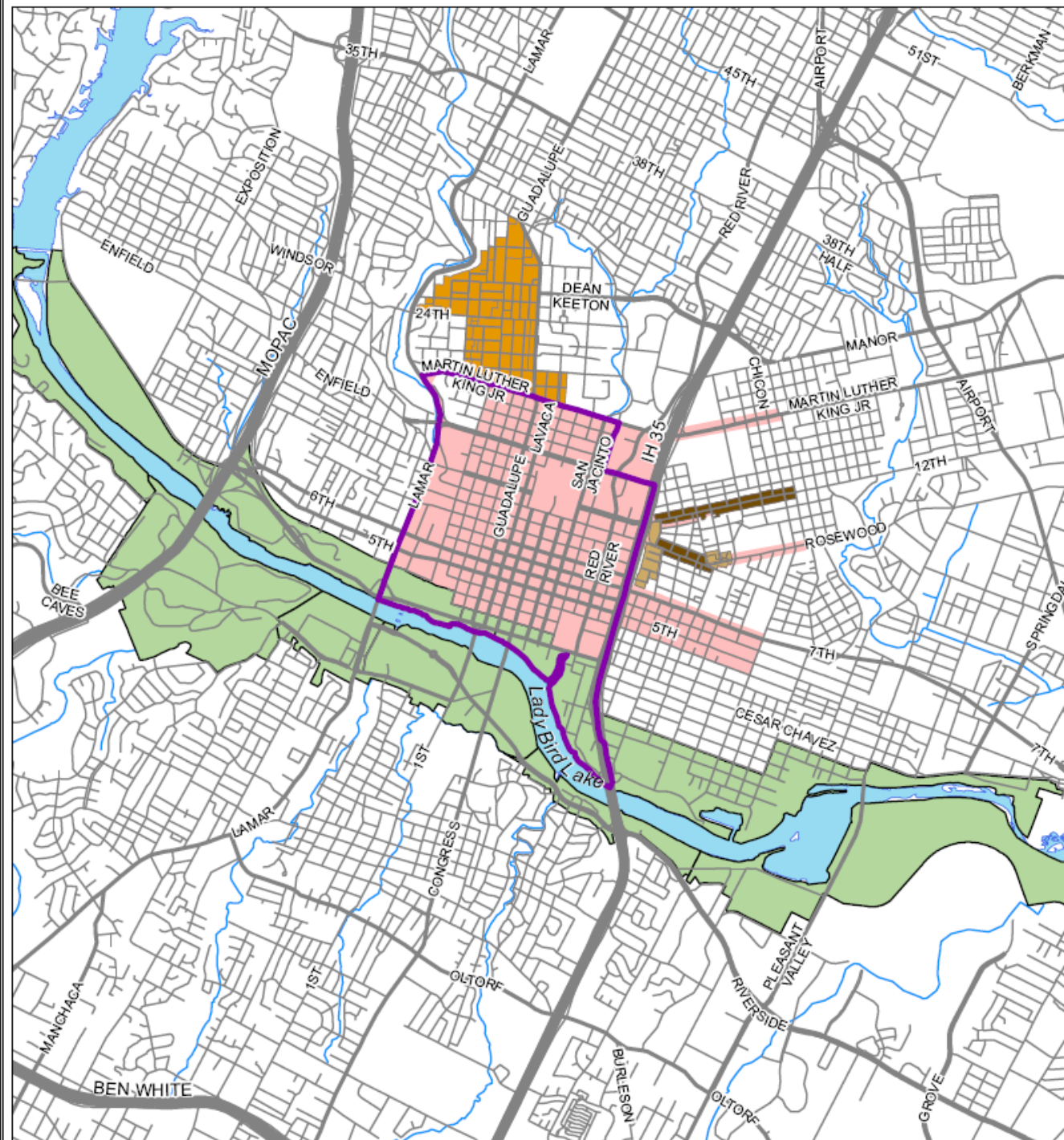
-  Downtown Planning Area
-  Waterfront Overlay District
-  11th - 12th St. Urban Renewal Plan
-  Neigh. Conservation Comb. Dist
-  CURE Zoning District
-  University Neighborhood Overlay

Map Area



0 1,500 3,000 6,000 Feet
1 inch equals 4,000 feet

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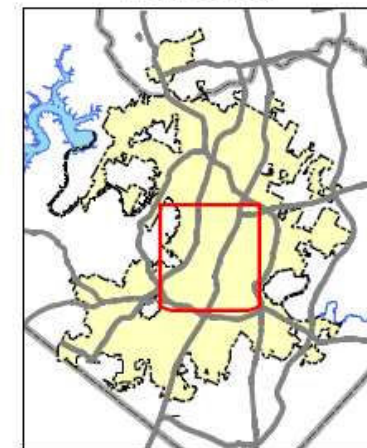


GROWTH MANAGEMENT HISTORIC PRESERVATION

Figure 4-3
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

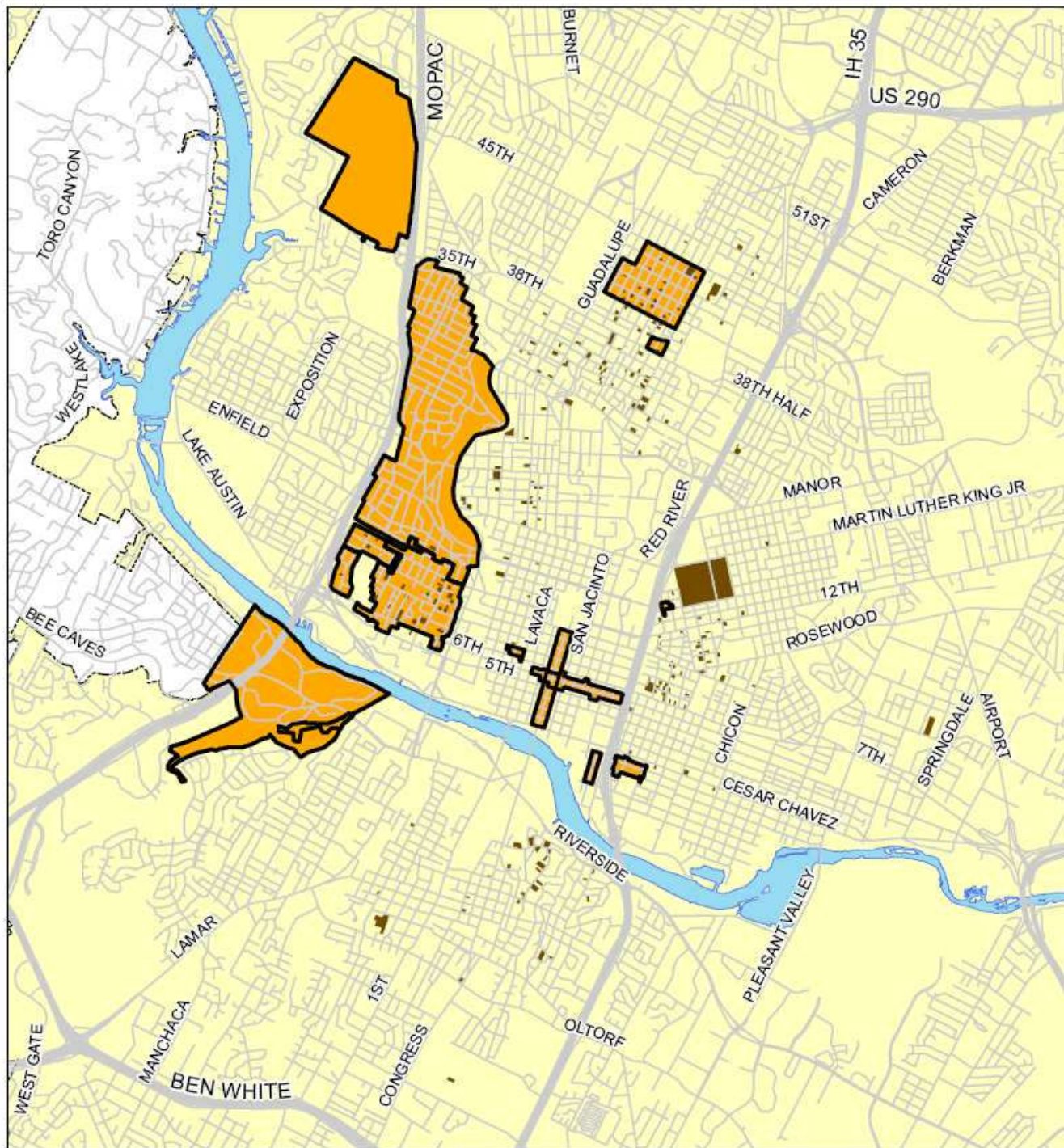
-  Historic Landmarks (some exist outside mapped area)
-  National Register Historic District
-  City Limits

Map Area



0 2,500 5,000 10,000 Feet
1 inch equals 5,000 feet

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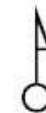


GROWTH MANAGEMENT COMPACT CITY/DENSITY

Figure 4-4A
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

-  Core Transit Corridors
-  Vertical Mixed Use Properties
-  Capital MetroRail
-  Transit Oriented Development Districts
-  Downtown
-  North Burnet Gateway
-  Airport Redevelopment (RMMA)
-  City Limits

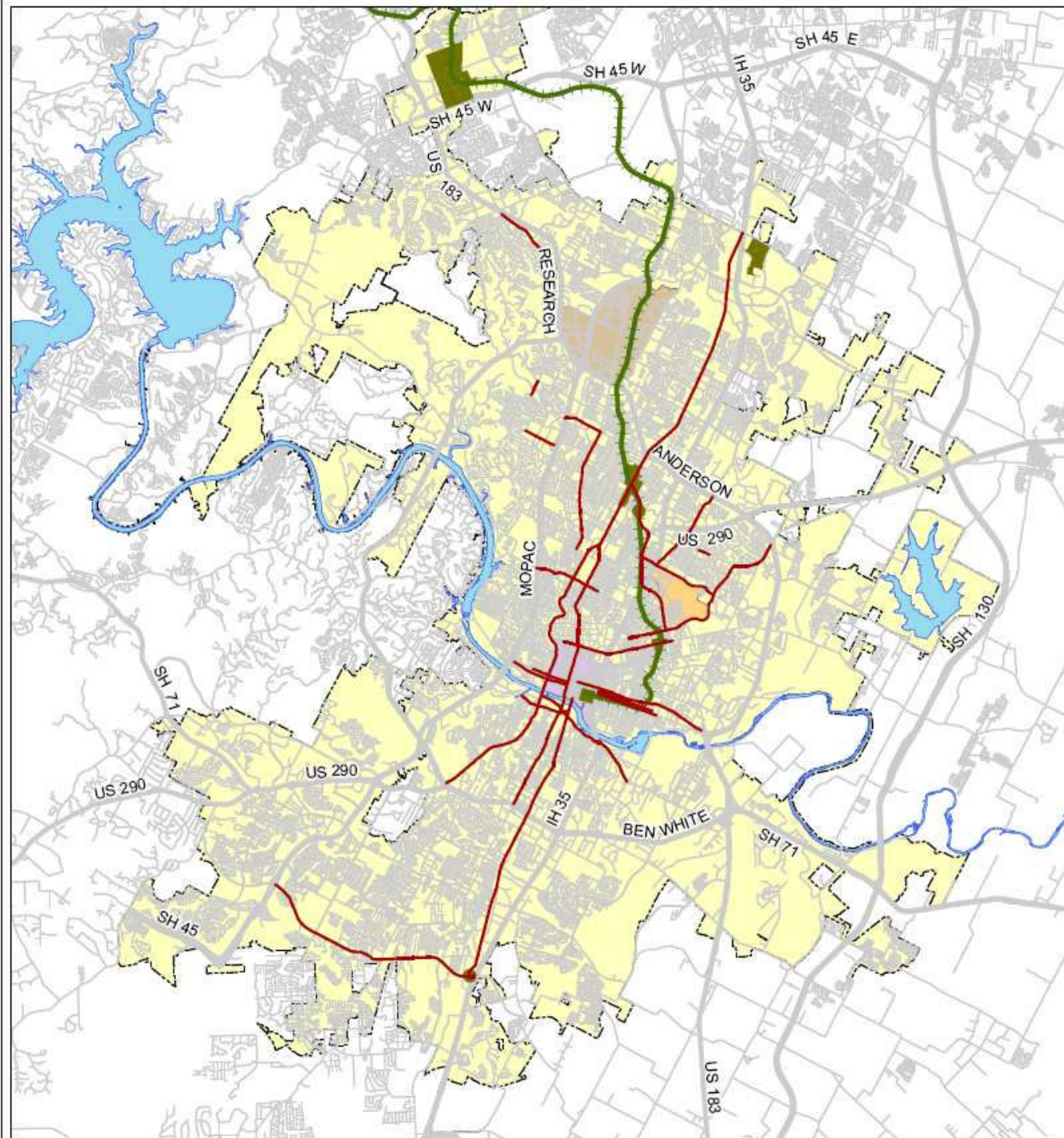
Downtown Area



0 7,500 15,000 30,000 Feet

1 inch equals 18,000 feet

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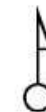
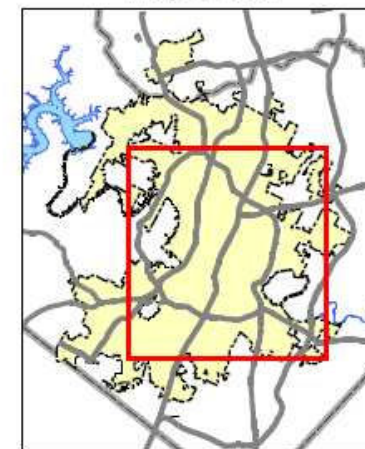


GROWTH MANAGEMENT COMPACT CITY/DENSITY

Figure 4-4B
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

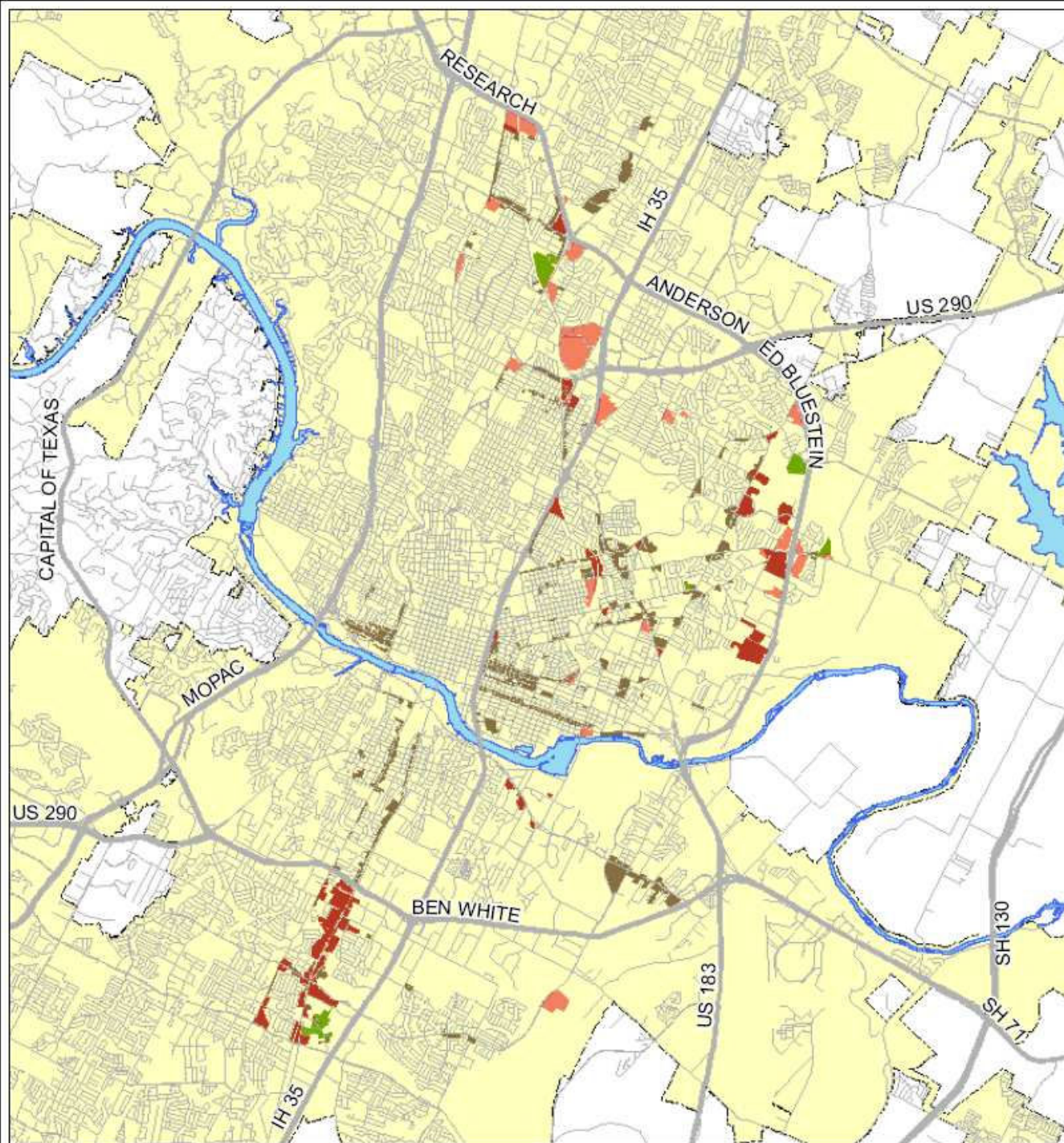
- Residential Infill Option
- Neighborhood Urban Center
- Mixed Use Building Infill Option
- NUC and Mixed Use Building

Map Area



0 5,000 10,000 20,000 Feet
1 inch equals 10,000 feet

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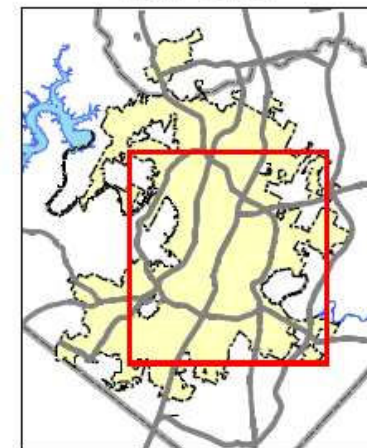


GROWTH MANAGEMENT COMPACT CITY/DENSITY

Figure 4-4C
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

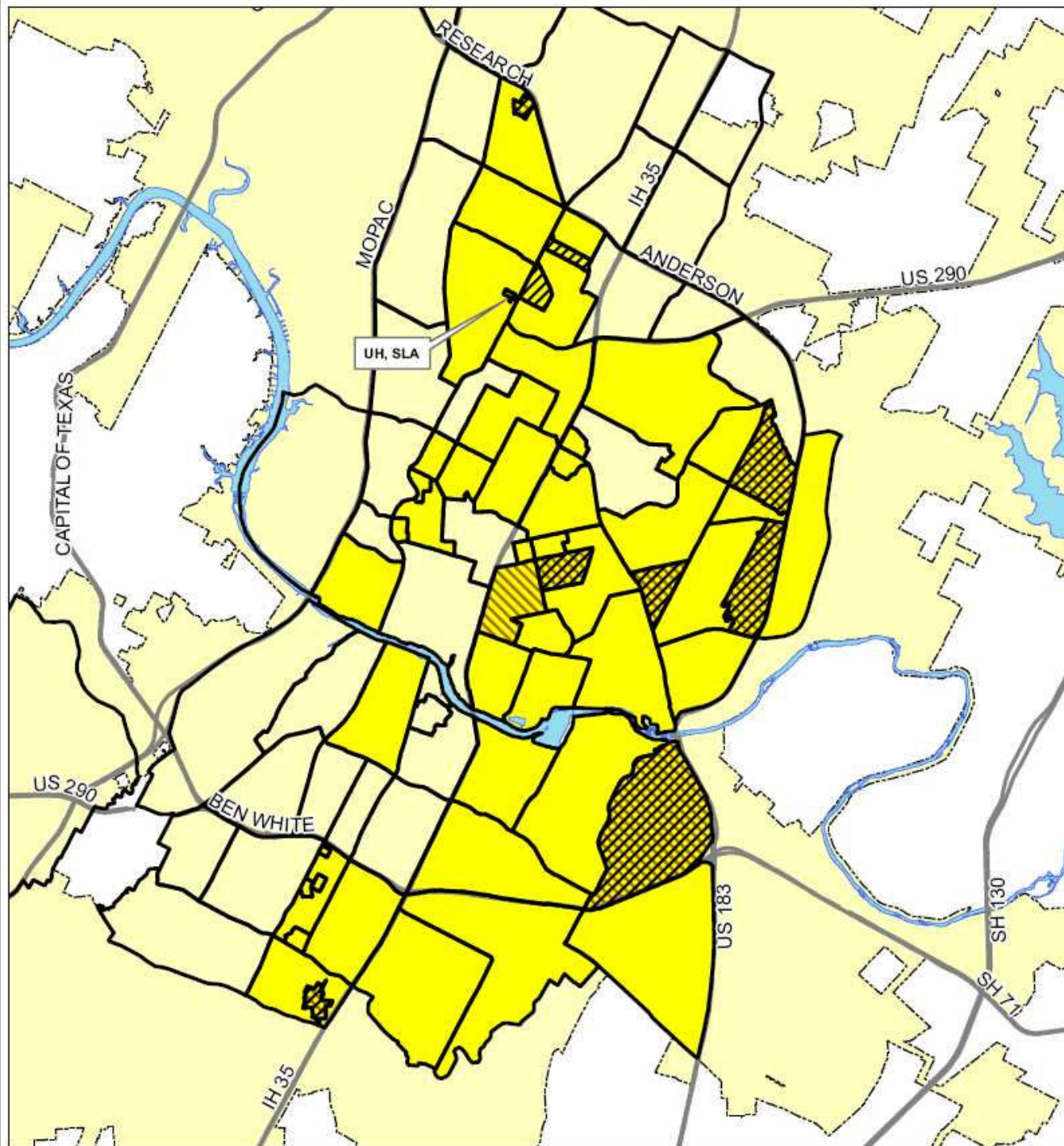
-  Cottage Lot (CL)
-  Urban Home (UH)
-  Small Lot Amnesty Infill Option (SLA)
-  Neighborhood Planning Areas
-  City of Austin - Full Purpose

Map Area



0 5,000 10,000 20,000 Feet
1 inch equals 10,000 feet

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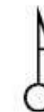
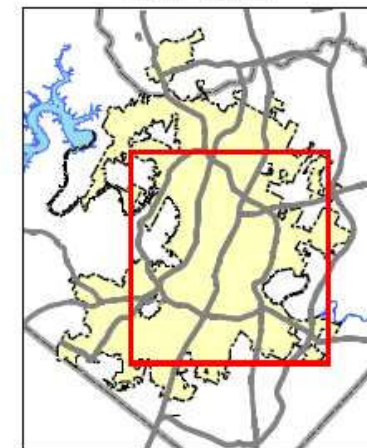


GROWTH MANAGEMENT COMPACT CITY/DENSITY

Figure 4-4D
Draft - Interim Update to
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City of Austin

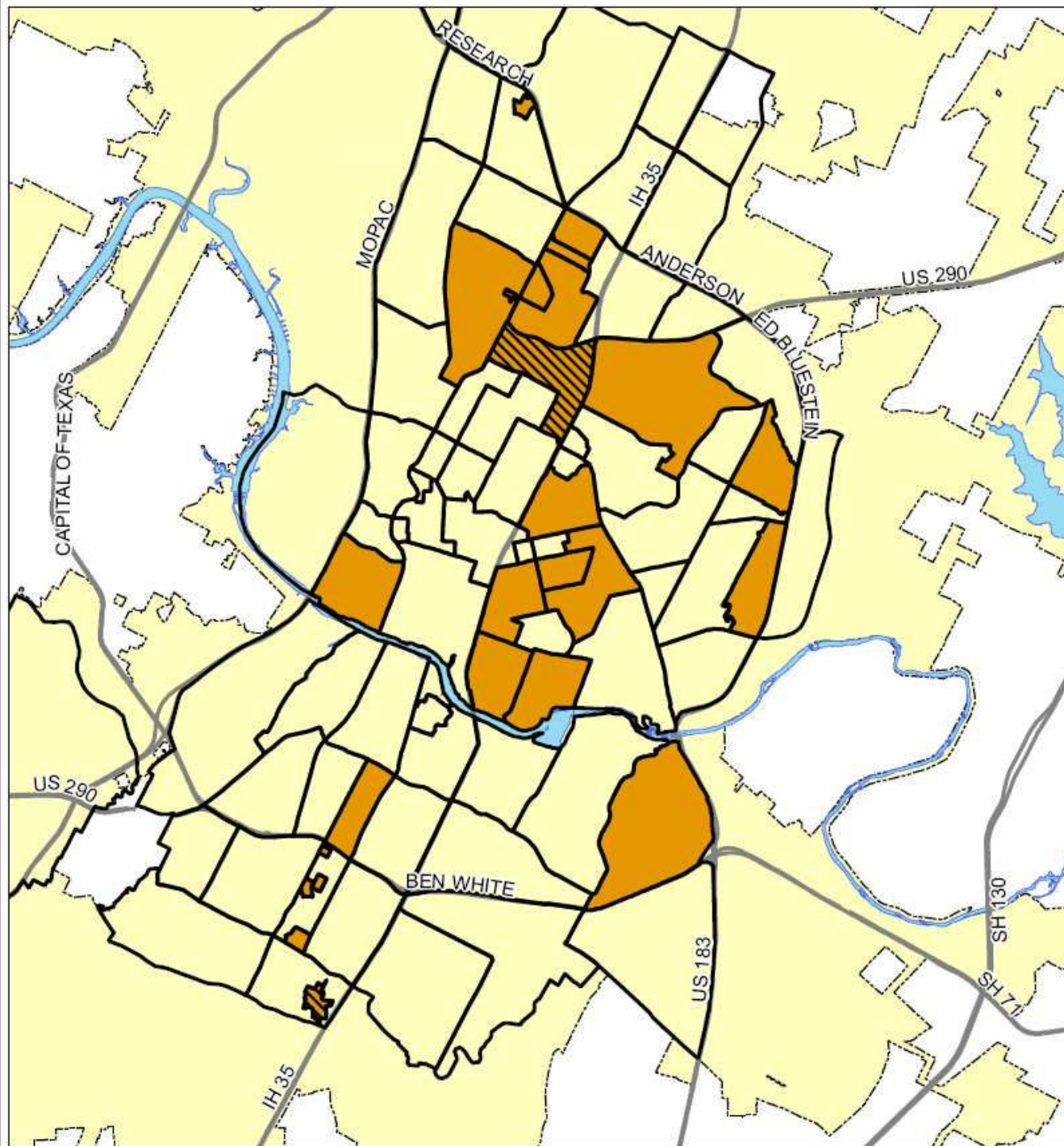
-  Corner Store (CS)
-  Secondary Apartments (SA)
-  Neighborhood Planning Areas
-  City of Austin - Full Purpose

Map Area



0 5,000 10,000 20,000 Feet
1 inch equals 10,000 feet

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SINGLE FAMILY CONSTRUCTION BY YEAR AND WATERSHED REGULATION AREA

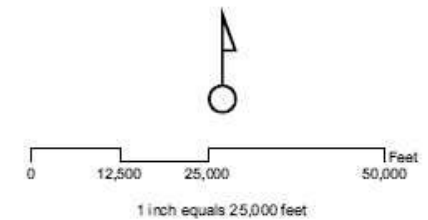
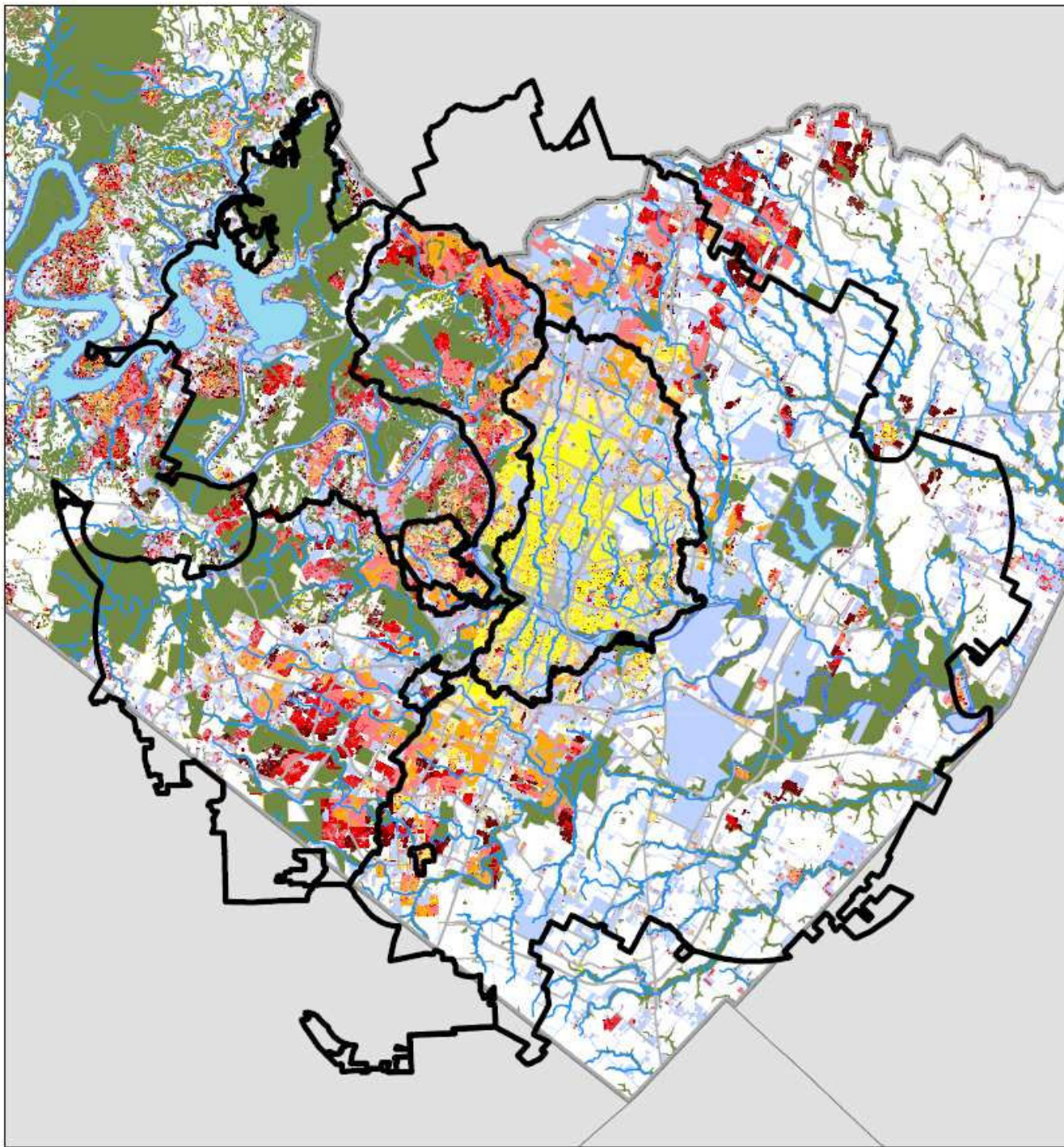
Figure 4-5
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

Development Status

- Other Developed Areas
- Environmental Constraints

Year SF Built

- Prior 1960
- 1960 to 1970
- 1970 to 1980
- 1980 to 1990
- 1990 to 2000
- 2000 to 2007
- No SF Data
- Travis County
- Watershed Regulation Areas (BCWO)



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2003 LAND USE WITH ENVIRONMENTAL DEVELOPMENT LIMITATIONS

Appendix 1
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

- 2003 Land Use**
- Residential
 - Commercial/Office
 - Industrial
 - Public
 - Open Space
 - Roads
 - Water
- Undeveloped Land**
- Steep Slopes or Floodplain
 - No Steep Slopes or Floodplain
- The Environment**
- Balcones Canyonlands Preserve
 - Water Quality Protection Lands
 - City Parks
- Political Boundaries**
- City Limits
 - County Line



Produced by the City of Austin Neighborhood Planning and
Zoning Department on March 16, 2006

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GROWTH CONCEPTS

Appendix 2
Draft - Interim Update to
Austin Tomorrow Comprehensive Plan
City of Austin

The Environment

-  Drinking Water Protection Zone
-  Desired Development Zone
-  Balcones Canyonlands Preserve
-  Water Quality Protection Lands
-  City Parks

Downtown and Neighborhoods

-  Downtown
-  Neighborhood Planning Areas (NPA)

Compact City/Density

- 1. Robert Mueller (RMMA) Airport Redevelopment
- 2. University Neighborhood Overlay (UNO)
- 3. North Burnet Gateway Planning Area
-  Neighborhood Plan Combining District (NP)
-  Mixed Use Building Infill Option
-  Neighborhood Urban Center Infill Option
-  Cottage Lot
-  Urban Home
-  Secondary Apartments
-  Corner Store
-  Small Lot Amnesty
-  Transit Oriented Development
-  Core Transit Corridors
-  Vertical Mixed Use Properties
-  Capital Metro's MetroRail
-  Austin San Antonio Rail District
-  Airport Noise Overlay Zone

Political Boundaries

-  City Limits
-  County Line



Produced by the City of Austin Neighborhood Planning and
Zoning Department on March 10, 2008

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