

ORDINANCE NO. 20061116-055

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE EAST RIVERSIDE/OLTORF
COMBINED NEIGHBORHOOD PLAN.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. FINDINGS.

- (A) In 1979, the City Council adopted the “Austin Tomorrow Comprehensive Plan ”
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans
- (C) In October, 2003, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin Neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan The East Riverside/Oltorf Combined Neighborhood Plan followed a process first outlined by the Citizens’ Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996 The City Council endorsed this approach for neighborhood planning in a 1997 resolution This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach The City Council directed the Planning Commission to consider the plan in a 2003 resolution During the planning process, the East Riverside/Oltorf Combined Neighborhood Plan planning team gathered information and solicited public input through the following means
 - (1) neighborhood planning team meetings,
 - (2) collection of existing data,
 - (3) neighborhood inventory,
 - (4) neighborhood survey,
 - (5) neighborhood workshops, and

- (6) community-wide meetings
- (D) The East Riverside/Oltorf Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The East Riverside/Oltorf Combined Neighborhood Plan has thirteen major 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
 - (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
- (E) The East Riverside/Oltorf Combined Neighborhood Plan goals are further described in the Land Use, Urban Design, Transportation, and Parks, Trails, Open Space and the Natural Environment sections of the Plan
- (F) On June 13, 2006, the Planning Commission held a public hearing on the East Riverside/Oltorf Combined Neighborhood Plan, and recommended adoption of the plan by the City Council
- (G) The East Riverside/Oltorf Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The East Riverside/Oltorf Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The East Riverside/Oltorf Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the East Riverside/Oltorf Combined Neighborhood Plan as Section 5-21 of the Comprehensive Plan as set forth in Exhibit A, and the Future Land Use Map as set forth in Exhibit B, and which are incorporated as part of this ordinance, save and except the following properties

- (1) Tract 203 2600, 2600 ½ South Pleasant Valley Road
- Tract 222 4600, 4604 East Ben White Boulevard,
- Tract 37 2109 – 2237 East Riverside Drive, 1700-1702 Willow Creek Drive,
- Tract 39 1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive,
- Tract 41 2017 East Riverside Drive,
- Tract 43 2003 – 2023 East Riverside Drive, 1407 ½ Royal Crest Drive,
- Tract 43A 2001 East Riverside Drive
- Tract 44 2003 East Riverside Drive,
- Tract 45 1801 – 1919 East Riverside Drive,

Tract 45A 1805 – 1909 East Riverside Drive,
Tract 45B 1905 East Riverside Drive,
Tract 46 1605 East Riverside Drive,
Tract 47 1005, 1007 Summit Street,
Tract 49 1301 South IH-35 Service Road Northbound (Lot
3-A and Lot 12, Bellvue Park), and
Tract 50 1301 South IH-35 Service Road Northbound (0.2
acre out of Lot 3-A and Lot 12, Bellvue Park)

(2) Tracts listed in Attachment A-1, Tract 9 (1708, 1712, and 1720
South Lakeshore Boulevard), and 1818 South Lakeshore
Boulevard

- (B) The city manager shall prepare zoning cases consistent with the land use
recommendations in the Plan
- (C) The city manager shall provide periodic updates to the City Council on the
status of the implementation of the East Riverside/Oltorf Combined
Neighborhood Plan
- (D) The specific provisions of the East Riverside/Oltorf Combined
Neighborhood Plan take precedence over any conflicting general provision
in the Austin Tomorrow Comprehensive Plan

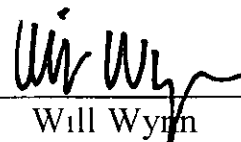
PART 3. EFFECTIVE DATE.

This ordinance takes effect on November 27, 2006

PASSED AND APPROVED

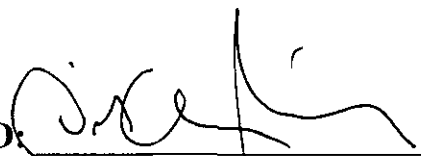
_____, November 16, 2006

§
§
§




Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

East Riverside/Oltorf Neighborhood Plan

November 16, 2006

AGENDA ITEM #55 (Combined Planning Area)

Attachment A-1

Parcels withdrawn for future consideration

Parcel (Tract Number or TCAD Property ID)	Addresses
Tract 21A (285043, 285045, 285046)	1400 S PLEASANT VALLEY RD 1300 S PLEASANT VALLEY RD 1410 S PLEASANT VALLEY RD 2538 ELMONT DR
Tract 22 (285503, 285506, 285510)	1500 S PLEASANT VALLEY RD 1600 S PLEASANT VALLEY RD 1700 S PLEASANT VALLEY RD
Tract 35B 363721	2510 1/2 WILLOW HILL DR 2500 1/2 WILLOW HILL DR 2500 WILLOW HILL DR 2018 1/2 S PLEASANT VALLEY RD
Tract 40	1700 BURTON DR
Tract 40A	1708 BURTON DR
Tract 52 (719307)	2124 BURTON DR
Tract 53 (287615)	2121 BURTON DR
285951 (Includes Tract 51)	1710 E OLTORF ST 1730 E OLTORF ST
287617 (Includes Tract 54)	2101 BURTON DR
286043 (Includes Tract 55)	1900 BURTON DR
Tract 200 (285920)	2314 PARKER LN
Tract 204 (289005)	2507 BURLESON RD
Tract 205 (289135)	2500 BURLESON RD 2501 1/2 METCALF RD

Parcel (Tract Number or TCAD Property ID)	Addresses
287613 (Includes Tract 201 & Tract 201A)	1817 E OLTORF ST
290117 (Includes Tract 212)	3300 PARKER LN
291163 (Includes Tract 219)	2414 VENTURA DR
287933 (Includes Tract 310)	2207 WICKERSHAM LN 2301 WICKERSHAM LN
287635	2305 BURLESON RD
290115	3209 S IH-35
285899	1711 E OLTORF ST
285900	1723 E OLTORF ST
285901	1605 E OLTORF ST
285902	1601 E OLTORF ST
285918	1747 E OLTORF ST
285919	1745 E OLTORF ST
285921	1739 E OLTORF ST
287636	1945 E OLTORF ST
287637	2005 E OLTORF ST
287638	1931 E OLTORF ST
287639	1951 E OLTORF ST
287640	2121 E OLTORF ST 2021 E OLTORF ST
287643	2301 DOUGLAS ST 2317 DOUGLAS ST
289140	2431 E OLTORF ST 2503 E OLTORF ST
289145	2231 E OLTORF ST 2311 E OLTORF ST 2401 E OLTORF ST 2411 E OLTORF ST 2225 E OLTORF ST
289709	3105 S IH 35 SVRD NB
289739	3007 PARKER LN
289740	3005 PARKER LN
289741	3003 PARKER LN
289742	3001 PARKER LN
289743	2909 PARKER LN

Parcel (Tract Number or TCAD Property ID)	Addresses
289744	2907 PARKER LN
289745	2905 PARKER LN
289746	2903 PARKER LN
289747	2901 PARKER LN
289748	2813 PARKER LN
289749	2811 PARKER LN
289750	2809 PARKER LN
289751	2807 PARKER LN
289752	2805 PARKER LN
289753	2803 PARKER LN
289754	2801 PARKER LN
289755	2719 PARKER LN
289756	2717 PARKER LN
289941	3111 PARKER LN 3111 1/2 PARKER LN
290113	1710 WOODWARD ST 1712 WOODWARD ST 1714 WOODWARD ST 1716 WOODWARD ST 1718 WOODWARD ST 3426 1/2 PARKER LN 1720 WOODWARD ST 1722 WOODWARD ST 1724 WOODWARD ST
290409	2450 WICKERSHAM LN
291200	2212 MISSION HILL CIR
291201	2210 MISSION HILL CIR
291202	2208 MISSION HILL CIR
291203	2206 MISSION HILL CIR
291217	2409 VENTURA DR
291218	2406 MISSION HILL DR
291220	2402 MISSION HILL DR
291221	2400 MISSION HILL DR
291222	2304 MISSION HILL DR
291223	2302 MISSION HILL DR
291224	2300 MISSION HILL DR
291225	2222 MISSION HILL DR
291226	2220 MISSION HILL DR
291227	2218 MISSION HILL DR

Parcel (Tract Number or TCAD Property ID)	Addresses
291228	2216 MISSION HILL DR
291229	2215 MISSION HILL DR
291230	2217 MISSION HILL DR
291231	2219 MISSION HILL DR
291232	2221 MISSION HILL DR
291233	2301 MISSION HILL DR
291234	2303 MISSION HILL DR
291235	2305 MISSION HILL DR
291236	2401 MISSION HILL DR
291237	2405 MISSION HILL DR
291239	2407 MISSION HILL DR
291241	2409 MISSION HILL DR
291242	2411 MISSION HILL DR
291243	2413 MISSION HILL DR
291244	2501 MISSION HILL DR
291447	2204 MISSION HILL CIR
291448	2202 MISSION HILL CIR
291449	2200 MISSION HILL CIR
291450	2201 MISSION HILL CIR
291786	2203 MISSION HILL CIR
291788	2205 MISSION HILL CIR
291790	2207 MISSION HILL CIR
291791	2209 MISSION HILL CIR
291792	2211 MISSION HILL CIR
0	1633 ROYAL CREST DR
283798	1414 ARENA DR
283882	1333 ARENA DR
284904	1300 PARKER LN
284905	1302 1/2 PARKER LN 1302 PARKER LN
284935	1505 SUNNY VALE ST 1402 SUMMIT ST
285038	2519 S LAKESHORE BLVD 1108 1/2 S PLEASANT VALLEY RD 2525 S LAKESHORE BLVD
285454	1500 ROYAL CREST DR
285455	1600 ROYAL CREST DR
285470	2215 TOWN LAKE CIR
285474	2217 ELMONT DR

Parcel (Tract Number or TCAD Property ID)	Addresses
285476	2222 TOWN LAKE CIR
285478	1516 BURTON DR 1515 ROYAL CREST DR 1601 ROYAL CREST DR
285496	2221 ELMONT DR 2225 ELMONT DR 2400 TOWN LAKE CIR
285497	2323 TOWN LAKE CIR
285498	2409 TOWN LAKE CIR
285500	2423 TOWN LAKE CIR
285501	2439 TOWN LAKE CIR
285502	2425 ELMONT DR
285504	2315 TOWN LAKE CIR
285949	2241 S IH 35 SVRD NB
285950	1616 E OLTORF ST 1616 1/2 E OLTORF ST
285960	1616 ROYAL CREST DR
286044	1901 MARIPOSA DR
286183	1840 BURTON DR
286224	2001 PARKER LN
286252	1900 WILLOW CREEK DR 1902 WILLOW CREEK DR 1904 WILLOW CREEK DR 1906 WILLOW CREEK DR 1908 WILLOW CREEK DR 1910 WILLOW CREEK DR
286255	1919 BURTON DR
286257	1845 BURTON DR
286708	2400 1/2 WILLOW HILL DR 2425 E RIVERSIDE DR

Parcel (Tract Number or TCAD Property ID)	Addresses
286709	1901 WILLOW CREEK DR 1903 WILLOW CREEK DR 1911 WILLOW CREEK DR 1917 WILLOW CREEK DR 1905 WILLOW CREEK DR 1919 WILLOW CREEK DR 1909 WILLOW CREEK DR 1925 WILLOW CREEK DR 1907 WILLOW CREEK DR 1915 WILLOW CREEK DR 1913 WILLOW CREEK DR 1923 WILLOW CREEK DR 1927 WILLOW CREEK DR 1921 WILLOW CREEK DR 1929 WILLOW CREEK DR
286710	2102 S PLEASANT VALLEY RD 2104 S PLEASANT VALLEY RD 2200 S PLEASANT VALLEY RD 2206 S PLEASANT VALLEY RD 2432 1/2 ANKEN DR 2500 1/2 ANKEN DR 2202 S PLEASANT VALLEY RD 2204 S PLEASANT VALLEY RD 2300 S PLEASANT VALLEY RD 2302 S PLEASANT VALLEY RD 2304 S PLEASANT VALLEY RD 2306 S PLEASANT VALLEY RD
287604	2000 BURTON DR
287609	1834 E OLTORF ST
287610	1800 E OLTORF ST 1824 E OLTORF ST
287611	1900 E OLTORF ST
287618	2200 E OLTORF ST
287619	2120 WILLOW CREEK DR
287621	2223 BURTON DR
287622	2010 E OLTORF ST
287623	2222 E OLTORF ST 2200 WILLOW CREEK DR

Parcel (Tract Number or TCAD Property ID)	Addresses
289146	2504 E OLTORF ST 2502 E OLTORF ST
289147	2400 E OLTORF ST
289148	2201 WILLOW CREEK DR
289150	2501 ANKEN DR
289152	2429 1/2 ANKEN DR
289154	2005 WILLOW CREEK DR 2502 1/2 ANKEN DR
551179	2209 WOODLAND AVE
551180	2213 WOODLAND AVE
551181	2217 WOODLAND AVE
551182	2221 WOODLAND AVE
551183	1800 WILLOW CREEK DR
551184	1812 WILLOW CREEK DR
551185	1816 WILLOW CREEK DR
551186	1820 WILLOW CREEK DR
287608	1936 E OLTORF
284860	1304 SUMMIT ST 216
285477	0 ELMONT DR (LOT 2-4 * RESUB OF LOT 18 LAKE SHORE COLONY)
284934	0 SUMMIT ST (\$ 53 79FT AV OF LOT 5&6 * LESS SW PT PLUS ADJ PORTION OF VAC ST BLK 9 BELLVUE PARK)
286029	1924 VALLEY HILL CIRCLE
287612	0 E OLTORF (LOT 2B *RESUB OF LT 2A OF THE RESUB OF LTS 1&2 PARKER HEIGHTS SEC 2A)
285896	2012 1/2 MATAGORDA ST
285047	1109 1/2 S PLEASANT VALLEY RD 1109 S PLEASANT VALLEY RD
286715	2201 S PLEASANT VALLEY RD 2111 S PLEASANT VALLEY RD
287438	2306 WICKERSHAM LN 2308 WICKERSHAM LN 2314 WICKERSHAM LN 4601 SHERINGHAM DR
287442	1909 1/2 S PLEASANT VALLEY RD 1919 S PLEASANT VALLEY RD
287443	1819 1/2 S PLEASANT VALLEY RD 1819 S PLEASANT VALLEY RD
287812	1401 S PLEASANT VALLEY RD

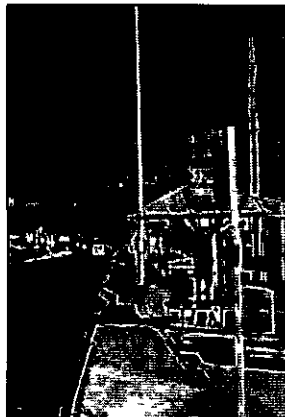
Parcel (Tract Number or TCAD Property ID)	Addresses
287814	1303 1/2 CROSSING PL 1301 1/2 CROSSING PL 1309 CROSSING PL 1351 1/2 CROSSING PL 1511 FARO DR
287939	1705 CROSSING PL
287990	1600 WICKERSHAM LN 1602 1/2 WICKERSHAM LN
287993	1717 S PLEASANT VALLEY RD
289155	2433 S PLEASANT VALLEY RD 2433 1/2 S PLEASANT VALLEY RD 2512 1/2 E OLTORF ST 2514 E OLTORF ST
289156	2301 S PLEASANT VALLEY RD 2317 S PLEASANT VALLEY RD
290410	2400 WICKERSHAM LN
290411	2440 WICKERSHAM LN
445742	4405 E RIVERSIDE DR
483166	1225 S PLEASANT VALLEY RD 4600 ELMONT DR
551574	5003 E RIVERSIDE DR 5021 E RIVERSIDE DR 5001 E RIVERSIDE DR
287926	0 ELMONT DR (LOT 1 BLK C PARKE GREEN SUBD)
551506	0 E RIVERSIDE (AUSTIN OAKS CONDOMINIUMS COMMON AREA)
283719	0 E RIVERSIDE DRIVE (LOT 1 PARKINSON LELA SUBD)
572637	1317 E RIVERSIDE DRIVE
572638	1405 E RIVERSIDE DRIVE
283721	1507 E RIVERSIDE DRIVE 1511 E RIVERSIDE DRIVE
283728	0 INGLEWOOD STREET (LOT 15 *LESS S PT BLK 12 BELLEVUE PARK)
238729	0 INGLEWOOD STREET (LOT 16 *LESS S PT BLK 12 BELLEVUE PARK)

EXHIBIT A



**The East
Riverside/Oltorf
Combined
Neighborhood Plan**

Parker Lane
~
Pleasant Valley
~
Riverside



November 16, 2006



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

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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

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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

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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

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Steve Sadowsky	Adam Smith
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Kathleen Welder	Scott Whiteman

Other jurisdictional staff who contributed to this plan include

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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

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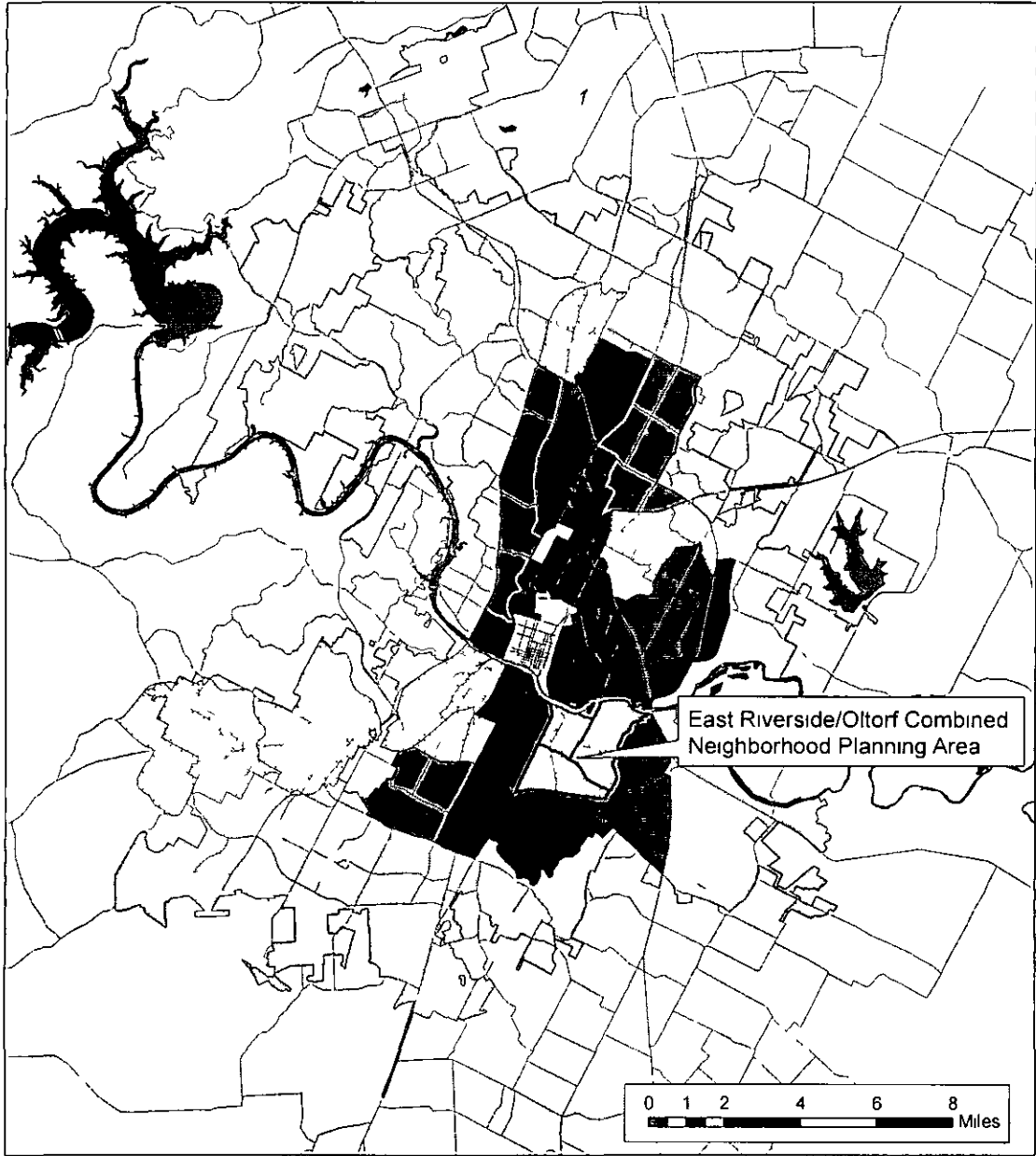
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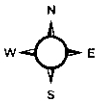
Map 1: Urban Core Map







City of Austin City Limits and Urban Core Neighborhood Planning Areas



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



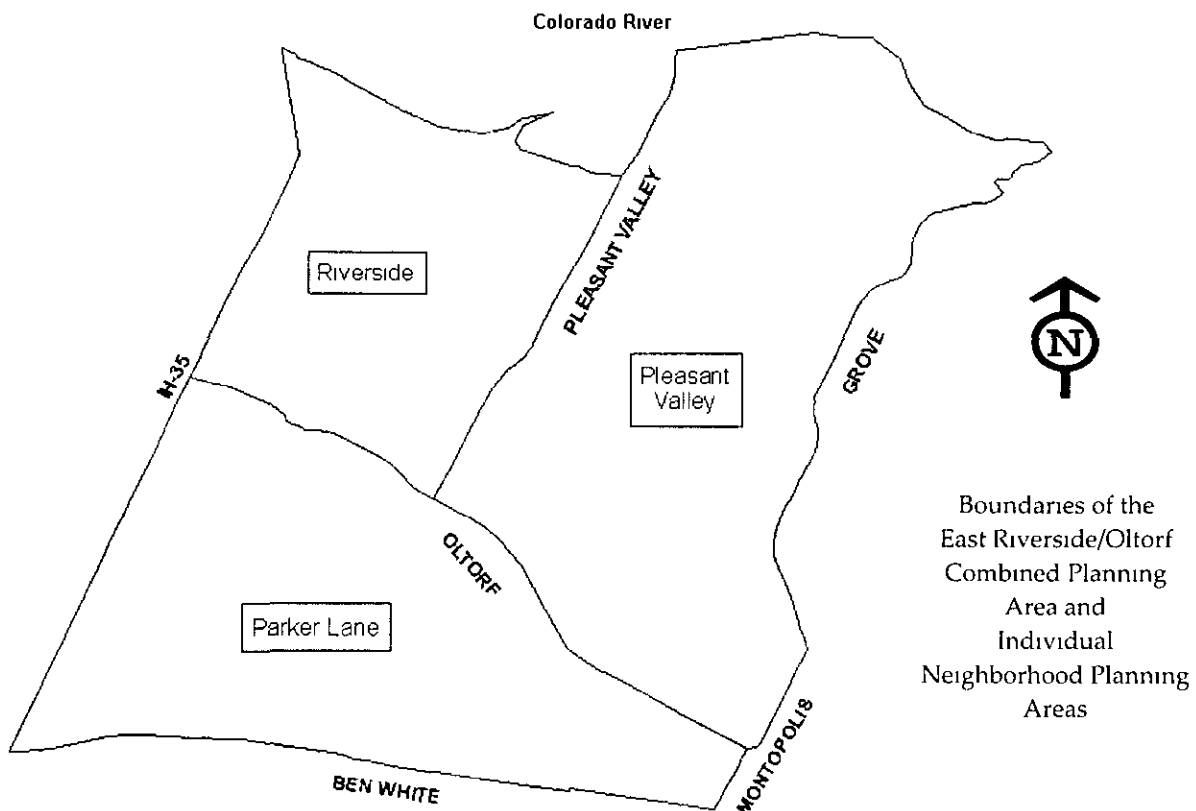
Legend

-  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 by 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.

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.



Source: Staff

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

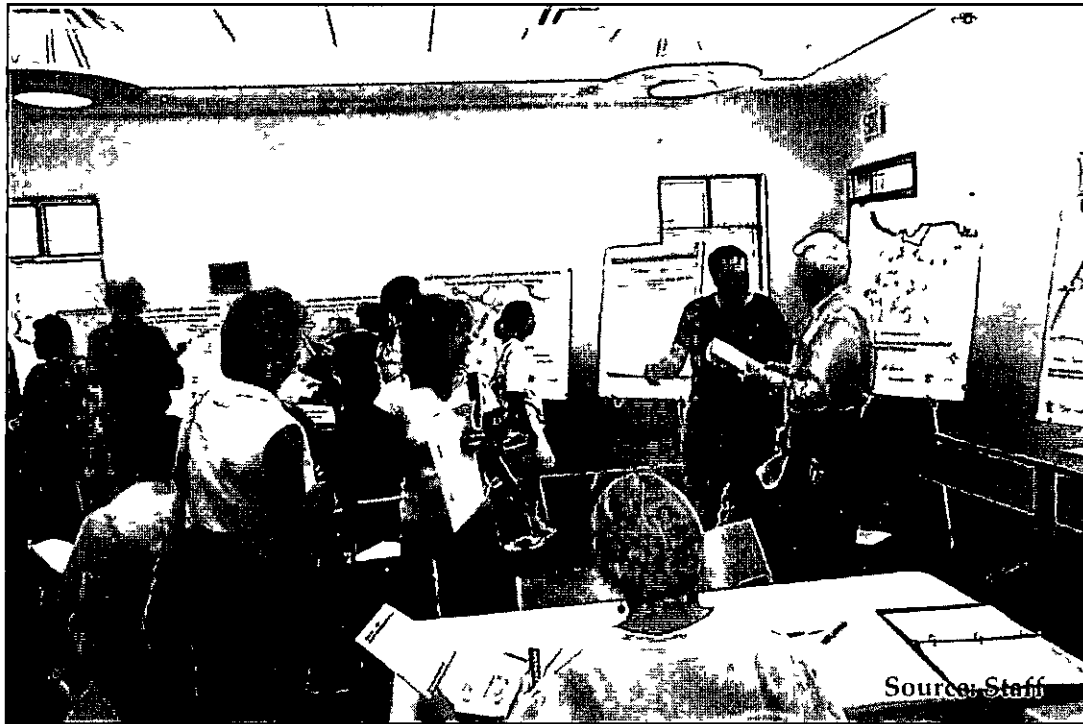
After all of the focus group meetings were conducted, draft recommendations were created in response to stakeholder feedback. These recommendations were forwarded to and reviewed by implementing departments. Those items that are supported by the relevant department are included in the body of the plan 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.



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
Tom 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

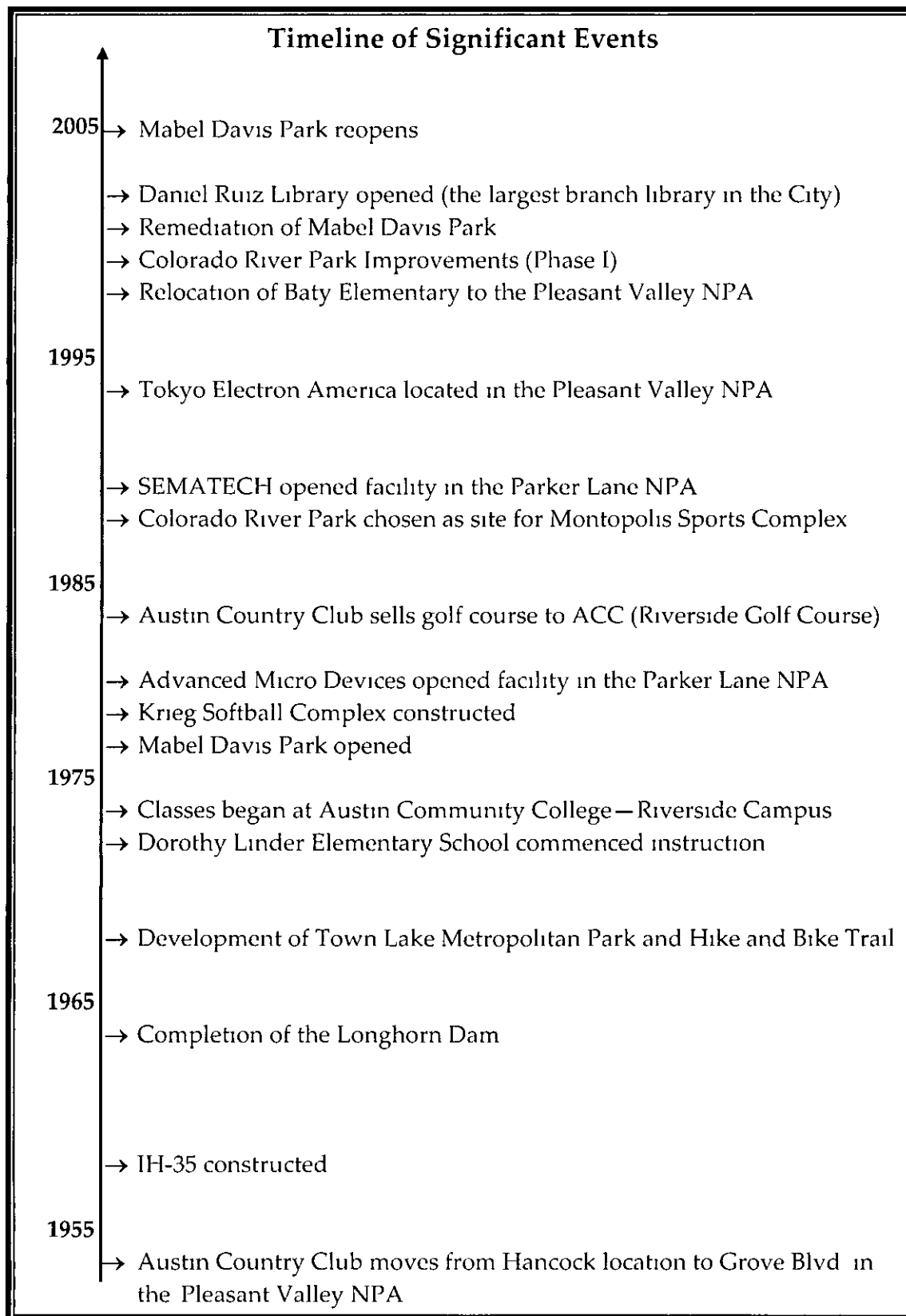
East Riverside/Oltorf Combined Neighborhood Plan

- 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

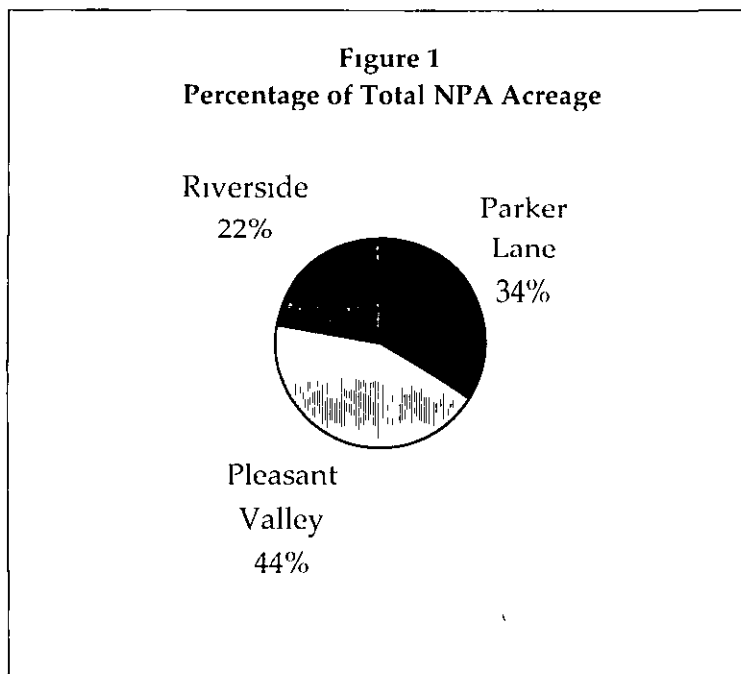
- 1 Preserve the natural character of and access to the Town Lake Waterfront
- 2 Encourage pedestrian and bike friendly neighborhoods
- 3 Improve the appearance of retail corridors and preserve downtown views
- 4 Preserve and enhance the character of existing residential neighborhoods
- 5 Identify and 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



2. Statistical Profile

The East Riverside/Oltorf Combined Planning Area consists of three individual Neighborhood Planning Areas: Parker Lane, Pleasant Valley and Riverside. The following statistical profile includes population, housing, density, land use, and employment data. These data were analyzed to show significant trends among the individual planning areas and illustrate comparisons between the Combined Neighborhood Planning Area and the Urban Core (refer to Map 1 on page xi). As the following tables and figures illustrate, the East Riverside/Oltorf NPA is an ethnically diverse part of the City that is comprised of a wide variety of land uses.

Please note, although Austin Community College (ACC) is exempt from municipal zoning regulations and will be excluded from a neighborhood planning rezoning and future land use designation, the following statistical profile does include all of the property owned by the college. ACC currently owns approximately 183 acres within the Pleasant Valley Neighborhood Planning Area including the Riverside Campus, and the land occupied by the Riverside Golf Course.



The combined NPA encompasses 3,356.54 acres, with the Pleasant Valley NPA making up the largest area.

Population

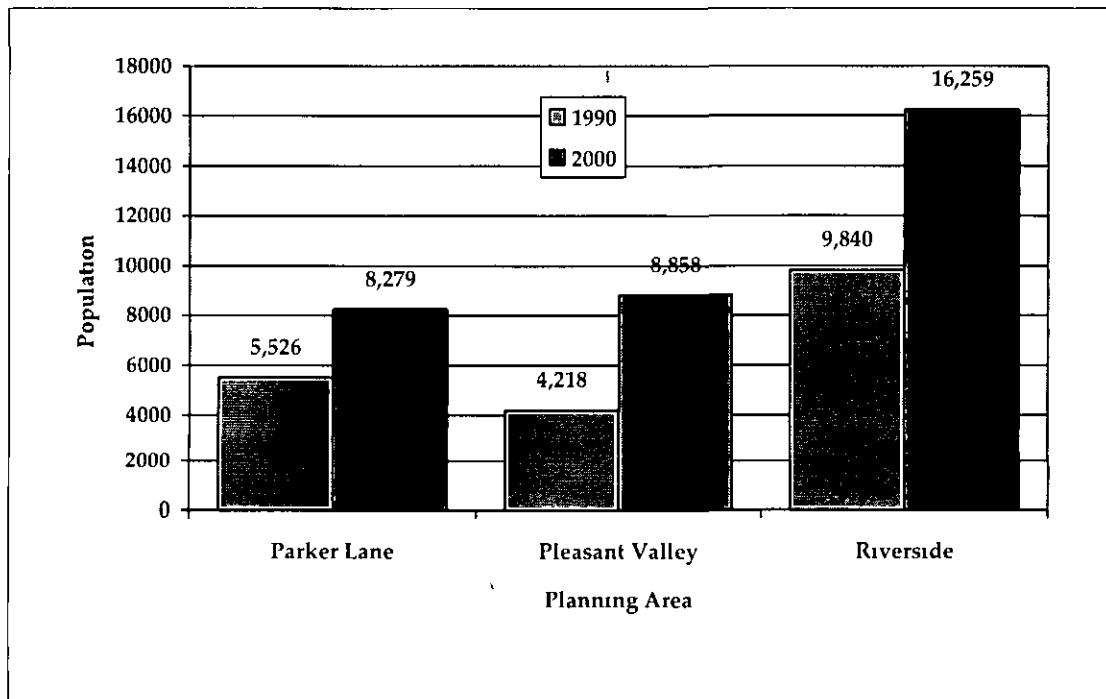
Table 1 Population Change by Planning Area 1990-2000

	1990	2000	1990-2000 numerical change	1990-2000 percent change
Parker Lane	5,526	8,279	2,753	49.8
Pleasant Valley	4,218	8,858	4,640	110.0
Riverside	9,840	16,259	6,419	65.2
Combined Neighborhood Planning Area	19,584	33,396	13,812	70.5
Urban Core	291,423	356,013	64,590	22.2
Austin	465,622	656,562	190,940	41.0
Austin/Round Rock MSA*	846,227	1,249,763	403,536	47.7

Source: 1990 and 2000 US Census

*MSA (metropolitan statistical area) includes Bastrop, Caldwell, Hays, Travis, and Williamson counties

Figure 2 Population Change 1990-2000 for Individual Planning Areas



Source: 1990 and 2000 US Census

The combined neighborhood planning area (NPA) experienced a positive growth rate from 1990 to 2000 (70.5%), notably higher than that of the urban core (22.2%). In particular, Pleasant Valley had a 110% increase in population from 4,218 in 1990 to 8,858 in 2000. Within the NPA, Riverside comprised the highest population of 16,259, gaining almost 6,500 people within the 10-year time span.

Additionally, in 2000 the East Riverside/Oltorf NPA had a total population of 33,396, making up 9.4% of the Urban Core

Demographics for the combined NPA point towards three main drivers for the increase in population

- 1) Increase in total housing units constructed (Table 4)
- 2) Absorption of vacant housing units (Table 4 and Figure 3)
- 3) Increase in household size (Figure 6)

Age

Table 2 Age breakdown 1990-2000

	% aged 17 years and under		% aged 18-24 years		% aged 25-44 years		% aged 45-60 years		% aged 65 years and over	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Parker Lane	16.0	15.1	37.7	31.3	35.4	40.1	8.2	10.5	2.8	3.1
Pleasant Valley	6.0	12.7	54.0	54.8	35.5	26.6	3.7	5.0	0.8	0.8
Riverside	17.3	15.1	40.2	38.5	33.4	37.2	6.4	7.6	2.7	1.5
Combined NPA	13.1	14.3	44.0	41.5	34.8	34.6	6.1	7.7	2.1	1.8
Urban Core	21.2	20.9	21.9	22.0	36.0	35.8	12.5	14.4	8.4	6.9

Source: 1990 and 2000 US Census

Pleasant Valley doubled in children age seventeen and under while Parker Lane, Riverside, and the Urban Core decreased in the same age category in terms of share of total population. Furthermore, over half of the population in Pleasant Valley was of college age (18-24), which is consistent with the abundance of multi-family units located within the area, particularly units geared toward students.

Ethnicity

Table 3 Ethnicity Shares of Total Population, Change 1990-2000

	White (%)		Black (%)		Hispanic (%)		Asian (%)		Other (%)	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Parker Lane	54.9	41.3	9.1	7.4	31.6	43.0	4.1	6.2	0.3	2.1
Pleasant Valley	64.5	44.1	7.5	11.7	20.6	31.5	6.7	9.6	0.7	3.1
Riverside	38.2	31.5	10.8	6.5	43.7	53.4	6.5	6.0	0.8	2.5
Combined NPA	52.5	39.0	9.2	8.5	31.9	42.6	5.8	7.3	0.6	2.6
Urban Core	53.8	42.4	15.1	12.4	27.7	39.3	2.9	4.0	0.5	2.0

Source: 1990 and 2000 US Census

As indicated in Table 3, the combined NPA experienced an increase in ethnic diversity from 1990 to 2000. Most significantly, the largest ethnicity share of total population for the combined NPA shifted from the white population in 1990 to the Hispanic population by 2000. In particular, the Hispanic population within Pleasant Valley more than tripled resulting in almost an 11-point share jump. Furthermore, the black and Asian populations fluctuated from area to area, although Pleasant Valley had a markedly strong Asian share of total population.

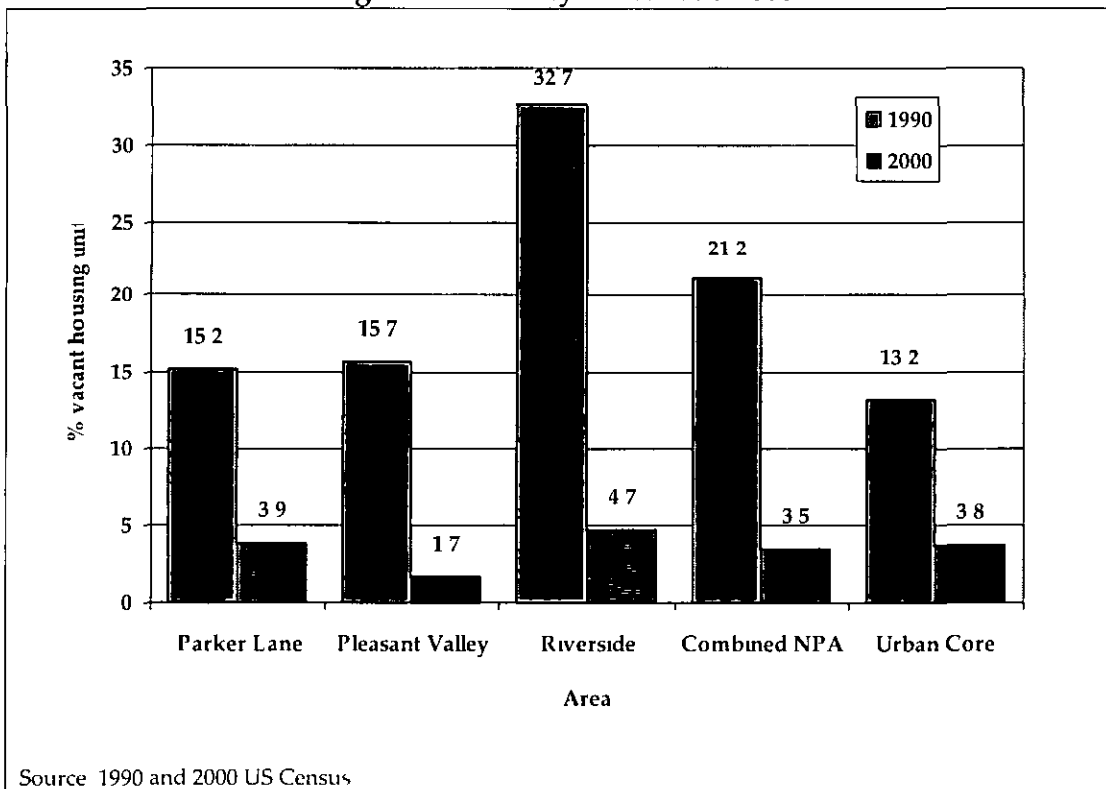
Housing

Table 4 Housing Units 1990-2000

	Total Housing Units		Occupied Housing Units		Vacant Housing Units	
	1990	2000	1990	2000	1990	2000
Parker Lane	3,400	4,285	2,884	4,116	516	169
Pleasant Valley	2,987	4,002	2,519	3,933	468	69
Riverside	6,952	7,431	4,680	7,081	2,272	350
Combined NPA	13,339	15,718	10,083	15,130	3,256	588
Urban Core	142,582	150,469	123,729	144,761	18,853	5,708

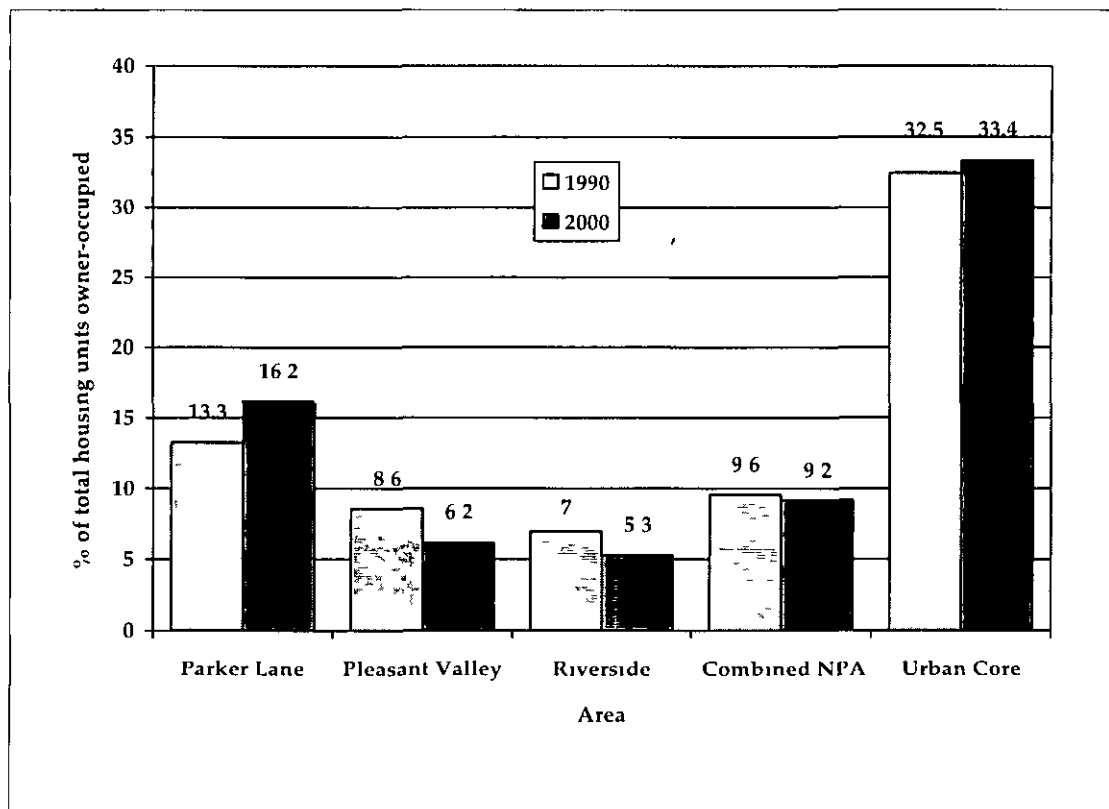
Source: 1990 and 2000 US Census

Figure 3 Vacancy Rates 1990-2000



Together, the increase in total housing units and the absorption of vacant housing significantly contributed to the population growth for the combined NPA and urban core (Table 4). By 2000, the combined NPA experienced a positive shift in occupied housing units with an 18 point drop in the vacancy rate which can be attributed to the increase of in-migration into the urban core in the early to mid-90s. Particularly, Pleasant Valley had an increase in housing units by one-third and a dramatic drop of 28 points in the vacancy rate resulting in a 110% increase in population.

Figure 4 Owner Occupancy Rates 1990-2000



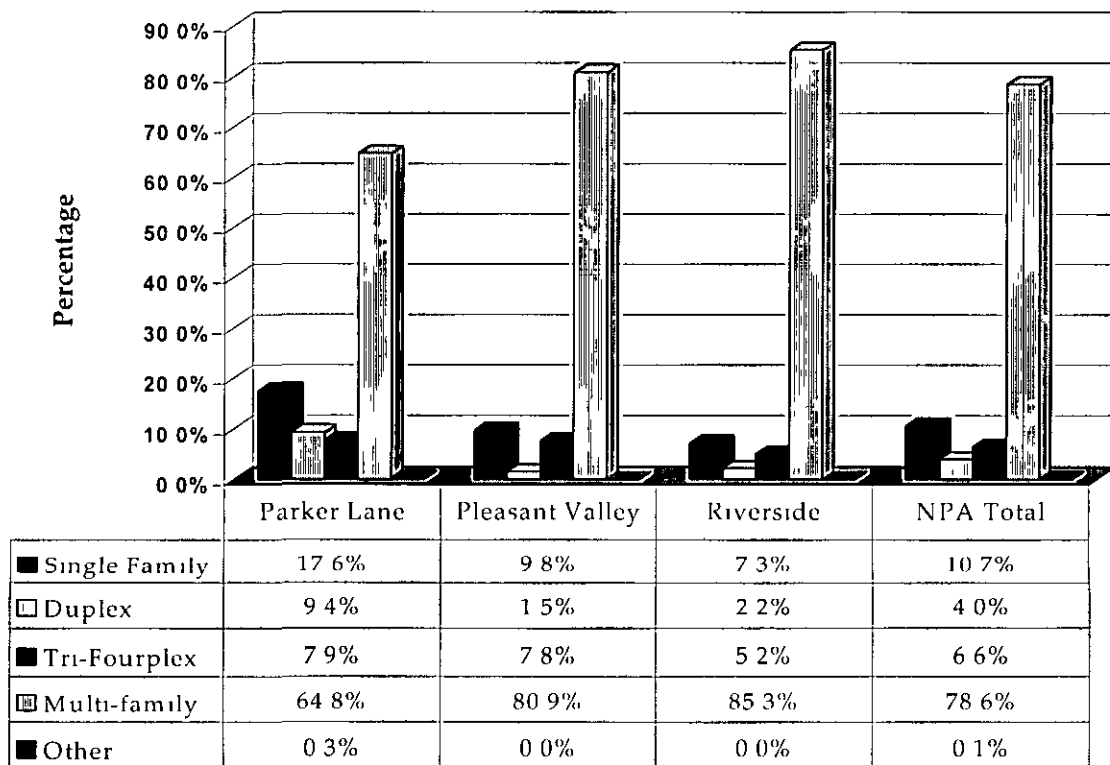
Source: 1990 and 2000 US Census

As depicted in Figure 4, two of the three individual neighborhood planning areas experienced decreases in owner occupancy over the decade, the opposite trend that occurred within the entire Urban Core (which saw a 1.1 percentage point increase in owner occupancy). The Pleasant Valley and Riverside NPAs both saw an average decline in owner occupancy of 2 percentage points, the Pleasant Valley NPA experienced the largest decrease by 2.4 points. The Parker Lane NPA, however, experienced a 2.9 percentage point increase in owner-occupied housing units. This NPA has the largest percentage of single family development.

and the lowest percentage of multifamily development when compared to the other two NPAs

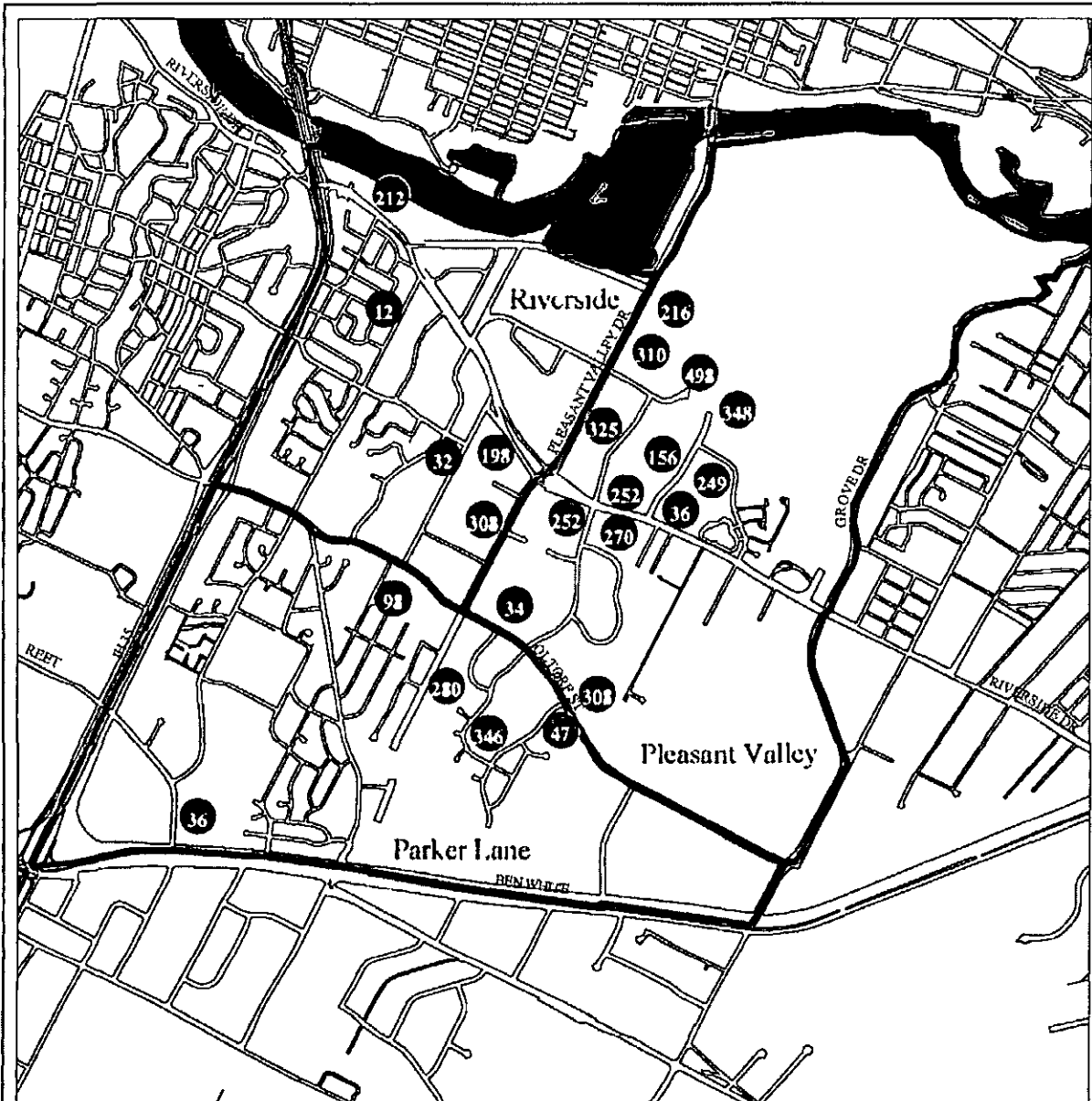
Figure 5 illustrates that the predominant type of housing in all three planning areas is multifamily. The Riverside NPA has the largest percentage of multifamily and the smallest percentage of single family housing. In contrast, the Parker Lane NPA has the highest percentage of single family development and the smallest percentage of multifamily. In addition, the Parker Lane NPA has a significant percentage of duplex development relative to both the Pleasant Valley and Riverside NPAs

Figure 5 Housing Units by Structure Type (2000)



Source: 2000 US Census

Map 2 Multifamily Units Constructed in Combined NPA (1990-2005)



East Riverside/Oltorf Combined NPA

Multi-Family Developments

Built 01-01-90 to 04-01-2005

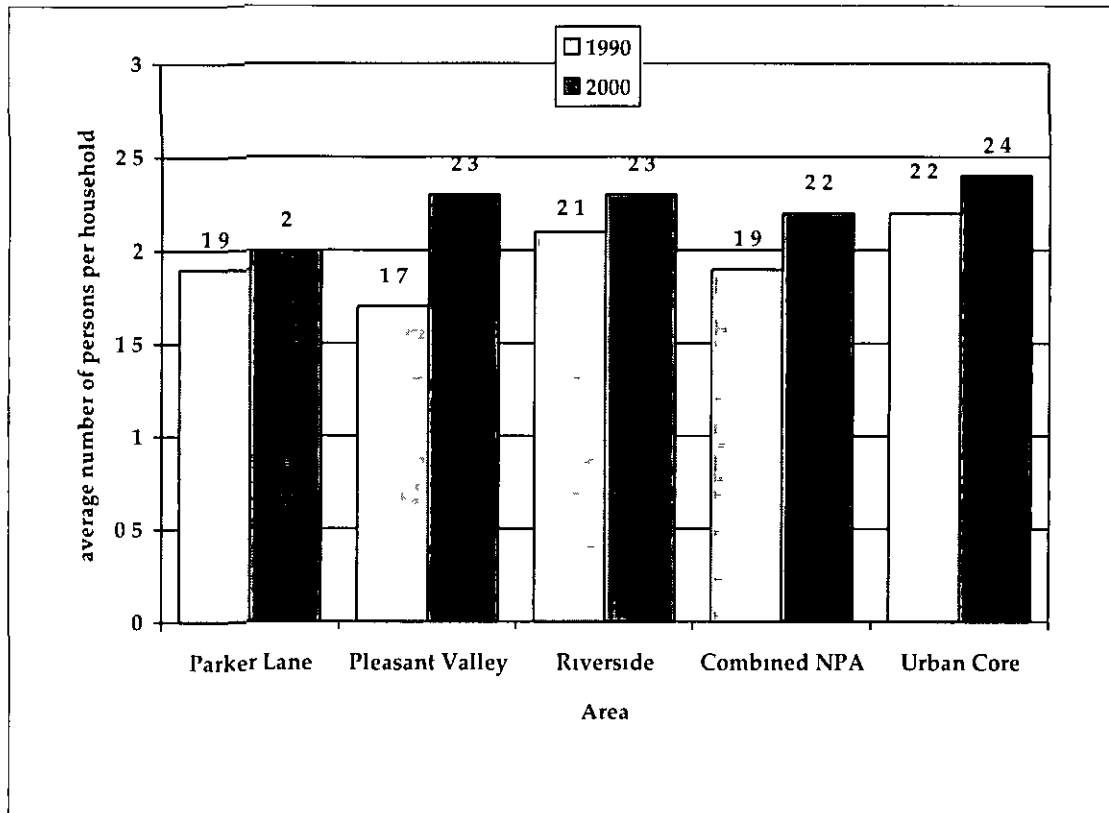
Number of Units Shown Inside Dot

Unit Totals by Sub-Area

Parker Lane	807
Pleasant Valley	3,254
Riverside	762
Total	4,823

Density

Figure 6 Persons per Household 1990-2000



Source: 1990 and 2000 US Census

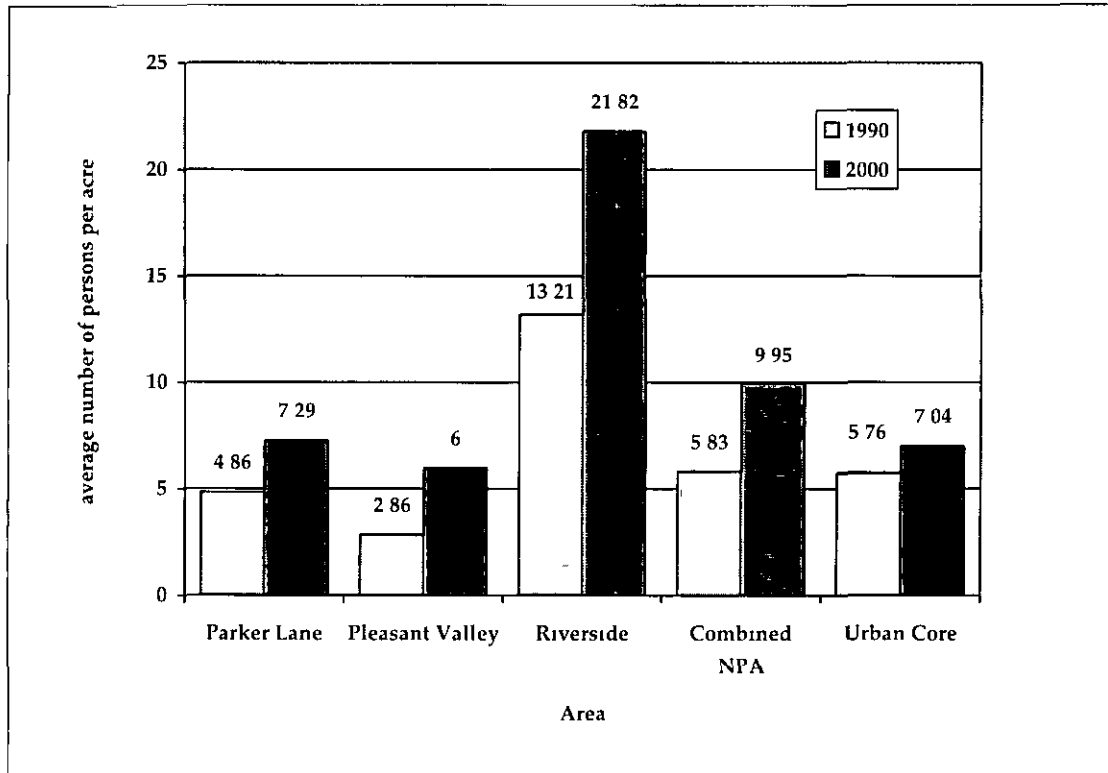
Note: A household includes all people who occupy a housing unit as their usual place of residence. Households may be family or non family households. (US Census Bureau)

Both the combined NPA and the Urban Core showed an increase in the number of persons per household over the 1990 to 2000 period (Figure 6), which correlates with the increase in total population experienced in both of these areas. In particular, Pleasant Valley had a significant boost in the number of persons per household from 1.7 persons in 1990 to 2.3 persons in 2000.

All three NPAs experienced increases in gross density from 1990 to 2000 as did the Urban Core (refer to figure on following page). The Riverside NPA (745 acres) had three times as many people per acre as the Parker Lane NPA, the Pleasant Valley NPA or the Urban Core. This high number (21.82) is due in part to the fact that over one-third of the land use in the Riverside NPA is comprised of multifamily residential. In contrast, Pleasant Valley (which has double the acreage of the Riverside NPA), had the lowest gross density per acre (6.0) in 2000. Contributing factors to this low gross density include the presence of the

Colorado River, the 18-hole Riverside Golf Course, the ACC Riverside Campus, and a sizable industrial park district

Figure 7 Gross Density - Persons per Acre 1990-2000



Source: 1990 and 2000 US Census and Travis Central Appraisal District

Land Use

Table 5 Existing Land Use (2004)

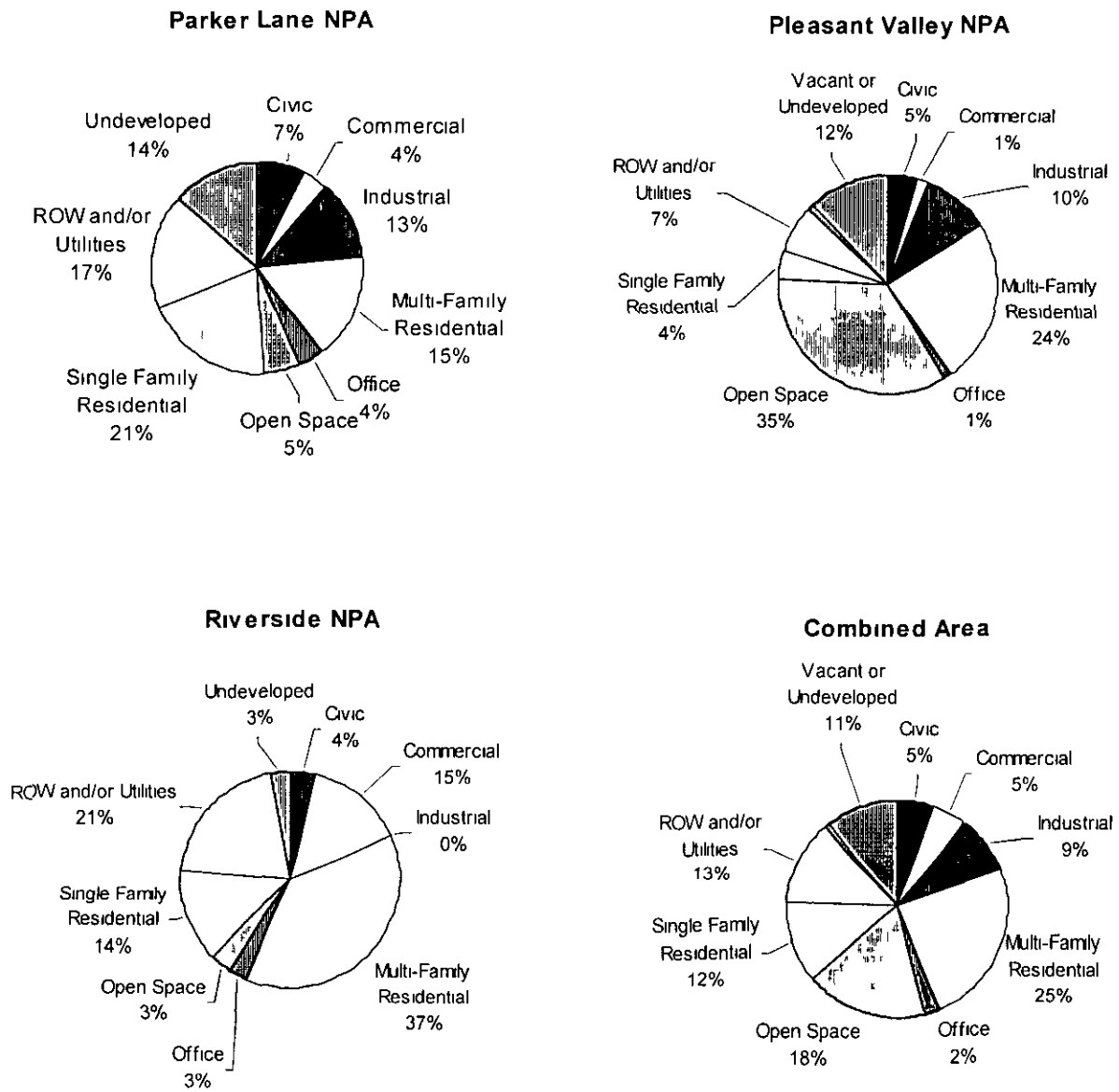
Existing Land Use (in acres)	Parker Lane	Pleasant Valley	Riverside	Combined NPA
Civic	80	48	26	155
Commercial	47	18	110	175
Industrial	147	152	0	299
Multifamily	175	356	284	815
Office	47	14	19	81
Open Space	58	545	25	628
Single-Family	228	61	105	393
ROW and/or Utilities	198	101	154	453
Undeveloped	156	180	21	357
Land Use Total (acres)	1136	1476	745	3358

Source: Travis Central Appraisal District and City of Austin

Notes: The total may not match the sum of each row due to rounding. Multifamily includes rental and owner occupied housing units (i.e. condominiums).

Multifamily residential is the predominant land use for the combined area, most notably, the Riverside NPA whose land use is over one-third multifamily. The prevailing land use in the Parker Lane NPA is single-family residential, while the Pleasant Valley NPA has more open space (35%) than multifamily and single family residential combined (refer to graphs on the following page for a visual illustration of the above statistics).

Figure 8 Existing Land Use Comparison (2004)



Commuter Data**Table 6 Means of Transportation to Work for Workers 16 Years and Older
(2000)**

	Drove Alone	Carpooled	Bus	Taxi	Motor- cycle	Bicycle	Walked	Other	Worked at Home
Parker Lane	3,792	688	450	15	19	16	63	51	85
Pleasant Valley	3,544	832	442	0	0	23	76	17	66
Riverside	5,750	2,297	1,533	21	21	45	187	337	111
Combined NPA	13,086	3,817	2,425	36	40	84	326	405	262

Source 2000 US Census

The primary means of transportation for workers was by auto, driving alone. The Pleasant Valley NPA had the largest percentage of workers who drove alone (73.2%), while over a third of workers within the Riverside NPA either carpooled or rode the bus to work.

Employment Data**Table 7 Occupation for the Employed Civilian Population 16 Years and Older
(2000)**

	Management & Professional	Service	Sales	Farming, Fishing & Forestry	Construction & Maintenance	Production & Transportation
Parker Lane	2,126	880	1,405	0	530	339
Pleasant Valley	1,673	1,041	1,494	0	434	472
Riverside	2,717	2,232	2,738	17	1,989	992
Combined NPA	6,516	4,153	5,637	17	2,953	1,803

Source 2000 US Census

Management & Professional occupations accounted for almost a third of the employment within the combined NPA. Specifically, over 40% of the workforce within Parker Lane had Management & Professional occupations followed by Sales with 27%. The prevailing occupation within Riverside was relatively evenly spread among the Sales, Management & Professional, and Service employment sectors. The occupational data reflects the overall diversity of the combined NPA demographics.