

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, November 16, 2006

[Back](#) [Print](#)

Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION

ITEM No

25

Subject NPA-05-0021 - Approve second/third readings of an ordinance amending the Austin Tomorrow Comprehensive Plan by adopting the East Riverside/Oltorf Combined Neighborhood Plan with the exception of certain tracts removed from the Plan by City Council on first reading. The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard East) on the south. First reading approved on October 19, 2006. Vote 7-0. City Staff: Melissa Laursen, 974-6413.

Additional Backup Material

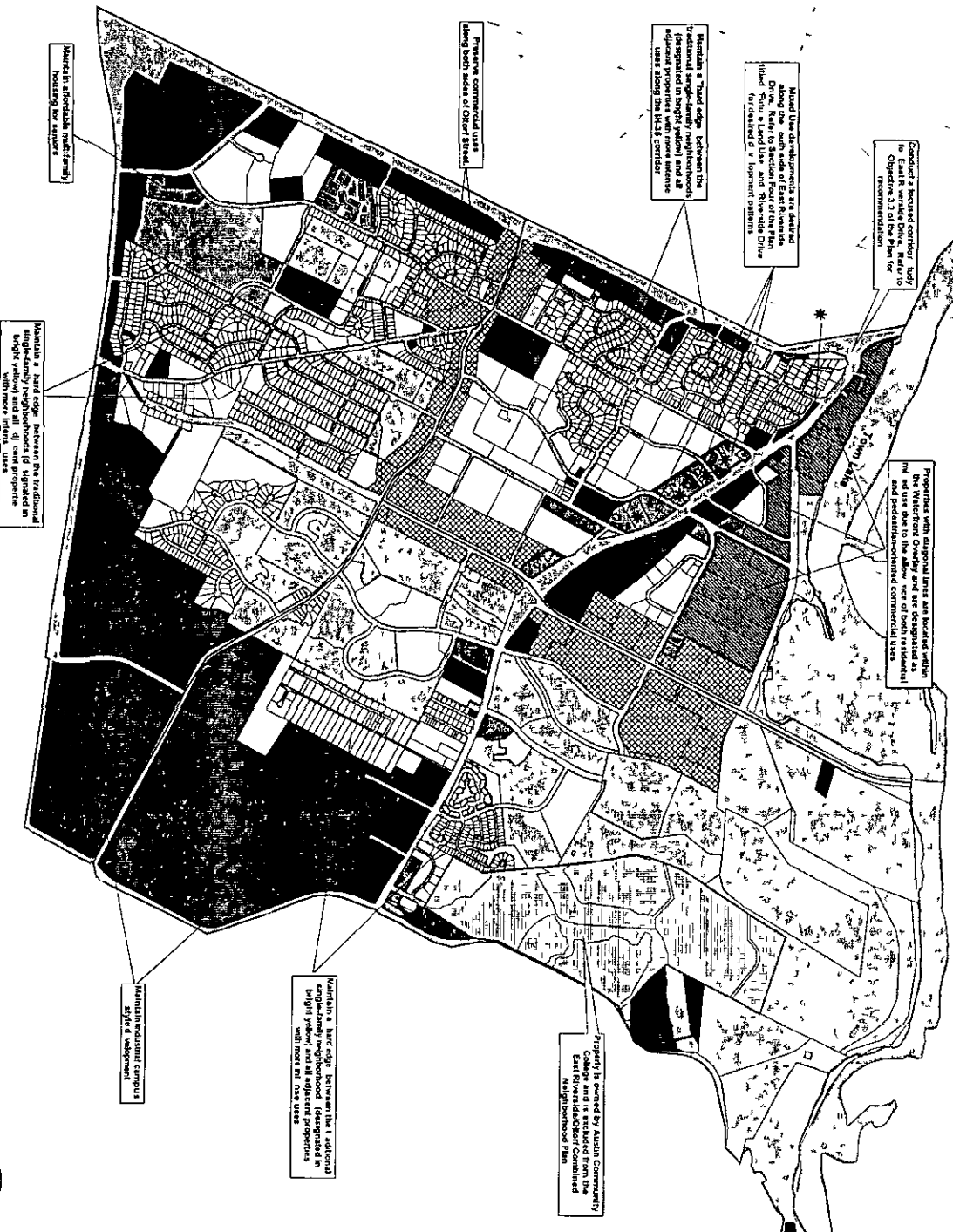
(click to open)

- [Ordinance](#)
- [Neighborhood_Plan](#)
- [Neighborhood_Plan](#)

For More Information

EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN Future Land Use Map 1st Reading of City Council

DRAFT



NOTE: Land Use is updated on this map, and not used to denote the underlying zoning district.

Legend

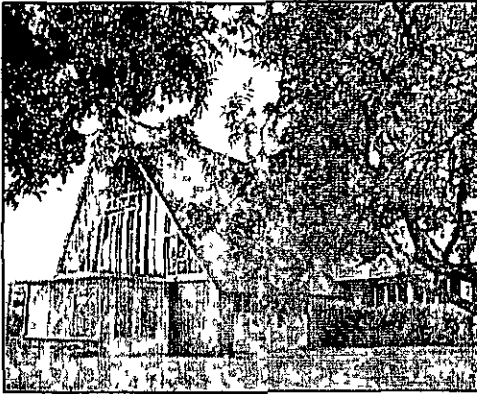
- Withdrawn—Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Agriculture
- Rural Residential
- Single-Family
- Higher Density Single-Family
- Multi-Family
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities
- Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center

0 500 1000 2000 3000 4000 5000 Feet

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

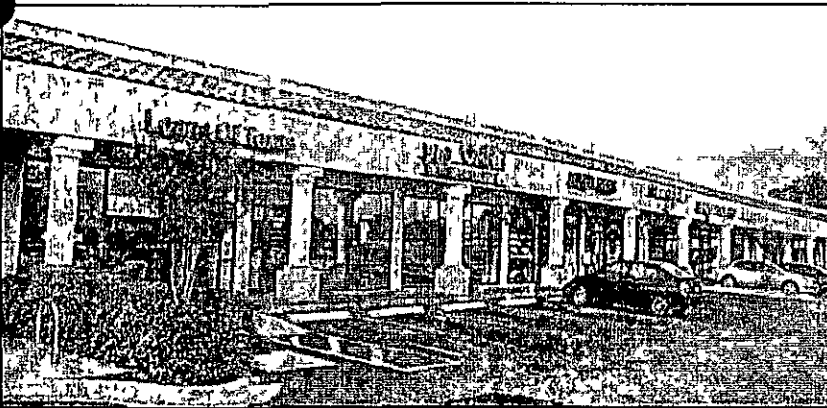
September 14, 2006
Modified October 24, 2006





The East Riverside/Oltorf Combined Neighborhood Plan

**Parker Lane
~
Pleasant Valley
~
Riverside**



*** DRAFT ***

East Riverside/Oltorf Combined Neighborhood Plan



The East Riverside/Oltorf Combined Neighborhood Plan

An Amendment to the
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 5-21
Exhibit A

Date of adoption

**THIS PAGE
INTENTIONALLY LEFT
BLANK**

East Riverside/Oltorf Combined Neighborhood Plan



CITY COUNCIL

Mayor Will Wynn

Mayor Pro Tem Betty Dunkerly

CITY COUNCIL MEMBERS

Sheryl Cole

Jennifer Kim

Lee Leffingwell

Mike Martinez

Brewster McCracken

CITY MANAGER

Toby Futrell

ASSISTANT CITY MANAGER

Laura Huffman

NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT

Greg Guernsey, Director

*** DRAFT ***

East Riverside/Oltorf Combined Neighborhood Plan

**THIS PAGE
INTENTIONALLY LEFT
BLANK**

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, every recommendation 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 recommendation. 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

Acknowledgements

The following groups, organizations and businesses made significant contributions to the creation of the East Riverside/Oltorf Neighborhood Plan

Advanced Micro Devices

Austin Community College – Riverside Campus

Austin Public Library – Ruiz Branch

Holy Trinity Episcopal Church

Linder Elementary School

Prince of Peace Lutheran Church

The members of the Advisory Committee who met regularly with staff on details related to the process and development of the Plan

All of the residents, business owners and non-resident property owners that attended Neighborhood Planning meetings and/or provided input throughout this process. Please see Appendix I for a list of over 350 participants

City Staff Acknowledgements

Neighborhood Planning and Zoning Staff for this plan were

Jackie Chuter, Neighborhood Planner
Lee Heckman, Senior Neighborhood Planner
Lisa Kocich, Neighborhood Planner
Sonya Lopez, Senior Neighborhood Planner
Laura Patlove, Senior Neighborhood Planner
Steven Rossiter, Principal Planner
Melissa Schardt, Senior Neighborhood Planner
Robert Heil, Zoning Planner
Alice Glasco, Director, Neighborhood Planning and Zoning
Ricardo Soliz, Neighborhood Planning Manager

Other NPZD staff who contributed to this plan include

George Adams	Greg Guernsey
Teri McManus	Ryan Robinson
Steve Sadowsky	Adam Smith
Kristen Strobel	Mark Walters
Kathleen Welder	Scott Whiteman

Other jurisdictional staff who contributed to this plan include

Steve Barney, NHCD	Colly Kreidler, PW
Brian Block, KAB	Richard Kroeger, PW
Sarah Campbell, PARD	Jesus Lardizabal, PW
Joseph Carrizales, TXDOT	Mary Helen McCarthy, CapMetro
Matthew Christianson, SWS	Chris Moore, PW
Rick Coy, APD	Chris Muraida, PW
Gayla Dembkowski, Travis Co	Todd Pankey, WPDR
Jean Drew, WPDR	Michelle Meaux, PW
Joe Guerrero, WPDR	Butch Smith, PARD
Stuart Hersh, NHCD	George Zapalac, WPDR
Ric Johnson, CTM	

List of Abbreviations

City Departments and Programs

APD – Austin Police Department
AMATP – Austin Metropolitan Area Transportation Plan
CAMPO – Capital Area Metropolitan Planning Organization
CIP – Capital Improvement Program
COA – City of Austin
KAB – Keep Austin Beautiful
NPZD – Neighborhood Planning and Zoning Department
PARD – Parks and Recreation Department
PW – Public Works Department
SWS – Solid Waste Services Department
TSHA – Texas Student Housing Authority
WPDR – Watershed Protection and Development Review

Other Abbreviations

ACC – Austin Community College
CEF – Critical Environmental Feature
CIP – Capital Improvement Project
CCC – Country Club Creek
AMD – Advanced Micro Devices
FLUM – Future Land Use Map
G/CRP – Guerrero Colorado River Park
MF - Multifamily
MU – Mixed Use (Combining District)
MUB – Mixed Use Building Special Use
NPCT – Neighborhood Planning Contact Team
NPA – Neighborhood Planning Area
NPCD – Neighborhood Plan Combining District
NUC – Neighborhood Urban Center Special Use
Obj – Objective
R - Recommendation
ROW – Right-of-Way
SF – Single Family
TX Dot – Texas Department of Transportation

Table of Contents

<u>SECTION</u>	<u>PAGE</u>
1 Introduction	
Neighborhood Plan Geography	1
The Neighborhood Planning Process	2
Neighborhood Plan Contact Team	9
Vision and Goals	10
Priority Issues	12
Timeline of Significant Events	13
2 Statistical Profile	
Population	15
Age and Ethnicity	16
Housing	17
Density	21
Existing Land Use	23
Commuter and Employment Data	25
3 Goals, Objectives and Recommendations	
Planning Principles	26
Land Use	28
Transportation	33
Parks, Trails, Open Space and the Natural Environment	38
Affordable Housing	45
4 Land Use	
Introduction	47
History/Background/Significant Land Uses	52
Future Land Use	67
Riverside Drive	77
5 Transportation	
Introduction	81
History/Background	83
CAMPO and AMAIP Transportation Plans	86

<u>SECTION</u>	<u>PAGE</u>
6 Parks, Trails, Open Space and the Natural Environment	
Introduction	90
History/Background	92
The Southeast Austin Trails and Greenways Alliance	114
The Country Club Creek (CCC) Trail Project	115
7 Urban Design	
Introduction	124
Non-Residential Guidelines	127
Single Family Guidelines	130
Multifamily Guidelines	131
<u>Appendices</u>	
Appendix A - Recommendations Not Supported by City Departments	142
Appendix B – Initial Survey Results	150
Appendix C – Environmental Features Documentation	156
Appendix D – Additional Information about the Neighborhood Plan Contact Team	159
Appendix E – Results of Strengths, Opportunities and Challenges Exercise	162
Appendix F – Final Survey Results	164
Appendix G – Affordability Impact Statement	167
Appendix H – Current Zoning Maps	170
Appendix I – East Riverside Interest List	173
Appendix J – Glossary of Terms	176
Appendix K – Plan Adoption Ordinance	182

List of Figures, Tables and Maps

Figures

Figure 1	Percentage of Total NPA Acreage	14
Figure 2	Population Change 1990-2000 for Individual Planning Areas	15
Figure 3	Vacancy Rates 1990-2000	17
Figure 4	Owner Occupancy Rates 1990-2000	18
Figure 5	Housing Units by Structure Type (2000)	19
Figure 6	Persons per Household 1990-2000	21
Figure 7	Gross Density — Persons per Acre 1990-2000	22
Figure 8	Existing Land Use Comparison (2004)	24

Maps

Map 1	Urban Core	xi
Map 2	Multifamily Units Constructed in Combined NPA (1990-2005)	20
Map 3	Current Land Use, Parker Lane NPA	49
Map 4	Current Land Use, Pleasant Valley NPA	50
Map 5	Current Land Use, Riverside NPA	51
Map 6	Existing and Proposed Sidewalks	88
Map 7	Existing and Proposed Bike Lanes	89
Map 8	Existing Parks and Trails	99
Map 9	Existing Environmental Features	113
Map 10	Proposed Country Club Creek Trail	122
Map 11	Desired Greenspace Map	123

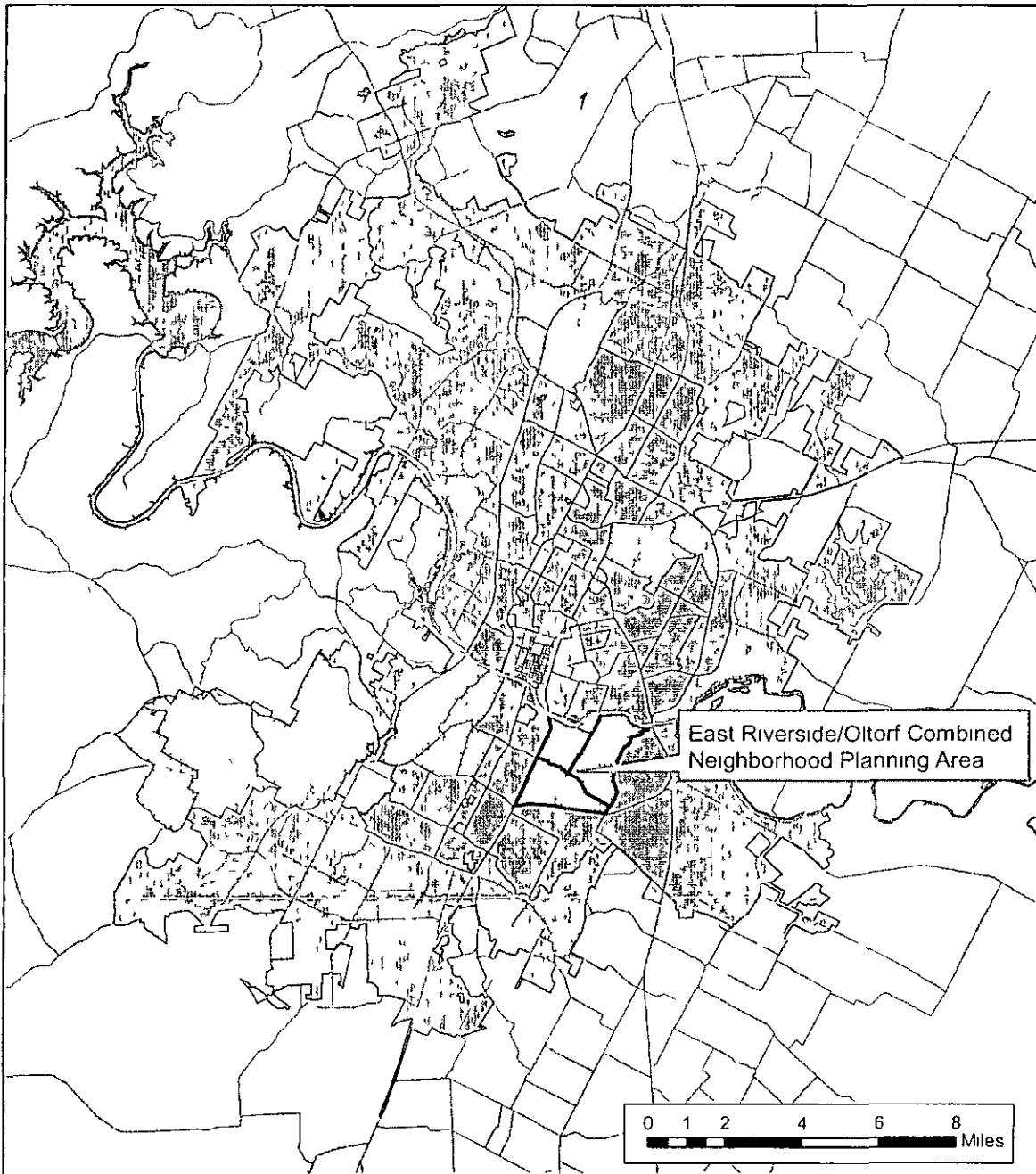
Tables

Table 1	Population Change by Planning Area	15
Table 2	Age Breakdown 1990-2000	16
Table 3	Ethnicity Shares of Total Population, Change 1990-2000	16
Table 4	Housing Units 1990-2000	17
Table 5	Existing Land Use (2004)	23
Table 6	Means of Transportation to Work for Workers 16 Years and Older (2000)	25
Table 7	Occupation for the Employed Civilian Population 16 Years and Older (2000)	25
Table 8	Existing Land Use Comparison	68
Table 9	CAMPO 2025 & 2030 and AMATP 2025 Transportation Plans	86

*** DRAFT ***

East Riverside/Oltorf Combined Neighborhood Plan

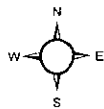
Map 1: Urban Core Map



City of Austin City Limits and Urban Core Neighborhood Planning Areas



City of Austin
Neighborhood Planning &
Zoning Department
Updated 8/1/06



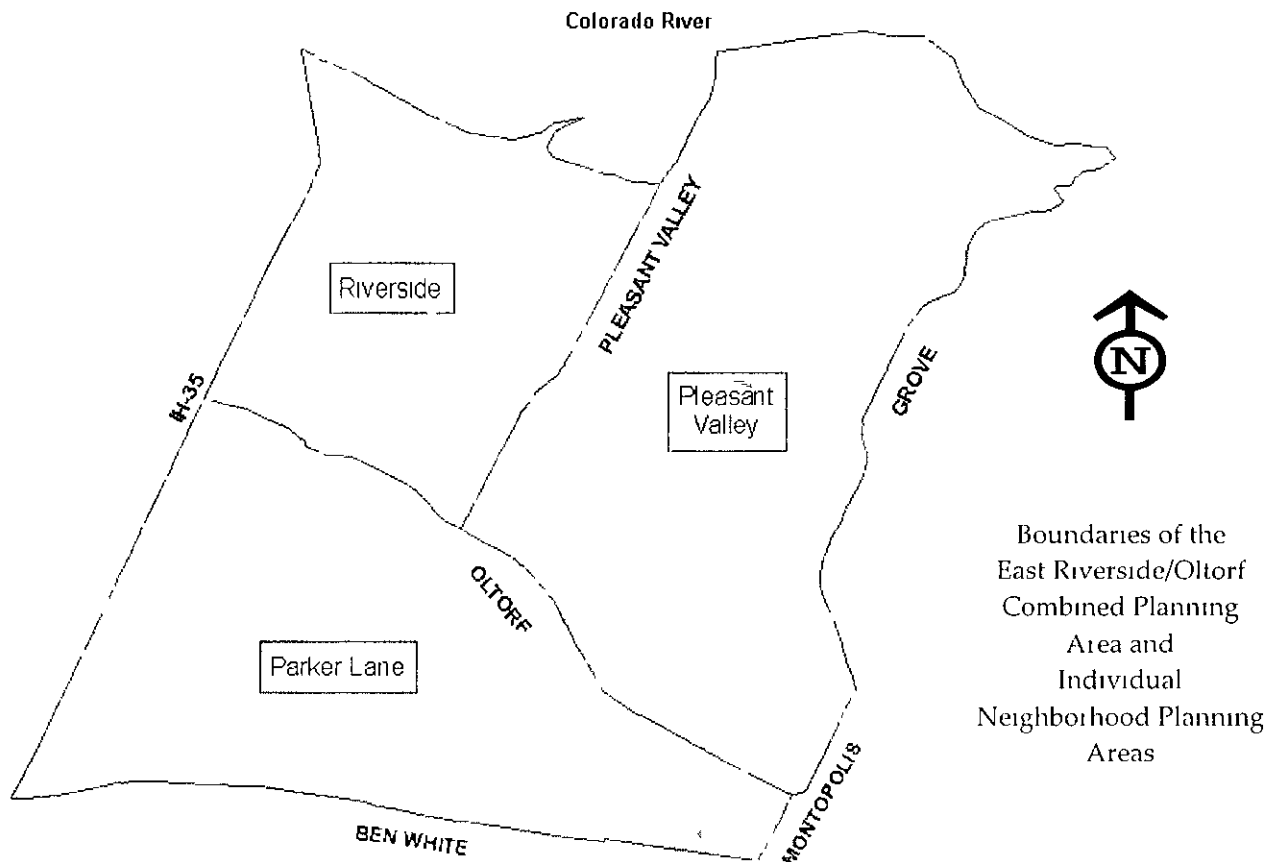
Legend

- APPROVED WITH ZONING
- FUTURE PLANNING AREA
- PLAN IN PROGRESS
- CITY OF AUSTIN FULL PURPOSE JURISDICTION

1. Introduction

Neighborhood Plan Geography

The East Riverside/Oltorf Combined Neighborhood Plan is comprised of three planning areas: Riverside, Parker Lane and Pleasant Valley. These three areas were selected by the Austin City Council to undergo neighborhood planning during the 2003-04 fiscal year; the neighborhood plan created for these three areas is an update of the Austin Tomorrow Comprehensive Plan adopted in 1980. Neighborhood planning staff held the first stakeholder meeting in October 2003 for this planning effort, which was later named the East Riverside/Oltorf Combined Neighborhood Plan. The boundaries of the combined planning area are IH-35 to the west, the Colorado River to the north, Grove Blvd and Montopolis Drive to the east, and Ben White Blvd /Hwy 71 to the south. The Riverside Planning Area is bounded by IH-35 to the west, the Colorado River to the north, Pleasant Valley Road to the east and Oltorf Street to the south. The Parker Lane Planning Area is bounded IH-35 to the west, Oltorf Street to the north, Montopolis Road to the east and Ben White Blvd /Highway 71 to the south. The Pleasant Valley Planning Area is bounded by Pleasant Valley Road to the west, the Colorado River to the north, Grove Blvd to the east and Oltorf Street to the south.



The purpose of the neighborhood plan is to create a long-range vision for the entire area that will guide future development and improve the quality of life by making recommendations that treat themes such as land use, zoning, transportation and urban design. Zoning discussions were also a major component of the neighborhood planning process as zoning is the tool used to implement the vision established in the future land use map. Adopted rezonings are reflected in the zoning ordinances that accompany this neighborhood plan. The voluntary urban design guidelines have been included to encourage quality development projects that reflect the desires of the people in this community. Throughout the three year planning process there were many steps and numerous meetings were held. The following provides a description of the process to which many stakeholders within these planning areas dedicated their time and energy.

The Neighborhood Planning Process

Initial Stakeholders Meeting

The first public meeting of the planning process, which took place in October, 2003, was targeted to neighborhood association leaders and other key stakeholders in the area. City staff made a presentation about the neighborhood planning process and asked for suggestions from attendees about how to enhance participation in the process.

Initial Survey

In October, 2003, all residents, property owners, and business owners in the combined Neighborhood Planning Area (NPA) were invited by mail to participate in the online Initial Survey. Surveys were also made available at several neighborhood pick-up locations and through neighborhood association presidents.

The Initial Survey asked respondents to identify the assets and challenges in the area, specify where they think new businesses or residential uses should be located, and indicate their preferences regarding Special Use Options and the placement of new sidewalks. The results of the survey are included in Appendix B. The Vision Survey asked respondents to choose the statements that most reflect their vision for the future of the community. Priority responses were incorporated into the vision and goal statements of this Plan on pages 10-11.

East Riverside/Oltorf Combined Neighborhood Plan

A total of 18,276 survey letters were mailed. Approximately 10% of these letters were returned or were duplicates. The response rate for the remaining survey letters was about 2%.

Community Workshop

In December 2003, a Community Workshop was held at Advanced Micro Devices. All residents, property owners, and business owners were invited, and 41 people attended. The purpose of this workshop was to identify the assets and strengths of the neighborhood and those aspects of the neighborhood that need improvement. Participants took part in a map-based exercise called Strengths, Opportunities, and Challenges. The results of this exercise are included in Appendix E.

Services Forum

There are many concerns that come up during the neighborhood planning process that are considered to be daily operational issues, which city departments respond to on a regular basis. As a result, a forum was held at the beginning of the process so that stakeholders could voice their concerns related to such problems as overgrown weeds on vacant lots, potholes, street light malfunctions, etc. Representatives from several city departments attended the forum and received commentary regarding such issues. The services forum was also an opportunity for stakeholders in the planning process to select their preferred name for the combined planning area, which was the East Riverside/Oltorf Combined Neighborhood Plan.

Student Outreach – UT Focus Group

With the assistance of University of Texas at Austin student Sarah Price, city staff conducted a focus group with UT students in March, 2004, to identify issues of particular interest to students living in the planning area. The meeting attendees participated in an activity similar to the Strengths, Opportunities, and Challenges exercise.

Land Use Meetings

From February through April of 2004, planning area stakeholders attended three land use focus groups and a land use wrap-up meeting. At these meetings, participants brainstormed alternative land uses.



Field Work with Staff and Stakeholders

for the tracts identified as opportunities or challenges at the Community Workshop. Staff then presented three scenarios based on the brainstorming activity; the scenarios varied in the amount of change proposed. After further discussion by participants, staff developed a single draft future land use map to use as the basis for zoning discussions. This future land use map was modified somewhat during the zoning meetings as communications continued and/or new information was discovered.

Riverside Drive Property Owner Meeting

In response to the tremendous interest in the future redevelopment of Riverside Drive, staff invited property owners along Riverside Drive between IH-35 and Pleasant Valley Road to a targeted meeting in June 2004. Meeting attendees were asked to describe their vision for the future of Riverside Drive and ways that the City could encourage quality redevelopment along the corridor. Many spoke about their desire to expand their own businesses or encourage redevelopment in the area that is safer, more attractive, and more accessible to various modes of transportation. Increased code enforcement, financial incentives, and improved transportation facilities were cited as ways to encourage quality redevelopment.

Initial Zoning Meetings

Planning area stakeholders began discussing possible rezoning recommendations beginning in August through September 2004. One meeting was held for each of the three planning areas within the combined planning area. At each meeting, staff presented a set of proposed zoning changes based on the draft future land use map and NPZD zoning principles. Meeting attendees separated into smaller groups to discuss the recommendations in a round-robin format. Staff recorded input on the proposed zoning changes and made note of new recommendations made by the small groups.

Zoning Survey

During the month of October, in order to get feedback on the zoning proposals that came out of the initial zoning meetings for each of the three planning areas and to ensure that owners of properties proposed for rezoning were aware of the planning process, city staff distributed a survey about the zoning recommendations. All owners of properties proposed for rezoning and all of the participants in the planning process to date were mailed a survey asking for their preferred zoning for the identified tracts.

Mixed Use Meeting

Land use discussions resulted in the designation of certain properties as possibly appropriate for a mixture of uses on the future land use map. As such, at the beginning of October a meeting was held to discuss how mixed-use could be incorporated into the zoning element of the neighborhood plan for this area. An explanation of the mixed-use combining district and the different mixed-use special options was provided and discussion centered on how mixed-use could be tailored so that it was appropriate for this particular area of the city.

Special Use Infill Options Meeting

Prior to the next round of zoning discussions, a meeting was held in mid-November 2004 to present and get feedback on special development tools that are available for selection through the neighborhood planning process. An education session was first held so that participants were aware of the background and purpose of the Infill Options as well as the use and design details that are specific to each Option. The appropriateness of the area-wide Options (Secondary Apartment, Small Lot Amnesty and Corner Store) was discussed in detail for the three planning areas at this meeting. The desirability of site-specific Options (Urban Home, Cottage Lot, Neighborhood Urban Center, Residential Infill and Mixed Use Building) was addressed at subsequent meetings when specific properties were under discussion.

Post-Survey Zoning Meetings

After the zoning survey responses were tabulated, area stakeholders met to discuss the survey results in six meetings, two for each planning area. Staff presented its rezoning recommendations and the results from the zoning survey and assisted the meeting stakeholders in identifying tracts where a majority of stakeholders supported an alternative recommendation to the staff recommendation.



Parker Lane Zoning Meeting

Parks, Trails, Open Space and Environment Meeting

In late March a meeting was held at the Daniel Ruiz Library to discuss parks and open space issues within the planning area. Sarah Campbell from the Parks and Recreation Department attended the meeting along with neighborhood planning staff to assist with the presentation and answer questions. The main topics covered included:

- Sharing the recent site plan for the Colorado River Park
- Discussing the ongoing remediation efforts at Mabel Davis Park, brainstorming possible infrastructure improvements and prioritizing future park improvements/enhancements
- Discussing the possibility of putting small neighborhood greens within the planning area
- Presenting the work that has been done by the Southeast Austin Trails and Greenways Alliance, a group formed out of this neighborhood planning process, to plan a trail network along Country Club Creek that would connect with the Town Lake Hike and Bike Trail
- Reviewing the goals, objectives and recommendations that had been generated at that point from survey information and comments at previous meetings, feedback was solicited and recorded

Transportation Meeting

A meeting to talk about transportation concerns was held in early April 2005 at the AMD Campus. The purpose of this meeting was to identify transportation issues within the three neighborhood planning areas so that specific recommendations could be drafted for the Plan. Discussion and brainstorming among the groups focused on the topics of roads, public transit, bicycle and pedestrian issues. Representatives from each small group shared their group's discussion with the larger audience to maintain a comprehensive view of transportation needs in the entire area. At the conclusion of the meeting, each participant had the opportunity to specify their sidewalk priorities, determined by planning area, utilizing a dot voting procedure so that the Public Works Department will have clear information regarding neighborhood stakeholder sidewalk preferences.

Voluntary Urban Design Guidelines and Design Tools Meeting

In mid-April 2005 neighborhood planning stakeholders attended a meeting to discuss the design tools that are available for selection through the neighborhood planning process in addition to the elements that should be included in the urban design section of the plan. First the details of the three design tools were presented. Afterwards, participants discussed the pros and cons of each Tool and

then dot voted to determine which of them should apply to each NPA. Staff then presented a draft of voluntary guidelines for residential and industrial development based on issues and ideas from the initial survey and previous meetings. Meeting time focused on selecting elements to include in the guidelines that pertain to commercial, office and mixed-use corridors, since the redevelopment of such streets as Riverside Drive is highly desired by both residents and business owners.

Departmental Review Process

After all of the focus group meetings were conducted, draft recommendations were created in response to stakeholder feedback. These recommendations were forwarded to and reviewed by implementing departments. Those items that are supported by the relevant department are included in the body of the plan since those are most likely to be implemented in the future and have the support, but perhaps not immediate funding, of responsible departments. Those that are not supported by the implementing department are documented in Appendix A along with the departmental comments.

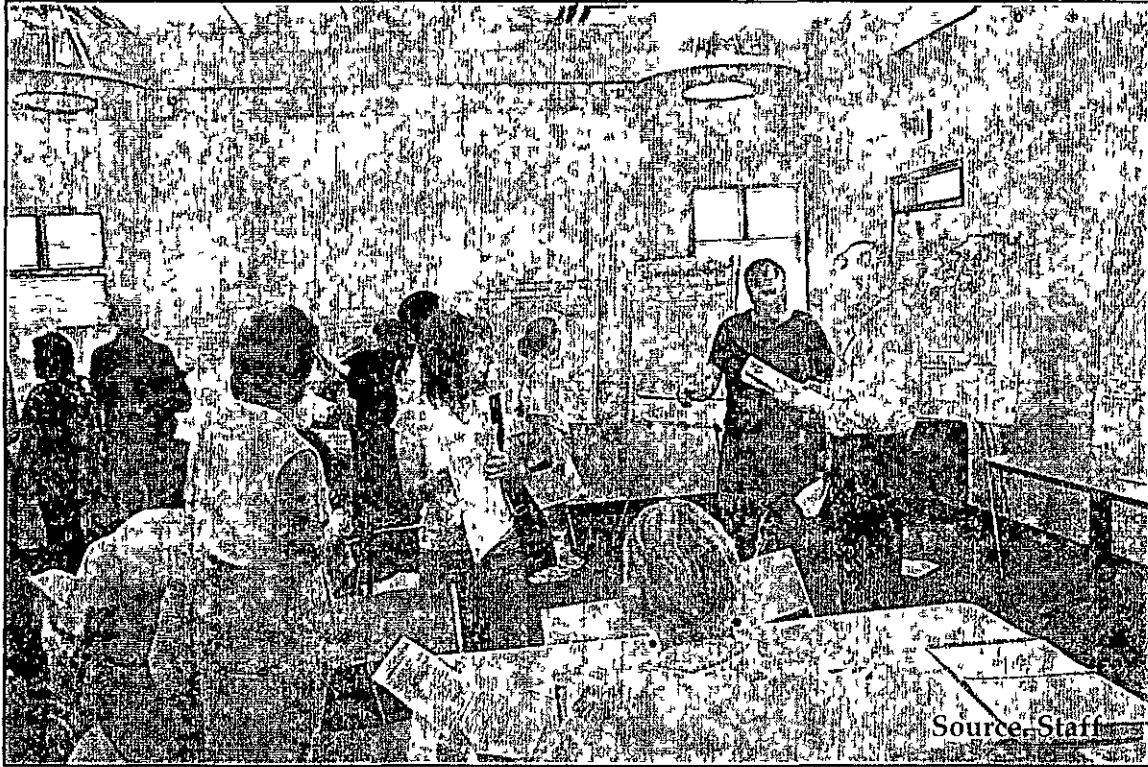
Neighborhood Plan Contact Team Meetings

Prior to the presentation of this Neighborhood Plan to the Planning Commission and City Council, an interim Neighborhood Planning Contact Team was created in June 2005 comprised of individuals who will uphold the vision and goals of the plan. This group will be the steward of the plan's recommendations and tasked with monitoring their implementation. An initial meeting was held by planning staff in mid-May to introduce the role and responsibilities of a neighborhood plan contact team and explain the criteria involved in its formation. A second meeting was held at the end of June to define more clearly the structure of the Team and its organization.

Open House and Final Survey

The purpose of the open house was to present the draft East Riverside/Oltorf Neighborhood Plan and receive feedback on the elements of the Plan prior to its presentation to the Planning Commission. For stakeholders unable to attend the open house, a survey was made available online and at the local library, or mailed out upon request, asking for their input on the key issues in the Plan. The survey also asked questions about the level of satisfaction with the neighborhood planning process and ways to improve it. The same survey was distributed at the open house for those individuals who were able to attend. Final Survey results can be found in Appendix F.

East Riverside/Oltorf Combined Neighborhood Plan



Open House at Daniel Ruiz Library

STANDING COMMITTEES

Advisory Committee

Throughout the planning process, a self-selected Advisory Committee met regularly with city staff to reflect on the successes and challenges of previous neighborhood planning meetings and to plan for upcoming meetings. The Advisory Committee provided important feedback to city staff on how and when to organize meetings in order to maximize interest and participation. At the end of the planning process the members of the Advisory Committee, who are also members of the interim Neighborhood Planning Contact Team, were called upon to decide upon new development proposals that were presented prior to the ratification of the plan by City Council.

Southeast Austin Trails & Greenways Alliance

Approximately six months into the planning process, a group of stakeholders concerned about creeks in the area and interested in developing trails formed a working group. The group's primary mission was to create a trail along Country Club Creek that would connect to the Town Lake Hike and Bike Trail. The group met periodically to strategize, conduct site assessments, organize clean-up events and promote the trail concept among neighborhood property owners and residents.

Neighborhood Plan Contact Team (NPCT)

Purpose, Roles and Responsibilities of the Contact Team

A Neighborhood Planning Contact Team (NPCT) is a group of individuals that upholds the vision and goals of their neighborhood plan and is the steward of the plan, this group will work towards the implementation of the plan's recommendations. The NPCT is a group that will officially respond to plan amendment requests by stating its position on the proposals. The Team may initiate amendments to their neighborhood plan at any time and also has some authority to determine when plan amendment applications by others may be filed. Refer to Appendix D on for more information about the Neighborhood Plan Contact Team.

The NPCT shall include at least one representative from each of the following groups:

- Property owners
- Non-property owner residents (i.e. renters)
- Business owners
- Neighborhood associations

East Riverside/Oltorf Neighborhood Plan Interim Contact Team Members (June 2005)

Carl Braun	Tim Mahoney
Dawn Cizmar	Jean Mather
Barb Fox	Michael May
Gayle Goff	Judy Price
Alison Hart	John Rath
Toni House	Bryan Smith
Fred Krebs	Jim Temple
Linda Land	Linda Watkins
Jan Long	Malcolm Yeatts

Vision and Goals

Vision

We who live, work and own property in the East Riverside/Oltorf Area wish to preserve and improve the quality of life in our residential neighborhoods, honor the cultural diversity of our residents, be good stewards of the natural environment, support the success of our locally owned businesses and major employers, and build and maintain a strong sense of community

Goals

- 1 Preserve and enhance the character of existing residential neighborhoods
- 2 Increase home ownership opportunities that are compatible with surrounding properties
- 3 Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods
- 4 Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods
- 5 Enhance the transportation network to allow residents and visitors to get around safely and efficiently by foot, bicycle, automobile and public transit
- 6 Protect and enhance the Town Lake Waterfront as well as creek areas and other natural amenities
- 7 Preserve and enhance existing parks, the 18-hole Riverside Golf Course and other open spaces and create opportunities for additional public open space
- 8 Provide affordable housing opportunities through redevelopment of existing multifamily developments

East Riverside/Oltorf Combined Neighborhood Plan

- 9 Create interesting, lively, inviting, attractive, safe and comfortable non-residential environments that will encourage walking, biking and transit use and be appealing to passing motorists
- 10 Create convenient and accessible parking areas that do not dominate the environment and provide safe interaction between vehicles and pedestrians
- 11 Encourage urban design strategies for single-family neighborhoods that preserve, complement and enhance existing character
- 12 Promote multifamily structures that relate well to the surrounding environment, utilize a variety of building forms, have a thoughtful parking scheme, provide public open space and include a variety of appropriate landscape options
- 13 Minimize the visual impact of industrial properties from other districts and public spaces in the neighborhood planning area


.

Priority Issues

The top priority issues for the East Riverside/Oltorf Combined Neighborhood Plan were determined by the results of the Final Survey

- 1 Preserve the natural character of and access to the Town Lake Waterfront
- 2 Encourage pedestrian and bike friendly neighborhoods
- 3 Improve the appearance of retail corridors and preserve downtown views
- 4 Preserve and enhance the character of existing residential neighborhoods
- 5 Identify and protect all critical environmental features
- 6 Eliminate the gaps in the Town Hike & Bike Trail system
- 7 Protect creek areas from development
- 8 Create lively, inviting, attractive and safe commercial and office street environments
- 8 Preserve, maintain and enhance existing parks
- 9 Create opportunities for small neighborhood parks
- 10 Maintain and improve the appearance of creek areas and the water quality of creeks

Timeline of Significant Events

- 
- 2005 → Mabel Davis Park reopens
- Daniel Ruiz Library opened (the largest branch library in the City)
 - Remediation of Mabel Davis Park
 - Colorado River Park Improvements (Phase I)
 - Relocation of Baty Elementary to the Pleasant Valley NPA
- 1995 → Tokyo Electron America located in the Pleasant Valley NPA
- SEMATECH opened facility in the Parker Lane NPA
 - Colorado River Park chosen as site for Montopolis Sports Complex
- 1985 → Austin Country Club sells golf course to ACC (Riverside Golf Course)
- Advanced Micro Devices opened facility in the Parker Lane NPA
 - Krieg Softball Complex constructed
 - Mabel Davis Park opened
- 1975 → Classes began at Austin Community College—Riverside Campus
- Dorothy Linder Elementary School commenced instruction
 - Development of Town Lake Metropolitan Park and Hike and Bike Trail
- 1965 → Completion of the Longhorn Dam
- IH-35 constructed
- 1955 → Austin Country Club moves from Hancock location to Grove Blvd in the Pleasant Valley NPA