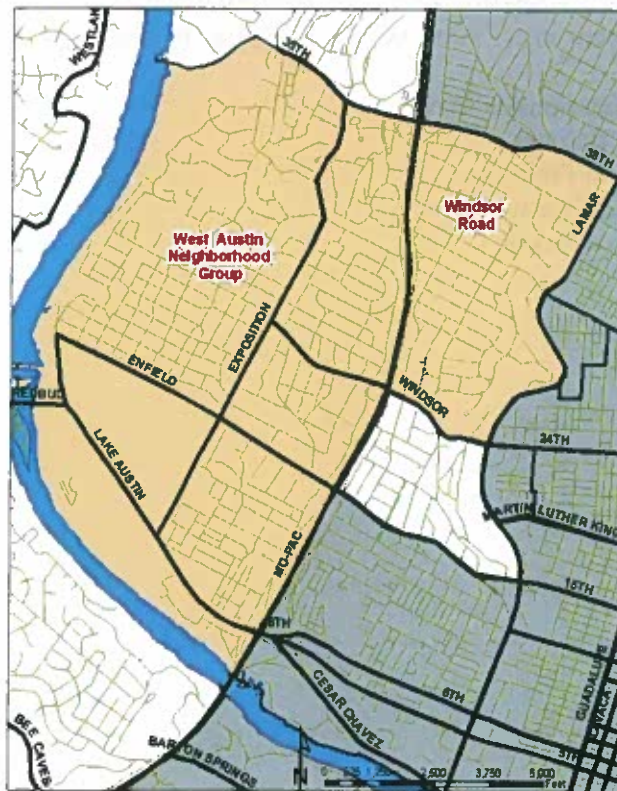


THE CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN



Draft

An Amendment to the Austin Tomorrow
Plan

September 2010



By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

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The following provided meeting space during the planning process:

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|--|---|
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The following helped the process by allowing posters and handouts at their establishments:

| | |
|--|---|
| 34th Street Café Blockbuster Bryker Woods Elementary Burger King Capitol Subs Casis Elementary Commett Cleaners Daily Juice Deep Eddy Pool Hillbert's Burgers Howson Library Jack Brown Cleaners Kerbey Lane Café Lions Municipal Golf Course | Lucky's Convenient Store Magnolia Café Mangia Pizza Motzarts O. Henry Middle School PAK Mail Centers of America Pickett Fences Randalls at 35th Street Randalls at Casis Starbucks Tarry Town Pharmacy Thundercloud Subs United States Post Office West Austin Youth Association |
|--|---|

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| John Kelly | TxDot |
| Patrick Wentworth | Austin Tree Specialists |

Acronyms Used in the Plan

| | |
|------------|--|
| AE- | Austin Energy |
| AISD- | Austin Independent School District |
| APD- | Austin Police Department |
| Cap Metro- | Capital Metropolitan Transportation Authority |
| CCD- | Code Compliance Department, City of Austin |
| COA- | City of Austin |
| KAB- | Keep Austin Beautiful |
| NPCT- | Neighborhood Plan Contact Team |
| PARD- | Parks and Recreation Department, City of Austin |
| PDRD- | Planning and Development Review Department (fka Neighborhood Planning & Zoning), City of Austin |
| PW- | Public Works, City of Austin |
| TD- | Transportation Department, City of Austin |
| WAYA- | West Austin Youth Association |
| TxDot- | Texas Department of Transportation |
| WP- | Watershed Protection Department (formerly Watershed Protection & Development Review), City of Austin |

Implementation Acronyms

- J:** Joint effort is needed for taking action. The NPCT is always a partner.
- N:** The NPCT takes the lead on implementation.
- P:** A recommendation that illustrates intent that is policy-oriented. Many of these are in the Land Use Chapter and should be used by the COA and NPCT to determine the appropriateness of proposed amendments to this plan as well as rezoning applications.

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PLAN SUMMARY

INTRODUCTION

This Plan Summary gives readers background information on neighborhood planning in the City of Austin and the Central West Austin neighborhoods. Main principles and priorities of this plan are listed in this chapter. Additional information on neighborhood planning in the city can be found in this chapter or at <http://www.ci.austin.tx.us/planning/neighborhood/default.htm>.

CHAPTER STRUCTURE

Each chapter in this plan addresses a major issue area: Land Use; Parks, Open Space and the Environment; Transportation and Community Life. Each chapter includes goals, objectives and recommendations that support the Vision Statement (page 9). The objectives are written in bold. Recommendations, which offer specific means for how the objective can be achieved, are beneath each objective. Under each recommendation is a symbol which shows who should help to implement the recommendation.

Some recommendations, such as some of those in the Land Use chapter, will be implemented upon adoption of the plan. Other recommendations, such as those in the Community Life chapter, will be implemented by community members. The Neighborhood Plan Contact Teams will be the main organization responsible for coordinating with applicable City of Austin agencies, other gov-

ernment agencies, etc. to prioritize and implement the recommendations included in this plan (see the Taking Action chapter for more information). Finally, each chapter includes several call-out boxes. These boxes focus on a specific chapter topic and often include background information.

GUIDING PRINCIPLES

This plan focuses on a few key principles that should guide growth in the neighborhood. These are universal principles found in other planning documents including Envision Central Texas and the Austin Tomorrow Plan. The principles are: preservation of neighborhood character, connectivity, and environmental conservation. These are themes that were identified by stakeholders throughout the planning process.

CITY POLICIES AND PRIORITIES

The City of Austin's Neighborhood Planning program follows from decades of citizen initiatives to plan development in the City. These initiatives intended to establish planning that guides the form, location and characteristics of development in order to preserve the quality of life and character of existing neighborhoods.

In 1979, the City Council adopted a comprehensive plan, the Austin Tomorrow Plan (ATP), whose goals and objectives were based on public input (Austin Tomorrow Plan, p. 3-5). A policy

objective in the ATP states: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood." In 1995-96, Austin's Citizens' Planning Committee issued reports recommending neighborhood planning to identify community needs and guide future development in specific areas of the city. ("From Chaos to Common Ground", Citizens' Planning Committee Report, p. 12). In 1996, Austin's City Council created the Neighborhood Planning program to broadly achieve citizen goals outlined in the aforementioned reports and initiatives.

In addition to the ATP and neighborhood plans, City Council established priorities addressing the vitality of families, children and their neighborhoods; public safety; and a sustainable community. The Central West Austin Plan addresses these priorities as well as the principles stated in the ATP and will contribute to making the Central West Austin neighborhood a more livable place.

MAJOR ISSUES IN CENTRAL WEST AUSTIN

The major issues addressed in this plan were articulated by stakeholders throughout the planning process through the survey, various workshops, meetings, and communication via personal communication, e-mail, and telephone calls. A significant issue is the potential redevelopment of the 345-acre Brackenridge Tract as the University of Texas at Austin has taken preliminary steps toward development of the Tract.

Another matter is the potential redevelopment of the ± 100 -acre Austin State School. While the State of Texas has not indicated the intent to redevelop the property, concern was raised when a two-acre portion was sold to a private party in 2007. Also, preserving the neighborhood character and lifestyle due to population growth pressures have led to the removal of trees and older single-family homes and replaced with large, modern housing which sometimes develop into duplexes and other more intensive uses. As this is a centrally-located urban neighborhood, traffic is an issue on many of the streets.

VISION STATEMENT

A neighborhood plan vision statement reflects the shared interests of neighborhood stakeholders. The following vision statement was developed from comments collected from stakeholders during the planning process.

Central West Austin is a mature, stable and diverse community that includes a collection of four predominantly single family neighborhoods supporting and supported by small-scale businesses, with tree-lined streets and local schools, history, and amenities, all of which are worthy of protection. The Central West Austin Neighborhood Plan shall preserve the existing character and integrity of single-family neighborhoods to reflect the historical nature and residential character of the neighborhood. The plan will address the needs of a diverse pedestrian, bicycle and kid friendly community by providing walkable streets, safe parks and attractive open spaces, and will promote a sustainable neighborhood with compatibly scaled and located neighborhood-serving commercial and civic areas, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

This vision will be achieved by accomplishing the following goals:

Land Use

Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

Development of property as office, commercial, retail, multi-family, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. The future use of the Brackenridge Tract and the Austin State Supported Living Center property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is also desired.

Transportation

Support the livability, vitality, and safety of the Central West Austin neighborhood by providing streets that enhance its neighborhood character, encourage walking, bicycling, and transit use, and better serve its schools, library, parks and other key destinations.

Key Themes:

Do not widen streets;

Enforce speed limits;

Protect against cut-through traffic;

Control on-street parking; and
Maintain acceptable traffic service
levels

Parks

Preserve, connect and enhance existing parks and recreational areas and facilities in the Central West Austin Planning Area, as well as open space on large properties (e.g., Austin State School and the Brackenridge Tract) for the health, recreational and historical benefits they bring to the community. . Create opportunities for additional public open space such as trails, pocket parks, and landscaped traffic islands, as well as parks and recreational areas and facilities on large properties.

Environment

Central West Austin will encourage a healthy urban ecosystem that uses trees and appropriate vegetation to make the neighborhood pleasant and unique, improve environmental conditions, and connect its social and natural heritages.

Community Life

Central West Austin will foster and improve life for all ages through community interaction.

PRIORITY ACTION ITEMS

At the Final Open House, stakeholders were asked to rank the plan recommendations in order of their importance to the neighborhood. Stakeholders anticipate that the completion of these

projects would noticeably improve the quality of life of area residents and enhance the resources that exist within the neighborhoods. These priority items were often stated as desired outcomes during the planning process. They can serve as a starting point for the Neighborhood Plan Contact Team to determine the recommendations on which to focus their initial implementation efforts. They are listed below in the order they were ranked from the Final Open House.

Action Items

- C.1.4:** Increase the variety, quality & accessibility of neighborhood retail & public services.
- Maintain Tarrytown Post Office as a full-service post office
 - Extend hours for Howson Public Library
 - Increase the number & length of supervised programming for children & the elderly at Howson Library & other West Austin facilities (such as WAYA)
 - Support the continued presence of museum activities at the present site of Laguna Gloria Art Museum
 - Coordinate efforts of groups providing support to neighborhood parks (Tarrytown Park, Enfield Park, Mayfield Park, Reed Park, etc.).
- T.1.9:** Recreate Lake Austin Boulevard as a gateway to Central West Austin destinations. It should become a real boulevard that provides equitable access between pedestrians, cyclists, transit users, & motorists & promotes recreation & socializing, but without expanding vehicle lanes. Below is a sample commuter boulevard. Should the University redevelop the Brackenridge Tract, recreating Lake

Austin Boulevard becomes of greater importance.

- L.2.3:** Revitalize the Tarrytown Shopping Center by attracting preferably locally-owned neighborhood-serving & pedestrian-oriented businesses such as cafés, restaurants, & a bakery. Height should remain appropriately scaled to the adjacent residential structures.

LU Objective 1: Preserve the existing single family neighborhoods of Central West Austin.

Brackenridge Tract Callout Box

- L.2.7:** The residential scale & character along W. 35th Street should be preserved, & in particular its existing building by building, horizontal collection of small neighborhood-serving businesses, stores, & apartments. Harmony with the abutting single-family houses on the south side of this block, facing 34th Street, should be maintained.
- L.2.4:** The small-scale multifamily, commercial, & civic uses surrounding Tarrytown Shopping Center should remain. Howson Library & the Fire Station are particularly important to Central West Austin.
- T.3.2:** Support city-wide mass transit service that will decrease congestion on Loop 1 & Lamar Boulevard, thus reducing traffic on Central West Austin's streets & improving the transportation system for all of Austin & the region.
- T.1.4:** Vehicle safety should be enhanced such that it not only reduces accidents but makes the neighborhoods feel safer.
- L.2.8:** The neighborhood office blocks between 34th & 35th Streets & Jefferson

Street & Mills Avenue should remain small-scale neighborhood office & residential uses that are harmonious with the Bryker Woods Elementary School & the existing single family neighborhood. Retaining the converted single-family homes is desirable. Returning these structures to single-family residential use would also be welcome by the neighborhood.

CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

Draft Process Chapter

INTRODUCTION

City Council established the Central West Austin Combined Neighborhood Planning Area on December 14, 2006 (Resolution no. 20061214-014). Council designated these neighborhoods as a planning area for several reasons. First, the neighborhoods are part of the *urban core*, the central area of the City, which the City Council has previously designated as a priority planning area. Second, the City used several factors to choose these neighborhoods to plan. These include the amount of vacant and developable land and development pressures. This planning area includes the large Brackenridge Tract and the Austin State School properties, both of which could undergo extensive redevelopment. Tarrytown and Deep Eddy were not originally identified as a planning area and were outside of the urban core but were designated largely because of the redevelopment potential of these large tracts. The City also considered whether area stakeholders, particularly neighborhood associations, were interested in participating in the neighborhood planning process. Stakeholders in this planning area were enthusiastic about a neighborhood plan. After the resolution was passed, planning staff began mak-

ing contact with neighborhood associations and institutions to get a better understanding of the issues facing the planning area. These early contacts formed the core of the Coordination Team, an open-invitation group of stakeholders who served as a sounding board for meeting logistics. Six months later, staff held the Central West Austin Kick-Off meeting. The process that followed, spanning nearly three years, involved three neighborhood-wide mail-outs, fifty public meetings, and developed an interest list of more than 800 stakeholders.

A NEW APPROACH TO NEIGHBORHOOD PLANNING

Planning staff, working with the Human Resources Department, developed a new approach to neighborhood planning, focusing on improving stakeholder participation and making decisions using a consensus model. For the first time, a trained facilitator from the City's Organizational Development Administration was used to help develop the process for this neighborhood plan, assisted with the preparation of meetings, and facilitated the meetings. The goal of the new process is to create stronger neighborhood plans by increasing the participation of stakeholders and the transparency and ownership of decisions. Central West Austin is the first plan to be developed under this new approach.

OUTREACH

Participation begins by communicating to the numerous and diverse stakeholders in Central West Austin the what, when, why, and how of the neighborhood planning process. Throughout the process, planning staff worked with the Coordination Team to continually search for alternative ways to reach out to stakeholders. The goal was to get as diverse a group of stakeholders and as many stakeholders as possible.

The broadest element in the plan's outreach strategy is an area-wide mail-out. Three of these notifications were sent to every property owner and utility account in the neighborhood. The first notification was sent to announce the Kick-Off Meeting and first workshop; the second was sent to announce the Process Review Open House (the second announcement also included meeting dates for residential review/code enforcement and the first land use meeting); the third was sent to announce the final open house.

The first notification also announced the neighborhood survey, which was launched on May 21, 2007; responses were accepted until July 14, 2007. The survey covered land use, neighborhood character, parks, and transportation issues. Three hundred responses were received. For more details on the survey, see below.

An interest list was another means by which meetings were noticed. People could sign up for the list by going to the Central West Austin website or by attending a meeting.

In advance of each meeting, planning staff sent a meeting notice and a reminder notice to the interest list, ei-

ther by mail or email. Staff also distributed flyers and posters to high-traffic places in the neighborhood: grocery stores, coffee shops, restaurants, Deep Eddy pool, and the like. Notices were also provided to the schools in the planning area which were then given to students to take to their parents. As meetings shifted to land use and focused on specific corridors within the neighborhood, staff also posted yard signs in the areas being discussed, using donated placards and stakeholders' yards. Extensive outreach was also provided via the media. Most meetings were listed in the calendar section of the Austin Chronicle, the Austin American Statesmen, and local blogs. The City's Public Information Office helped advertise many meetings with the creation and distribution of press releases that were sent to the media outlets. Certain meetings, such as the one pertaining to the Brackenridge Tract, received coverage from television, radio, and newspaper. Neighborhood associations and individual stakeholders also posted meetings and distributed notices to their interest lists.

EDUCATION

Meetings that dealt with the plan's major topics—land use, transportation, parks, trees, creeks and watersheds, and community life—were structured to include an education component. A subject-matter expert, usually city staff from another department, was invited to explain to stakeholders what their department did that was relevant

to the plan. This was typically followed by a question-and-answer session and then a mapping session, where neighborhood problems related to the subject were mapped during group work. This is how many of the plan recommendations were formed.

For example, the Trees meeting (January 30, 2008) began with presentations by Laura Patlove (Planning and Development Review Department), Patrick Wentworth (arborist with Austin Tree Specialists), Michele McAfee (Austin Energy), and Michael Embesi (Planning and Development Review Department). Following a question and answer session, the group divided in two (east and west of MoPac) and identified parts of their two areas where trees should be planted and where prominent trees should be preserved. (The figure below shows a section of one of the map.) This also formed the basis for the recommendations related to trees. The education component for land use meetings was handled differently as it had one meeting fully devoted to education.



CONSENSUS

Land use decisions were made by meeting participants using a consensus model, which emphasizes deliberation and promotes collective ownership of each decision. Central West Austin's facilitator worked to involve all meeting attendees in the decision. During meetings, he used a three-question process for assessing where the group was at:

Has everyone been heard?

Can everyone live with it?

Can everyone actively support the decision?

Initially, staff worked toward unanimity; after the first corridor, this was abandoned in favor of "rough consensus," determined by the Coordination Team to be about 90% agreement. If consensus could not be reached, staff would move forward two options to Planning Commission and City Council.

SURVEY

The neighborhood survey was developed in May 2007 with the help of the Coordination Team. It was released when the Kick-Off Meeting was announced and was available online or hardcopy on request. The first neighborhood-wide mail-out included its web address.

After some preliminary questions about the respondent's connection to the neighborhood, the survey asked what respondents liked about their neighborhood, what could be improved, and what transportation problems the neighborhood as a whole experienced. It then delved into specific complaints, such as flooding locations and roads that need sidewalks added or repaired.

The most frequent responses to select questions are given in the figure below. Other responses—particularly those relating to sidewalks and flooding—were used as a starting point for the relevant mapping sessions.

| Central West Austin Selected survey results | |
|---|-----|
| What aspects of your neighborhood do you like the most? | |
| Mature trees | 73% |
| Neighborhood character | 58% |
| Quiet neighborhood | 43% |
| Design and scale of residences | 39% |
| Close to work | 38% |
| How can your neighborhood be improved? | |
| Improved safe pedestrian access | 51% |
| Reduce cut-through traffic on residential streets | 48% |
| Better enforcement of development standards | 44% |
| Improved compatibility of new development | 37% |
| More diverse retail opportunities | 32% |
| What are the most important issues facing your neighborhood? | |
| Preserving the character of the neighborhood | 57% |
| New development out of scale | 51% |
| [Other] | 28% |
| Improvements to existing parks | 25% |
| Development or redevelopment of state-owned land | 24% |
| What are the most important localized transportation issues affecting your neighborhood? | |
| Lack of sidewalks | 44% |
| Cut-through traffic | 42% |
| [Other] | 34% |
| Rush hour traffic | 33% |
| Expansion of MoPac | 29% |
| What characteristics of your neighborhood would you like to see in 10 years? | |
| A pedestrian and bike-friendly neighborhood with tree-lined streets and sidewalks | 58% |
| Well-maintained local parks, trails, and other public spaces | 57% |
| Preservation of existing residential neighborhoods | 56% |
| Quiet, safe, and well-lit streets where children can walk and play without danger | 53% |
| Well-maintained neighborhood appearance | 42% |

MEETINGS

The heart of the neighborhood planning process is its public meetings. Central West Austin followed an intense schedule; at its peak during land use, the neighborhood met every two weeks. Over the entire span of the process, the planning process involved five kinds of meetings, in this basic order:

Introductory meetings: Introduction to the process and gathering broad input on neighborhood vision and goals.

Topic meetings: non-land use meetings such as Transportation and Trees; topic meetings usually began with an education component, and ended with a group mapping exercise.

Process Review Open House: Staff presented four draft chapters to stakeholders (Transportation; Parks, Open Space, and Environment; Community Life; and the Neighborhood in Context) to review and discuss.

Land use and zoning meetings: These are discussed in more detail below.

Final Open House: This provided stakeholders final opportunities for input and review of the draft plan.

In addition to these, two smaller committees met intermittently: the Coordination Team and a Transportation subcommittee, formed after the Process Review Open House showed that the Transportation chapter needed more discussion and refinement. Both committees were open to any stakeholder interested in attending, but provided notice only to those asking to be involved and not to the full interest list.

The land use and zoning meetings, which accounted for half of all of Central West Austin's meetings, were structured differently from the topic meetings. The working land use meetings focused on specific areas within the neighborhood: Exposition Boulevard, Windsor Road, Enfield Road, Deep Eddy along Lake Austin Boulevard, the Brackenridge Tract, the Austin State School, and the broad commercial and office node at West 35th Street (east of MoPac), West 38th St, West 34th Street,

and Lamar Boulevard.

The meetings for the first area discussed—Exposition Boulevard from Casis Elementary School to Windsor Road, and Windsor Road from Exposition to MoPac—were conducted by breaking into four groups (randomly assigned); each group was tasked with deliberating and creating a land use recommendation. The results of each group were assembled by staff; differences were brought to a later meeting for the all stakeholders to jointly select a land use recommendation. The two-step process, combined with the goal of unanimous agreement, was found to be unworkable—what had been scheduled to occur in two meetings instead took six.



Subsequent areas were handled in paired meetings. In the first meeting, stakeholders were randomly assigned to four groups and discussed two questions. First, what do you like about the area? Second, what other uses could help the area better serve the neighborhood in the future? From the answers to these two questions, as well as taking into account the current use of land and zoning, staff assembled land use options and presented them at the second meeting. Stakeholders in attendance chose, based on the rough consensus model discussed above, which land use option should be

recommended by the plan. Even with a streamlined approach, there were 25 land use meetings.



Zoning meetings focused on those areas where the land use recommendations called for a change and to fix discrepancies such as where the actual use did not match the zoning. Based on the overall desire to preserve the neighborhood and having relatively few zoning and land use discrepancies, only a handful of properties were discussed.

OTHER DEPARTMENTS

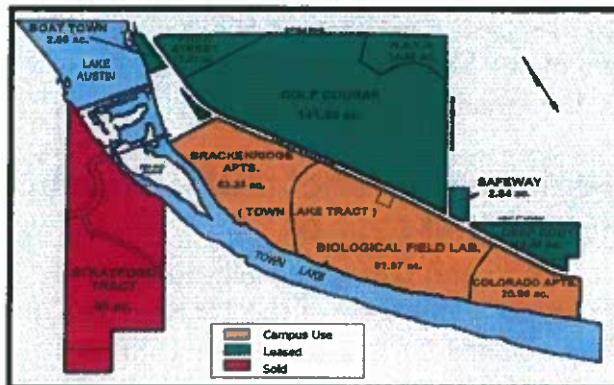
This process benefited from the help of other City departments and other institutions. This help came in multiple forms. First, these organizations provided subject matter experts who presented at workshops, distributed information about their programs as well as relevant information about the planning area, and answered stakeholders' questions. The subject matter expert also reviewed drafts of the plan and provided feedback that makes recommendations more understandable and increases the likelihood of a recommendation being implemented. They also helped by being available to answer staff's questions.

1911 and from 1917 to 1919. He was a banker from San Antonio with business interests in Austin. When discussions started about building a dam, he began purchasing property around the Colorado River for the purpose of real estate development associated with the dam. Some of the land included farmland acquired from Abner Cook who built the Pease Mansion, the Governors Mansion, and other buildings in Austin. Cook borrowed money from Brackenridge's bank to build a downtown building, and put up the farm land against his loan. When Cook failed to complete the downtown building, Brackenridge took the farmland in default. He donated a tract to the City for the purposes of water and electric power. The tract is currently the site of the Lower Colorado River Authority's Red Bud Center. After the dam broke during a flood in 1900, he realized he could not develop the land as he initially hoped. Instead, he donated 503 acres—known as the Brackenridge Tract—to the University in 1910 to be used for educational purposes. The Colonel intended for this land to become home to the main campus of the University, but that vision was never fulfilled. In 1921, after his death, the Legislature denied the proposal to move the University. Instead, some of the property was sold while the rest has been for com-

merce, married student housing, the Biological Field Laboratory, the West Austin Youth Association, and the beloved Lions Municipal Golf Course (MUNY).

MUNY was built in 1924 by the Lions Club of Austin as the first public golf course in Austin. It has been a public golf course since 1937, when the City assumed the lease maintained by the University. Golfing legends Ben Crenshaw, Byron Nelson and Tom Kite have played at MUNY. The 16th hole is referred to as "Hogan's Hole," as an homage to legendary golfer Ben Hogan's comment about this par-4 hole's blind tee shot. MUNY continues, as it has for decades, to be the most-played public course in Austin—in 2008, over 65,000 rounds were played. It was also the first racially integrated public golf course in the south.

In 2006, the Board of Regents created the Brackenridge Tract Task Force to reconsider the Tract's long-term uses. As a result of the Task Force's report, the University is considering developing the entire Tract, including MUNY. This is not the first time the University has expressed an interest in developing the Tract. In 1972, Frank Erwin, Chair of the Board of Regents, announced that the golf course lease would be canceled in 1973. In 1973, the "Save MUNY" campaign was formed to prevent cancellation of the city's lease and possible sale or lease for development. That effort prompted the University and City to sign a lease that continued the lease until 1987. The agreement that was reached involved the City giving certain right of way to the University through the UT Campus, re-routing Red River around campus, as well as extending the



lease on the golf course until 1987. Again in 1987, efforts to develop the Tract spurred opposition and resulted in the current lease for MUNY and WAYA and the Brackenridge Tract Development Agreement, which covers the rest of the Tract. Both the leases and development agreement were signed in 1989 and expire in 2019 with up to three five-year extensions.

In response to the University's current interest, a new group of activists has re-formed "Save MUNY" in 2007 to encourage the University not to develop the golf course. In 2008, the University hired a consultant to conduct a master planning process to identify "redevelopment plans of the tract that would lead to optimal uses for the land and assist the Board in meeting its fiduciary and legal obligations in the spirit of Colonel Brackenridge's wishes for the use of his gift to the university." In June 2009, a concept plan was released showing two possible options for development. Both show the preservation of WAYA and the development of the golf course. In December 2009, the Board of Regents determined that the field lab would remain for at least 10 years.

See the Land Use Chapter for recommendations relating to the Brackenridge Tract.

The Austin State Supported Living Center

In 1915, the Texas legislature passed House Bill 73 to create the first State facility specifically for citizens with mental retardation. Two years later, the 95-acre State Colony for the Feebleminded opened. It was renamed the Austin State School in 1925. The initial capacity of the school was 65 resi-

dents, primarily female, but at its peak it housed more than 2,000 residents, and included everything from a working dairy to a hospital.

By 1974, the Austin State School reduced its population to 1,400 residents. Today, the school serves 436 residents who live on campus. Staff provides expanded training, educational, medical, recreational, psychological and social services.

The school is a substantial, though quiet, presence in the neighborhood. For some, the school's campus provides visual greenspace as they drive or walk by. The public uses the playing fields near W. 35th Street for youth sports such as soccer. For the families of residents, though, the school was a reason to move to this area, so that they could be near their family members.

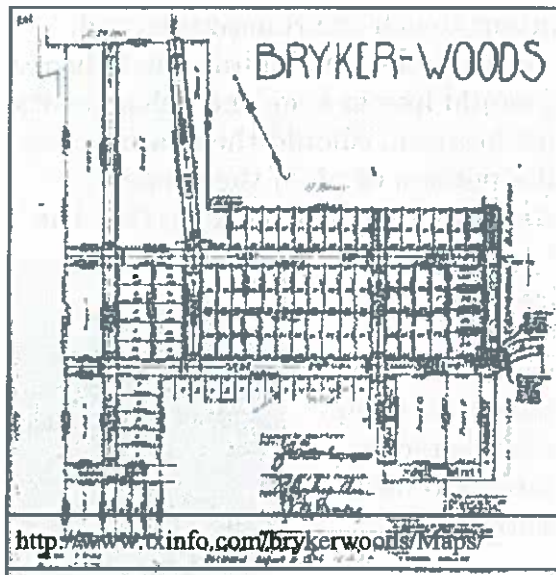
Today, family members and neighbors are concerned that the State will sell the school's campus to a private developer. This concern was partially formed because the State sold approximately two acres of school land along Exposition Boulevard in 2007. At this time, the State has not publicly stated any intent to sell the remaining land. Most stakeholders, including the School itself, would like to keep the School at its current location. Should the State decide to sell a portion or all of the property, stakeholders and the City hope that the State will work with them to ensure consistency with the neighborhood plan. The Land Use Chapter includes recommendations related to the State School.



The Neighborhoods

Bryker Woods

A significant point in the creation of Central West Austin was 1916 with the completion of the State Street Bridge which was the first bridge to cross Shoal Creek and connect west Austin to Downtown. The bridge is currently a pedestrian bridge adjacent to the W. 34th Street bridge near Seiders Springs. However, some of the land was subdivided prior to the construction of the bridge. The Bryker Woods neighborhood began with the William Thiele subdivision platted in 1886. Thiele consisted of fourteen lots that formed a block between 34th and 35th Streets and Kerbey Lane and Mills Avenue. In 1913, Camp Mabry Heights was platted near today's Loop 1; the Ed Seiders Subdivision followed immediately to the west of the Thiele subdivision and near to Seiders Springs and Shoal Creek. Early streets such as Pershing and Funston were named after American generals, while Jefferson, Harrison, and Madison were named after American presidents.



Re-subdivision began in 1925 when a portion of the Ed Seiders subdivision was re-platted as the Glenview Addition. In 1927, the Edgemont subdivision was platted around Northwood Road. In 1935, a portion of Camp Mabry Heights was re-subdivided as Happy Hollow, named after its developer Dr. "Hap" Brownlee. In 1936, the Bryker Woods subdivision was platted and developed by J.C Bryant and McFall Kerbey. It is believed that the subdivision name comes from the first three letters of the last names of both developers. The remaining additions to Bryker Woods were platted in the 1930s through the early 1950s. As with the other neighborhoods, Bryker Woods was developed as an early American suburb and was one of Austin's earliest suburbs.

The Pen Park (1890), Glen Ridge Addition (1909), and North End Addition (1909), located near what is today 34th Street near Lamar Boulevard, are the oldest subdivisions in the planning area on record.

Five properties are designated with a Historic Landmark Combining District Zoning including the Tadlock-Brownlee-Harris House and one structure, Split Rock House, is a National Landmark. Important public facilities include Shoal Creek Greenbelt, Bailey Park, and Bryker Woods Elementary School (1939). In the 1970s, Seton Medical Center moved to its current location on 38th Street.

Pemberton Heights

"The Austin Development Company begs to announce that in May, 1927, the first thirty acre unit of Austin's greatest suburban subdivision will be opened to occupancy." These words

announced the development of Pemberton Heights, whose thirty acres had over "five miles of paved and shaded streets and sidewalks" and over seven acres of private parkland connecting to Pease and Enfield Parks, and whose houses came with all city services provided. The subdivision was nine blocks from the University of Texas campus, located on Guadalupe Street and 24th Street. Additions to Pemberton Heights were platted from the late 1930s through the 1940s.

The property was acquired in 1858 by Judge John Harris, who was the attorney general for Governor E.M. Pease and husband of the daughter of Samuel Rhodes Fisher, a signer of the Texas Declaration of Independence. S.W. Fisher, president of the Austin Development Company, also became an owner and ultimately developed the land. The subdivision was named after James Pemberton (1723-1809), an ancestor of the Fischer family who received notoriety because of his political views during the days of the American colonies. Some of the first streets were Harris Boulevard, Stark Place, Hardouin, Gaston, and Wooldridge Drive.

Over 25 properties are designated with a Historic Landmark Combining District zoning. Structures that have received historic designation include the Pemberton Castle (1415 Wooldridge Drive), also known as the Fisher-Gideon House, where Mr. Fisher lived and used as a sales office for the subdivision, the Keith House (2400 Harris Boulevard), the Catterall Mills House (2524 Harris Boulevard), and the Windsor Road Bridge. The bridge, built in 1928, is important not only because of its architecture but also because prior to its con-

struction, Pemberton Heights and other west Austin area residents could only access Downtown by crossing Shoal Creek on the State Street Bridge. Important public facilities include Pease Park, acquired by the City from Governor Pease in 1875, and the Shoal Creek Greenbelt, extended from Pease Park through Pemberton Heights in 1929.



Tarrytown

Tarrytown was named after Tarrytown, New York. Prior to the subdivisions, Tarrytown had dairy and agricultural uses. For example, R. A. Lewis, who had a Florist Shop adjacent to the Casis Shopping Center for many years, grew up on a dairy on Windsor Road. It also had two Taylor Lime Kilns, located in Reed Park and near Scenic Drive that lead to an important industrial operation. The limestone was quarried out of Taylor Slough and carried to the Lime



Kiln in Reed Park to be turned into mortar used in building. African-Americans worked at the Lime Kilns and were housed on the bluff behind Reed Park on River Road.

The first subdivision was Walsh Place, near the Walsh Boat Landing in 1915. Other subdivisions were platted in the 1920s, including Westfield and Monte Vista. In 1934, the first "Tarry-Town" subdivision was platted; further additions were platted from the late 1930s through the 1950s. An advertisement for Section 2 used the slogan, "Where Oak Trees Charm the Eye," indicating that trees were an important part of the origins of Tarrytown. Tarrytown, like the other neighborhoods, was developed as an early suburb. Some of its first streets were Windsor Road, Bowman Avenue, Townes Lane, Exposition Boulevard, and Hillview Road.

Approximately, eight properties are designated with Historic Landmark Combining District Zoning, including the Walsh, Swisher-Scott (also known as Sweetbrush), Hart, and Mayfield Houses. Lions Municipal Golf Course, Casis Elementary, Reed Park, Walsh Boat Landing, Howson Library, Mayfield Preserve, and Johnson Creek Greenbelt are also important resources.

Deep Eddy

One of the early landowners was Governor Elisha Pease who owned land in Deep Eddy as well as what is now Enfield Road after the Civil War. Some of the land was sold to freed slaves such as Henry Colley, who purchased six acres in 1884. Mr. Colley sold three acres to George Brackenridge, which is now the Safeway Tract.

Much of the land now referred to

as Deep Eddy was originally owned by Charles Johnson, a Swedish immigrant. In 1857, he purchased a 40-acre tract of land that now contains Eilers Park/Deep Eddy Pool, and the American Legion. The site contained a rock quarry (now the parking lot for Eilers Park) and a lime kiln. In 1902, Mr. Johnson and his wife Mary opened Deep Eddy as a recreational area with a swimming hole. People would swim at the spring-fed eddy that was formed at a larger boulder in the river. The Johnsons sold the land that is now Eilers Park to A.J. Eilers in 1915.

The first subdivision in Deep Eddy, called the Charles Johnson Addition, was platted in 1910; additions were added in 1913 and 1924. Residences expanded north in the 1930s and 1940s with the Marlton Place, Royal Oak, and Carlton Johnson Additions.

Two properties are designated with Historic Landmark Combining District Zoning: Eilers Park/Deep Eddy Pool and the American Legion Travis Post 76 building. Important public facilities include O. Henry Middle School and Johnson Creek Greenbelt.



Other Important Features

The Dam

During the 1860s and 1870s, the City debated the need to develop a dam on the Colorado River. After many years of debate, the Great Granite Dam, located at site of the present Tom Miller Dam, opened in 1893 and powered light towers, streetcars (including the one on Dam Boulevard (now Lake Austin Boulevard), and water pumps. The railway that once carried construction materials to the dam became the Austin Dam and Suburban Railway and carried transit riders between the dam, Lake McDonald (now Lake Austin) and downtown.



The dam had catastrophic floods in 1900 and 1915, which caused death, power outages, and property damage. Deep Eddy Pool and the streetcar were damaged. By 1938, the single dam had been replaced by a series of seven dams, including the Tom Miller Dam, which

have far more capacity to address flood events.

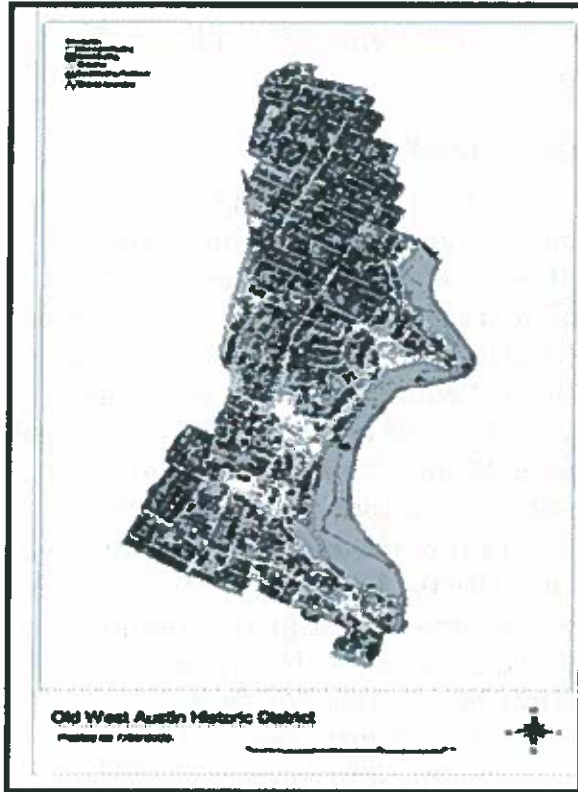
Loop 1/MoPac

In 1944, the Austin City Council proposed building a road along the unused portion of the Missouri-Pacific (MoPac) railroad right-of-way. The road was initially proposed as a "four lane boulevard which was to be well landscaped, have no truck traffic and a speed limit of 45mph. It would begin at West 5th Street and continue to Anderson Lane" Part of the highway was built by the mid-1960s. In 1967, the Texas Highway Commission designated the project State Highway Loop No. 1, and provided funding for construction from F.M. 1325 to U.S. 290 in South Austin. By 1982, Loop 1 expanded to connect U.S. 183 to Loop 360 (Capital of Texas Highway). In 1989, it was extended north to FM 1325 and south from U.S. 290 to SH 45.

Many residents of West Austin protested the original development of this highway as it removed many homes and created a barrier between neighborhoods. Concerns were raised again in the late 1990s when the State started discussing expanding the highway. More information on MoPac can be found in the Transportation Chapter.

Old West Austin Historic District

In 2000, Bryker Woods, Pemberton Heights, Old Enfield, and Old West Austin neighborhoods organized to become a National Register District because of concerns over the potential expansion of Loop 1, which they believed would result in the demolition of as many as 80 houses. In 2003, they were successful in establishing the Old West Austin Historic District. One sig-



nificant aspect of this historic designation is that federal law requires additional studies, review, and approval if using federal dollars on a project that could result in the demolition of properties in the district, which adds significant time and cost to the project. As federal dollars are needed for the expansion of Loop 1, this designation prevented the expansion of Loop 1 beyond its current right-of-way within these neighborhoods.

Statistical Profile

Since 1990, Central Texas has been one of the fastest growing areas in the country. For example, the population of the Austin region (the five-county

area that makes up the Austin-Round Rock Metropolitan Statistical Area) grew by almost 50%, about 400,000 people. Austin itself grew nearly as fast—41%, or about 191,000 people. The urban core (which includes the more established, in-town neighborhoods) grew 20%. The two urban core neighborhoods that make up Central West Austin grew by about 10%. The map below shows the areas that these growth rates correspond to; Figure 1-1 shows the population counts for the neighborhood from 1990 to 2000. Since 2000, Austin and its region have continued to grow: the April 2008 population estimates from the Census Bureau are 750,525 for Austin and 1,557,829 for the Austin-Round Rock region.

Figure 1-1

Population change in the neighborhoods, 1990 to 2000

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|-------------------|------------------------|-----------------------------------|-----------------|-------------------|
| 1990 population | 12,718 | 10,020 | 2,698 | 445,622 |
| 2000 population | 13,990 | 11,055 | 2,935 | 656,562 |
| 1990-2000 change | 1,272 | 1,035 | 237 | 190,940 |
| Percentage change | 10% | 10% | 9% | 41% |

Central West Austin's growth from 1990 to 2000 came largely through the addition of about 600 households, some of which was added when 256 units were added for The Gables at the Brackenridge Tract. During this time, the average size of households remained about the same. Figure 1-2 shows age groups in the neighborhood in 1990 and 2000. The fastest growing age group in the neighborhood was 45 to 54 (with nearly 950 more residents), distantly followed by those aged 55 to 64 (slightly more than 300 more residents). The largest age group, people aged 25 to 34,

increased as well, though in smaller numbers (almost 200 more residents). It is still the largest age group. The substantial growth in those aged 45 to 54 suggests that middle-aged residents are staying; the decline in those aged 35 to 44 suggests that younger residents, though they live in the neighborhood in great numbers, are less prone to stay. Additionally, rising home prices could be driving younger residents out. Unfortunately, the decennial Census does not provide enough continuity to say for sure how households move into and out of the neighborhood. More children of all ages lived in the neighborhood in 2000 than in 1990.

Figure 1-2
Age cohorts in Central West Austin, 1990 to 2000.

| Age cohort | Population | |
|-------------|------------|-------|
| | 1990 | 2000 |
| Under 5 | 927 | 1,006 |
| 5 to 9 | 713 | 788 |
| 10 to 14 | 501 | 669 |
| 15 to 17 | 293 | 376 |
| 18 to 24 | 1,299 | 892 |
| 25 to 34 | 2,900 | 3,097 |
| 35 to 44 | 2,508 | 2,428 |
| 45 to 54 | 1,168 | 2,110 |
| 55 to 64 | 740 | 1,056 |
| 65 to 84 | 1,685 | 1,273 |
| 85 and over | 181 | 295 |

Central West Austin is less diverse than Austin as a whole (Figure 1-3). Since 2000, Austin has become a majority-minority city, where no ethnic group is a majority of the city's population. (This probably occurred sometime in 2005, and thus is not reflected in the figure.) In the planning area, by contrast, about 4 in 5 residents are white. Black and Hispanic residents are represented in far fewer numbers than in Austin as a whole, while Asian residents are in the neighborhood at about twice the frequency as the city overall. These numbers, however, fail to tell the full

story, because they mask the concentration of ethnic diversity in just a few Census blocks: the Brackenridge tract, the Austin State School, and the four tracts that cover the apartments at, and east of, the intersection of Exposition Boulevard and Enfield Road. This shows up as West Austin Neighborhood Group's higher levels of ethnic diversity, compared with Windsor Road.

Figure 1-3
Ethnicity in the neighborhoods in 2000

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|----------|---------------------|--------------------------------|--------------|----------------|
| White | 82.2% | 79.2% | 93.5% | 52.9% |
| Black | 1.1% | 1.3% | 0.4% | 9.8% |
| Hispanic | 6.6% | 6.9% | 5.1% | 30.5% |
| Asian | 7.9% | 9.3% | 0.4% | 4.7% |
| Other | 2.2% | 2.7% | 0.5% | 0.2% |

Central West Austin is wealthier (Figure 1-4) and better educated (Figure 1-5) than Austin overall. The neighborhood is much more heavily composed of households making more than \$125,000 per year than the rest of the city. Proportionally, twice as many households in the neighborhood make between \$125,000 and \$200,000, and four times as many households make more than \$200,000, compared with the city as a whole. Similarly, more residents in Central West Austin have bachelor's degrees

Figure 1-4
Household income in the neighborhoods in 2000

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|-------------------------|---------------------|--------------------------------|--------------|----------------|
| Number of household | 3,461 | 2,709 | 752 | 143,286 |
| Median household income | \$95,360 | \$93,535 | \$112,352 | \$54,091 |
| Less than \$10,000 | 5.7% | 6.3% | 3.5% | 2.0% |
| \$10,000 - \$19,999 | 6.0% | 10.3% | 0.0% | 6.3% |
| \$20,000 - \$29,999 | 3.6% | 3.9% | 2.5% | 9.2% |
| \$30,000 - \$39,999 | 7.3% | 8.8% | 2.0% | 17.0% |
| \$40,000 - \$49,999 | 5.0% | 5.5% | 3.1% | 21.1% |
| \$50,000 - \$74,999 | 11.4% | 9.6% | 18.1% | 50.0% |
| \$75,000 - \$99,999 | 22.7% | 27.6% | 26.5% | 25.7% |
| \$100,000 - \$124,999 | 19.1% | 14.9% | 26.8% | 9.7% |
| More than \$200,000 | 17.2% | 17.1% | 17.5% | 5.0% |

(38% compared with 26% for Austin), masters degrees (twice as many), and professional or doctoral degrees (more than three times as many).

Figure 1-5
Educational attainment in the neighborhoods in 2000

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|------------------------------|---------------------|--------------------------------|--------------|----------------|
| Adults over 24 years old | 10,199 | 8,367 | 2,132 | 399,758 |
| No schooling | 4.2% | 5.4% | 0.5% | 2.0% |
| Nursery - 8th grade | 0.4% | 1.4% | 0.2% | 6.3% |
| High school, no diploma | 0.9% | 1.0% | 0.4% | 8.2% |
| High school diploma | 3.1% | 3.2% | 2.7% | 17.0% |
| Some college | 14.6% | 14.7% | 14.6% | 21.1% |
| Associate's degree | 2.1% | 1.8% | 3.4% | 5.0% |
| Bachelor's degree | 37.9% | 37.0% | 41.1% | 25.7% |
| Master's degree | 19.1% | 19.1% | 32.0% | 9.7% |
| Professional/Doctoral degree | 17.7% | 17.4% | 8.7% | 5.6% |

Most residents of the neighborhood live in single family homes (Figure 1-6). While about half of Austin's homes were in single-family structures in 2000,

Figure 1-6
Housing types in Central West Austin, January 1, 2000

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|-------------------------------|---------------------|--------------------------------|--------------|----------------|
| Total | 6,884 | 5,591 | 1,363 | 976,847 |
| Single family | 63% | 59% | 79% | 51% |
| Duplex, triplexes, fourplexes | 15% | 14% | 17% | 10% |
| Multifamily | 20% | 24% | 4% | 37% |

61% of homes in the West Austin Neighborhood Group and 79% of homes in Windsor Road were. Since 2000, development and redevelopment have shifted toward multifamily units (Figure 1-7), with slightly more multifamily units (including duplexes and triplexes) being built than single family homes. This trend is most dramatic in Windsor Road, where 17 duplex and triplex units have been built, resulting in a loss of eight single family houses. (Note, though, that eight homes represent less than 1% of the 1,354 homes in Windsor

Figure 1-7

Permits for new construction in Central West Austin, 2000 to 2008

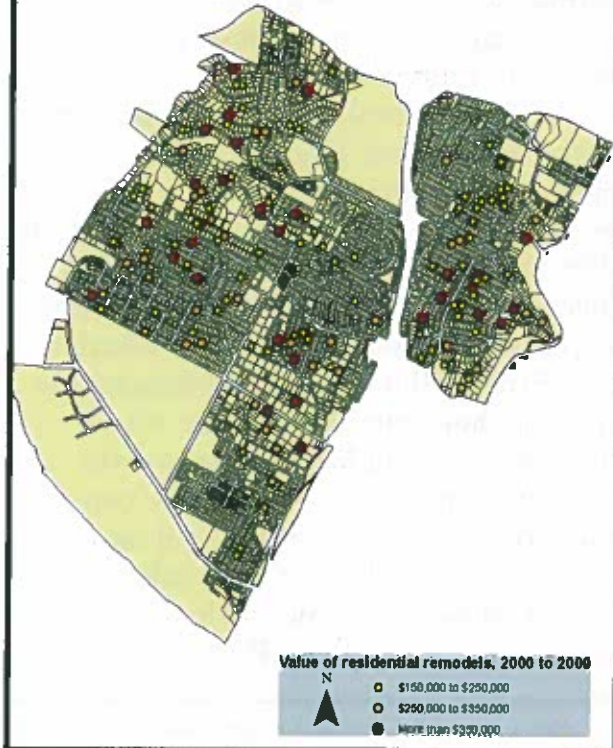
| | Central West Austin | West Austin Neighborhood Group | Windsor Road |
|-------------------------------|---------------------|--------------------------------|--------------|
| Total | 210 | 201 | 9 |
| Single family | 89 | 97 | -8 |
| Duplex, triplexes, fourplexes | 90 | 73 | 17 |
| Multifamily | 31 | 31 | 0 |

Road in 2000.) In the West Austin Neighborhood Group, all types of housing have been added; multifamily units have simply been added faster. The overall proportions in both areas have changed only slightly.

Another housing concern for Central West Austin is the extensive remodeling of homes that can create a change in character. These remodels can effectively be new construction, out of step with surrounding homes, and are not captured by Figure 1-7. Remodeling requires a permit from the City, but it is impossible to tell how extensive the remodel is or what effect it has on the character of the neighborhood. Nevertheless, the Figure 1-8 attempts to give a sense of substantial remodeling activity in the neighborhood by looking at those remodels valued above \$150,000. Since 2000, these substantial remodels affect almost as many homes as does new construction.

This concern with changing neighborhood character can also be seen in the increasing size of new construction in the neighborhood. According to a 2006 City of Austin review of home appraisal data, the average size of homes in (what was then deemed) East and West Tarrytown approximately doubled, from a historic average of 2,790 square feet and 2,571 square feet (respectively)

Figure 1-8 Central West Austin
Remodeling of Residential Structures



to 5,320 square feet (East) and 5,360 square feet (West) for homes built between 2000 and 2006. (Similar figures are not available for the Windsor Road area.) This trend in the planning area as well as other central neighborhoods led to the Residential Design and Compatibility Ordinance, also known as the McMansion Ordinance.

Central West Austin is predominantly residential and the vast majority of residential land is occupied by single-family structures. After residences, roads are the most common land use, consuming almost one-fifth of the land in the neighborhood, followed by parks.

The stable nature of the neighborhood is also reflected in its tenure rates (Figure 1-9). While the neighborhood's

vacancy rate is level with the rest of the city, its owner-occupancy rate is above that, and significantly so for Windsor Road.

Figure 1-9
Housing tenure in Central West Austin (2000)

| | Central West Austin | West Austin Neighborhood Group | Windsor Road | City of Austin |
|---------------------|---------------------|--------------------------------|--------------|----------------|
| Total housing units | 6,674 | 5,320 | 1,354 | 276,842 |
| Vacancy rate | 5% | 5% | 4% | 4% |
| Occupancy rate | 95% | 95% | 96% | 96% |
| Owner-occupied | 56% | 52% | 74% | 43% |
| Renter-occupied | 39% | 43% | 22% | 53% |

Lay of the Land

Natural Environment

Central West Austin is primarily urban with most development having occurred before environmental regulations were enforced. As a result, development has occurred close to environmental features and, in some cases, within the flood plain.

Much of the planning area is over the Northern Edwards Aquifer which results in karst limestone. Historically, the area had had old limestone quarries (several Lime Kilns remain).

Because the neighborhood's development has been primarily low density, Central West Austin has an extensive and mature urban forest. The neighborhood's trees are crucial to its character and scale. Its tree canopy coverage of 51% is among the highest in the city and consists of mostly live oaks and pecans. However, the forest is aging and suffers from a lack of diversity. Young trees are being planted by residents.

The two most prominent environ-

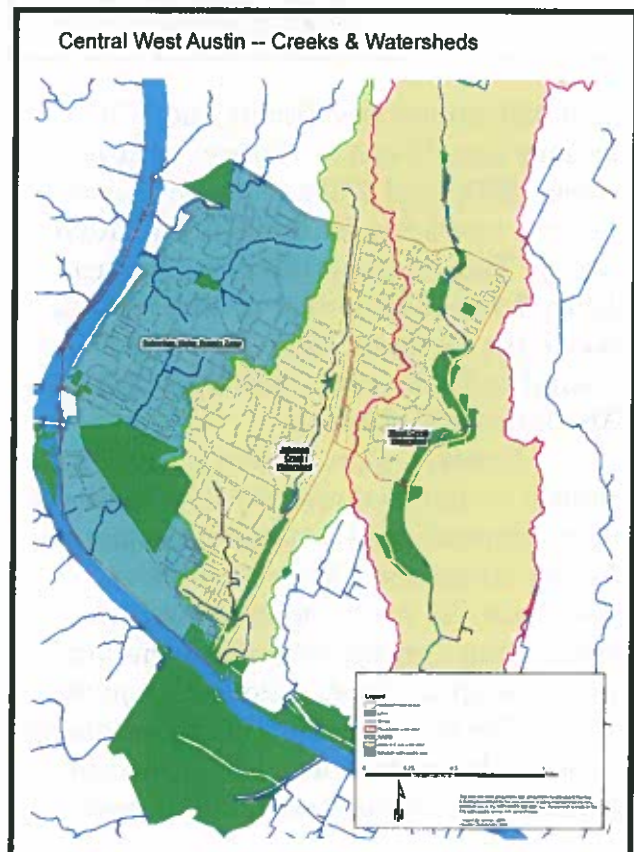
mental features in Central West Austin are Lake Austin and Lady Bird Lake; both are fed by the Colorado River and define the neighborhood's western and southern borders. Lake Austin serves as a constant-level reservoir supplying drinking water for the city. Tom Miller Dam separates the two lakes. Both lakes have many amenities such as restaurants, a boat landing and kayak docks. Austin's most active hike and bike trail, along Ladybird Lake, starts in Eilers Park in the southeast corner of the West Austin Neighborhood Group planning area. Oyster Landing, Walsh Boat Landing, Eilers Park, and the Texas Rowing Center give people access to Lake Austin and Lady Bird Lake. For centuries, when the Colorado River flooded, it deposited alluvial soils which made the land near the river good for farming.

Rainfall in Central West Austin runs to Lake Austin and Lady Bird Lake through creeks, sloughs, and tributaries. Most of the Windsor Road planning area contributes to the Shoal Creek watershed. The Johnson Creek watershed receives water from both east and west of MoPac. Several smaller watersheds west of Johnson Creek are part of the suburban water protection zone, and contribute water to the city's water supply. These areas have additional development restrictions limiting how much green space can be developed.

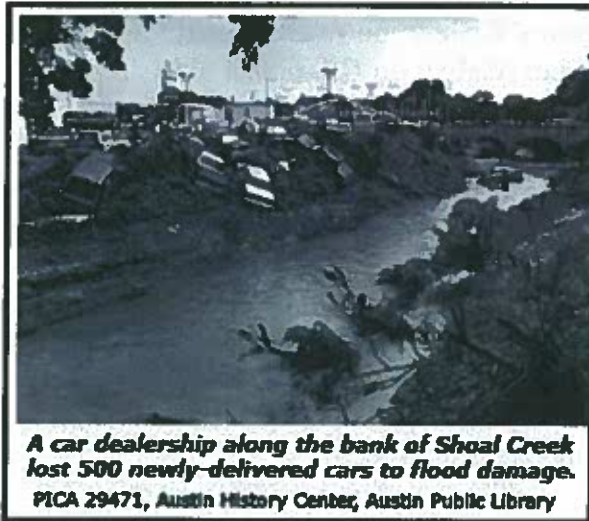
Johnson Creek originates at Camp Mabry and flows south along the MoPac access road linking the open areas of Camp Mabry and the Austin State School with Tarrytown and Westenfield Parks, the Johnson Creek Greenbelt, and ultimately Lady Bird Lake. The greenbelt is a 1.5 mile hike and bike

trail that connects Westenfield Park to the MoPac pedestrian bridge, is hidden between MoPac and Winsted Lane and not easily accessible. However, the Parks and Recreation Department recently improved connections between the trail and Lady Bird Lake.

Shoal Creek originates just north of the MoPac and Highway 183 exchange. Its watershed covers a much larger area than Johnson Creek's. North of 35th Street, Shoal Creek is mostly bordered by residential homes which allows for little or no public access. South of 35th Street, Shoal Creek is protected by its greenbelt and other parks, whose amenities are highly used by Austin residents and include a disc golf course, playgrounds, picnic tables, and no-leash dog areas. The Shoal Creek hike and bike trail nearly connects these neighborhoods to Lady Bird Lake and



downtown, save for gaps at 29th Street. Shoal Creek is prone to flooding and has seen major drainage and erosion problems. The Memorial Day flood of 1981 caused so much damage that it initiated better flood management practices; stabilization of the creek banks has been an ongoing task for the city.



Springs are also an important natural feature. For example, Shoal Creek is fed by Seiders Springs near W. 34th Street while springs feed Deep Eddy Pool.

The Built Environment

While there are four distinct neighborhoods, these neighborhoods have a synergy that brings them together. Overall, the neighborhood planning area is primarily single family and is considered one of Austin's most endearing areas due to many attributes including the architecture, streetscape, trees, and landscaping. For the most part, the commercial areas are located on the edge of the neighborhood, are built as neighborhood niches and serve the neighborhood as well as buffer the

residential areas from more intensive uses such as Seton Medical Center. The planning area is remarkable in its consistency in that there are no remarkably greater or lesser areas of beauty.

The planning area has a wealth of anchoring institutions which are those places or uses where cultural, educational and social activities are centered. In this planning area, these institutions include parks such as Shoal Creek, Eilers Park/Deep Eddy Pool, Red Bud Isle, Lions Golf Course and Mayfield Park; schools such as Casis and Bryker Woods Elementary Schools, and O. Henry Middle School; and civic uses such as Laguna Gloria, Howson Library, and Seton Medical Center.

What Makes a Neighborhood?

Neighborhoods are typically made of four components: the edge, center, interior streets, and the core neighborhood.

Neighborhood Edge: Neighborhoods typically have a defined edge which can be created by a large road, a natural feature, or an area of commercial activity. These areas have the most activity within the neighborhood; most of the planning area's anchoring institutions are located along the edge. These edges mark the presence of the neighborhood, both its entryway and exit.

Neighborhood center: The neighborhood center provides an identity for the neighborhood and centers of activity. Neighborhood centers can be in the shape of a circle or square and include a combination of church, school, parks and retail uses that attract nearby residents to shop and socialize. The neighborhood center is typically in the

center of a neighborhood where it is within walking distance to a large percentage of residences.

Neighborhood interior streets: Between the edge and the center, the core residences along the neighborhood interior streets are served by roads with features that slow traffic and promote life on the street such as small street widths, sidewalks, lights and tree canopy. As the neighborhood developed prior to the City's requirement of sidewalks, many streets lack sidewalks.

Core residential area: Between the edge and the center lies the predominantly single family residential area which is the essence of the neighborhood.

Some recent development activity has not been sensitive to the adjacent neighborhood and has resulted in homes much larger than the surrounding neighborhood (commonly known as McMansions), modern architecture rather than traditional, use of building materials and facades that conflict with the neighborhood, loss of old and large trees, and increase in impervious cover leading to more localized flooding.

MoPac plays an important role in the linkages between the eastern and western neighborhoods as the original street grid was terminated with the construction of the freeway. The few connections that exist are typically congested by vehicles and pedestrian crossing is dangerous. Thus, MoPac created an almost walled-off effect and disrupts the connection between the east and west communities.

West Austin Neighborhood Group Neighborhood Planning Area

Tarrytown

Neighborhood Edge-The Tarrytown neighborhood has an edge defined by Lake Austin, Lady Bird Lake and 35th Street. 35th Street is an edge comprised of predominately single-family homes with some multi-family as well as Camp Mabry on the north side. This edge is not as obvious as other parts of the planning area as it has residential uses similar to the rest of the neighborhood. Mayfield Park and Laguna Gloria provides recreational and educational activities along the northwest portion of the neighborhood. The Davis Water Treatment Plant and Westwood Country Club are located across from Mayfield and Laguna Gloria.

The edge along Lake Austin and Lady Bird Lake is primarily made up of the Brackenridge Tract. While this is not a typical edge due to its shape and size, this area is an edge because while it is a part of the neighborhood it has a different feel and sense of place from the rest of the neighborhood. Oyster Landing provides restaurants and services such



as Mozarts Café and the Hula Hut. The Lower Colorado River Authority headquarters employ about 700 and provides civic uses and allows for meeting spaces that can be used by the neighborhood. The Brackenridge Apartments provide university-related housing and the Biological Field Lab provides university-related research along Lake Austin Boulevard. Recreation amenities can be found at the edge at Lions Municipal Golf Course, the West Austin Youth Association, Walsh Boat Landing, and Red Bud Isle.

Neighborhood center- The center in Tarrytown is along and near Exposition and Windsor Road where the Tarrytown Shopping Center, Howson Library, Episcopal Church of the Good Shepherd reside, and Austin Fire Station #10. Over the years, the Tarrytown Shopping Center has seen some of its cherished businesses leave such as Holiday House. One reason is due to the owner placing prohibitions on the use of animal products. In addition, the physical appearance of the shopping center has deteriorated and is in need of beautification. This has hurt the center as well as the surrounding neighborhood as pedestrian and social activity has been reduced. A partial center is located at Exposition Boulevard and Westover where Casis Elementary School and Casis Shopping Village (a 1950s strip commercial shop-

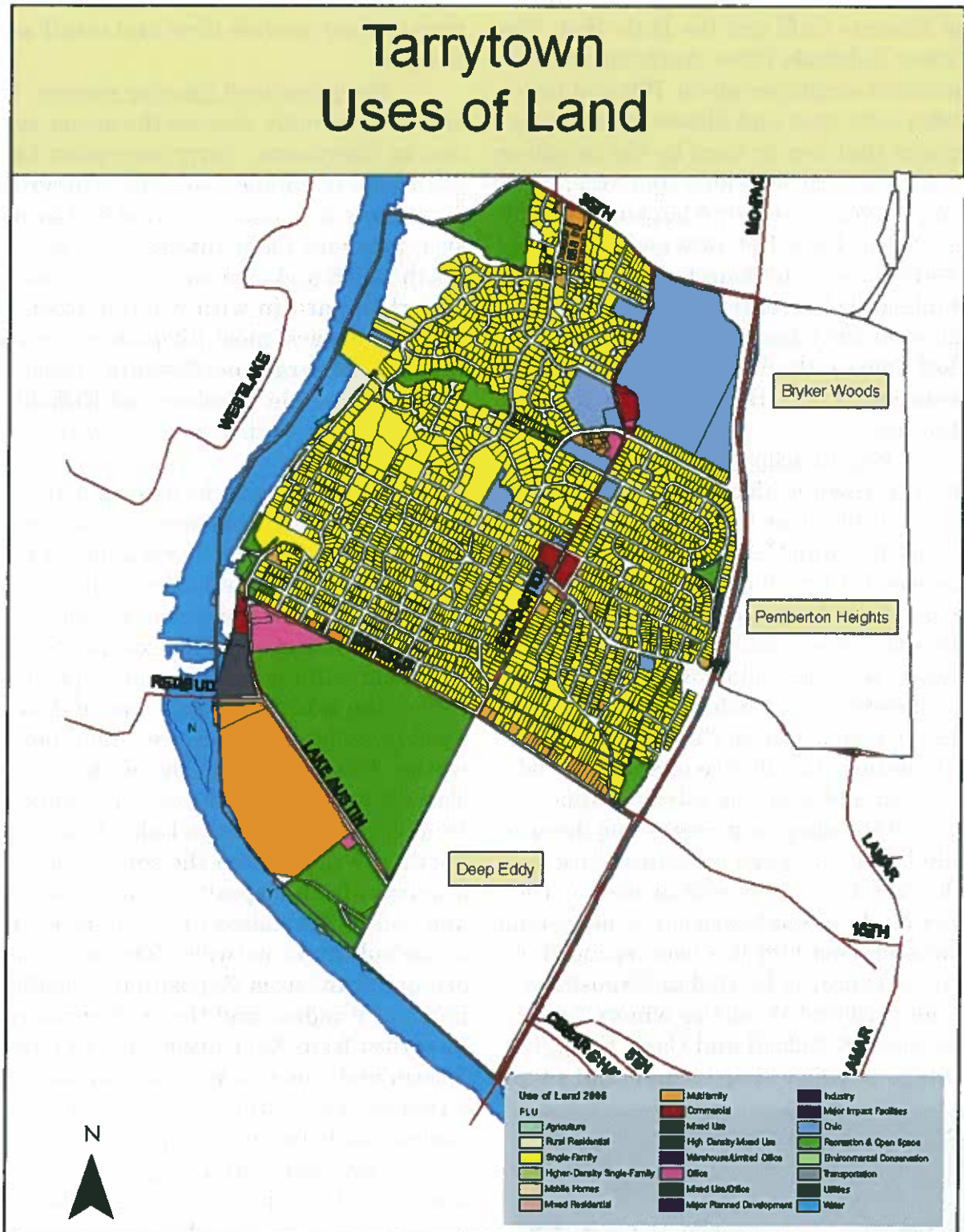
ping center) provide civic and retail activities.

Neighborhood interior streets- In order to correctly discuss the street system in Tarrytown, Tarrytown must be examined in smaller sections. Tarrytown as a whole has a combination of a grid system where roads interconnect in a north/south and east/west pattern and a suburban pattern with winding roads and cul-de-sacs, most likely due to topography. The larger north/south street is Exposition while Windsor and Enfield are the larger east/west roads within Tarrytown.

Overall, it can be said that the roads are primarily narrow streets providing a quiet, off-the-beaten-path that is beneficial to pedestrians, cyclists, and promoting life on the street as well as a family environment. The existing types of housing and neighborhoods typically reflect the traditional patterns of development created by these two road networks. There are no alleys within Tarrytown. The northwestern quadrant from Exposition west to Lake Austin north of Windsor and the southeastern quadrant from Exposition east to MoPac and south of Windsor are more reflective of the suburban network. The northeastern quadrant from Exposition to MoPac north of Windsor and the southwestern quadrant from Exposition west to Lake Austin and south of Windsor are more of a typical grid system with more interconnection between streets.

Core residential area- As Tarrytown was developed over several decades, each subdivision has unique characteristics and is difficult to summarize. However, the residential use is an eclectic mix of architectural styles of predominately one to two story single-





Deep Eddy Uses of Land



family houses with a scattering of duplexes. Multi-family development also occurs within the neighborhood and is the primary use along Enfield Road between Exposition and MoPac as well as on Pecos between 35th Street and Woodbridge. Much of Tarrytown has small hills and sloping lots. Westminster Presbyterian, The Sanctuary, Tarrytown United Methodist, and Good Shepherd Episcopal Church are all located along Exposition Boulevard.



Deep Eddy

Neighborhood edge- The Deep Eddy portion of Lake Austin Boulevard between MoPac and Hearn is comprised of one to two story, “Mom and Pop” stores that provide an identity to the neighborhood such as Magnolia Café, the Juice Bar and Deep Eddy Cabaret. Businesses such as McMahon and Ragsdale CPA, Lake Austin Boulevard Animal Hospital and Comet Cleaners also provide services to the neighborhood. Many of these uses are in structures that were originally built for residential use. This area also houses the Deep Eddy Emergency Medical Services Station # 17. Many neighborhood residents, who believe this area provides a good urban lifestyle, walk to this area and utilize these shops and services.

Exposition between O. Henry



Middle School to Enfield Road is primarily multi-family as is the intersection of Exposition Boulevard and Enfield Road. The south and western edge is mostly made up of the Brackenridge Tract properties including Randalls, The Gables apartments, CVS, and the Colorado Apartments. Non-Brackenridge Tract properties within this edge include Maudies Tex-Mex Café and Goodwill. Another defining and active part of the edge is Lions Municipal Golf Course, West Austin Youth Association, Johnson Creek Hike and Bike Trail, Eilers Park/Deep Eddy Pool, the Trail at Lady Bird Lake, and Lady Bird Lake which provide varied recreational activities.

Neighborhood center- There is no center but many of the residents’ needs can be found along the edge at Lake Austin Boulevard.

Neighborhood interior streets- Like Tarrytown, Deep Eddy has a combination of a grid system and a suburban pattern. The roads are primarily narrow, residential streets with housing types and a neighborhood that typically reflects the traditional patterns of development created by these two road networks. Many of the homes are built to-

ward the street creating social activity on the street. This area also has a few alleys.

Core residential area- The majority of Deep Eddy is one to two story single-family residences with duplexes scattered throughout the neighborhood. Lots tend to be smaller than the rest of the planning area. Multi-family is found along Enfield Road.



Windsor Road Neighborhood Planning Area

Bryker Woods/W. 31st Street

Neighborhood edge- The most intensive part of the planning area is the medical district located between West 38th and 31st Street between Lamar Boulevard and Shoal Creek. Seton Medical Center, Bailey Square, Medical Park Tower, and Shoal Creek Hospital are the major medical institutions that have



also attracted smaller medical offices and commercial to this district. Seton Hospital is considered by many to be one of the top medical facilities in the region. This area, in combination with St. David's Heart Hospital and Central Market across Lamar Boulevard and the commercial district on the north side of West 38th/35th Street, functions as a major hub and employee base. Commercial uses line Lamar Boulevard in a strip commercial pattern. West 34th Street contains surface parking lots and an ad hoc assortment of offices and retail. However, the part of this node south of West 38th Street and west of Lamar Boulevard is dominated by single-use developments, particularly parking lots, that leave the area unsightly and devoid of life. St. Andrews Episcopal School, considered to be a top educational facility, is also within this edge.

The intensity of land use transitions down to a smaller scale at the commercial area along 35th Street west of Shoal Creek which has neighborhood niche, local shops such as Fiddlers Green Music Store and Bob Larsens Old Timers Clock Shop. Somewhat larger than a neighborhood scale is the Rاندalls Grocery Store located adjacent to



Shoal Creek. Many neighborhood residents walk or bike to this commercial area and the commercial development to the north and find this to be convenient and a pleasant experience. This corridor also has the neighborhood's multi-family housing. Shoal Creek Hike and Bike Trail between 34th and 31st Street and Seiders Springs are edges with recreational activity that separate many single family homes from the more intensive development to the north and east of the parks. The north side of W. 34th Street between Jefferson Street and Mills Avenue is primarily a combination of small homes and small offices in structures that were formerly residences. South of 34th Street is solidly residential.

Neighborhood center- While there is no center, residents go to Lamar Boulevard and 38th/35th for many of their shopping and social needs.

Neighborhood interior streets- This neighborhood has a near-grid system with roads that are primarily narrow and safe for walking and socializing. There are some exceptions for roads that connect to MoPac such as Northwood.

The neighborhood has an alley or two
Core residential area- Bryker Woods has one to two story single-family

residences with duplexes sprinkled within the neighborhood. The West 31st Street neighborhood has one story single-family residences as well as administrative offices for St. Andrews School.

Pemberton Heights

Neighborhood edge- Shoal Creek Hike and Bike Trail is the edge of the neighborhood as well as Lamar Boulevard.

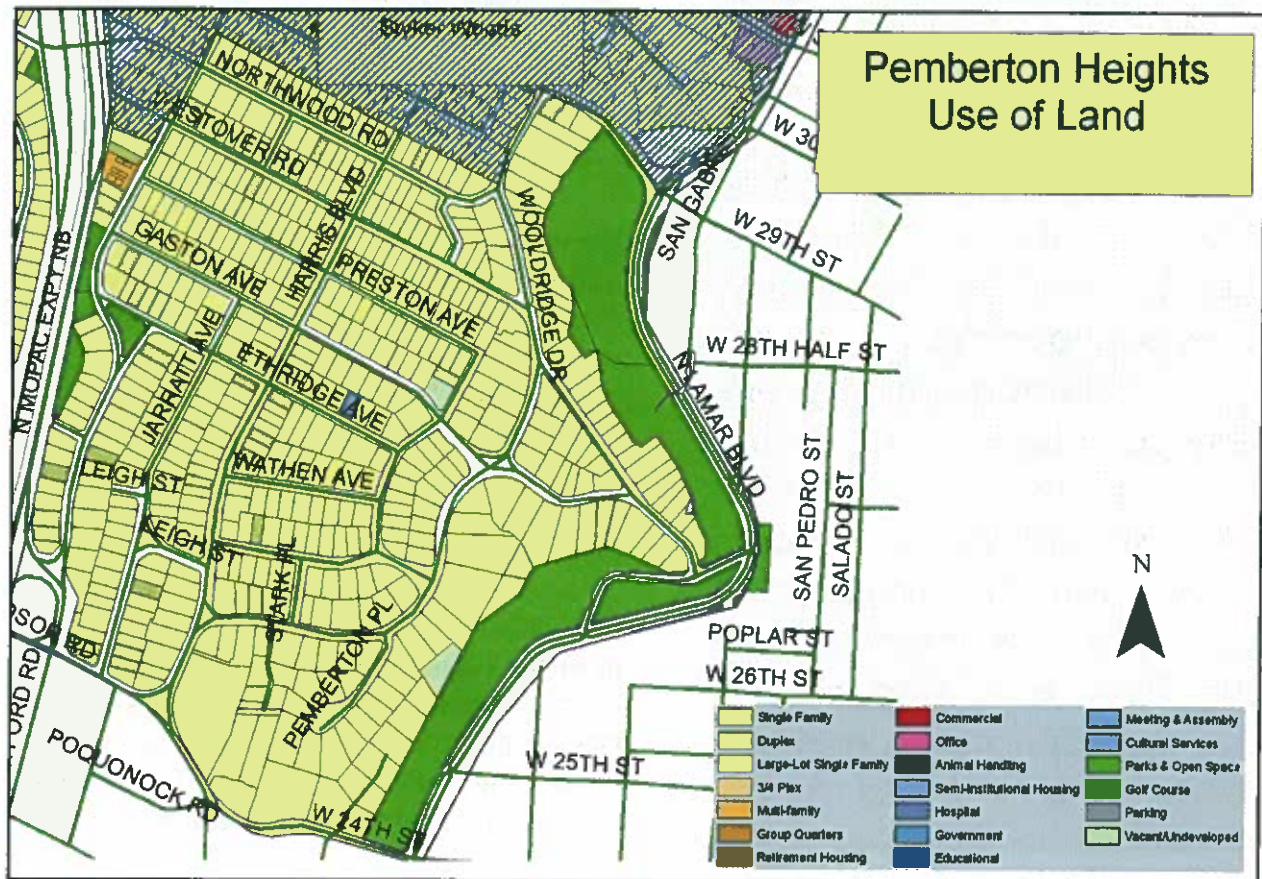
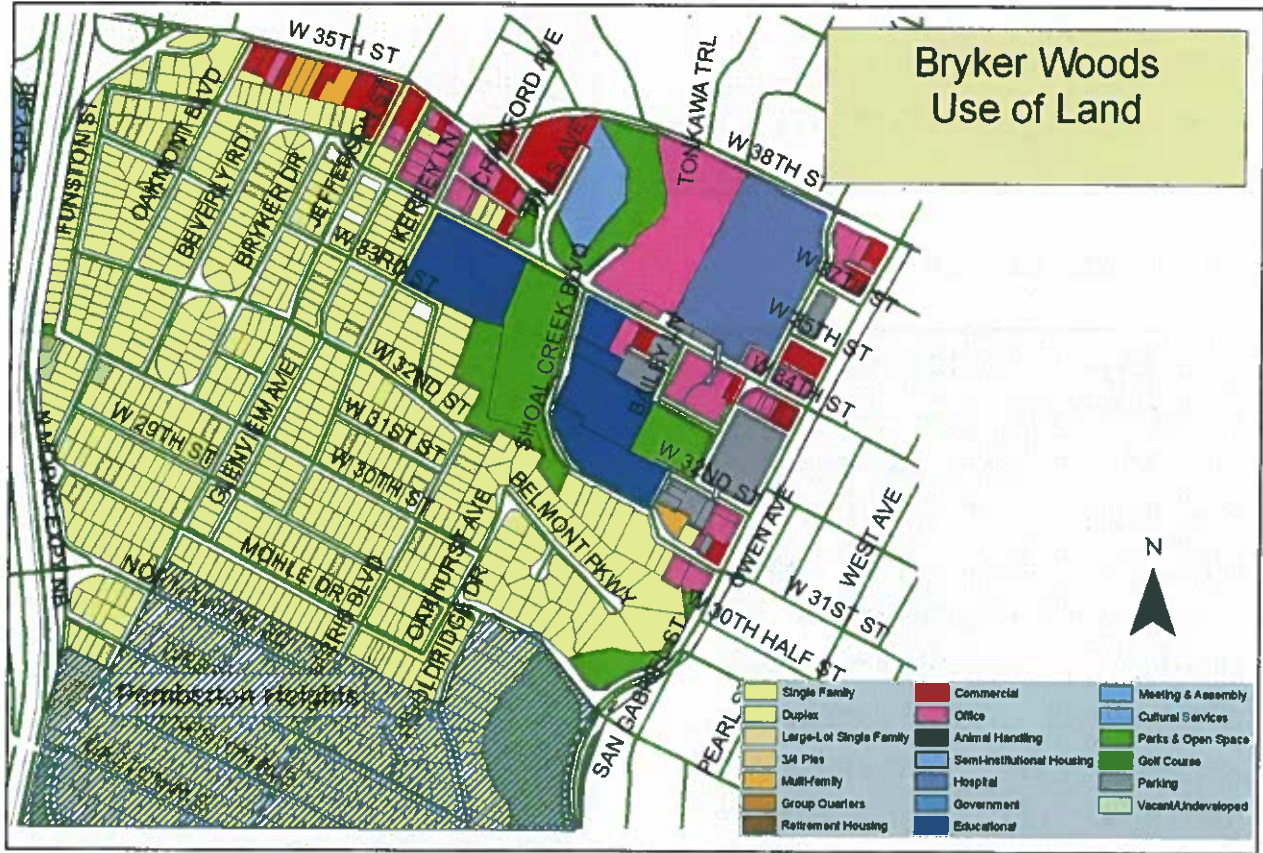
Neighborhood center- While there is no center, residents go to Lamar Boulevard and 38th/35th for many of their shopping and social needs.

Neighborhood interior streets- Pemberton Heights has a combination grid system and suburban pattern with roads that are primarily narrow and safe for walking and socializing. There are some exceptions for roads that connect to MoPac such as Westover and Windsor Road.

Core residential area- Pemberton Heights is primarily one to two story single-family residences and not as many duplexes as the other neighborhoods. It has, on average, the largest houses and lots in the planning area.



Draft Neighborhood in Context



CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

Draft Land Use Chapter

Goal Statement and Introduction:

Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

Development of property as office, commercial, retail, multi-family, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to pro-

tect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. The future use of the Brackenridge Tract and the Austin State Supported Living Center property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is also desired.

The neighborhoods of Central West Austin are, by and large, stable and well-maintained residential districts, with pockets of businesses that serve the neighborhood and surrounding community. These neighborhoods are well-functioning, and their development patterns, character, and quality of life should be preserved now and into the future.

On both sides of MoPac, stakeholders are concerned that new development or redevelopment not increase traffic in the neighborhood. Stakeholders are supportive of promoting neighborhood niche services that fit into the scale of their commercial areas and serve the

immediate community. Residents are also concerned about the loss of older, smaller houses to large, modern houses that many feel are out of scale and character with neighboring houses. Stakeholders are concerned with the noise and air pollution caused by MoPac. They oppose expansions of MoPac through elevated lanes or from the acquisition of additional right-of-way from either side of MoPac.

West of MoPac, the most pressing concerns are the potential neighborhood-changing impacts of any redevelopment of the Brackenridge Tract and the Austin State School as well as the intrusion of commercial uses (and their impacts) into the immediately surrounding residential neighborhood, especially along Exposition Boulevard. There is particular interest in preserving harmony among land uses and in guarding against potential negative effects of future redevelopment of properties along Lake Austin Boulevard and Exposition Boulevard.

East of MoPac, the most pressing concern is the impact that redevelopment could have on the existing residential neighborhood. Concerns include increased traffic and parking on neighborhood streets, and the intrusion on the privacy and the quiet enjoyment of nearby residents. There is particular interest in preserving harmony among land uses and in guarding against potential negative effects of future redevelopment of the properties on W. 35th Street that back-up to single family homes. Possible redevelopment of the office and retail properties located near the Bryker Woods Elementary School raise similar concerns.

The northeastern corner of the planning area is an intense commercial node, dominated by medical uses. While the neighbors want to protect the neighborhood schools and residential areas from being negatively impacted by over-development, they have identified the most intense corner of the neighborhood—the area surrounding Seton Medical Center and along 38th Street and Lamar Boulevard—as an appropriate mixed use node that could become a lively, safe, and active urban neighborhood. Currently, part of this area is dominated by single-use developments, particularly parking lots, which leave the area unsightly and devoid of life. Revitalizing this area, east of Shoal Creek, by bringing in appropriately scaled multi-family residential and retail uses, such as shops and restaurants will serve the medical community and nearby neighborhoods and benefit the City as a whole.

Objective 1: Preserve the existing single family neighborhoods of Central West Austin.

L.1.1

Preserve the existing single-family uses within the neighborhood by not changing them to non-residential or multifamily uses. The Central West Austin neighborhoods including Deep Eddy, Tarrytown, Pemberton Heights, Bryker Woods, and West 31st Street are stable and worthy of preservation.

P

L.1.2

Maintain low intensity, low density residential use within the Drinking Water Protection Zone.

P

Objective 2: Preserve or enhance, as appropriate, existing multifamily housing and neighborhood-serving commercial districts.

L.2.1

Preserve the existing multi-family residential uses along Enfield Road, Exposition Boulevard, and 35th Street. If these properties redevelop, encourage a similar scale and the preservation of affordable rental housing, which contributes to the diversity of the neighborhood.

L.2.2

Casis Shopping Center should remain a small-scale, neighborhood-serving retail center, appropriate with Casis Elementary School, residential neighbors, and the Drinking Water Protection Zone.



L.2.3

Revitalize the Tarrytown Shopping Center by attracting preferably locally-owned neighborhood-serving and pedestrian-oriented businesses such as cafés, restaurants, and a bakery. Height should remain appropriately

scaled to the adjacent residential structures.



L.2.4

The small-scale multifamily, commercial, and civic uses surrounding Tarrytown Shopping Center should remain. Howson Library and the Fire Station are particularly important to Central West Austin.

L.2.5

The churches along Exposition Boulevard are valued institutions of the Central West Austin community and should remain into the future. If they are not able to stay and cannot be replaced by other churches, the properties should be used as single family housing.

L.2.6

Deep Eddy's commercial corridor along Lake Austin Boulevard should remain a mix of neighborhood niche shops and offices. If redevelopment occurs, the open street feel and pedestrian friendliness of this corridor and its views of Lady Bird Lake and the western hills should be preserved. Redevelopment should also respect Lady Bird Lake, in keeping with the spirit of the Drinking Water Protection Zone and Waterfront Overlay.



L.2.7

The residential scale and character along W. 35th Street should be preserved, and in particular its existing building by building, horizontal collection of small neighborhood-serving businesses, stores, and apartments. Harmony with the abutting single-family houses on the south side of this block, facing 34th Street, should be maintained.

L.2.8

The neighborhood office blocks between 34th and 35th Streets and Jefferson Street and Mills Avenue should remain small-scale neighborhood office and residential uses that are harmonious with the Bryker Woods Elementary School and the existing single family neighborhood. Retaining the converted single-family homes is desirable. Returning these structures to single-family



residential use would also be welcome by the neighborhood

Objective 3: All redevelopment should be compatible with the character of the adjacent neighborhood and should be guided by green design principles. (Note these are guidelines, not standards)

See the Design box below for principles on how to maintain the character of Central West Austin neighborhoods in residential and multi-family/commercial areas.

Single-Family Residential design guidelines

Retain the design and character of the neighborhood's residential areas by encouraging the preservation of existing structures. When redevelopment or remodeling of an existing structure occurs, it should be compatible in scale, height, setbacks, landscaping, tree cover, garage placement, façades, and architectural style of neighboring houses.

New development should be designed and constructed using the latest green technologies and principles embodied in Austin Energy's Green Building program to help reduce energy consumption.

Historic buildings should be preserved.

Multi-Family & Commercial design guidelines

New and remodeled multi-family and commercial development should be compatible with the immediate neighborhood by having similar setbacks, building scale, façades, and rooftops. To contribute to the health of the neighborhood, new development should include landscaping

that creates usable open space, trees that shade the structure and street, parking placed to the rear or side of the building, windows and doors that promote friendliness and "eyes on the street," pedestrian amenities like light posts, and vegetative screening for air conditioners and dumpsters. It should also improve pedestrian and bicycle access between the property and immediate neighborhood wherever possible.

New development should be designed and constructed using the latest green technologies and principles embodied in Austin Energy's Green Building program to help reduce energy consumption.

Historic buildings should be preserved.

Objective 4: Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use, urban neighborhood, respecting and providing amenities to the Bryker Woods and West 31st Street neighborhoods.

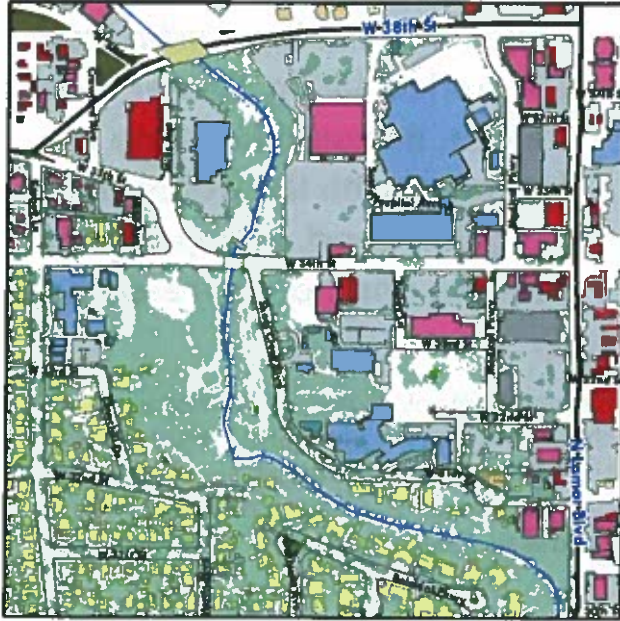
L.4.1

For properties designated as Mixed Use along 38th Street and Lamar Boulevard, redevelopment or new development should promote a pedestrian-friendly mix of uses that ultimately results in a human-scaled and enlivened streetscape. Guidelines for creating development include the mixing of uses vertically in the same building to include residential uses preferably above the first floor. Wide sidewalks, street trees, buildings and entryways oriented to the main corridor,

with parking located to the side or rear of the building are all desired features. Drive-through facilities are strongly discouraged. The buildings should be appropriately scaled to the surrounding development. Property whose stormwater feeds into Seiders Springs and Shoal Creek should be redeveloped such that it improves the health of the spring and creek. Through properties that are fronted by a Core Transit Corridor on one side and an interior street on the other side, should apply the same development standards to the interior street as applied to the Core Transit Corridor. Special attention should be paid to placing storefronts and entryways along interior roads as well as Core Transit Corridors.

L.4.2

The triangle where 35th and 38th Streets split should be a welcoming gateway to the neighborhood and should allow for neighborhood serving uses. The Randalls and Medicine Shoppe represent the type of vital neighborhood-serving businesses that should be preserved in the future. Any redevelopment should include, first and foremost the continued use of the Randalls site as a grocery store as well as ensuring that Crawford Avenue remains open as a public street. If the Randalls parcel redevelops, the neighborhood would support a secondary residential use above the grocery store, but would not support residential as a stand alone use. The triangular corner lot that is currently home to the Medicine Shoppe deserves recognition as a prominent location in the neighborhood. Redevelopment should continue the site as a neighborhood use and a welcoming gateway to the neighborhood by connecting to and beautifying the city-owned open space which makes up the westernmost portion of the triangle.



L.4.3

Allow office and commercial development along 34th Street between Medical Parkway and Shoal Creek Greenbelt. There should be a transition with neighborhood-scaled stores and offices between the Shoal Creek Greenbelt and Medical Parkway and more intensive development from Medical Parkway to Lamar Boulevard. Development should add to the existing shops and restaurants on 34th Street to create a lively, pedestrian-friendly streetscape.

P

L.4.4

Allow neighborhood mixed use development along the north side of 31st Street to transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. The block within 31st Street, 32nd Street, Wabash Avenue, and Lamar Boulevard and the non-residential properties on the south side of 31st Street contain a mixture of neighborhood-scaled retail, office and residential development. The block is encour-

aged to remain so and serve as a transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. Future development or redevelopment should respect this mix and develop at a scale appropriate with the neighborhood located along 31st Street.

P

L.4.5

St. Andrews Episcopal School is an important asset to the neighborhood and should remain in its current location. However, if the school leaves, it should be replaced by single family housing along 31st Street, multi-family apartments between Shoal Creek Greenbelt and Bailey Park, and office uses for the northern parcels along Shoal Creek Greenbelt and 34th Street. This will protect the homes on the south side of 31st Street, promote neighborhood activity along the Shoal Creek Hike and Bike Trail, and integrate the 34th Street parcels such that they complete the pattern of activity along the 34th Street Corridor.

P

Objective 5: Encourage the State of Texas to keep the Austin State Supported Living Center in its current location and become a more integrated asset in the neighborhood.

The Austin State Supported Living Center is a vital member of the planning area. Not only does the school provide a critical function for its residents and their families, it also serves as an important asset in the planning area. It provides diversity in terms of race and economics as well as allowing for residents to interact with each other and

learn lessons such as tolerance and understanding. The school serves as a transition from MoPac and the more intensive uses along 35th Street to the single-family neighborhood of Tarrytown. The school is split between the Water Supply Suburban watershed classification and Johnson Creek, an urban watershed. The school is also "high" in the watershed (in an upstream position) such that impacts from development would run the entire course of the creek down to its confluence with Lady Bird Lake. Approximately three acres of the site have been sold and are presently undeveloped. While there have been discussions about selling the remainder of the site for private development, there are no such immediate plans.

L.5.1

Create recreational opportunities and community events that coexists with the Austin State School facilities and residents.
JNPCT, ASSLC, School, COA

L.5.2

Encourage a tree survey at the Austin State School to determine whether there are any trees that meet the City's tree protection requirements.
JNPCT, ASSLC, Austin State School

L.5.3

The school is encouraged to have more events and activities that include the surrounding neighborhood.
JNPCT, ASSLC

L.5.4

Work with the school and the State of Texas to communicate the desire of keeping the school at its current location.
JNPCT, ASSLC

Objective 6: If the Austin State Supported Living Center redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

L.6.1

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.
P

L.6.2

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious residential development near the existing residential areas and concentrate the more intensive mixed use development toward the northeast corner of the tract at MoPac and 35th Street. Preserving significant amounts of public and private open space is encouraged.
P

L.6.3

Preserve vegetative buffers, including trees, wherever development of the Austin State Supported Living Center occurs adjacent to existing residential neighborhoods. Provide additional vegetative buffers, including trees, for development more intense than existing single family.
P

L.6.4

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails