

Preferred Growth Scenario

Open Space
 Existing Open Space
Environmental Resources
 100-Year Floodplains
 Edwards Aquifer
 Recharge Zone
 Contributing Zone

Land Use
 Residences
 Jobs
 Residences & Jobs
 Existing Development

Transportation Changes
 High Capacity Transit
 Roads

Existing Transportation
 Major Streets
 Collector Streets
 Arterial
 Red Line

Boundaries
 ETJ
 County Boundaries
 City Limits

The major urban hubs of the region. They have the highest densities of jobs and residents, are highly walkable, support high-capacity transit, and include a full spectrum of employment uses. Downtown, Lokeline, Robinson Ranch, North Burnell Gateway, Highland Mall, and Southside are Regional Centers. Some Regional Centers are entirely urban, like Downtown, while others (like Robinson Ranch or the southern center at the intersection of IH-35 and SH 45) are likely have urban cores surrounded by well-connected but lower density development.

Include a mix of commercial and residential uses supporting high-capacity transit. They include townhouses, rowhouses, apartments, as well as some single-family houses, in addition to offices and community serving retail. The Mueller redevelopment is a local example of a Town Center.

Highly walkable and support transit, but are less dense and have more local focus than Town Centers. They have community-serving retail and services (e.g., dry cleaners, beauty salons, coffee shops, restaurants) along with moderately dense housing types, such as small-to single-family, duplexes, townhouses, and apartments. Neighborhood centers are concentrated on several blocks or around one or two intersections, while mixed-use corridors extend along a linear corridor (e.g., South Congress Avenue).

Predominantly office and industrial uses. Development can occur at a range of scales, depending on zoning and neighborhood plans. Job center uses include major employers (e.g., IBM in North Austin) and industrial uses such as warehouses, offices, and manufacturing (all need to be located further from residences. While these areas are currently best served by car, the Preferred Growth Scenario increases public transit options (e.g., light rail, bus rapid transit) to shift the reliance away from the automobile.

Residential development that occurs as redevelopment or alongside existing development (e.g., new residences built on vacant land next to existing homes, redevelopment of a 1-story office building for several townhouses or apartments). Housing types may include the broad range of single-family houses, duplexes, secondary apartments, townhouses, and apartments.

Residential development on undeveloped land. Residential housing types may include single-family houses, duplexes, townhouses, and apartments.