

## CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

### Draft Community Life Chapter

#### Goal Statement & Introduction:

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

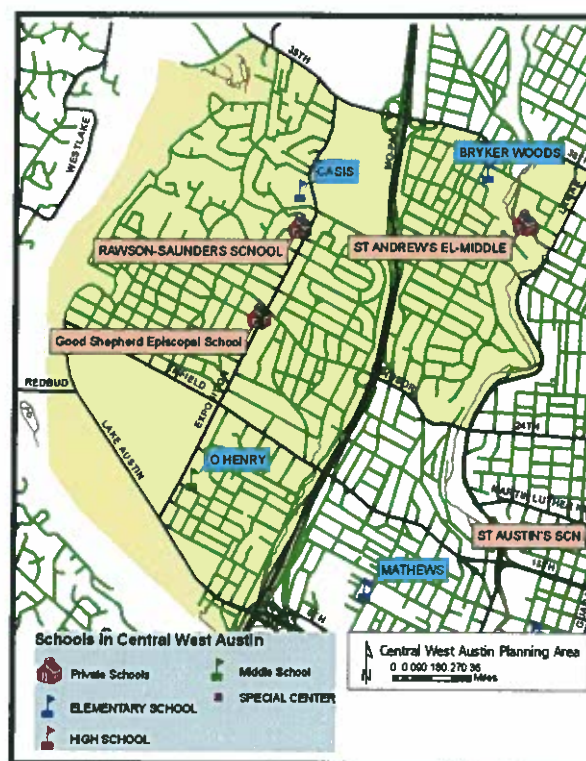
Central West Austin has an active community life. The proximity of the neighborhoods to local businesses, parks, schools and small streets provide stakeholders with multiple opportunities to engage in life outside their homes. Community engagement occurs through involvement in a variety of organizations such as school programs, neighborhood associations, political and church organizations and outdoor/sports recreation. High levels of stakeholder involvement create awareness and result in highly organized neighborhoods that are safe for everyone.

Recommendations from other chapters foster and build on community interaction. For example, participating in local creek clean-ups beautify the neighborhood creeks and greenbelts and provide opportunities for neighborhood stakeholders to meet and interact. Making streets more livable will bring residents outside into the public life of the neighborhood streets.

Schools serve as a primary contributor to community life in Central

West Austin partly because there is a high level of parent and community participation in neighborhood school organizations. The schools and the surrounding neighborhoods are engaged in a symbiotic relationship in which one benefits from the existence of the other. Having increased involvement allows schools to offer programs beyond the traditional curriculum such as organic gardening. Consequently, the schools and the neighborhoods have become highly reputable and desirable places to be.

While Bryker Woods and Casis Elementary Schools as well as O. Henry Middle School are all considered top schools within Central Texas, residents would like to see improvements to the schools. The original buildings are still in use and outdated in some cases. Schools have become over-crowded as a result of the increased desirability of the neighborhoods' and the schools them-



selves and the schools' receiving students from outside the school attendance zones. Residents would like to reduce overcrowding in order to allow the schools to continue providing optimal learning environments. The type and amount of development that could occur will ultimately determine the impacts to schools as well as the methods needed to address these impacts.

Active community living has allowed Central West Austin to remain relatively safe. Community involvement creates awareness and residents keep a watchful eye. Even so, this area has been experiencing a number of residential break-ins and burglaries during the summer months while families are away on vacation. Additionally, the increase of graffiti or "tagging" has property owners concerned. Residents would like to see more communication with the police and are interested in doing more to keep their neighborhoods safe.

Neighbors would also like to increase use of neighborhood centers, especially Exposition Center, through the development of restaurants, cafés and retail shops.

In addition to this chapter, recommendations in other chapters also foster and build on community interaction such as local creek cleanups and making streets more friendly to pedestrians and cyclists.

## **Objective 1: Create more opportunities for interaction within the community.**

### **C.1.1**

Organize street side gatherings such as annual or semi-annual block celebrations, and provide more support for the many celebra-

tions already well-established, such as the annual end-of-school party at Reed Park, the Fourth of July Parade at Reed Park, and other block parties throughout the neighborhood as well as activities identified in the Transportation and Parks, Open Space, and Environment Chapters

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### **C.1.2**

Help to create the Austin State School Life Trail as well as volunteer participation in the Austin State School Volunteer Services Council activities.

J: NPCT, Austin State School

### **C.1.3**

Create a webpage whereby citizens can stay informed of plan implementation status and amendments.

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### **C.1.4**

Increase the variety, quality and accessibility of neighborhood retail and public services.

- Maintain Tarrytown Post Office as a full-service post office
- Extend hours for Howson Public Library
- Increase the number and length of supervised programming for children and the elderly at Howson Library and other West Austin facilities (such as WAYA)
- Support the continued presence of museum activities at the present site of Laguna Gloria Art Museum
- Coordinate efforts of groups providing support to neighborhood parks (Tarrytown Park, Enfield Park, Mayfield Park, Reed Park, etc.).

N

### **C.1.5**

Encourage local merchants to provide a greater variety of neighborhood retail services, restaurants, and other basic services.

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## Public Schools



**Bryker Woods Elementary School**—established as a public school in 1939. Bryker Woods Elementary is the only AISD elementary school that accommodates grades K-6 and has been rated exemplary by the Texas Education Agency.



**Casis Elementary School**—established as a public school in 1951 as a joint effort between AISD and The University of Texas. Casis Elementary has been rated exemplary by the Texas Education Agency.



**O. Henry Middle School**—established as a public school in 1953. O. Henry Middle School, named after writer William Sydney Porter, serves as a magnet school for students grades 6-8 with in the local neighborhoods as well as the greater community.



## Other Neighborhood Schools

**The Girls' School**—established as a private girls' school in 2002. The school was once the site of the AISD Dill School established in 1955. The Girls' school offers an array of educational and extracurricular programs for grades K-8.



**St. Andrews Episcopal School**—established as a private school in 1952. This campus serves grades 1-8

**Rawson-Saunders School for Dyslexia**—Is the only private school for children with dyslexia in the greater Austin area. The school offers curriculum for grades 1-8.



**Austin State School**—established in 1917 by the Texas Legislature as a community based facility serving people with mental retardation. The school is home to over 400 students and offers educational, recreational, psychological and social services to residents.

**Objective 2: Support local schools in Central West Austin; encourage their academic excellence and help continue their role as a safe and vital avenue for community interaction.**

**C.2.1**

Encourage AISD to update school facilities. The neighborhood can help accomplish this through raising funds and securing grant opportunities.

J: NPCT, Austin Independent School District, schools

**C.2.2**

Find solutions for reducing overcrowding of local schools especially if the Brackenridge or the Austin State School tracts are developed.

J: NPCT, Austin Independent School District

**C.2.3**

Increase mentoring opportunities and other programs and provide minimal supervision for students at O. Henry Middle school who stay on campus after hours. There are many students waiting for several hours after school unsupervised, and efforts should be made to change the late pick-up to an earlier time while still serving the needs of those students engaging in after-school activities.

J: NPCT, O. Henry Middle School, Austin Independent School District

**C.2.4**

Increase communication between the schools and the greater community, not just households with children, about school events/programs and the availability of school facilities for community events and social activities.

J: NPCT, Austin Independent School District, schools

**Objective 3: Central West Austin Neighborhoods will be safe from crime.**

**C.3.1**

Establish neighborhood watch programs to ensure better communication between law enforcement and citizens. Watch programs can include the designation of block leaders to create phone lists and coordinate vacation leave watches during travel seasons.

J: NPCT, COA

**C.3.2**

Create opportunities for Austin Police Department's district representative and other public safety coordinators to speak with neighborhoods.

J: NPCT, COA

**C.3.3**

Educate local citizens about the police department's crime mitigation programs and techniques.

J: NPCT, COA

**Examples of APD crime mitigation programs:**

- Mouse Trap Program
- Apartment Residents on Patrol Program
- Vehicle Identification Number Etching
- Citizens on Patrol Program
- Home/Business Security Surveys
- Graffiti Abatement Program

**C.3.4**

Educate homeowners about Crime Prevention Through Environmental Design principles that are most applicable to residential areas of the neighborhood. Please see the callout box.

J: NPCT, COA

### **Crime Prevention Through Environmental Design (CPTED)**

CPTED is defined as an approach to deterring crime through design. CPTED strategies rely upon the built and social community to persuade would-be criminals from making criminal actions. Some of the principles include:

- **Natural Surveillance-** "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role.
- **Natural Access Control-** Natural Access Control is more than a high block wall topped with barbed wire. CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.
- **Territorial Reinforcement-** Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.
- **Maintenance-** CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.

For more information, please go to <http://www.cpted.net>



## Neighborhood Plan Contact Team

A neighborhood plan should provide clear recommendations that are easily understood. The two groups that are likely to sue the plan most often are the Central West Austin Neighborhood Plan Contact Team (NPCT) and the Planning and Development Review Department (PDRD) Implementation Team. The NPCT, along with other City departments will be the primary organizations responsible for implementing the recommendations in the plan. The PDRD Implementation staff will act as a liaison between the NPCT and other organizations to try to get recommendations implemented. The role of the NPCT is to be stewards of the adopted neighborhood plan, work with the city and other organizations to implement the plan recommendations, review and make recommendations on proposed amendments to the adopted neighborhood plan and when appropriate submit a plan amendment application. The team should, to the greatest extent possible, contain a diverse group of members within the planning area, including property owners, residential renters, business owners, and neighborhood organization members owning or renting property within the planning area.

As a starting point for putting the recommendations into action, the Neighborhood Plan Contact Team should refer to the Priority Action Items on Pages 10-11. In addition, the team may wish to work on those recommendations that are relatively easy or require little or no funding.

## Plan Organization and Implementation

In order to help with the implementation of this plan, a symbol is shown after each recommendation. The purpose of the symbol is to indicate the responsible party(ies).

**J:** Joint effort is needed for taking action. The NPCT is always a partner.

**N:** The NPCT takes the lead on implementation.

**P:** A recommendation that illustrates intent that is policy-oriented. Many of these are in the Land Use Chapter and should be used by the COA and NPCT to determine the appropriateness of proposed amendments to this plan as well as rezoning applications.

Callout boxes are used when concerns raised by stakeholders in the process are considered by the City to be operational (ie a stop sign is needed). These items will still be considered for implementation. Callout boxes also include educational information.

Please keep in mind that the City is not legally obligated to implement any particular recommendation. In addition, other identified organizations are not obligated to take action on those recommendations but are listed because of their expertise and area of interest.

Please note that the City of Austin is listed as the responsible party and not individual organizations. The reason is that reorganizations occur and department names change. The NPCT will want to work with the PDRD Implementation staff to ensure the correct department or agency.

## **APPENDICES**

<b>Appendix A:</b>	<b>CWANPA Meeting Timeline</b>
<b>Appendix B:</b>	<b>Transportation Table T-1</b>
<b>Appendix C:</b>	<b>Affordability Impact Statement</b>
<b>Appendix D:</b>	<b>Crime Prevention Through Environmental Design</b>
<b>Appendix E:</b>	<b>Sustainability Resources</b>
<b>Appendix F:</b>	<b>Current Land Use by Category, 2008</b>
<b>Appendix G:</b>	<b>Final Survey Results</b>



## Appendix A

### **June 21, 2007—Kickoff Meeting**

Lions Clubhouse @ Lions Municipal Golf Course

*Attendance: 103*

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Aerial maps from 2006, 1997, and 1940 as well as the 2003 Existing Land Use Map were displayed and stakeholders were asked to identify what they liked and disliked about their neighborhood. Staff conducted a presentation regarding the overall purpose of neighborhood planning.

### **July 11, 2007—Stakeholder Issues, Expectations, & Questions Meeting**

Lower Colorado River Authority

*Attendance: 102*

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City survey results were discussed followed by a brief history presentation given by representatives of the West Austin Neighborhood Group (WANG). Stakeholders participated in a group exercise to identify their concerns, expectations and questions about the planning process.

### **August 1, 2007—Process Questions Meeting**

Lower Colorado River Authority

*Attendance: 49*

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#### *Answers to Stakeholders' Questions about the Process*

Staff provided answers to many of the stakeholders' questions that were asked during the July 11 meeting exercise. Questions and answers are posted to the website as a separate document.

### **August 30, 2007—Vision Mapping Meeting**

The Sanctuary

*Attendance: 84*

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Staff presented demographic data of the neighborhood including: population, age, housing, educational attainment, income levels, ethnicity, housing occupancy and vacancy. The mapping exercise had stakeholders to draw their ideas of what they would like their neighborhood to look like in the future.

### **September 13, 2007—Vision and Goals Meeting**

The Sanctuary

*Attendance: 57*

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Greg Guernsey, Neighborhood Planning & Zoning Dept Director provided a history of the neighborhood planning program and addressed stakeholders concerns. The group exercise had stakeholders write their suggestions for a vision as well as a goal statement for land use, neighborhood character, transportation, infrastructure, housing, and community life.

### **September 27, 2007—Parks and Open Space Meeting**

McFadden Auditorium at Seton Medical Complex

*Attendance: 46*

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Stakeholders came to consensus on a working goal for the Parks chapter of the plan. Butch Smith, with the City Parks and Recreation Department, and Jessica Wilson, with Keep Austin Beautiful, discussed their organizations' mission and programs, how projects are prioritized, identified current and future projects in the planning area, and answered questions. During the mapping stakeholders provided recommendations for parks and open space improvements.

### **October 17, 2007—Bike Lanes, Sidewalks & Transportation**

Austin State School NEOS Facility

*Attendance: 74*

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Alan Hughes and Annick Beaudet of Public Works discussed programs and current projects in the planning area and addressed issues relating to bike lanes, sidewalks and transportation circulation. Staff summarized the Brackenridge Tract Task Force recommendations and took comments from stakeholders to include in a letter being drafted by the city manager to the UT Board of Regents.

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### **November 14, 2007—Transit**

Austin State School NEOS Facility

*Attendance: 39*

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Staff presented changes to the Parks goal statement. Presentations regarding transit projects were given by John Kelly, of TXDOT's MoPac 1 team, Sid Covington of the Austin/San Antonio Intermunicipal Commuter Rail District and Matt Curtis with the Capital Metro's All Systems Go! program.

### **December 5, 2007—Transportation Wrap-Up**

Austin State School NEOS Facility

*Attendance: 30*

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Staff presented changes to the Transportation Goal. Stakeholders listed concerns & opportunities regarding the potential Austin/San Antonio Rail. A mapping exercise had stakeholders identify issues such as cut-thru traffic, speeding, MoPac, pedestrian and bicycle facilities, and bus service.

### **January 9, 2008—Process Review**

Austin State School NEOS Facility

*Attendance: 34*

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Staff reviewed the planning process and summarized the meetings that took place in 2007 and explained how feedback is used in writing the plan. A new version of the Vision Statement was presented.

### **January 30, 2008—Trees**

Austin State School NEOS Facility

*Attendance: 53*

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Presentations about current tree health, planting programs, trimming practices and the city's tree ordinance were given by tree experts: Patrick Wentworth, Laura Patlove, Michele McAfee and Michael Embesi. During the mapping exercise, stakeholders identify areas that need new tree plantings as well as areas where invasive tree species exist. Staff discussed the many uses that trees serve such as decoration, energy efficiency, erosion and storm water control uses.

### **February 20, 2008—Water, Creeks, Flooding & Erosion**

Austin State School NEOS Facility

*Attendance: 32*

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A draft of the Transportation chapter was provided to the public. Jean Drew, Joe Guerrero and Matt Hollon of the city's Watershed Protection & Development Review Dept. gave presentations about the city's master plan, erosion and flood control as well as water quality. Stakeholders mapped areas where problems exist with flooding, erosion, and water quality.

### **March 5, 2008—Community Life, Crime & Housing Affordability**

Austin State School NEOS Facility

*Attendance: 31*

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Stakeholders voted for an updated Vision Statement. Sergeant Dustin Lee of the Austin Police Department, West Austin District command gave a presentation on crime in the Central West Austin neighborhoods and anti-crime efforts. Staff presented information about schools in the area. Due to timing, discussion on affordable housing was postponed to the next meeting.

### **March 29, 2008—Residential Review, Code Enforcement, Historic Preservation & Housing Affordability**

Austin State School NEOS Facility

*Attendance: 45*

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Presentations were given by Jessica King of the city's Residential Review Department, Susan Villareal of the Historic Preservation Office and Paul Tomosavic of the Code Enforcement. During the mapping

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exercise, Stakeholders identified structures of historical value as well as the historical character that should be maintained. Due to timing, discussion on affordable housing and the environment goal will be postponed to a later date.

### **April 26, 2008—Mid Process Review Open House**

Austin State School NEOS Facility

*Attendance: 37*

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Four draft chapters, Parks, Open Space & the Environment, Transportation, Community Life, and the Neighborhood in Context, were discussed in a group setting. Stakeholders previewed the formatted version of the chapters and provided feedback to staff for further editing.

### **May 7, 2008—Land Use Education**

Austin State School NEOS Facility

*Attendance: 54*

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Staff gave a presentation about land use planning and why it is significant in neighborhood plans. Concentration was given to how land use planning is different from zoning as well as the standard colors that represent different land uses on a future land use map. A mapping exercise had stakeholders identify land use patterns by color on a hypothetical land use map. Participants brainstormed about scenarios for more appropriate land use combinations.

### **May 21, 2008—Land Use Workshop 1**

LCRA Red Bud Facility

*Attendance: 49*

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Central West Austin's geographical context within the greater city was examined as well as current land use percentages. Staff presented a plan that divided the area into manageable parts for discussing land use. Tentative dates were assigned to each area. Stakeholders were asked to brainstorm what they would like to preserve and protect as well as what they would like to change in the future.

### **June 12, 2008—Land Use Workshop 2**

LCRA Hancock Facility

*Attendance: 48*

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Future land uses along portions of Exposition Blvd and Windsor Road were discussed. Stakeholders were divided into 3 groups. Each group was asked about uses they wanted to maintain in addition to what changes could benefit the community in the future. Tarrytown and Casis shopping centers were discussed in addition to church and residential properties.

### **June 26, 2008—Land Use Workshop 3**

LCRA Hancock Facility

*Attendance: 60*

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Staff gave a brief presentation on affordable housing and ideas of how affordability can be addressed in the Central West Austin neighborhood plan. Discussion about future land uses for portions of Exposition Blvd and Windsor Road continued in the 3 group setting.

### **July 12, 2008—Land Use Workshop 4—Brackenridge Tract**

LCRA Red Bud Facility

*Attendance: 49*

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The Brackenridge Tract Development Agreement was briefly reviewed. The University of Texas' Biological Field Lab gave a presentation outlining the purpose and importance of the Field Lab to the University's Biological Sciences program. Following the Field Lab's presentation, stakeholders were asked to visualize the future of the Brackenridge Tract by discussing needs for improvement to the neighborhood as well as preservation of certain uses.

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### **July 23, 2008—Land Use Workshop 5**

LCRA Red Bud Facility

*Attendance: 60*

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Discussion about future land uses for portions of Exposition Blvd and Windsor Road continued in the 3 group setting.

### **August 2, 2008—Land Use Workshop 6**

LCRA Red Bud Facility

*Attendance: 36*

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Staff presented the combined ideas from the 3 group workshops for the portions of Exposition Blvd and Windsor Road land uses. Reconciliation of land uses for Casis Shopping Center, Tarrytown Shopping Center and Tarrytown Methodist Church were discussed in detail. Meeting attendees returned to the 3 group setting to continue discussion of undecided parcels along Exposition Blvd and Windsor Road.

### **August 27, 2008—Land Use Workshop 7**

LCRA Red Bud Facility

*Attendance: 42*

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Updates to the future land use map were released in accordance with land use decisions made on August 2nd. Participants were divided into 4 groups and asked to brainstorm future uses for Exposition Blvd and Enfield Rd, from Windsor over to MoPac.

### **September 11, 2008—Land Use Workshop 8**

LCRA Hancock Facility

*Attendance: 82*

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Staff presented land use options for Exposition from Windsor to Enfield and Enfield from Exposition to MoPac, based on stakeholder comments during the August 27 meeting. Stakeholders discussed and made land use decisions for Exposition Blvd from Windsor Rd to Enfield.

### **September 24th, 2008—Land Use Workshop 9**

LCRA Hancock Facility

*Attendance: 62*

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Stakeholders continued discussion of future land use options for Enfield Rd from Exposition to MoPac. Most decisions were made with the exception of a few parcels to be discussed at a later date. Attendees were divided into 4 groups and asked to brainstorm what they like about the Deep Eddy area along Lake Austin Blvd as well as identify opportunities for change or enhancement of the current land uses.

### **October 8, 2008—Land Use Workshop 10**

LCRA Red Bud Facility

*Attendance: 56*

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Staff presented future land use options for the Deep Eddy area along Lake Austin Blvd per the comments received during the September 24<sup>th</sup> workshop. Meeting attendees discussed the options and made land use decisions for the area.

### **October 22, 2008—Land Use Workshop 11**

LCRA Red Bud Facility

*Attendance: 41*

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Brainstorming took place for the future land uses along W 35<sup>th</sup>, W 38<sup>th</sup> and Lamar Blvd from W 38<sup>th</sup> to W 31<sup>st</sup> took place. St. Andrews School as well as properties along W 34<sup>th</sup> from Lamar to Shoal Creek were included in the discussion.

### **November 19, 2008—Land Use Workshop 12**

LCRA Red Bud Facility

*Attendance: 33*

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Discussion and decision of future land uses took place for the 38<sup>th</sup> Street and Lamar Area surrounding Seton Hospital, St. Andrew's School and Randalls. Meeting attendees made decisions for the Seton Hospital parcel while the other areas including St. Andrew's School and Randalls were tabled to the next meeting for further discussion.

### **December 4, 2008—Land Use Workshop 13**

LCRA Red Bud Facility

*Attendance: XX*

Discussion and decision continued for the St. Andrew's School parcels. Meeting attendees chose to reflect the properties as a mix of Single-Family and Multifamily uses on the Future Land Use Map. The two most northern St. Andrew's parcels will be considered for future land use when the discussion for land uses along W 34<sup>th</sup> takes place.

### **January 14, 2009—Land Use Workshop 14**

LCRA Red Bud Facility

*Attendance: XX*

By request, staff gave a presentation about the process required for a neighborhood plan amendment and a zoning change, in addition to how the Future Land Use map and zoning are related. The differences between Mixed Use land use categories and Mixed Use zoning categories were discussed. Workshop attendees designated most properties fronting Lamar Blvd and W 38<sup>th</sup> Street as Mixed Use on the Future Land Use map.

### **January 29, 2009—Land Use Workshop 15**

LCRA Red Bud Facility

*Attendance: XX*

Discussion regarding the future land use of the Randalls and Medicine Shoppe parcels continued. Staff presented draft plan text for these two parcels and stakeholders worked through fine tuning the text. Future land use decisions were postponed while staff considers the requested VMU FLUM category. Properties in the block between W 32<sup>nd</sup> and W 31<sup>st</sup> were discussed. Decisions for this area were postponed pending further research of the conditional overlay (zoning) in this area as well as the VMU FLUM category request.

### **February 11, 2009—Land Use Workshop 16**

LCRA Red Bud Facility

*Attendance: 23*

In order to address concerns raised about how long the process has been taking, staff gave a presentation on the purpose of land use planning and how it is beneficial for the neighborhood and the City as a whole. More specifically, clarification was given to what the neighborhood plan can and cannot accomplish for the neighborhood in addition to re-defining the roles of staff and the stakeholders. Stakeholders were asked to give input on their ideas of what makes a neighborhood plan successful as well as what doubts they had about the plan.

### **February 25, 2009—Land Use Workshop 17**

LCRA Red Bud Facility

*Attendance: 22*

Staff introduced the new Land Use & Zoning Matrix tool along with explanation of how to use it. The Matrix tool was used to define the land use options for the Randalls & Medicine Shoppe parcels in addition to the parcels along Lamar at 31<sup>st</sup> and 32<sup>nd</sup> Streets and the interior parcels of this block as well. Stakeholders completed discussion and of the above parcels with the conclusion that Randalls, The Medicine Shoppe, and properties fronting Lamar at 31<sup>st</sup> Street will be Mixed Use on the Future Land Use Map. Properties interior to Lamar at 31<sup>st</sup> and 32<sup>nd</sup> street blocks were selected for Mixed Use Office. There was consensus that Seton Daughters of Charity property will remain Multifamily. There was not consensus between stakeholders and Staff on the property immediately to the east. Stakeholders wish the property to remain Single Family on the Future Land Use Map. However, Staff cannot support a Single Family designation for this property on the FLUM. Staff can support a multi-family designation to compliment the Seton Daughters of Charity property immediately to the west. It was understood by meeting attendees that both the neighborhood recommendation as well as a staff recommendation for

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this property will move forward and be presented side by side in the plan. Draft text coordinating with specific areas was presented and stakeholder comment was recorded.

### **March 11, 2009—Land Use Workshop 18**

LCRA Red Bud Facility

*Attendance: 14*

After a quick review of the comments received during the October 22<sup>nd</sup> brainstorming exercise for 34<sup>th</sup> street, Staff led a discussion of what land use options would best fit the desires of the stakeholders for 34<sup>th</sup> Street, east of Shoal Creek Greenbelt. Stakeholders completed discussion for the area that resulted in a recommendation of mostly Office and Commercial for the Future Land Use Map. The only exception was the application of Mixed Use on the small parcel, north side of 34<sup>th</sup> Street, owned by Seton Hospital. Draft language for St. Andrews and W 34<sup>th</sup> Street was presented with stakeholder comments recorded. Staff gave a presentation about the applicability of the Core Transit Corridor designation for 34<sup>th</sup> Street. The discussion concluded with the decision to maintain W 34<sup>th</sup> Street as an Urban Roadway rather than requesting a change in the roadway designation to Core Transit Corridor. In an effort to prepare for the next area of land use discussion, a quick review of West 35<sup>th</sup> and portions of W 34<sup>th</sup>, west of Shoal Creek, drew the meeting to a close.

### **March 25, 2009—Land Use Workshop 19**

LCRA Red Bud Facility

*Attendance: 21*

Discussion regarding how to use the land along the southern portion of West 35<sup>th</sup> Street from Oakmont to the intersection of Jefferson Street and West 35<sup>th</sup> took place. A majority of the stakeholders in attendance decided to apply the Neighborhood Commercial land use category to properties on this block up to but not including the property on the south west corner of the intersection of Jefferson and West 35<sup>th</sup> Street. However, Staff cannot support a Neighborhood Commercial designation for all of these properties on the Future Land Use Map because of the residential uses that exist on a few parcels. Alternatively, Staff recommends the Neighborhood Mixed Use designation for the properties that currently have a residential use on them. It was understood by meeting attendees that both the neighborhood recommendation as well as a staff recommendation for these particular properties will move forward and be presented side by side in the plan. The properties on the south west and south east corner of the Jefferson and West 35<sup>th</sup> intersection were decided for Commercial land use on the Future Land Use Map.

### **April 8, 2009—Land Use Workshop 20**

LCRA Red Bud Facility

*Attendance: 16*

Discussion regarding how to use the land along the southern portion of West 35<sup>th</sup> Street from Jefferson to Mills avenue and 34<sup>th</sup> Street from Jefferson Street to Kerbey Lane took place. Future land use decision for this portion of West 35<sup>th</sup> was postponed after stakeholders present at the meeting were not able to come to consensus on applying either Neighborhood Mixed Use or Neighborhood Commercial as the future land use for this area. Some but not all future land use decisions were made for West 34<sup>th</sup> Street properties from Jefferson Street to Kerbey Lane. Stakeholders discussed how best to allow opportunities for small scale retail in this area while also trying to protect the single family and school uses in close proximity. Properties lining the north side of West 34<sup>th</sup> were designated as Office for future land use. The remaining properties were discussed for Neighborhood Commercial, Neighborhood Mixed Use, or Office future land use categories. However, decision for all other properties was postponed for further discussion. The parcel at the north-west corner of Jefferson and 34<sup>th</sup> was designated for Single Family future land use.

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### **April 21, 2009—Land Use Workshop 21**

Bryker Woods Elementary School

*Attendance: 47*

With an increase in new meeting attendees, Staff gave a brief summary of the Central West Austin Neighborhood Planning Process. Future land use discussions started with the remaining properties between West 34<sup>th</sup> Street and West 35<sup>th</sup> Street from Kerbey Lane to Jefferson Street. A majority of the stakeholders attending the meeting decided that maintaining the current office uses would best serve the neighborhood's needs in the future. As such, this area will be designated as Office on the Future Land Use Map. With insufficient time remaining during the meeting, properties along the south side of 35<sup>th</sup> Street from Glenview to Mills Ave and properties on the north side of 34<sup>th</sup> Street from Kerbey Lane to Mills Ave were not discussed. Discussion of these remaining areas will continue during the next workshop.

### **May 11, 2009—Land Use Workshop 22**

Bryker Woods Elementary School

*Attendance: 32*

Discussion regarding the future land use of properties on the north side of West 34<sup>th</sup> Street between Mills and Kerbey Lane took place. It was decided by meeting attendees that the future land use categories of Office and Single Family will best serve this area in the future as it is close to Bryker Woods Elementary School and Single Family homes on the south side of 34<sup>th</sup> Street. In addition, future land use discussion continued for properties on the south side of West 35<sup>th</sup> from Mills to Glenview. Discussion was focused on the opportunity to allow residential in this area or to keep the area strictly for retail and office uses only. Consensus determined that the future land use of this particular area remain for office and retail uses only and therefore will designate these properties as Neighborhood Commercial on the Future Land Use Map of the Central West Austin Neighborhood Plan. Staff presented draft text for these two areas and encouraged stakeholders to submit comments about the language through email or phone.

### **June 3, 2009—Land Use Workshop 23**

Austin State School

*Attendance: 22*

The task of this meeting was to discuss the future land use of the 95 acres occupied by the Austin State School in addition to the two acre tract recently purchased from the State at 3215 Exposition Blvd. Superintendent of the Austin State School, Dave Ptomey, gave a brief introduction of the Austin State School's purpose as well as recent community involvement and plans for future involvement. Stakeholders were asked to brainstorm the current use of the 95 acre tract to determine how it functions and serves the community now and how it may serve the community in the future. After some discussion, consensus established that the Austin State School property will be designated for Civic use on the Future Land Use Map. While a majority of the Stakeholders desire to keep the Austin State School at this location, the plan document will include language to support the neighborhood's desires should future development on this site occur. Discussion took place regarding the future land use of 3215 Exposition Blvd. Consensus designated this property as Single Family on the Future Land Use map, albeit against the property owner's wishes for Multifamily. Staff explained that there would be two recommendations presented to Planning Commission and City Council for this particular property.

### **June 17, 2009—Land Use Workshop 24**

Austin State School

*Attendance: 12*

Discussion regarding the future land use of the core residential areas for both the Windsor Road Planning Area and the West Austin Neighborhood Group Planning Area took place. In the Windsor Road Planning Area, it was decided that everything that had not had a future land use applied thus far would be designated for Single Family use on the Future Land Use Map. In the West Austin Neighborhood Group Planning Area, almost everything that did not have a future land use applied thus far was also designated for Single Family use on the Future Land Use Map with the exception of a few areas that would need further discussion. Those areas include the south-east corner of Enfield and Exposition Blvd, the

## Appendix A

condominium project at Enfield and Lake Austin Blvd (immediately north of Boat Town), as well as the condominium project at the south-east corner at 35<sup>th</sup> and Pecos.

### **July 7, 2009—Land Use Workshop 25**

Austin State School

*Attendance: 19*

Staff gave a brief update of the Brackenridge Tract conceptual plan presented by design firm, Cooper Robertson, to the UT Board of Regents on June 18th, 2009. The future land use discussions for the Central West Austin neighborhood planning area drew to a close with the last remaining decisions having been made as follows: The Sanctuary site—split recommendation of Civic & Single Family; Wells Fargo Bank site on Windsor Road—Single Family; Multifamily on the north side of Windsor Road (2 properties)—Single Family; Multifamily development along W 35<sup>th</sup> Street and Pecos—Higher Density Single Family; Multifamily property at Walsh Boat Landing—Multifamily; North side of Enfield Road between Mopac and Exposition Blvd—Multifamily; south east corner of Enfield and Exposition, down to O. Henry Middle School—Multifamily and Single Family.

### **July 29, 2009—Zoning Workshop 1**

Austin State School

*Attendance: 15*

Primarily an educational workshop, Staff gave a presentation of how and why zoning is changed through the neighborhood planning process. Zoning tools such as Neighborhood Plan Combining Districts, Neighborhood Conservation Combining Districts, Conditional Overlay and the various Infill Options were briefly reviewed. Stakeholders in attendance decided to include Front-Yard Parking and Mobile Food Vending regulations with the adoption of the neighborhood plan in the near future. All other zoning tools and options will be discussed and decided on in the next few workshops.

### **August 11, 2009—Zoning Workshop 2**

Austin State School

*Attendance: 89*

Staff gave a presentation about various Special Use Infill Options. The neighborhood recommended against all of the options. While City staff is required to recommend for Small Lot Amnesty, the neighborhood opposes adding Small Lot Amnesty. Lastly, the neighborhood decided not to make any zoning changes for the Tarrytown Shopping Center. Stakeholders asked to discuss height restrictions of the Tarrytown Shopping Center at a future meeting.

### **September 10, 2009—Zoning Workshop 3**

The Sanctuary

*Attendance: 47*

Staff presented the purpose of the Neighborhood Conservation Combining District. Staff discussed that as the neighborhood stakeholders previously recommended no zoning changes for the Tarrytown Shopping Center, the City cannot accept a recommendation for lowering height at the shopping center. The neighborhood recommended changing the zoning of a portion of Westenfield Park from Multi-Family 2 to Public. Also, the neighborhood recommended keeping the City-owned property at Lake Austin Boulevard and Veterans Drive as Single-Family 3 but changing the property zoned Neighborhood Commercial (LR) to Public. Staff will get confirmation from the appropriate City department. The neighborhood voted against adopting the Front Porch design tool and will continue discussing placement of garages and parking at the next meeting.

### **September 21, 2009—Zoning Workshop 4**

The Sanctuary

*Attendance: 79*

Stakeholders heard a proposal from the property owner of Elm Terrace (3215 Exposition Boulevard) to have Multi-Family 1 (MF-1) zoning and an alternative proposal from neighborhood stakeholders for Single-Family 3 (SF-3) zoning.



## Appendix A

When asked which zoning proposal was preferred, approximately 57 stakeholders preferred SF-3 and approximately 23 stakeholders preferred MF-1.

### **October 13, 2009—Zoning Workshop 5**

#### **The Sanctuary**

*Attendance: 14*

Stakeholders supported changing the zoning at Walsh Boat Landing from SF-3 to Public. Stakeholders supported changing the zoning at 1500 and 1300 Scenic from CS to MF-4 and MF-3, respectively. Stakeholders supported changing the zoning at 3411, 3412 & 3500 Bonnie Road from CS to SF-3. Regarding the property at 1504 Robinhood, the site of an existing office, approximately 7 stakeholders preferred Neighborhood Office zoning and approximately 5 stakeholders preferred Neighborhood Office-Mixed Use zoning with a conditional overlay limiting residential use to single-family and duplex.

### **November 2, 2009—Zoning Workshop 6**

#### **The Sanctuary**

*Attendance: 13*

Stakeholders supported changing the zoning at 3111 Windsor Road (Tarry Court) from LO to MF-1. Stakeholders supported changing the zoning at 700 Hearn Street (The Willows) from CS to MF-6. Regarding the property at 2309 Pruett, staff agreed to check on the possibility of SF-6 due to the small lot size. Staff confirmed with zoning planners that MF-2 is the appropriate category because it will make the use conforming. While we realize the lot size is not large enough for MF-2, it is the City's position not to down-zone established uses that do not create health or safety issues. Regarding the property at 2310 W. 7th, the site of an existing house, approximately 6 stakeholders preferred single-family zoning and approximately 3 stakeholders (including the property owner) preferred MF-6 to match the Willow's recommended zoning.

### **November 23, 2009—Zoning Workshop 7**

#### **Bryker Woods Elementary School**

*Attendance: 50*

Regarding the properties at 1717, 1721, 1801, 1803 and 1805 35<sup>th</sup> Street, staff presented zoning options for two land use options. For the Neighborhood Commercial land use option, the appropriate zoning is the current zoning which is Limited Office (LO). For the Neighborhood Mixed Use option, the appropriate zoning is Limited Office with Mixed Use zoning (LO-MU). Stakeholders expressed their desire to keep the existing zoning (Limited Office). Staff has agreed to examine the possibility of additional restrictions such as height and mandating a mixture of uses. Regarding the property at 3402 Kerbey Lane, approximately 20 stakeholders preferred single-family zoning and approximately 19 stakeholders preferred Neighborhood Office.

### **January 11, 2010—Zoning Workshop 8**

#### **Bryker Woods Elementary School**

*Attendance: 13*

Citizens heard a presentation from Margaret Valenti about the development of a Neighborhood Plan Contact Team. Information about the formation of the contact team, include a by-law template was distributed. Meetings to form the contact team will begin soon. The garage placement tool was supported by nine stakeholders will two opposed. The parking placement tool was supported by eight stakeholders will four opposed.

## Appendix A

**March 4, 2010—Final Open House**  
LCRA Red Bud Center

*Attendance: 115*

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Attendees reviewed and commented on the final draft plan. They also ranked the recommendations that were their highest priority. This information will be used to make any needed changes to the draft plan.

Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

ID	Route	From	To	Sidewalk Request & Rec			Bike Lane Request & Rec				
				Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide In Bike Curb Plan?	ADT	Approx. width	Parking Removal notes? 1 Side? Both Sides?
1	12th St	W 12th St	Exposition Blvd	X	Med - Low	Moderate priority as funding becomes available					
2	13th St	W 13th St	Exposition Blvd	X	High	High priority as funding becomes available					
3	14th St	W 14th St	Exposition Blvd	X	High	High priority as funding becomes available					
4	Balcones Dr	W 35th St	North	X	Low - V. Low	Low priority as funding becomes available.					
5	Bland St	McCullough St	Westover Rd	X	Low - V. Low	Low priority as funding becomes available.					
6	Bowman Ave	Schulte Ln	Exposition	X	Low - V. Low	Low priority as funding becomes available.					
7	Briggs Rd	Exposition Blvd	Exposition Blvd	X	Med - Low	Moderate priority as funding becomes available					
8	Cherry Ave	Exposition Blvd	Exposition Blvd	X	Low	Low priority as funding becomes available					
9	Cherry Ave	Exposition Blvd	Exposition Blvd	X	Low	Low priority as funding becomes available					
10	Deep Eddy Ave	W 7th St	Lake Austin Blvd	X	Low	Low priority as funding becomes available.					
11	Dilman St	Windsor Rd	Enfield Rd	X	Low - V. Low	Low priority as funding becomes available.					
12	Dorman Ln	Greenlee Dr	Windsor Rd	X	Very Low	Low priority as funding becomes available					
13	Emmell Rd	Exposition Blvd	Exposition Blvd	X	High - Med	High priority as funding becomes available					
14	Exposition Blvd	Exposition Blvd	Exposition Blvd	X	Low - V. Low	Low priority as funding becomes available					
15	Exposition Blvd	Exposition Blvd	Exposition Blvd	X	High	High priority as funding becomes available					
16	Forest Trl	Windsor Rd	Enfield Rd	X	Med - Low	Moderate priority as funding becomes available					
17	Funston St	W 30th St	W 35th St	X	Low - V. Low	Low priority as funding becomes available.					
18	Gaston Ave	Harris	Shoal Creek Blvd	X	Low	Low priority as funding becomes available.					
19	Harris Blvd	W 32nd St	Windsor Rd	X	Low	Low priority as funding becomes available.					
20	Harris Blvd	W 32nd St	Windsor Rd	X	Low	Low priority as funding becomes available.					
21	Harris Blvd	W 32nd St	Windsor Rd	X	Low	Low priority as funding becomes available.					
22	Hartford Rd	Exposition Blvd	Exposition Blvd	X	Low - V. Low	Low priority as funding becomes available.					
23	Hearn St	W 8th St	Lake Austin Blvd	X	Low - V. Low	Low priority as funding becomes available.					

Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

Appendix B

Sidewalk Request & Rec												
ID	Route	From	To	Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide In Bike Lane	ADT	Approx. width	Parking removal	Bike Program Rec
24	Stevens Rd	Stevens Rd	W 10th St	X	Low	Low priority as funding becomes available.						
25	W 10th St	Stevens Rd	W 10th St									
26	Stevens Rd	Stevens Rd	W 10th St	X	Low	Low priority as funding becomes available.	X	N	600	30	Y - BS	
27	Jefferson Ave	Westover Rd	Ethridge	X	Low	Low priority as funding becomes available.						
28	Jefferson Ave	at Mobile Dr		X	Low	When grant opportunity is available, the COA will apply for SRTS grant						
29	Kennethwood Rd	Cherry Ln	Scenic Dr	X	Med - Low	When grant opportunity is available, the COA will apply for SRTS grant						
30	W 38th St	W 38th St	W 38th St	X	Med	Moderate priority as funding becomes available.						
31	W 38th St	W 38th St	W 38th St	X	Med	Moderate priority as funding becomes available.						
32	W 38th St	W 38th St	W 38th St	X	TXDOT							
33	W 38th St	W 38th St	W 38th St		High - Med	High priority as funding becomes available.	X	Costing	1500	40	N	Selfing
34	Lamar Blvd	W 38th St	Windsor Rd		High - Med	High priority as funding becomes available.	X					
35	Mariana Rd	Northwood Rd	Hillview Rd	X	Low	Low priority as funding becomes available.						
36	Mathews Dr	Stevenson Ave	El Greco Cv	X	Low	Low priority as funding becomes available.						
37	W 10th St	Stevenson Ave	Windsor Rd				X	N	2200	30	Y - BS	Bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. The bike lanes would necessitate parking removal on both sides of the roadway. 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Draft Table T-4 (T.2.1 & T.2.5)

Appendix B

ID	Route	From	To	Sidewalk Request & Rec			Bike Lane Request & Rec					
				Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide Curb	In Bike Plan?	ADT	Approx. width	Parking removal needs? 1 side? Both sides?
45	Elgin St	33rd St	Bridle Path	X	Low	Low priority as funding becomes available	X		Y	3000	30	Y-BS
46	Pecos St	Northwood Rd	Windsor Rd									
47	Quarry Road	Elton Lane	Possom Trot	X	NO EXISTING CONNECTION							
48	Lions Golf Course	Perimeter		X	High - Med	High priority as funding becomes available						
49	Tantown Park	Perimeter		X	Very Low	Low priority as funding becomes available						
50	Elgin St	Elgin St	Elgin St	X	Very Low	Low priority as funding becomes available						
51	Scenic Dr	Enfield Rd	Bridal Path	X	Low	Low priority as funding becomes available						
52	Scenic Dr	Stevenson Ave	dead end									
53	Scenic Dr	Lake Austin Blvd	Cherry Ln				X		Y - as WC	1000	30-40	Y - BS
54	South Creek Blvd	McCallum St	Dormation	X	Very Low	Low priority as funding becomes available						
55	South Creek Blvd	McCallum St	33rd St	X	Med - Low	Moderate priority as funding becomes available	X		Y - as WC	1000	30-41	Y - BS
56	Spring Ln	Windsor Rd	McCallum St	X	Low	Low priority as funding becomes available						
57	Spring Ln	Windsor Rd	McCallum St	X	Med - Low	Moderate priority as funding becomes available						
58	Upton St	W 7th St	Lake Austin Blvd	X	Med - Low	Moderate priority as funding becomes available						
59	Veterans Dr	Foster Ave	McPac Ped. Bridge	X	Med - Low	Moderate priority as funding becomes available						
60	W 10th St	W 10th St	W 10th St	X	Low	Low priority as funding becomes available						
61	W 10th St	W 10th St	W 10th St	X	Low	Low priority as funding becomes available						
62	W 10th St	W 10th St	W 10th St	X	Med - Low	Moderate priority as funding becomes available	X		Y	425	425	Y-BS
63	W 33rd St	Jefferson St	Churchill	X	Med - Low	Moderate priority as funding becomes available						
64	W 34th St	Jefferson St	Shoal Creek Blvd	X	High - Med	High priority as funding becomes available	X		Y - SL	2500	30	No existing parking due to the limitations with the existing width.

**Draft Table T-1 (T.2.1 & T.2.5)**

## Appendix B

Appendix B

Sidewalk Request & Rec												
ID	Route	From	To	Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide in Bike Curb Plan?	ADT	Approx. width	Parking removal pieces? 1 side? Both Sides?	Bike Lane Request & Rec
66	W 30th St	Pecos St	Mayfield Preserve	X	Low	Low priority as funding becomes available						
67	W 30th St	Mayfield Preserve	Exposition	X	Med	Moderate priority as funding becomes available						
68	W 30th St	Exposition	Bland St		High - Med and EXCOT	High priority as funding becomes available	X	Y	2600	60	None	From Bland Road to Exposition Road for enough room for a wide curb lane. However, the bike lane is not needed for Bland Rd.
69	W 30th St	Exposition	W 7th St	X	Med - Low	Moderate priority as funding becomes available						
70	W 30th St	W 7th St	W 12th St	X	Low	Low priority as funding becomes available.						
71	W 30th St	W 12th St	W 15th St	X	Low	Mobility Bond						
72	W 30th St	W 15th St	Exposition		Med - Low	Moderate priority as funding becomes available. Included in Mobility Bond	X	Y	500	37	Y - OS	The Plan calls for a wide curb lane facility due to the need to remove parking.
73	W 30th St	Exposition	W 15th St	X	Low	Low priority as funding becomes available. Included in Mobility Bond.						
74	W 30th St	W 15th St	Exposition	X	Med - Low	Moderate priority as funding becomes available						
75	W 30th St	Exposition	W 15th St	X	Med - Low	Moderate priority as funding becomes available						
76	W 30th St	W 15th St	Pecos St	X	Low	Low priority as funding becomes available.	X					
77	W 30th St	Pecos St	Exposition		Med - Low	Moderate priority as funding becomes available	X	Y	1700	25	Y - BS	Included in the Plan
78	W 30th St	Exposition	W 15th St	X	Med	Moderate priority as funding becomes available						
79	W 30th St	W 15th St	W 12th St	X	High - Med and EXCOT	High priority as funding becomes available						
80	W 30th St	W 12th St	W 9th St	X	Low	Low priority as funding becomes available						
81	W 30th St	W 9th St	W 6th St	X	Med - Low	Moderate priority as funding becomes available	X					
82	W 30th St	W 6th St	W 3rd St	X	Med - Low	Moderate priority as funding becomes available	X					

Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

Sidewalk Request & Rec													Bike Lane Request & Rec			
ID	Route	From	To	Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide Curb	In Bike Plan?	ADT	Approx. width	Parking removal needs? 1 side? Both Sides?	Bike Program Rec			
83	Everett Rd	3000 (Hwy 3200) Brook		X	EXISTING											
84	Bridal Path	Forest Trl	Sharon Ln	X	Low	Low priority as funding becomes available.										
85	Everett Rd	Johnson Creek Trl	Woodlawn				X		Y	3000	35'	Y-B5				
86	Woodlawn	Everett Rd	14th				X		N		11-30'	Y-B5	Low speeds, beautiful views, and superb food nature of this street ideal for a bike lane. However, if you are building a new route, there is a lot of work to be done.			
87	14th	Woodlawn	Woodlawn				X		N	400	30'	Y-B5	Low speeds, beautiful views, and superb food nature of this street ideal for a bike lane. However, if you are building a new route, there is a lot of work to be done.			
88	Woodlawn	14th	22nd				X		Y	2000	25'	Y-B5	The intersection of 22nd and Kenner Blvd is a major intersection in the downtown area. It is a busy intersection and the bike lane will probably be a high priority.			
89	22nd	Woodlawn	Kenner Blvd				X		Y	7000	30'	Y-B5	The intersection of 22nd and Kenner Blvd is a major intersection in the downtown area. It is a busy intersection and the bike lane will probably be a high priority.			

# APPENDIX C



AFFORDABILITY IMPACT STATEMENT  
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA: CASE NUMBER:

PROPOSED CODE AMENDMENT:	IMPLEMENT NEIGHBORHOOD PLAN FOR CENTRAL WEST AUSTIN NEIGHBORHOOD PLANNING AREA
PROPOSED NEIGHBORHOOD PLAN IMPACTING HOUSING AFFORDABILITY:	PROPOSED NEIGHBORHOOD PLAN WOULD: THE PROPOSED PLAN SIGNIFICANTLY LIMITS OPPORTUNITIES FOR POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING IN THE NEIGHBORHOOD.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	PLAN SHOULD ALLOW FOR INFILL OPTIONS, GIVING INDIVIDUAL PROPERTY OWNERS THE CHANCE TO BUILD HIGHER DENSITY ON THEIR LOTS, AND THUS, CREATE POTENTIAL FOR AFFORDABILITY AND MULTI-FAMILY ZONING.  IT SHOULD ALSO ALLOW, WHERE APPROPRIATE, FOR MORE OPPORTUNITIES FOR HIGHER DENSITY SINGLE FAMILY OR MULTI-FAMILY ZONING THROUGHOUT THE NEIGHBORHOOD.
OTHER RECOMMENDATIONS:	<p>WE RECOMMEND THAT WHERE IT CONFORMS TO SURROUNDING USES, THE ZONING OF LOTS CURRENTLY UNDER DISPUTE BE CHANGED TO ALLOW FOR HIGHER DENSITY RESIDENTIAL. WE ALSO RECOMMEND THAT THE PLAN ALLOW FOR A GREATER DIVERSITY OF HOUSING TYPES THROUGHOUT THE NEIGHBORHOOD TO ALLOW FOR AGING IN PLACE AND INCREASED AFFORDABILITY OPTIONS FOR FAMILIES.</p> <p>WE RECOGNIZE THE IMPORTANCE OF MAINTAINING SF-3 ZONING AS MUCH AS POSSIBLE THROUGHOUT THE NEIGHBORHOOD, AND WE SUPPORT THE PLANNING AND DEVELOPMENT REVIEW STAFF IN THEIR EFFORTS TO MAINTAIN EXISTING SF-3 ZONING.</p> <p>SPECIFICALLY, WE RECOMMEND THE FOLLOWING ZONING CHANGES TO THESE LOTS:</p> <p>3215 EXPOSITION BLVD: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>3411, 3412, 3500 BONNIE ROAD: CHANGE TO SINGLE-FAMILY ZONING TO ALLOW FOR MULTIPLE UNITS (DUPLEX)</p> <p>2310 W. 7<sup>TH</sup>: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>1717, 1721, 1801, 1803, AND 1805 35<sup>TH</sup> ST.: CHANGE TO LO-MU IN ACCORDANCE WITH PLANNING AND DEVELOPMENT REVIEW STAFF RECOMMENDATIONS</p>



# APPENDIX C

	<p>FOR ALL OTHER CONTESTED ZONING AND FLUM CASES, NHCD SUPPORTS THE RECOMMENDATIONS OF PLANNING AND DEVELOPMENT REVIEW STAFF.</p> <p>FINALLY, WE RECOMMEND THAT THE PLAN ADOPT APPROPRIATE INFILL TOOLS TO INCREASE DENSITY, SUCH AS ALLOWING THE USE OF THE SECONDARY APARTMENT INFILL TOOL, SMALL LOT AMNESTY, COTTAGE, AND URBAN HOME.</p>
DATE PREPARED:	MARCH 26, 2010
<p>DIRECTOR'S SIGNATURE: <u>ECOS for Margaret R. Shaw</u> MARGARET SHAW</p>	

## APPENDIX D

### Crime Prevention through Environmental Design Neighborhood Safety Audit Worksheet

*The intent of this Neighborhood Safety Audit Worksheet is to identify localized safety issues in a particular area while using the principles set forth by the Crime Prevention through Environmental Design urban planning tool. Those principles are:*

- **Territoriality:** defining the ownership of a particular space (e.g., public vs. private space). Territorial control prevents the use of a space by unauthorized users.
- **Access Control:** denial of access to specific crime targets by minimizing uncontrolled movement within a specific area.
- **Natural Surveillance:** the ability to easily observe all users of a defined space, including potential criminals.
- **Maintenance and Management:** effective upkeep of those items that support the intended purpose and use of specific spaces (e.g., lighting, landscaping).

*You may use the information found through this audit to create a safety plan that lays out recommendations for a safer, more secure neighborhood.*

*This audit sheet is based on the one used by the Phoenix Police Department in Phoenix, Arizona.*

Neighborhood Name: \_\_\_\_\_

General area of audit: \_\_\_\_\_

Date: \_\_\_\_\_ Day: \_\_\_\_\_ Time: \_\_\_\_\_

Auditor(s): \_\_\_\_\_

#### 1) General Impressions

What is your overall impression of the area? \_\_\_\_\_

\_\_\_\_\_

What five words best describe the general area? \_\_\_\_\_

\_\_\_\_\_

#### 2) Lighting

Impression of lighting:

- ☐ Very Poor
- ☐ Poor
- ☐ Satisfactory
- ☐ Good

- ☐ Very Good
- ☐ Too Dark
- ☐ Too Bright

## APPENDIX D

Is the lighting fairly distributed throughout the area?

☐ Yes

☐ No

If streetlights are not working, identify them by their location: \_\_\_\_\_

Are you able to identify a face 75 feet away?

☐ Yes

☐ No

Do trees or bushes obscure the lighting?

☐ Yes

☐ No

How well does the lighting illuminate pedestrian walkways or sidewalks?

☐ Very Poorly

☐ Well

☐ Poorly

☐ Very Well

☐ Satisfactorily

How clearly does the lighting illuminate directional signs or maps?

☐ Very Poorly

☐ Well

☐ Poorly

☐ Very Well

☐ Satisfactorily

### 3) Signage

Are any street signs missing from the area?

☐ Yes

☐ No

Are street signs adequately illuminated?

☐ Yes

☐ No

Is there any type of signage that should be provided in the area?

☐ Yes

☐ No

If yes, please describe the type and location: \_\_\_\_\_

\_\_\_\_\_

## APPENDIX D

### 4) Sight Lines

Can you clearly see what's around you?

☐ Yes

☐ No

If no, what is blocking your view?

☐ Bushes

☐ Fences

☐ Hill(s)

☐ Other \_\_\_\_\_

Are there places someone could be hiding?

☐ Yes

☐ No

If yes, where? \_\_\_\_\_

What would make it easier for you to see your surroundings? \_\_\_\_\_

\_\_\_\_\_

### 5) Isolation

At the time of this audit, are there parts of the neighborhood that feel isolated from the rest of the area?

☐ Yes

☐ No

How many areas of the neighborhood seem isolated at other times of the day?

In the early morning?

☐ None

☐ A few

☐ Several

In the evening?

☐ None

☐ A few

☐ Several

During the day?

☐ None

☐ A few

☐ Several

After 10 p.m.?

☐ None

☐ A few

☐ Several

Is it easy to predict when people will be around?

☐ Yes

☐ No

How far away is the nearest person to hear a call for help? \_\_\_\_\_

## APPENDIX D

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 6) Movement Predictors (as related to predictable and unchangeable routes)

Is there a frequently traveled route used by pedestrians in the neighborhood?

☐ Yes

☐ No

Is there an alternative, well-lit, and frequently traveled route available?

☐ Yes

☐ No

Is the end of the route clearly visible?

☐ Yes

☐ No

Are there places along the route where someone could hide and wait for you?

☐ Yes

☐ No

Other Comments: \_\_\_\_\_  
\_\_\_\_\_

### 7) Possible Entrapment Sites

Are there small, confined areas where you could be hidden from view (e.g., between garbage bins, alleys, recessed doorways)?

☐ Yes

☐ No

If yes, specify where you could be hidden from view: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## APPENDIX D

### 8) Escape Routes

How easy would it be for an offender to disappear from this area?

- ☐ Not Very Easy
- ☐ Quite Easy
- ☐ Very Easy

### 9) Nearby Land Uses

What types of things are near to this area?

- |   |  |
|---|--|
| <input type="checkbox"/> Stores               | <input type="checkbox"/> Apartments        |
| <input type="checkbox"/> Offices              | <input type="checkbox"/> Natural area/park |
| <input type="checkbox"/> Restaurants          | <input type="checkbox"/> Parking lot       |
| <input type="checkbox"/> Factories            | <input type="checkbox"/> School            |
| <input type="checkbox"/> High-traffic roadway | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Houses               | _____                                      |

Can you identify who owns or maintains nearby properties?

- |                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

What are your impressions of nearby land uses?

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Very Poor    | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor         | <input type="checkbox"/> Very Good |
| <input type="checkbox"/> Satisfactory |                                    |

### 10) Maintenance

What are your impressions of property maintenance at this site?

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Very Poor    | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor         | <input type="checkbox"/> Very Good |
| <input type="checkbox"/> Satisfactory |                                    |

Is there litter lying around?

- |                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Does the general area feel cared for?

- |                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|



## APPENDIX D

Does the general area feel abandoned?

☐ Yes

☐ No

If yes, why does it feel abandoned? \_\_\_\_\_

Is there graffiti present?

☐ Yes

☐ No

### 11) Sense of Safety

Would other materials, tones, textures, or colors improve your sense of safety?

☐ Yes

☐ No

Other Comments: \_\_\_\_\_

### 12) Overall Design

What are your impressions of property maintenance at this site?

☐ Very Poor

☐ Good

☐ Poor

☐ Very Good

☐ Satisfactory

If you weren't familiar with this area, would it be easy to find your way around?

☐ Yes

☐ No

Other Comments: \_\_\_\_\_

## APPENDIX D

### 13) Improvements

What improvements would you like to see made to this general area? \_\_\_\_\_

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### 14) Recommendations

Do you have any other specific recommendations for this area? \_\_\_\_\_

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## APPENDIX D

### After the Audit

#### Organize your findings

After the audit, you will have a lot of information regarding potential safety issues in the area and possible solutions to those issues. One way to organize all of this information is to group the findings together based on specific factors (e.g., lighting). You could also group findings by type of space (e.g., parking lots) or by specific uses of the space (e.g., strip mall).

If a specific area has been overlooked in the initial audit, consider talking with people that might use that specific area on a regular basis. If there is no one to talk to, conduct a short audit for that specific area.

#### Sharing the results

It is important to get support, information, ideas, and feedback from the people who live or work in the area in which this safety audit was conducted. Ideally, these people should be part of the audit group, but if they were not, it is important that they get involved in the process at this point. Consider holding small group meetings to provide non-participants in the audit the opportunity to discuss their concerns and help in making recommendations.

#### Making recommendations

Before you make any recommendations, first prioritize the identified problems. This allows for the most effective use of the resources that may be available to address those problems.

It is important that the recommendations you make can actually solve the problems identified in this audit. Think comprehensively when making recommendations. For example, you may decide a building needs a sign for identification purposes; but, putting up a sign without any illumination is only a partial solution.

#### Working for Change

Work with several entities, including area neighborhood associations or the Austin Police Department, to assist with the safety audit and to prepare a safety plan for those problems identified in the audit. Remember, though, that these entities' resources may be limited, and it may be important to identify other sources to assist in solving the safety issues in the area.

Resources that could be helpful in preparing a safety plan include:

- The National Crime Prevention Council ([www.ncpc.org](http://www.ncpc.org)) and their *Designing Safer Communities: A Crime Prevention through Environmental Design Handbook* (1997).
- Jeffrey, C. Ray. *Crime Prevention through Environmental Design*. Beverly Hills: Sage, 1971.
- Newman, Oscar. *Defensible Space: Crime Prevention through Urban Design*. New York: Macmillan, 1972.

# APPENDIX E

## Sustainability Resources Available in the City of Austin

*Note: The contact information provided below was up-to-date at the time of this neighborhood plan's adoption. However, this information can change at any time after the plan's adoption date.*

### **Plants, Produce, and Gardening**

- Community Gardens ([http://www.sustainablefoodcenter.org/GL\\_overview.html](http://www.sustainablefoodcenter.org/GL_overview.html))
- Planting New Trees (<http://www.treefolks.org/>)
- Farmer's Market (<http://www.austinfarmersmarket.org/>)
- Rain Gardens (<http://www.ci.austin.tx.us/growgreen/raingardenplants.htm>)
- Native Plant Landscaping (<http://www.ci.austin.tx.us/growgreen/plants.htm>)
- Subsidized Rain Barrels (<http://www.ci.austin.tx.us/watercon/rbsales.htm>)
- Subsidized Rain Harvesting Systems (<http://www.ci.austin.tx.us/watercon/rwrebates.htm>)
- Neighborhood Beautification (<http://www.keeptaustinbeautiful.org>)

### **Neighborhood Sustainability**

- Green Neighbor Program (<http://www.ci.austin.tx.us/watershed/greenneighbor/>)
- Neighborhood Habitat Program (<http://www.ci.austin.tx.us/parks/wildlifehabitat.htm>)
- Green Building  
(<http://www.austinenergy.com/Energy%20Efficiency/Programs/Green%20Building/>)

### **Home Efficiency**

- Home Solar (<http://www.austinenergy.com/Energy%20Efficiency/Programs/index.htm>)
- Selling Excess Solar Power to the Grid  
(<http://www.austinenergy.com/Energy%20Efficiency/Programs/Rebates/Solar%20Rebates/faq.htm>)
- Free Low-Flow Toilets (<http://www.ci.austin.tx.us/watercon/sftoilet.htm>)
- Free Water-Efficient Showerheads and Faucets  
(<http://www.ci.austin.tx.us/watercon/showerheads.htm>)

### **Carbon Footprint Calculator**

- Calculate your carbon footprint ([http://www.ci.austin.tx.us/acpp/co2\\_footprint.htm](http://www.ci.austin.tx.us/acpp/co2_footprint.htm))

## APPENDIX F

### West Austin Neighborhood Group Current Land Use by Category, 2008

	Total Number of Acres	Percent Total of Planning Area
Single-Family	845.9	42.00%
Multi-Family	150.8	7.00%
Commercial	21.6	1.00%
Office	21.7	1.00%
Civic	157.4	8.00%
Open Space	281.5	14.00%
Transportation	2.9	0.00%
Roads	384.3	19.00%
Undeveloped	4.6	0.00%
Utilities	12.5	1.00%
Water	149.3	7.00%

### Windsor Road Current Land Use by Category, 2008

	Total Number of Acres	Percent Total of Planning Area
Single-Family	295.1	54.00%
Multi-Family	2.7	0.00%
Commercial	8.6	2.00%
Office	20.8	4.00%
Civic	29.7	5.00%
Open Space	52.7	10.00%
Transportation	6.8	1.00%
Roads	126.4	23.00%
Undeveloped	2.2	0.00%

## APPENDIX G

### Final Survey Results

At the end of the planning process, Planning and Development Review Department staff administered an online and paper survey to gauge the entire community's support of the CWACNPA neighborhood plan. All property owners, business owners, and renters were notified of the survey in a neighborhood-wide mailout in February 2010. Sixty-six survey responses were received in the three-week period allotted for participation in the survey. The final survey's questions and responses can be found below.

Rate your level of support for the CWACNPA Neighborhood Plan.

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Fully Supportive	11	16.70%
Generally Supportive	36	54.50%
Generally Unsupportive	9	13.60%
No Support	6	9.10%
Unfamiliar with Plan	4	6.10%

Rate your level of support for the neighborhood planning process.

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Very Satisfied	5	7.80%
Satisfied	16	25.00%
Neutral	18	28.10%
Very Dissatisfied	12	18.80%
Did Not Participate	13	20.30%

How did you participate in the planning process?

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Surveys	37	59.70%
Correspondence with Staff	21	33.90%
Planning Meetings	30	48.40%
Coordination Team Member	3	4.80%
I Was Not Involved	18	29.00%
Other	6	9.70%



## APPENDIX G

How did you hear about neighborhood planning meetings?

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Postcards/Letters	28	45.20%
E-Mail	38	61.30%
City of Austin website	10	16.10%
Signs Posted in Neighborhood	11	17.70%
Neighborhood Association Newsletter	23	37.10%
Newspaper, radio, tv	6	9.70%
This is the first time I've heard about plan	6	9.7
Other	2	3.2

About how many meetings did you attend?

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
0	28	45.20%
1-10	19	30.60%
11-20	2	3.20%
21-30	4	6.50%
31-40	4	6.50%
More than 40	5	8.10%

In the Central West Austin Neighborhood Planning Area, I am a ...

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Homeowner	57	91.90%
Renter	1	1.60%
Business Owner	7	11.30%
Non-Resident Property Owner	3	4.80%
Other	4	6.50%

