Recommended Action

Land Use (Goals 2.00, 3.00, 4.00)

Action 4.01 Immediately designate the Rainey Street zone as a Comprehensive Planning District creating a joint public/private venture to establish a primarily residential mixed use development including recreational, cultural and retail/commercial uses that are oriented to and compatible with the Town Lake waterfront.

Action 4.02 Relocate the Street and Bridge Yard, insuring this significant public tract is available for public use in the Rainey project; encourage land trade to achieve optimum balance of lakefront-greenbelt space.

Action 4.03 Immediately take measures for the preservation, rehabilitation and reuse of historic structures.

Action 4.04 Encourage residential development downtown by providing incentives such as floor area bonuses, transfer of development rights, and waiving capital recovery fees.

Action 4.05 Establish First Street as a special pedestrian dominated zone, with landscaping, medians, and retail use at street level, and connections provided to the waterfront whenever possible.

Zoning (Goal 5.00)

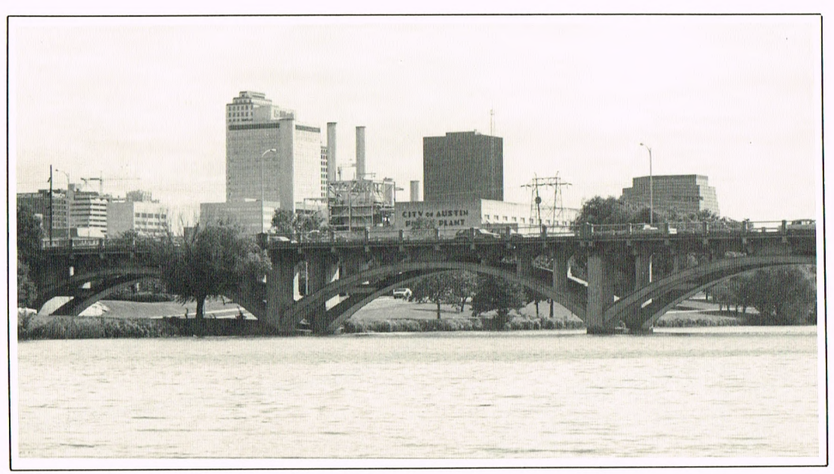
Action 4.06 Develop design guidelines to establish a coherent urban form, compatible with the pedestrian.

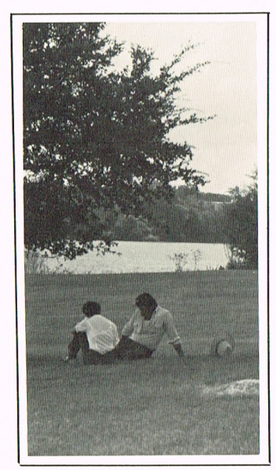
Action 4.07 Expand boundaries of the Town Lake Overlay Zone and establish new criteria for land use to be compatible with Town Lake.

Action 4.08 Amend the Lake Commercial zone district to reflect more reasonable building intensities.

Action 4.09 Remove currently permitted land uses from the zoning district that are not compatible with the Corridor.

Action 4.10 Strengthen the creek overlay zone with new criteria to reflect requirements of setback, pedestrian orientation, and architectural guidelines.





Access (Goal 6.00)

Action 4.11 Pedestrian tunnels and skybridges should be allowed only when:

1. Significant views are not blocked.
2. Topographic or other functional conditions require pedestrian circulation above or below the street when an unsafe or congested condition exists at street level.
3. Direct physical and visual access to tunnel and skybridge can be provided to adjacent sidewalks, open spaces, or public places.
4. Grade separation will not reduce or detract from a reasonable level of pedestrian activity along the street.

Action 4.12 Develop a parking plan for downtown and the waterfront which fosters short term parking for retail and recreation purposes, and long term parking confined to appropriate structures away from pedestrian zones and the lake.

Subzone 5 East Riverside/ South Lakeshore/Festival Beach

Existing Conditions

Land Use—The north shore, (Festival Beach), is bounded by IH-35 on the west, Pleasant Valley Road on the east, and on the north by Holly Street from IH-35 to Canadian Street, north on Canadian Street to Canterbury, east on Canterbury to Mildred, north on Mildred to Willow, then east on Willow to Pleasant Valley Road.

The south shore is bounded by Bouldin Creek on the west, Pleasant Valley Road on the east, and on the south along and including all adjacent properties of East Riverside and South Lakeshore.

East Riverside/South Lakeshore/ Festival Beach Land Use Summary

Use	Acres	%
Single Family	131.2	25.5
Multi-family	101.5	19.7
Office	9.8	1.9
Commercial	16.0	3.1
Utility	23.1	4.5
Institutional	39.4	7.6
Parkland	117.2	22.7
Vacant	12.2	2.4
Roads/ROW	64.9	12.6
Total	515.3	100.0

Source: *Office of Land Development Services*

The Festival Beach area consists of single family uses and large amount of public use along the shoreline. Public uses consist of the Rebekah Baines Johnson Residential Center, Sam L. Martin Jr. High School, Fiesta Gardens, Metz Park, the Holly Power Plant, and the Fire Marshall's Office.

The homes in this area were built in the late 1800's and early 1900's. The neighborhood consists of low to moderate income residences.

The south shore along East Riverside Drive contains some parkland, but for the most part is in residential use. This neighborhood, Travis Heights, also contains old single family structures and a moderate income area. A portion of Travis Heights, located between Riverside Drive and Town Lake, is likely to undergo development pressures for more intense land uses similar to those occurring to the west along Riverside Drive.

Ths south shore along South Lakeshore Boulevard contains some service and convenience oriented commerical development and several multi-family developments located extremely close to the shoreline, making public access difficult. Redevelopment of many of these projects is likely due to the number of projects currently for sale. Parking lots are also located close to the shoreline, causing high amounts of runoff to flow into Town Lake.

Zoning—This area is zoned for single family (SF-3), multi-family (MF-3), and various commercial (GR and CS) and office (NO and LO) districts. Uses are primarily residential in character; office or commercial uses should therefore be oriented to serve the local community. The area north of Riverside Drive between Bouldin and Blunn Creeks is zoned LI (Light Industrial) and is not compatible with the surrounding area. Down-zoning to districts more compatible with the surrounding neighborhoods should be considered. Neighborhood (NO) and local retail (LR) are more appropriate for these areas.

Access—Generally, visual and physical access to the waterfront is good in this area due to the relatively large amount of parkland. Fiesta Gardens may provide excellent access to the waterfront in the future but is presently not utilized fully because it is closed and fenced off from public use.

Access could be improved along the south shore near Traivs Heights between Bouldin Creek and the Norwood property, which is located just east of IH-35. Connection to the Blunn Creek linear park and greenbelt could be provided when Riverside Drive is realigned. Public access easements are needed where apartments prevent access along South Lakeshore Boulevard. Although public access at IH-35 exists, it is not visible and legible to the public.

Parkland—This portion of the Town Lake park system offers variety and substantial opportunties for waterfront recreation. Expansive open space along Festival Beach, two peninsulas, a lagoon and plaza at Fiesta Gardens, scenic Blunn Creek greenbelt, and East Bouldin Creek constitute excellent resource values and amenities.

The East Town Lake neighborhood has developed with parks and recreation staff a plan for improved and more compatible use of the Fiesta Gardens-Festival Beach area; the Council has also approved a proposal for renovating the Fiesta Gardens complex as a Mexican American Cultural Center to reflect the heritage of the community. This neighborhood strongly desires input to planning decisions in this area of Town Lake.

The Fire Marshall's Office is an encroachment on parkland and the Holly Power Plant also violates waterfront standards with storage materials and parking.

The Blunn Creek greenbelt does not currently connect with Town Lake; East Bouldin Creek is privately owned and could also provide excellent connection to the neighborhood. The Travis Heights neighborhood actively seeks input to park planning decisions.

Recent acquisition of the Norwood Tract at IH-35 and East Riverside Drive represents a significant addition to the public shoreline, as does the acquisition of land adjacent to the south peninsula. These additions can assist in completing the trail system and can provide waterfront amenities.

The south shoreline between West Bouldin Creek and the sailboat rental facility on South Lakeshore Boulevard represents a major gap in the trail system.

Special Opportunities—Fiesta Gardens and the lagoon represent excellent potential for recreational and cultural benefits. Working with the neighborhood, the considerable public investment in the area could be reoriented to multiple use for the neighborhood and community at large.

Multi-family housing on the south shore is offered for sale, providing an opportunity for the city to intervene and recapture the waterfront, and perhaps retaining housing stock in the Corridor.

Recommended Action

Land Use (Goals 2.00, 3.00, 4.00)

Action 5.01 Incorporate recommendations of the Fairview Park Neighborhood Conservation Combining District, encourage residential use and historic preservation.

Action 5.02 Implement the East Town Lake Citizens'/Fiesta Gardens Plan to become a cultural arts center/museum and improved recreational resource. Reorient activities to benefit the neighborhood and community; involve East Austin neighborhood association in decisions; remove fences.

Action 5.03 The Holly Power Plant should be better maintained to reduce visual impacts. Painting the facility a color that blends with the surrounding environment, cleaning up of storage areas, landscaping and removing parking along the waterfront should be considered.

Action 5.04 Preserve the low density, residential land use of the Travis Heights neighborhood, particularly that portion north of Riverside Drive.

Action 5.05 Consider acquisition of multi-family apartments on the south shore for interim low income housing and public access, and for eventual conversion to public open space.

Action 5.06 Consider conversion of Fire Marshall's Office to a more appropriate use such as a group pavilion; open public restrooms at ground level.

Zoning (Goal 5.00)

Action 5.07 Downzone areas now zoned Light Industrial to a more compatible zone district such as NO (Neighborhood Office) or LR (Local Retail).

Action 5.08 Create a new Waterfront Overlay Zone with design criteria geared to special characteristics of this development zone.

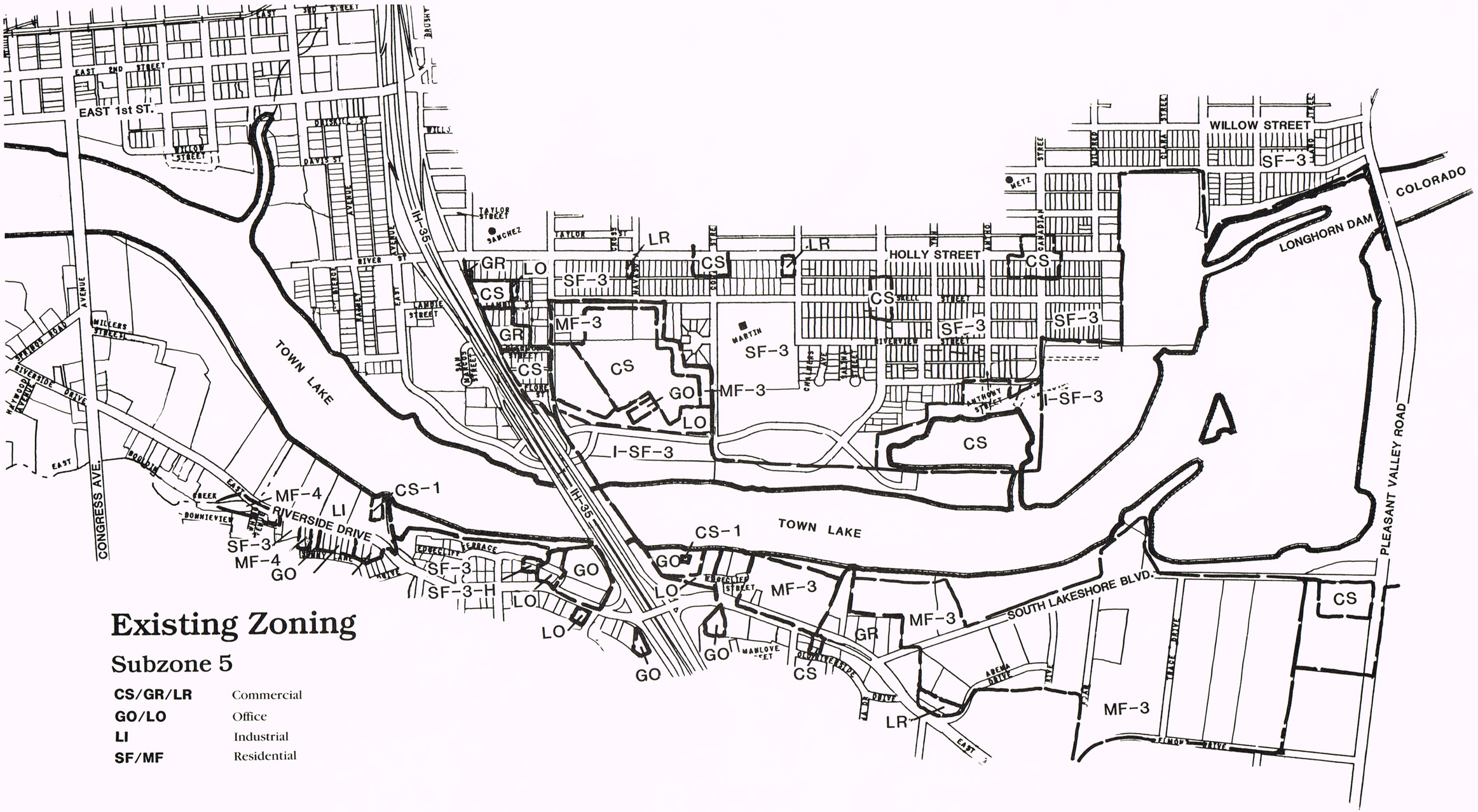
Access (Goal 6.00)

Action 5.09 Extend the hike and bike trail along the south shore from Bouldin Creek easterly past IH-35.

Action 5.10 Revise current plans for East Riverside Drive realignment to extend the Blunn Creek Greenbelt to Town Lake. Involve neighborhood in decisions.

Action 5.11 Pursue acquisition of greenbelt along East Bouldin Creek to connect with Town Lake.

Action 5.12 Develop a plan for Norwood Tract and RBJ site as gateway parks to provide public access and orientation to the waterfront; involve neighborhoods.

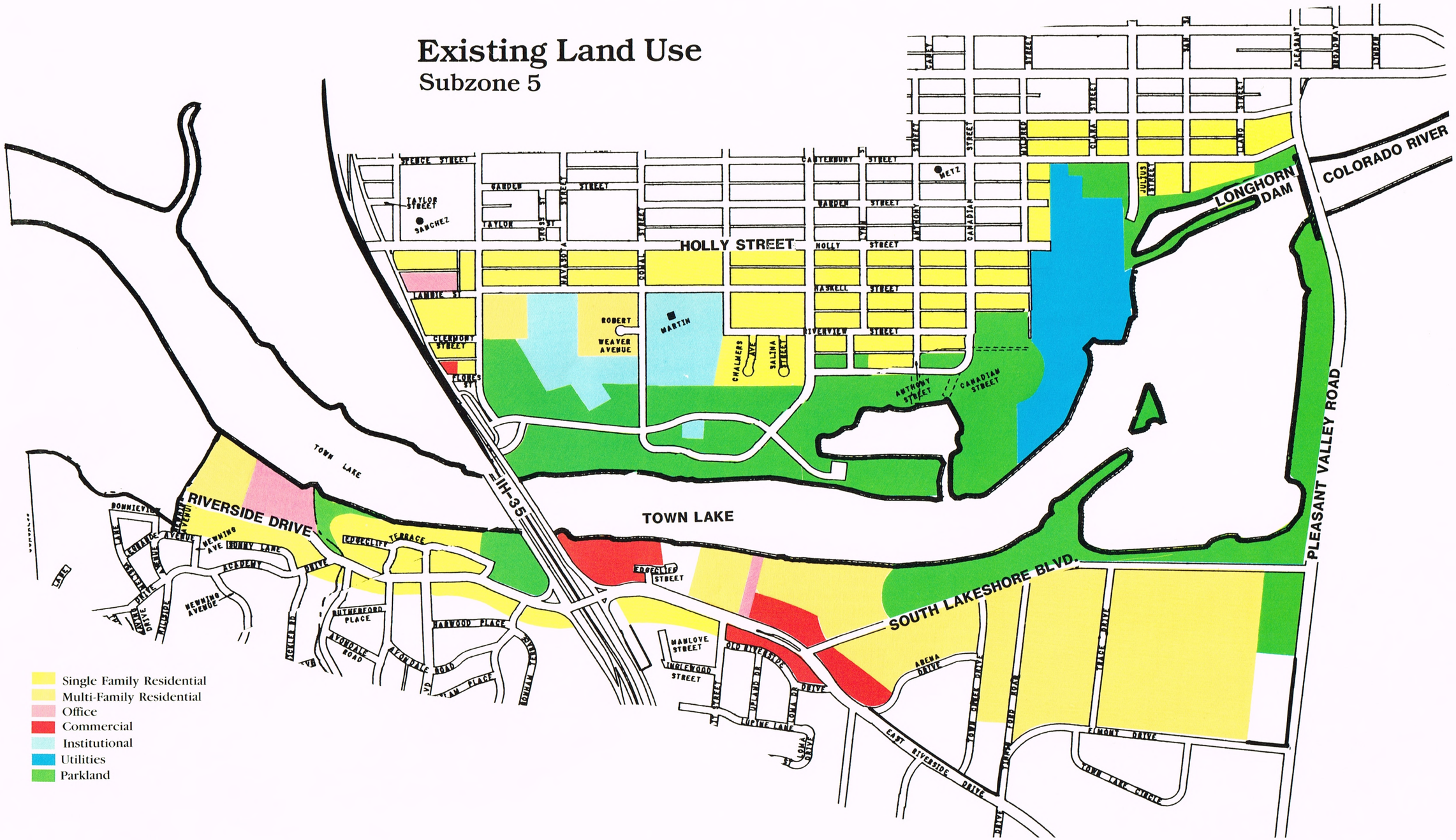


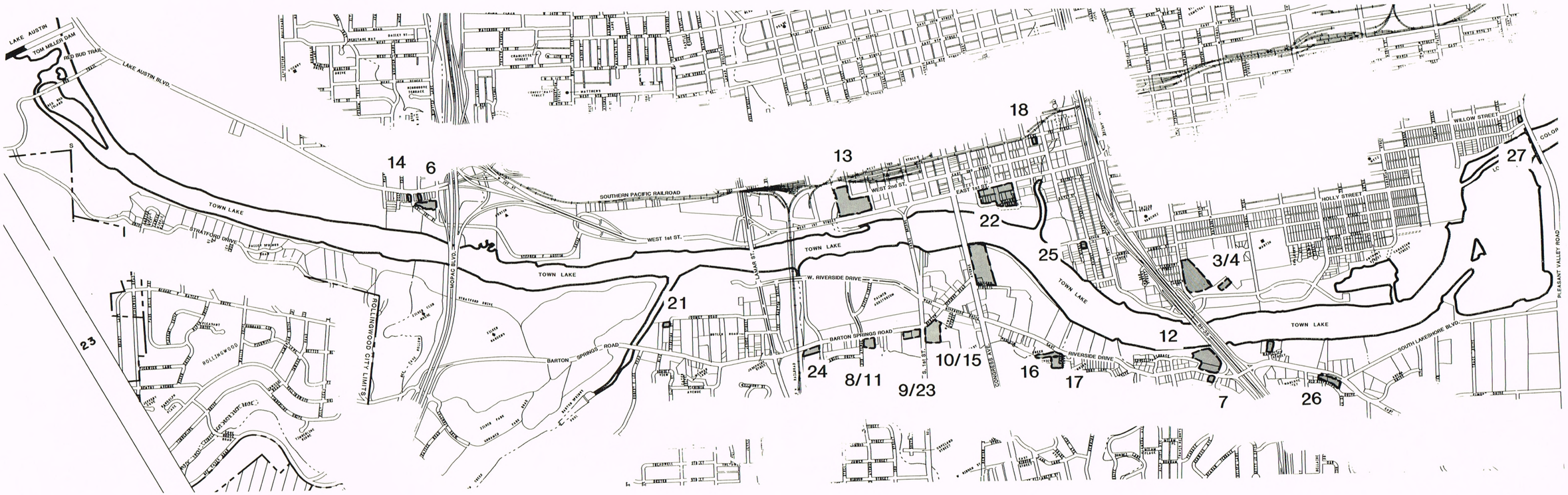
Existing Zoning

Subzone 5

CS/GR/LR	Commercial
GO/LO	Office
LI	Industrial
SF/MF	Residential

Existing Land Use
Subzone 5





Zoning History
Town Lake

ZONING HISTORY
Sub Areas A-E

Case No.	Acreage	Sub Area	PC	Action CC	Ord.	Requested Zoning	Granted Zoning or Other Action
1 C14p-81-013	1.9	C	-	-	-	Special Permit	Withdrawn (42 unit apt.)
2 C14-81-052	1.9	C	-	-	-	L, 3rd	Administrative dismissal
3 C14p-81-085	9.1	E	x	-	-	Special Permit	EMS station and offices; dental clinic
4 C14-81-135	9.1	D	x	x	x	0-1 & 0, 3rd; A, 1st	0, 1st & 0, 3rd; AA, 1st
5 C14-81-219	97.0	C	x	x	x	A, A-H, B, BB & C-1, 1st	A, A-H, B, BB & C-1, 1st
6 C14p-82-021	1.8	B	-	-	-	Special Permit	Withdrawn
7 C14-82-034	5.0	C	-	-	-	B, 3rd	Withdrawn
8 C14-82-054	0.7	C	-	-	-	GR, 2nd	Withdrawn
9 C14-82-055	2.4	C	-	-	-	C-2, 3rd & GR, 2nd	Withdrawn
10 C14-83-005	7.6	C	x	-	-	C-2, 4th	withdrawn
11 C14-83-016	0.7	C	x	x	x	C-2, 2nd & 0, 2nd	C-2, 2nd & 0, 2nd with restrictive covenant
12 C14p-83-017	3.1	C	x	-	-	Special Permit	Apartments (80 units)
13 C14p-83-070	6.9	D	x	-	-	Special Permit	CIP improvements to Green Water Treatment Plant
14 C14-83-143	0.1	B	x	x	x	0-1, 1st	0-1, 1st
15 C14-83-144	7.6	C	x	x	x	C-2, 2nd	C-2, 2nd
16 C14n-84-006	0.8	C	x	-	-	Inter-City App.	Apartments (11 units)
17 C14n-84-007	0.6	C	x	-	-	Inner-City App.	Condominium (14 units)
18 C14p-84-062	0.1	D	x	-	-	Special Permit	Mixed-beverage bar with 10 seats
19 C14p-84-106	1.0	C	x	x	-	Special Permit	152-seat Restaurant/Bar dedication
20 C14-84-235	0.5	C	x	x	-	0, 1st	postponed indef.
22 C14-84-354	1.6	D	x	x	-	C, 4th	C, 4th subj. to meeting conditions
23 C14-84-428	1.0	C	x	x	x	C-2, 2nd	C-2, 2nd
25 C14-84-473	0.2	C	x	x	-	0, 2nd	O, 1st pending site plan approval and ROW dedication
26 C14-85-003	0.4	E	x	x	-	GR	GR, pending restrictive convenant
27 C14-85-112	0.2	E	-	-	-	LR	Withdrawn

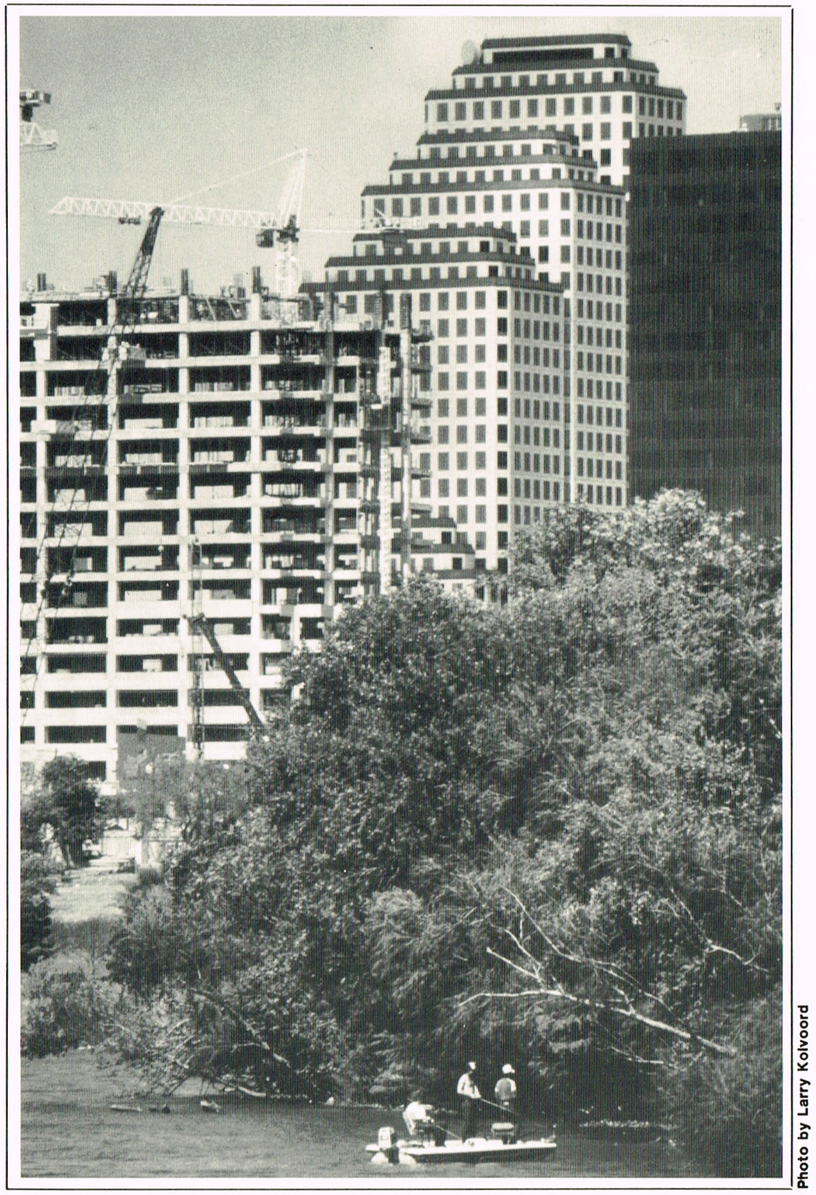


Photo by Larry Kolvoord