

North Austin Civic Association Neighborhood Plan

PLAN ADOPTED: June 29, 2000

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.





North Austin Civic Association Neighborhood Plan

**An amendment to the
City of Austin's Comprehensive Plan**

The Austin Tomorrow Comprehensive Plan

Chapter 5

Section 5-5

Exhibit A

June 2000



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For more information about the Neighborhood Planning Process contact the City of Austin Neighborhood Planning Office:

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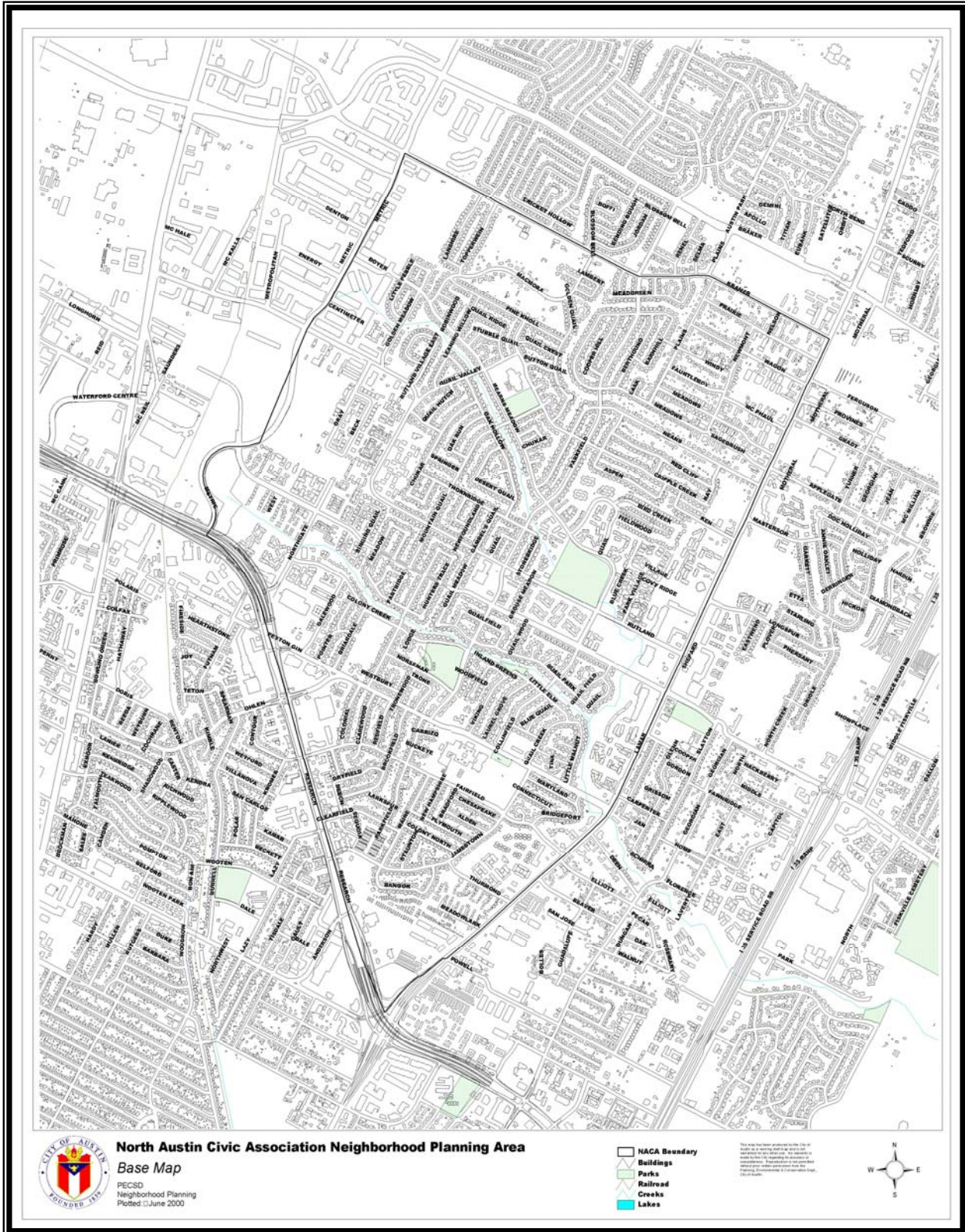
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North Austin Civic Association Neighborhood Plan

June 2000



NACA Neighborhood Planning Area Base Map

Executive Summary

The North Austin Civic Association Neighborhood Plan is the result of a collaborative effort between neighborhood residents, businesses, property owners, and non-profit organizations with support from City staff. The plan contains broad goals and objectives, as well as particular actions to achieve those goals. The following provides a brief description of the North Austin Civic Association Neighborhood, the Neighborhood Planning process, and the goals of the North Austin Civic Association Neighborhood Plan.

North Austin Civic Association Neighborhood

The North Austin Civic Association (NACA) neighborhood is located in North Austin, west of Interstate 35 and just north of Highway 183. The neighborhood planning area boundaries are Kramer Lane to the north, Lamar Boulevard to the east, Highway 183 to the south and Metric Boulevard to the west. (See page *vi*: NACA Neighborhood Planning Area Base Map)

Once a suburb of the City of Austin, the NACA Neighborhood Planning area was annexed in the early 1970's. As Austin continues to grow at an unprecedented pace, NACA is rapidly becoming an inner city neighborhood. The neighborhood contains stable single family residential as well as a variety of multi-family, office, commercial and industrial uses. The dominate land use in the neighborhood is residential, with approximately 49% of the total land use identified as single-family residential. The neighborhood is also home to 56 apartment complexes. Currently, there are approximately 10,886 housing units accommodating the neighborhood's 22,000 residents. Renter occupancy is 73% of total occupied units much higher than the overall City renter occupancy, which is 59% of total occupied units. The neighborhood also includes two principal commercial corridors, Lamar Boulevard and the frontage road of Highway 183, and a major industrial corridor located along Metric Boulevard.

Neighborhood Planning Process

The North Austin Civic Association Neighborhood Plan followed a process first outlined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for neighborhood planning in a 1997 resolution. On October 22, 1998, City Council selected the North Austin Civic Association Neighborhood to receive full staff support to develop a Neighborhood Plan. The neighborhood signed a Memorandum of Understanding with the City of Austin on December 10, 1998 to begin the planning process.

The North Austin Civic Association Neighborhood established a diverse Neighborhood Planning Leadership Team that included homeowners, renters, businesses, and non-profit organizations. The Leadership Team held regular twice monthly meetings that were advertised in their Neighborhood Association

newsletter and open to the entire neighborhood. They also adopted a comprehensive community outreach plan to keep the neighborhood informed of their progress and encourage participation by everyone with an interest in the neighborhood.

During the planning process, the North Austin Civic Association Neighborhood Planning Leadership Team, assisted by the City's Neighborhood Planning staff, gathered information and solicited input through a variety of means. Community outreach involved distributing a neighborhood newsletter, surveying the neighborhood residents, businesses and property owners, forming committees to assist in writing the plan, holding community meetings to solicit additional ideas and providing an opportunity for all stakeholders to vote on the plan.

Final plan recommendations were the result of the neighborhood's input through the survey, committee meetings, and community meetings. Ninety-five percent of the residents, businesses, and property owners responding to the ballot, approved the final plan recommendations in a neighborhood referendum. City Departments and Planning Commission also reviewed these recommendations. The NACA Neighborhood Plan was adopted by ordinance as an amendment to the City of Austin's Comprehensive Plan on June 29, 2000.

Neighborhood Plan Goals

The overall vision of the NACA neighborhood is that it continues to mature gracefully. To accomplish this goal, a balance of preservation activities, infrastructure improvements, and vibrant in-fill developments are necessary. The Neighborhood Plan addresses land use, transportation, environment, recreation, and neighborhood services. Of these, land use preservation through more aggressive application of existing codes is the number one priority of the neighborhood. The goal of the Neighborhood Plan is to guide future development, protect the existing residential areas and provide opportunities to improve the quality of life for everyone in the neighborhood.

The North Austin Civic Association Neighborhood Plan includes the following twelve goals:

- 1. Protect and enhance the existing neighborhood through code enforcement and property maintenance activities.**
- 2. Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.**
- 3. Create a more pedestrian and cyclist friendly neighborhood by adding sidewalks and improving access to major centers of neighborhood activity.**
- 4. Protect residential areas from impacts of through traffic and improve traffic flow in the neighborhood.**

- 5. Improve the safety, comfort and efficiency of Capital Metro services in the neighborhood.**
- 6. Maintain and improve neighborhood parks, add new parks and improve maintenance of all undeveloped green spaces.**
- 7. Improve neighborhood appearance by promoting landscaping, maintenance, “Adopt-a-Street” campaigns and litter control.**
- 8. Preserve and improve the neighborhood environment including air and soil quality, and storm drainage.**
- 9. Promote awareness of neighborhood history.**
- 10. Reduce the actual incidence of crime and improve the sense of public safety in the area by maintaining a positive working relationship with the Austin Police Department.**
- 11. Enhance services at the Little Walnut Creek Library.**
- 12. Promote a sense of community spirit and cohesiveness and provide a focal point for a wide range of activities to serve our diverse population.**

The Neighborhood Plan details the objectives that support these general goals and specific action items to implement these goals and objectives. The successful adoption and implementation of this plan will help ensure that the North Austin Civic Association Neighborhood is a strong neighborhood that provides a variety of housing and shopping, is pedestrian friendly, and where its families can feel safe and proud of their neighborhood.

North Austin Civic Association Neighborhood Plan

June 2000

Neighborhood Description

The North Austin Civic Association Neighborhood

The North Austin Civic Association (NACA) neighborhood is located in North Austin, west of Interstate 35 and just north of Highway 183. The neighborhood planning area boundaries are Kramer Lane to the north, Lamar Boulevard to the east, Highway 183 to the south and Metric Boulevard to the west. (See page vi: NACA Neighborhood Planning Area Base Map)

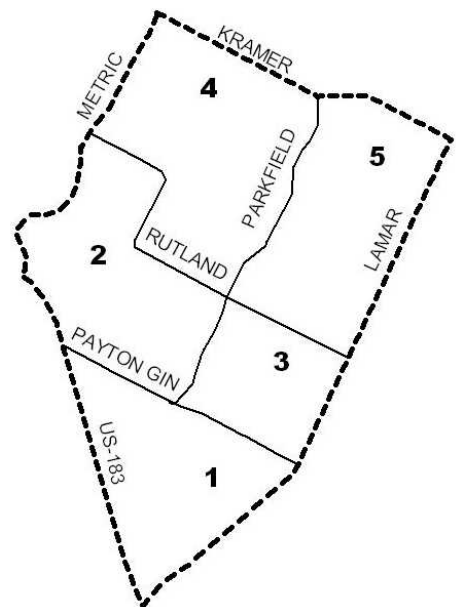
In 1998, the North Austin Civic Association (NACA) established a Neighborhood Planning Team for the purpose of developing a Neighborhood Plan and submitted its application to participate in the Neighborhood Planning Program. The Planning Team included homeowners, tenants, businesses, and non-profit organizations. In October of 1998, the North Austin Civic Association Neighborhood was selected by City Council to participate in the City of Austin's Neighborhood Planning Program.

The NACA Neighborhood was the largest neighborhood attempted to date by Neighborhood Planning staff. Despite the large size, NACA demonstrated the capacity necessary to develop a Neighborhood Plan. The North Austin Civic Association was the only neighborhood association registered with the City representing the planning area. In addition, at the time of application, NACA had been organized as a neighborhood association for more than 15 years with elected officers, regular meetings, and by-laws approved by the membership.



NACA had also been able to keep the neighborhood residents informed through their monthly newsletter. Each month volunteers deliver the newsletter to approximately 3,200 residences. This large distribution was managed by dividing the neighborhood into five sectors. "Walkers" in each section deliver the newsletter door-to-door to the homes in each area.

As a neighborhood association, NACA also demonstrated a capacity to manage the demanding task of completing a neighborhood plan. NACA had experience working successfully with both the neighborhood residents as well as the City of Austin on a variety of projects such as: working with the Austin Police Department on the Graffiti Clean Up Program; working with the Parks



and Recreation Department to establish the Quail Creek Park and the Chris Mosqueda Hike and Bike Trail; and sponsoring the Quail Creek Festival held each spring in the neighborhood.

The development plan for the Quail Creek Neighborhood Park. (Photograph by Jane Steig Parsons)



The dedication and ribbon cutting for the Quail Creek Neighborhood Park and the Chris Mosqueda Hike and Bike Trail was held on October 28th, 1995 and co-hosted by the Austin Parks and Recreation Department and NACA Neighborhood Association. From left to right: NACA President Brian Almon and daughter, Austin City Council Member Jackie Goodman, Chris' parents Mary Emma and Carlos Mosqueda and Chris' coach Rudy Alvarez (Photograph by Jane Steig Parsons)

Local school children perform at the Quail Creek Festival. (Photograph by Jane Steig Parsons)



Critical Development Issues

Prior to beginning the formal neighborhood planning process, the NACA Neighborhood Planning Team identified four critical development issues that threatened the neighborhood and served as the starting point for developing their neighborhood plan.

1. **Zoning and land use issues.** Poorly maintained structures and City Code violations are the neighborhood's top concerns. The neighborhood wants to preserve and protect the single-family areas of the neighborhood especially from incompatible and encroaching industrial and commercial uses. The neighborhood would also like to revitalize North Lamar Boulevard and Rundberg, major neighborhood gateways.
2. **Transportation issues.** The neighborhood would like to improve traffic flow and make the neighborhood a more pedestrian friendly place to be.
3. **Economic development issues.** The neighborhood is concerned about the loss of businesses and wants to encourage more desirable businesses back into the neighborhood.
4. **Crime and safety issues.** The neighborhood recognizes efforts by the Austin Police Department to address crime and safety concerns. The residents want to encourage more community policing activities and continue to address the problems of gangs, drugs and other crime in the neighborhood.

History of the NACA Neighborhood

Newcomers to the neighborhood may find it hard to imagine that the area within the boundaries of NACA was a small, but independent farming community. On a land grant awarded for his service in the Battle of San Jacinto, Josiah Fiske built the first home in this part of Northern Travis County in the early 1850's. Fiske served in the Texas Rangers in 1859 and in the Mexican War. He was also a surveyor and a land speculator. When the Texas Supreme Court ruled against him in the matter of a disputed real estate transaction he decamped to New Orleans, but returned to Northern Travis County in the early 1870's. The first post office was established in 1873 and the community named Fiskville in honor of its founder.

Several streets in the NACA neighborhood such as Kramer and Neans bear the names of the families who once farmed the area's rich soil. Though primarily a farming community, Fiskville with its blacksmith shop, general store, and stage coach inn served as a convenient stopping off place for travelers heading north to Waco on the Upper Georgetown Road, the present North Lamar Boulevard. By the mid-1880's the population had grown to 120.

It would doubtless surprise many Austinites to learn that the NACA neighborhood boasts one of the three oldest buildings in the City of Austin. The house at 9019 Parkfield was built by Edward Zimmerman in 1854; only the French Legation and a log house built in 1847 are older. Zimmerman used the fachwerk method of construction, which he had learned in his native Germany.



The home at 9019 Parkfield is a Historic Landmark

Zimmerman's affairs prospered and he sold the fachwerk house in 1856 and built a larger stone home which now contains the offices of the Settlement Home at



The Settlement Home at 1600 Payton Gin Road

1600 Payton Gin Rd. It is said that Zimmerman's wife, Regina, had to fight off a marauding bear on the back porch of this house.

Fiskville was a popular destination in the later years of the nineteenth century for Austin residents wishing to spend a day or an evening in the country. Mary Starr Barkley in her **History of Austin and Travis County**, notes that a bicycle club made frequent excursions to Fiskville by moonlight. E.

W. Haller's peach orchard, which occupied the area west of the Payton Gin and Lamar intersection until 1898, must have added considerable charm to Fiskville.

The area's first school was a stone building built in 1857. It was later destroyed by fire and replaced by a three-room frame structure known as the Fiskville School. The Fiskville County School District was consolidated with the Austin Independent School District in 1959. Fiskville remained a separate community until annexed by Austin.

Once a suburb of the City of Austin, the NACA Neighborhood Planning area was annexed in stages in the mid-1960's and early 1970's. With annexation came unplanned growth and the loss of the area's predominantly rural character. Much of the area was spot, strip, and interim-zoned with predictable results. Not until the completion of the North Lamar Area Study in 1985 was permanent zoning classifications assigned to the interim-zoned properties. It was also at this time that a large number of apartment complexes sprung up through out the neighborhood.

As Austin continues to grow at an unprecedented pace, NACA is rapidly becoming an inner city neighborhood. Besides increasing the area population, rapid growth has also meant increased traffic, increased crime and inadequate infrastructure. Public schools are overcrowded with enrollments hovering at 1000 students. Parkland and recreational facilities are notable by their absence (two parks with a total of some 20 acres). The Little Walnut Creek Library is too small to meet the needs of the growing community. The NACA Neighborhood Plan addresses many of these issues, but at the same time offers a positive vision of a more attractive, more livable neighborhood. Integral to this vision is a renewed dedication to the preservation of NACA's rich historical legacy.

Existing Conditions

The NACA Neighborhood contains stable single family residential as well as a variety of multi-family, office, commercial and industrial uses. The dominate land use in the neighborhood is residential, with approximately 49% of the total land use identified as single-family residential. Most homes in the area were constructed 25 to 30 years ago and the majority of the single-family lots are at least 7,000 square feet in size. The neighborhood is also home to 56 apartment complexes. The neighborhood also includes two principal commercial corridors, Lamar Boulevard and the frontage road of Highway 183, and a major industrial corridor located along Metric Boulevard. The neighborhood is almost completely built out with approximately 7% of the land identified as undeveloped.

LAND USE	ACRES	PERCENTAGE
Single-family	772	49%
Multi-family	291	18%
Commercial	158	10%
Undeveloped	110	7%
Industrial	103	6%
Civic	74	5%
Open Space	44	3%
Office	21	1%
Mobile Homes	12	1%
Total	1,584	100%

Table 1: NACA Neighborhood Land Use Breakdown

There are approximately 10,886 housing units accommodating the neighborhood's 22,000 residents. In the late 1970s and early 1980s, a large number of multi-family residential was constructed in the neighborhood. Due to the large number of apartment units in the area, renter occupancy is 73% of the total occupied housing, significantly higher than the overall City of Austin percentage of 59%.

1990 HOUSING OCCUPANCY STATUS				
	NACA Neighborhood		Austin	
HOUSING OCCUPANCY	# of units	% of total units	# of units	% of total units
Occupied	9,507	87%	192,148	89%
Vacant	1,379	13%	24,906	11%
TENURE	# of units	% of total units	# of units	% of total units
Owner occupied	2,521	27%	77,794	41%
Renter Occupied	6,986	73%	94,174	59%
TOTAL HOUSING UNITS	10,886		217,054	
TOTAL HOUSEHOLDS	9,507		192,148	
PERSONS PER HOUSEHOLD	2.34		2.33	

Table 2: Housing Occupancy (1990 U.S. Census)

The NACA Neighborhood also has a very distinctive ethnic and cultural blend in population. The Asian population (predominantly Vietnamese) is higher than the City overall. In fact, ethnicity appears to have changed significantly since the 1990 U.S. Census. As one indicator, the ethnic make up of the student population for Lanier High School is approximately 25% Anglo, 42% Hispanic, 27% African-American and 6% Asian. This change is also reflected in the two elementary schools within the NACA Boundaries (see Table 4).

North Austin Civic Association 1990 Neighborhood Ethnicity			
	Neighborhood		Austin
Anglo	12,650	57%	62%
Hispanic	4,797	22%	23%
African American	3,468	16%	12%
Asian or Pacific Islander	1,006	5%	3%
Other	115	1%	1%
Total Persons	22,036		465,622

Table 3: Neighborhood Ethnicity (1990 U.S. Census)

NACA Elementary Student Demographics 1998-1999 School Year						
ETHNICITY	Wooldridge Elementary		Cook Elementary		NACA Elementary Schools	
Hispanic	535	54.7%	423	42.9%	958	49%
African American	279	28.5%	291	29.5%	570	29%
Anglo	143	14.6%	227	23.0%	370	19%
Asian/Pacific Islander	21	2.1%	38	3.9%	59	3%
Native American	0	0	6	0.6%	6	0%
Total Students	978		985		1963	
Economically Disadvantaged		81.20%		68.00%		
Limited English Proficiency		36.70%		21.40%		

Table 4: NACA Elementary Student Demographic Data (AISD 1998-1999)

The school data also indicates a significant socio-economic change in the neighborhood over the last decade clearly evidenced by the designation of Cook and Wooldridge Elementary Schools as Title I Schools as of the 1998-99 school year (meaning over 60% of the students are considered low-income).

NACA Neighborhood Vision

Over a 15-month period, the North Austin Civic Association Neighborhood Planning Team worked with City staff and members of the community to form a vision for improving or maintaining NACA's image as a mature neighborhood. The vision is characterized by well-maintained properties that offer a mixture of relatively affordable housing to a diverse population, and easy access to routine retail business needs. With the exception of non-residential development on its eastern and western perimeters, NACA is a well-established neighborhood. Most homes are at least 25 years old and many commercial structures are nearly the same age. A large stock of rental housing attracts an ethnically and economically diverse population. Boundary streets have readily recognizable names, and there is good internal circulation. Recreational opportunities exist in parks and open space. There also is an extensive sidewalk system for our many walkers. City services, important to the neighborhood, include a library and an active community policing presence.

The NACA Neighborhood Planning area covers four square miles and is bounded by North Lamar Boulevard, Kramer Lane, Metric Boulevard and Research Boulevard. The Neighborhood Plan addresses land use, transportation, environment, recreation, and community services. Of these, land use preservation through more aggressive enforcement of existing codes is **the** priority of the neighborhood. With nearly 75% of the housing being rental units, for NACA to continue to age gracefully, it is critical that properties be maintained – hopefully by conscientious owners/renters or by city enforcement if necessary.

There are relatively few instances of commercial development within the core of the neighborhood, and the neighborhood seeks to continue this land use pattern. Most rezoning recommendations in the Plan either put existing uses into their proper category or attempt to introduce mixed-use development along perimeter thoroughfares. The goal of these recommendations is to maximize economic development opportunities while interjecting the aesthetic appeal and vibrant nature of properly designed mixed-use development.



Chuy's Restaurant on North Lamar Boulevard

Mobility is a “hot topic” issue in Austin. NACA is blessed with an appropriate mixture of two and four lane streets with generally good to excellent roadway surfaces. The Plan recommendations seek to keep truck traffic off two lane streets and on the network of four lane thoroughfares that criss-cross the neighborhood. Walking and biking are popular activities, whether for pleasure or for accessing commercial establishments. Sidewalks are extensive, but there are many areas where sidewalks are absent or not accessible to people with disabilities.

Capital Metro operates several routes through the neighborhood. Stops with improved attractiveness and functionality will benefit transit riders and improve the appearance of neighborhood streetscapes. A shuttle from the transit center to the airport will serve not only the neighborhood but all of north Austin with convenient and low cost transportation. NACA wants to continue the existing bus routes through the neighborhood and participate in the planning for future transportation improvements.



Top: Vacant land in the neighborhood
Bottom: Quail Creek Park

Several undeveloped parcels in the neighborhood offer the opportunity to expand open space and contribute to establishing a trail system that connects existing parks, open space, and commercial areas via the natural creek system. Quail Creek Park is the neighborhood’s primary gathering area. Its heavy usage by neighborhood residents justifies addition of amenities such as picnic areas, playscapes, playing fields, and a pavilion. In an area with a high number of multi-family structures, open space and recreational opportunities are critical to provide relief to the pressure of dense living arrangements.

Little Walnut Creek and its tributaries form an extensive natural drainage system throughout the neighborhood. NACA seeks stronger private and public maintenance activities along the creek

beds, not only to properly handle storm water drainage but also to preserve the natural habitat for small animals, amphibians, and birds.

To tie together the physical improvements noted above, NACA seeks beautification through anti-litter campaigns, frequent bulky trash removal, graffiti abatement and landscaping of public areas.

NACA seeks to build on the partnering concepts of community policing. Expanding programs already in place, such as Neighborhood Watch and COPS (Citizens on Patrol) will give residents an increased sense of confidence and self-reliance. Police neighborhood offices, bicycle patrols and local police officers will increase the visibility of law enforcement personnel and reduce the response time.

The Little Walnut Creek Branch Library is emerging as a vital community center, a common meeting ground for all segments of an extremely diverse community.

At Little Walnut, recent arrivals to the United States can study English and find informational materials that will help them adapt to their new home. The facility requires expansion to meet the demand for educational services, meeting rooms, study spaces, and computer laboratories that serve the entire community. Increasing available parking space and improving access are also necessary to meet these objectives.



Little Walnut Creek Library

Maximizing existing facilities

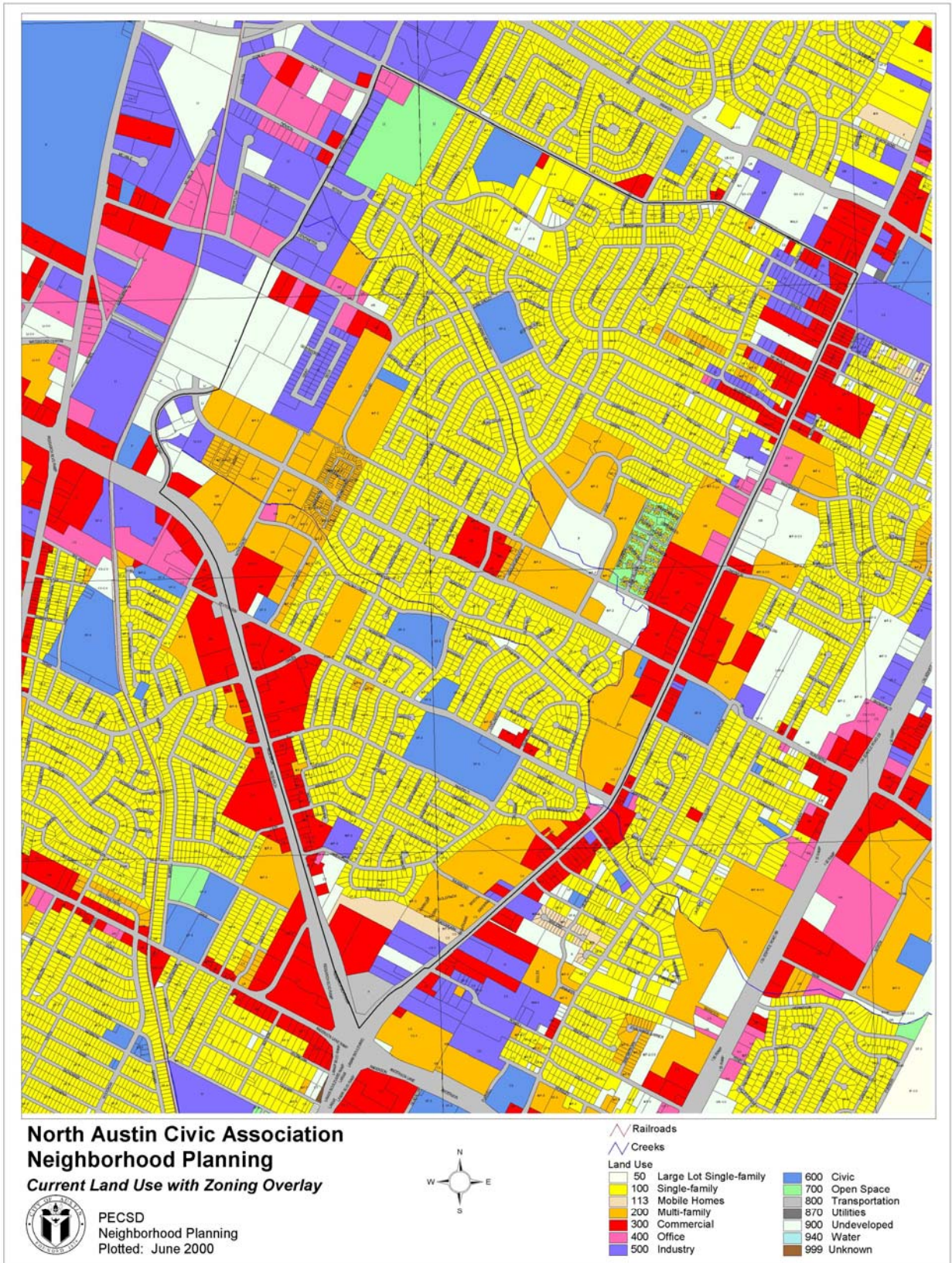
and construction of a multi-use center would also promote a sense of community spirit and cohesiveness and provide a focal point for a wide range of activities to serve a diverse population.

The overall vision of the NACA neighborhood is that it continues to mature gracefully. To accomplish this goal, a balance of preservation activities, infrastructure improvements, and vibrant in-fill developments are necessary. The Neighborhood Plan lists 82 action items to reach this end.

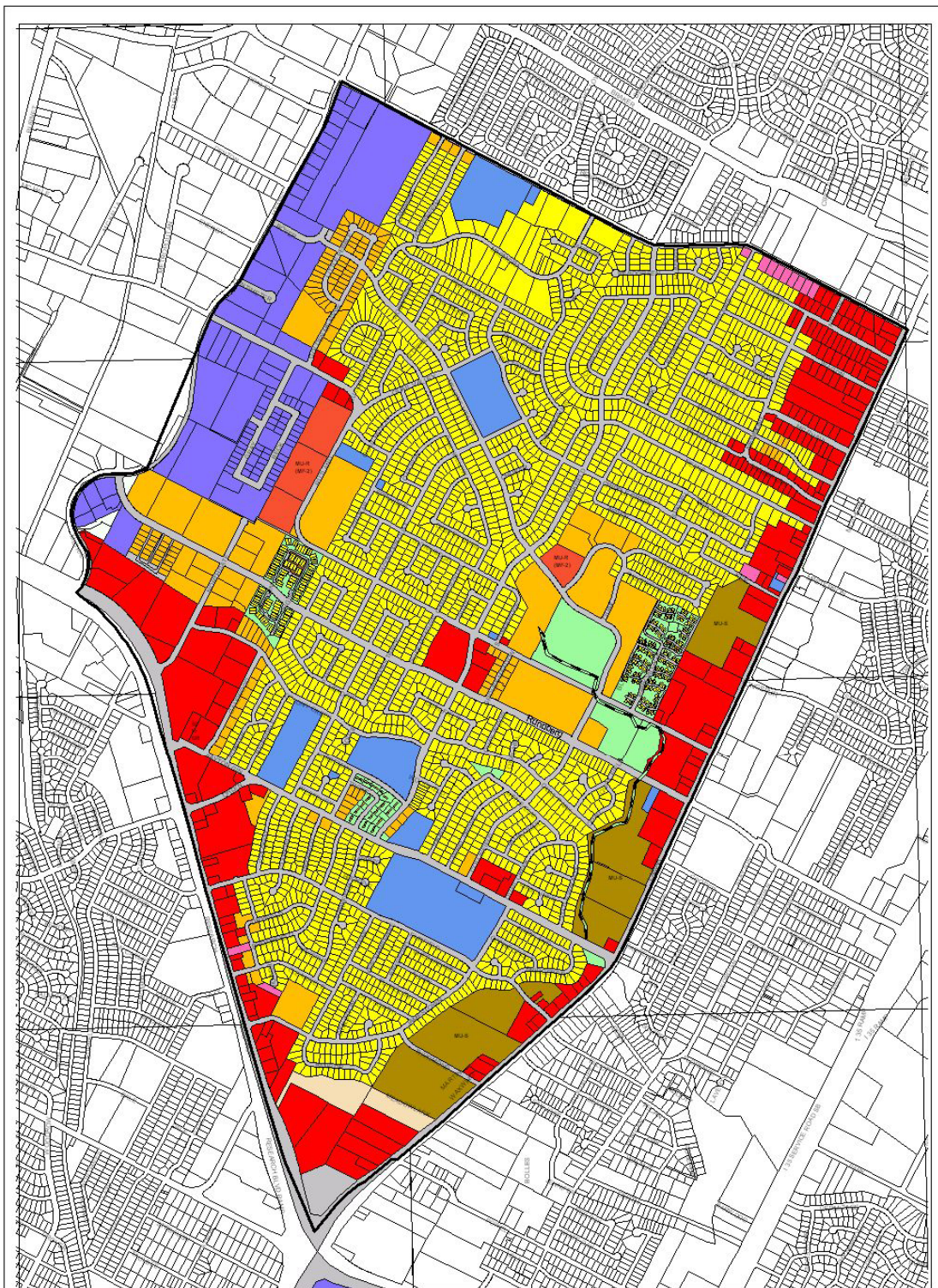
Top Ten Neighborhood Planning Priorities

Although the neighborhood would like to see all parts of the plan implemented, certain issues are considered to be of greater importance. The NACA Neighborhood Planning Team, assisted by neighborhood input at the community meeting, identified the issues of highest priority to the neighborhood. The following elements of the plan are NACA's Top Ten Neighborhood Priorities:

- 1. Provide sufficient inspectors and other resources for adequate enforcement of City ordinances.**
- 2. Provide monthly collection of bulky solid waste items.**
- 3. Purchase additional land for parks and trails.**
- 4. Improve the amenities at Quail Creek Park by adding additional walking trails, playground equipment, picnic tables, and a soccer field.**
- 5. Construct a new parking lot at the Little Walnut Creek Library.**
- 6. Expand existing library to provide additional classroom spaces, study carrels, an expanded Computer Learning Center, and space for public meetings.**
- 7. Enhance Lamar Boulevard to make it a "Great Street."**
- 8. Construct requested sidewalks.**
- 9. Provide a Neighborhood Multi-Use Community Center.**
- 10. Complete rezonings requested by the neighborhood.**



NACA Current Land Use and Zoning Map



**North Austin Civic Association
Neighborhood Plan**
Future Land Use Plan



PECSD
Neighborhood Planning
Plotted: June 2000

□ NACA boundary

~ Proposed green belt

Land Use:

- Single-family
- Mobile Homes
- Multi-family
- Commercial
- Office
- Industry

- Civic
- Open Space
- Transportation
- Undeveloped
- Mixed Use (S): Allow Mixed Use Buildings
- Mixed Use (R): Rezone from LR to MF-2
Allow Mixed Residential

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



0 500 1000 1500 Feet

NACA Future Land Use Map

Neighborhood Plan

1. Land Use, Zoning and Code Enforcement

Overall Goal: Strengthened code enforcement to bring stability and improve the appearance of the neighborhood. Maintain and enhance existing zoning for future development to improve land use and the quality of life in the neighborhood. Prevent additional commercial development within the residential areas and maintain a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types.

Planning Principles

1. The City should direct growth along Lamar Boulevard and away from the single-family residential areas of the neighborhood.
2. NACA is a fairly dense neighborhood with an unusually large number of apartment units. NACA welcomes the opportunity to join with property owners, developers, and the City on all rezoning cases; especially those that involve increased housing density.
3. NACA supports the enforcement of building codes and City ordinances in the neighborhood.
4. Work with the City, businesses, and property owners to ensure that all properties in the neighborhood are well maintained.
5. NACA supports the strict enforcement of the City's sign ordinance, removing those signs in violation, and limiting the placement of new signs within the NACA boundaries.
6. NACA opposes the establishment of additional adult oriented businesses in the area. The City must ensure that such businesses abide by all applicable ordinances.
7. NACA will generally oppose requests for zoning changes or variances within the NACA boundaries if the action would result in one or more of the following conditions. NACA is willing to discuss individual circumstances with persons making the requests. The items listed below apply to commercial property inside the neighborhood planning boundaries, near residential, and do not apply to property located on Lamar Boulevard, Metric Boulevard or Research Boulevard.
 - Allowing the sale of alcoholic beverages, unless it is for those classified as Restaurant-General.

- Allowing a “late hours” permit from the Texas Alcoholic Beverage commission in order to serve alcohol between 12:00 midnight and 2:00 a.m.
 - Substantially increasing the vehicular traffic within NACA boundaries (substantial would be a 50% increase or more).
 - Allowing a business to operate between 6:00 p.m. and 6:00 a.m. inside the boundary streets of the neighborhood near residential areas.
8. Protect the unique character of residences on Macmora Road, which includes large lots and some livestock.
 9. Redevelopment in the neighborhood should be based upon the NACA Neighborhood Design Guidelines, the Neighborhood Plan and should support the neighborhood’s goal to enhance Lamar Boulevard and make it a “Great Street.”
 10. NACA supports the redevelopment of Quail Creek Shopping Center (located on Parkfield Drive between Rundberg Lane and Rutland Drive) to better serve the neighborhood.

Goal 1: Protect and enhance the existing neighborhood through code enforcement and property maintenance activities.

Objective 1: Improve enforcement of existing ordinances related to buildings and property.

Action 1. Form a Code Enforcement Committee responsible for identifying and reporting code violations to the City. The committee should consist of at least one representative from each of the five sectors, and other interested residents, who will work with city departments to follow up on ordinance violations. **Primary Implementers: NACA**

Action 2. The immediate priority of the Code Enforcement Committee is to improve the appearance of Rundberg Lane through increased code enforcement of properties along the corridor. **Primary Implementers: NACA**

Action 3. Work with the NACA Code Enforcement Committee to develop and distribute a plain-language description of commonly violated codes, and the process used by the City of Austin to handle complaints and code violations. **Primary Implementers: PECSD**

- Action 4.** Provide sufficient inspectors and other resources for adequate enforcement of these ordinances. Specifically, the City should commit at least one inspector to NACA at least one day each month to address NACA's code enforcement issues. **Primary Implementers: DRID**
- Action 5.** Meet with the NACA Code Enforcement Committee quarterly to report progress on complaints regarding properties previously reported by the neighborhood. **Primary Implementers: DRID**
- Action 6.** Send a special annual newsletter to absentee property owners to encourage support of NACA objectives and involvement in improved property maintenance. Out-of-neighborhood property owners should be asked to contribute to NACA in order to defray the cost of more regular newsletter mailings. **Primary Implementers: NACA**
- Action 7.** Establish a neighborhood Internet Web site that contains information related to code enforcement. **Primary Implementers: NACA**

Objective 2: Encourage improved residential and business property maintenance and appearance.

- Action 8.** Improve the appearance of Rundberg Lane by encouraging timely maintenance of properties along this corridor. The NACA Code Enforcement Committee will write letters to owners of property that may not be in violation of the city code, but are poorly maintained, and outline the problems and request maintenance. **Primary Implementers: NACA**
- Action 9.** Work with apartment owners to establish a coalition of apartment owners to address maintenance and code enforcement issues with respect to apartments in the neighborhood. **Primary Implementers: NACA**
- Action 10.** Work with businesses to encourage a coalition of business property owners (e.g., North Lamar Business Coalition) to promote development, improve appearance and renovate landscaping in existing and new parking lots and around buildings. **Primary Implementers: NACA**

- Action 11.** Include requests and suggestions regarding property maintenance in its newsletter and Web site. **Primary Implementers: NACA**

Objective 3: Improve enforcement of sign ordinances.

- Action 12.** Develop a plain-language description of the city's sign ordinance and the process used by the City of Austin to handle violations. NACA will distribute this information to the neighborhood. **Primary Implementers: PECSD, NACA**
- Action 13.** Work with the City to inventory large billboards in and adjacent to the neighborhood to determine if they are in compliance with city sign ordinances. NACA supports the city goal of eventually eliminating all billboards. **Primary Implementers: NACA**

Goal 2: Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.

Objective 1: Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.

- Action 14.** Rezone the property inside the neighborhood currently zoned Neighborhood Commercial (LR) but is currently used as multi-family. The LR zoning should be changed to Multi-Family Residence Low Density (MF-2) and allow Smart Growth "Mixed Residential Infill" on the sites indicated on the future land use map. (See Proposed Land Use Map) **Primary Implementers: DRID**
- Action 15.** Rezone the property on Kramer Lane between Plains Trail and the Nelson Street easement currently zoned Single Family (SF-2) or Multi-Family (MF-2) to Neighborhood Office (NO). (See Proposed Land Use Map) **Primary Implementers: DRID**
- Action 16.** Produce an informational flyer about the neighborhood to be distributed to potential property owners, businesses, and realtors. **Primary Implementers: NACA**

Objective 2: Rezone and recommend alternatives for reuse and redevelopment to protect the residential areas of the neighborhood and to direct growth along Lamar Boulevard.

Action 17. Allow Smart Growth “Neighborhood Mixed Use Buildings” on property located on Lamar Boulevard that is currently used for multi-family but is zoned Community Commercial (GR). (See Proposed Land Use Map) **Primary Implementers: DRID**

Action 18. Rezone the parcels within the area bounded by North Lamar Boulevard, Kramer Lane, Newmont Road and Sagebrush Drive from Limited Industrial (LI) to Commercial Services (CS) to protect the single family residences in this area. (See Proposed Land Use Map) **Primary Implementers: DRID**

Objective 3: Direct future growth along Lamar Boulevard and make Lamar Boulevard a “Great Street.”

Action 19. Improve the walkability and appearance of Lamar Boulevard by the addition of landscaping, benches, and open green spaces. **Primary Implementers: TxDOT, PW, PECSD**

Action 20. Construct sidewalks and storm sewers on each side of Lamar Boulevard, from Kramer Lane south to Research Boulevard to enhance the “walkability” of this major passageway and to improve access to businesses. **Primary Implementers: TxDOT, PW**

Action 21. Bury overhead utility lines, especially along Lamar Boulevard, Kramer Lane, Metric Boulevard, and Research Boulevard. **Primary Implementers: Austin Energy**

Action 22. In consultation with NACA, acquire grants and other special funding to make needed improvements to Lamar Boulevard and other principal roadways (See Action 30). **Primary Implementers: TXDOT, PW, PECSD**

Action 23. Install divider medians where appropriate along Lamar Boulevard. **Primary Implementers: TXDOT, PW**

2. Transportation

Overall Goal: Mobility is vital to the NACA community. Walking on sidewalks for recreation throughout the neighborhood is an important daily activity for many residents. The addition of trails along Little Walnut Creek will enhance the neighborhood and provide much needed recreational space. Wide, passable sidewalks that are handicap-accessible will provide a safe environment for residents to walk or bike to businesses along the boundary streets of Lamar, Kramer, and Highway 183.

Vehicular traffic on feeder streets with properly timed traffic lights will give better mobility for residents, but should be limited for truck transportation on two-lane streets. Capital Metro stops with improved attractiveness and functionality will benefit transit riders and improve the appearance of neighborhood streetscapes. A shuttle from the transit center to the airport will serve not only the neighborhood but all of north Austin with convenient and low cost transportation. NACA wants to continue the existing bus routes through the neighborhood and participate in the planning for future transportation improvements.

Planning Principles

1. If light rail is developed in the City of Austin, NACA will work with the City and Capital Metro to develop a plan for the area surrounding any light rail station that will serve the NACA area.
2. NACA supports any effort by Capital Metro to improve mass transit. However, any proposed light rail system should not bisect the residential portion of the NACA area.
3. Any proposed light rail station should be easily accessible to the neighborhood. Provide a bus feeder system and an improved sidewalk system to serve any light rail station.

Goal 1: Create a more pedestrian and cyclist friendly neighborhood by adding sidewalks and improving access to major centers of neighborhood activity.

Objective 1: Add and improve walkways in neighborhood.

Action 24. Provide a continuous, accessible sidewalk system throughout the neighborhood and along the following streets, which function as collectors and/or routes to schools. This may involve the construction of new sidewalks, addition of missing segments to existing walkways, installation of curb cuts and/or repair of broken or misaligned sidewalks. The neighborhood survey conducted by NACA in the summer of 1999 identified the locations of sidewalks that need repair. The following sidewalk additions are listed from highest to lowest priority.

Primary Implementers: PW

1. Complete the following sidewalks, on both sides of these major four-lane collector streets:

- On Payton Gin Road from Jamestown Drive to Lamar Boulevard
- 9600 and 10800 blocks of Parkfield Drive
- 1800, 1900 and 2000 blocks of Rutland Drive
- 1900 block of Rundberg Lane at Northgate Apartments
- 10200 to 10600 and 10800 blocks of Metric Boulevard
- 9400 block of Mearns Meadow

2. Add a sidewalk adjacent to Wooldridge Elementary on Colony Creek.

3. Complete sidewalks on these major two-lane streets in the neighborhood to provide a continuous sidewalk between major streets:

- 8300 block of Jamestown Drive
- 9100, 9200, and 9300 blocks of Hunters Trace
- 1500 block of Colony Creek Drive

Action 25. In preparation for the opening of McBee Elementary School, the conduct a sidewalk study in the northeast quadrant of the neighborhood, east of Plains Trail and north of South Meadows Drive/Sagebrush Drive. Currently there are few sidewalks in this area, and it is characterized by duplex housing units and commercial/industrial businesses. Construct the sidewalks needed to protect the children walking to the new school. **Primary Implementers: PW**

Action 26. Install lighting for the footbridge between South Meadows Drive and Golden Quail Drive, as this bridge is not currently safe for pedestrians at night. **Primary Implementers: Austin Energy**

Action 27. Install handicap curb cuts at all intersections with sidewalks. **Primary Implementers: PW**

Objective 2: Provide safe access for cyclists and pedestrians to major centers of neighborhood activities.

Action 28. Perform a pedestrian safety/traffic study on Lamar from Fairfield to Highway 183 to develop pedestrian friendly crossings. This area is very dangerous for pedestrians to cross. Pedestrians need safe access across Lamar and to the Capital Metro Transit Center. **Primary Implementers: TxDOT, PW**

Action 29. Add a pedestrian-activated crosswalk at 8300 North Lamar Boulevard, near Furrows Building Supply. **Primary Implementers: PW**

Goal 2: Protect residential areas from impacts of through traffic and improve traffic flow in the neighborhood.

Objective 1: Improve and make safe the flow of traffic through the neighborhood.

Action 30. Install additional signage to reinforce the prohibition of eighteen-wheelers passing through the neighborhood, specifically on the following streets: Fairfield Drive; Jamestown; and Mearns Meadow **Primary Implementers: PW**

Action 31. Perform a traffic calming study for the possible installation of traffic calming devices along the following streets:

Primary Implementers: PW

- Jamestown Drive
- Quail Park Drive between Parkfield Drive and Collinfield Drive
- Stonebridge Drive

Action 32. Shorten the cycle time or provide traffic activation at the traffic lights at the following intersections: **Primary**

Implementers: PW

- Research Boulevard and Ohlen Road
- Rutland Drive and Parkfield Drive
- Fairfield Drive and Research Boulevard

Action 33. Install a traffic light at the intersection of Collinfield Drive and Payton Gin Road. **Primary Implementers: PW**

Action 34. Give the right turn lane the option of turning either left or right from Payton Gin Road onto Lamar Boulevard. Consider making westbound Payton Gin one lane from Lamar to Bridgeport to accommodate two left turn lanes for eastbound traffic. **Primary Implementers: PW**

Action 35. Perform a traffic study at Rutland Drive and Quail Valley Boulevard and develop a strategy to improve safety at this intersection. **Primary Implementers: PW**

Objective 2: Improve streets and access within the neighborhood.

Action 36. Provide curb-cut access to the proposed new parking lot of Little Walnut Creek Library from westbound Rundberg Lane. **Primary Implementers: PW**

Action 37. Repave east bound Rundberg Lane between Hunters Trace and Quail Meadow Drive. **Primary Implementers: PW**

Goal 3: Improve the safety, comfort, and efficiency of Capital Metro services in the neighborhood.

Objective 1: Consider alternatives that improve traffic flow at major bus stops in the neighborhood.

Action 38. Re-pave Parkfield Drive between Quail Park Drive and Rundberg Lane, which has been damaged by heavy transit. **Primary Implementers: PW**

Action 39. Add bus turnout lanes on both sides of 800 West Rundberg Lane near HEB. **Primary Implementers: Capital Metro**

Objective 2: Install amenities at major bus stops in the neighborhood.

Action 40. Add benches to the following bus stops: **Primary Implementers: Capital Metro**

- South bound at Denton Drive and Metric Boulevard
- South bound at Mearns Meadow and Rutland Drive (start of #101 & #1 routes)
- South bound at Metric Boulevard and Kramer
- East side of Mearns Meadow between Rutland and Rundberg (adjacent to HEB)
- East side at 9100 Northgate Boulevard
- South side at 1600 West Rundberg Lane

Action 41. Add shade structures at the following bus stops: **Primary Implementers: Capital Metro**

- North side of 1600 Ohlen Road
- South bound at Mearns Meadow and Rutland Drive (start of #1 and #101 routes)

Action 42. Add trash receptacles at the Mearns Meadow and Rutland Drive stop (#1 and #101). One container is continually overflowing. **Primary Implementers: Capital Metro**

Objective 3: Promote and expand the use of Capital Metro services.

- Action 43.** Encourage the use of the Park and Ride Transit Center at Research Boulevard and Lamar Boulevard by publishing information about bus routes in the Neighborhood's monthly newsletter. **Primary Implementers: NACA**

- Action 44.** Develop an abbreviated bus schedule for routes serving the NACA area (#1, #62, #101, #240, #242, #325, #383) and distribute them to the library, schools and local businesses in the NACA neighborhood. **Primary Implementers: Capital Metro**

- Action 45.** Add a shuttle service to the Austin-Bergstrom International Airport from the Transit Center. **Primary Implementers: Capital Metro**

3. Environmental

Overall Goal: Maintain and improve the neighborhood environment. Increase available openspace and enhance existing openspace. Improve and increase the amenities at Quail Creek Park - our neighborhood's primary gathering place.

Create a walking trail along the creek to connect existing green places, trails, and parks. Maintain Little Walnut Creek drainage system to preserve the natural habitat for small animals and birds.

Beautify neighborhood streets and public areas with the help of anti-litter campaigns, frequent bulky trash removal, graffiti abatement, and landscaping.

Planning Principles

1. NACA supports the City's efforts to monitor, maintain, and improve water quality along the entire watershed of Little Walnut Creek and its tributaries.
2. NACA supports the City's efforts to implement the Watershed Protection Department Master Plan that includes flood control projects and stream bank erosion control projects using natural stabilization techniques.
3. NACA supports the establishment of a Household Hazardous Waste Disposal Center at an appropriate site for a north facility.

Goal 1: Maintain and improve neighborhood parks, add new parks and improve maintenance of all undeveloped green spaces.

Objective 1: Purchase park space.

Action 46. Work with the property owner to improve the vacant lot at the corner of Payton Gin Road and Parkfield Drive. (TCAD Parcel number 02411406210000) **Primary Implementers: NACA**

Action 47. Acquire the property known as 914 and 916 West Rundberg Lane for parkland, including the land within the 100-year flood plain along Little Walnut Creek. (See Proposed Parks Map: TCAD Parcel numbers 02411601020000, 02411601030000) **Primary Implementers: PARD**

Action 48. Create a continuous walking trail and nature preserve from the 1200 block of Rutland Drive, East to Payton Gin Road and Lamar Boulevard along Little Walnut Creek. (See Proposed Parks Map) **Primary Implementers: PARD**

Action 49. Create a pocket park at the Old Fiskville site located at Lamar Boulevard at Payton Gin Road. Plant native grasses, native spring blooming flowers and redbud trees to improve its appearance. (See Proposed Parks Map) **Primary Implementers: PARD**

Objective 2: Improve Quail Creek Neighborhood Park.

Action 50. Add walking trails around the perimeter of the Quail Creek Neighborhood Park. **Primary Implementers: PARD**

Action 51. Add the following to the current amenities at Quail Creek Park: **Primary Implementers: PARD**

- additional playground equipment
- additional picnic tables
- picnic shelter with lights, electricity and picnic tables

Action 52. Develop a soccer field in the floodwater retention pond near Quail Creek Park. **Primary Implementers: PARD**

Action 53. Repair the chain link fence located on the north side of Quail Creek Park. The fence has been broken down in places and is a hazard. **Primary Implementers: PARD**

Objective 3: Encourage residents/homeowners to plant shrubs and trees to improve the habitat of birds, small animals and reptiles.

Action 54. NACA will identify where trees are needed and will work with organizations like TreeFolks and Neighborwoods to assist residents with tree and shrub planting. NACA should have a tree-planting event through a coordinated effort with those organizations that give away free trees. **Primary Implementers: NACA**

Action 55. Distribute a list of desired trees for Central Texas in the newsletter for use by residents and business owner/operators. **Primary Implementers: NACA**

Goal 2: Improve neighborhood appearance by promoting landscaping, maintenance, Adopt-a-Block/Street campaigns and litter control.

Objective 1: Provide information to encourage business owners, apartment managers, and residents to support the neighborhood's goal to improve neighborhood appearance.

Action 56. Provide the *Neighborhood Resource Guide* annually to NACA for distribution to residents in the neighborhood. (approximately 5,000 copies) **Primary Implementers: PECSD, NACA**

Action 57. Provide information on City Code Chapter 10-4 to the neighborhood to ensure proper maintenance of lawns and trees. **Primary Implementers: PECSD, NACA**

Objective 2: Promote anti-litter campaigns and the maintenance of lawns and easements.

Action 58. Relocate trash pick-up in the 1000 and 1100 block of Rundberg Lane to the alley to improve the appearance of Rundberg Lane and eliminate street congestion caused by the stopping of sanitation trucks. **Primary Implementers: SWS**

Action 59. Work with the United States Postal Service to establish community mail centers or cluster mailboxes for property located between the 1000 and 1100 blocks of Rundberg Lane. A mail center will improve the appearance of Rundberg Lane and eliminate the hazardous stop and go postal delivery on this busy street. **Primary Implementers: NACA**

Action 60. Provide monthly collection of bulky solid waste items in the NACA area. Seventy-three percent of the residential property in the neighborhood is rental property and results in frequent move-outs. This causes large bulk items to be left at the curb for extended periods of time. **Primary Implementers: SWS**

- Action 61.** Pilot the "Adopt A-Street" program in the neighborhood. Members of the neighborhood can volunteer to be responsible for maintaining specific streets in the neighborhood. **Primary Implementers: KAB, NACA**
- Action 62.** Work with "Keep Austin Beautiful" and the Austin Police Department to coordinate neighborhood clean-ups and improve the neighborhood's appearance. NACA will work with residents and businesses to hold one annual clean up project in each of the five sections of the neighborhood. NACA will work with "Keep Austin Beautiful" to arrange for the distribution of trash bags, containers and the pick-up of collected waste material. **Primary Implementers: KAB, NACA**
- Action 63.** Continue to select yard-of-the-month awards and revive the recognition program for well-maintained businesses in the area. **Primary Implementers: NACA**
- Action 64.** Clean and maintain vacant city-owned real estate on at least a semi-annual basis. NACA will identify and report those problem areas to the City. **Primary Implementers: CITY, NACA**
- Action 65.** Work with apartment complexes and local businesses in the neighborhood to shield or hide refuse containers or dumpsters from public view. **Primary Implementers: NACA**

Goal 3: Preserve and improve the neighborhood environment including air and soil quality, and storm drainage.

Objective 1: Work with the City and other organizations to educate the neighborhood on proper use and disposal of household hazardous chemicals.

- Action 66.** Provide information to residents and business owners and operators about keeping Little Walnut Creek and its tributaries clean. Emphasis should be placed on proper use of lawn fertilizer and disposal of waste oil, chemicals and paints. **Primary Implementers: WP, NACA**

- Action 67.** Educate homeowners, business owners, and apartment managers on how to report improper disposal of household hazardous waste. NACA will provide City department phone numbers to call for follow up investigations.
Primary Implementers: WP, NACA

Objective 2: Work with the City and other organizations to keep Little Walnut Creek clean and to protect our watershed.

- Action 68.** Work with Watershed Protection to organize “Adopt-a-Creek” and/or creek “watch groups” to monitor the creeks and assist with clean ups. These groups could report creek problems like dumping and request brush control at bridges, and grass and weed control at retention ponds. Groups would insure pond appearance is maintained and the creeks are clean. **Primary Implementers: WP, NACA**
- Action 69.** Clear and maintain creeks on at least a semi-annual basis.
Primary Implementers: WP

Goal 4: Promote awareness of neighborhood’s history.

Objective 1: Recognize local historical sites.

- Action 70.** Seek assistance to recognize the Old Fiskville site at the corner of North Lamar Boulevard and Payton Gin Road and erect historic markers on the lot. **Primary Implementers: THC, NACA**
- Action 71.** Encourage area schools to include local history and promote walking field trips. **Primary Implementers: NACA**
- Action 72.** Continue to work with the Austin History Center, and provide all information to the Little Walnut Creek Public Library for neighborhood display. **Primary Implementers: NACA, Library**

North Austin Civic Association Neighborhood Plan
June 2000

4. Neighborhood Services

Overall Goal: *NACA seeks to build on partnering concepts of community policing. Programs such as Neighborhood Watch and COPS (Citizens on Patrol) will give us a sense of confidence and self-reliance. Police neighborhood offices, bicycle patrols and local police officers will increase the visibility of law enforcement personnel and will reduce the response time.*

NACA envisions the little Walnut Creek Branch Library as a vital community center, a common meeting ground for all segments of our extremely diverse community. At Little Walnut, newcomers to the United States can study English and find materials, which will help them, adapt to American life. The facility should be large enough to meet the demand for educational needs, meeting rooms, study spaces and computer laboratories to serve the entire community. Increasing available parking space is necessary to meet these objectives.

Maximizing existing facilities and construction of a multi-use center would promote a sense of community spirit and cohesiveness and provide a focal point for a wide range of activities to serve our diverse population.

Goal 1: Reduce the actual incidence of crime and improve the sense of public safety in the area by maintaining a positive working relationship with the Austin Police Department (APD).

Objective 1: Make police officers more visible in the NACA area.

Action 73. Work with area businesses to identify an office location that may be made available for use by APD at little or no expense to the City. Such a location would make officers more visible in the community and provide a location where officers could complete routine paperwork and be available to meet with individuals in a less intimidating environment. **Primary Implementers: APD, NACA**

Action 74. Add bicycle patrols and walking patrols in the North Lamar Boulevard business area and in other areas as the need arises. **Primary Implementers: APD**

Action 75. Encourage area residents, business owners, and employees to alert the police to problem areas where action by the APD Street Response Team is appropriate.
Primary Implementers: NACA, APD

Objective 2: Promote the concept and practice of community policing so that residents and workers in the neighborhood become more self-reliant.

Action 76. Actively promote the programs included under APD's comprehensive community policing initiative referred to as Project Support. NACA will work with APD to: **Primary Implementers: APD, NACA**

- Increase the number of area residents involved with formal citizen policing programs.
- Encourage apartment complexes to install security measures, such as security fences, adequate lighting and security personnel.
- Provide information on personal safety and the protection of property encourage area businesses, apartment communities and churches to become involved with NACA and the Austin Police Department.

Goal 2: Enhance services at the Little Walnut Creek Library

Objective 1: Make the existing library facility more accessible to area residents

Action 77. Purchase the parcel of land located adjacent to and west of the current library building to provide at least 70 new parking spaces and allow for future expansion of the existing facility. **Primary Implementers: Library**

Action 78. Expand the existing library facility to provide additional classroom spaces for ESL/ABE classes, study carrels, an expanded Computer Learning Center and additional space for public meetings. **Primary Implementers: Library**

Goal 3: Promote a sense of community spirit and cohesiveness and provide a focal point for a wide range of activities to serve our diverse population.

Objective 1: Build or acquire a multi-use community center.

Action 79. Build or acquire a multi-use community center within the NACA neighborhood that will serve individuals of all ages and be available for a wide range of activities. NACA will work with city staff to identify potential sites for such a center. **Primary Implementers: PARD**

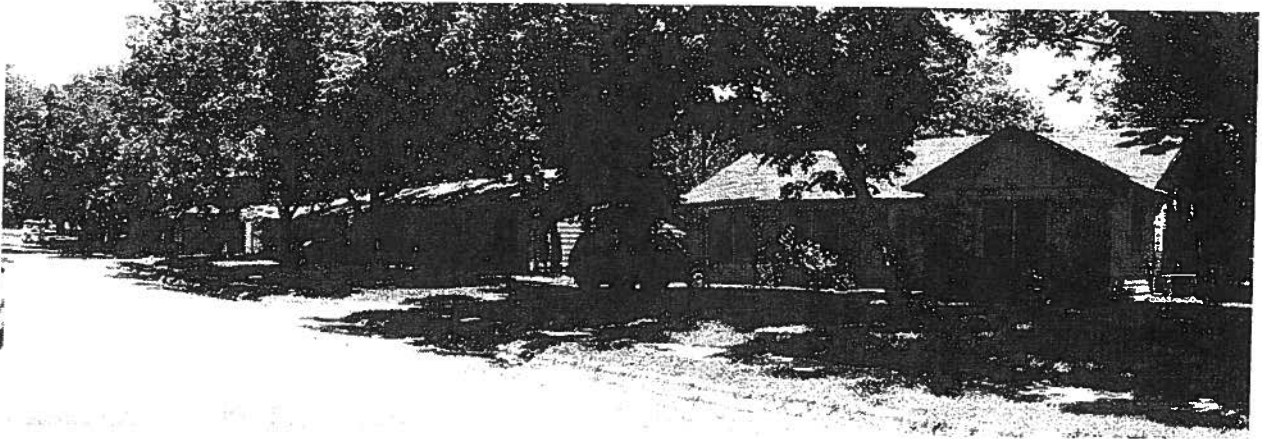
Objective 2: Maximize the use of existing facilities and human resources in the area by encouraging area businesses, schools, churches and associations to become actively involved with the NACA neighborhood.

Action 80. Work with the North Park YMCA and other recreational facilities to develop programs, membership opportunities, and activities for area residents. **Primary Implementers: NACA**

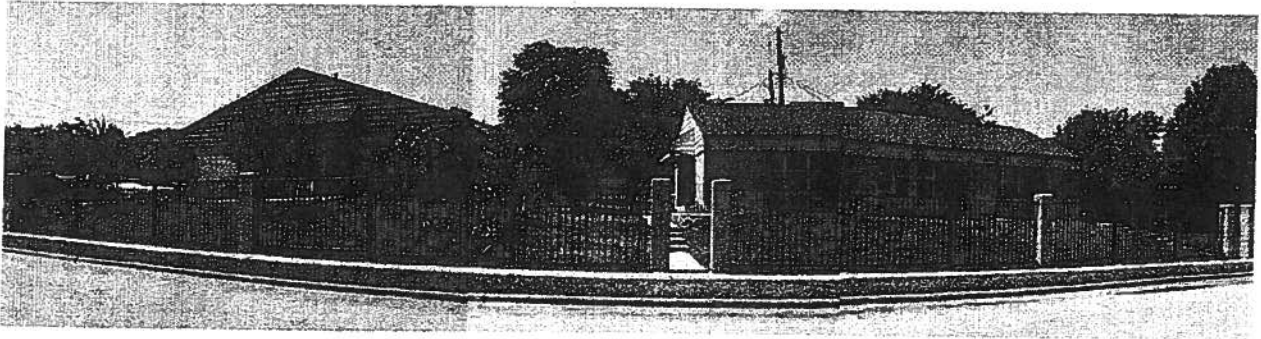
Action 81. Work with the Seton Topfer Community Clinic, LifeWorks and the St. David's Foundation to identify programs and activities that will improve the health of area residents. **Primary Implementers: NACA**

Action 82. Work with area schools, churches and the North Park YMCA in an effort to actively involve youth in the planning and implementation of neighborhood association activities. **Primary Implementers: NACA**

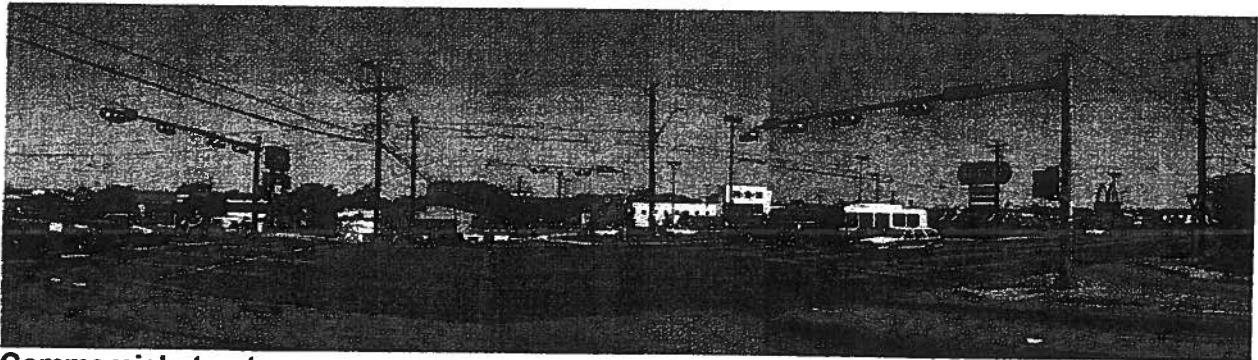
Chapter IV. Neighborhood Design Guidelines



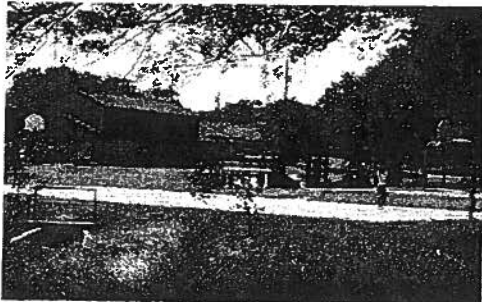
A Typical Single Family Residential Street



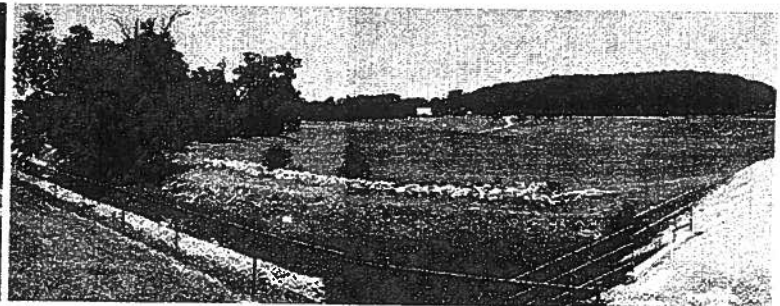
Multi-Family Housing



Commercial streetscape



Public streetscape



Flood control and parkland

June 2000

Neighborhood Design Guidelines

Introduction

The following Neighborhood Design Guidelines provide a common basis for making consistent decisions about building and streetscape design that may affect the character of a neighborhood. *Adherence to the guidelines is voluntary.* They are not intended to limit development within the NACA Neighborhood. Instead, they focus mainly on the **streetscape** - the publicly viewed area between the fronts of buildings along the street: this includes the streets and sidewalks (public rights-of-way), front yards, building façades or fronts, porches and driveways, etc. (private property). The Guidelines aim to guide building scale, size and shape, orientation and site development within the streetscape.

Goals of the Design Guidelines

The following three major goals provide the foundation for neighborhood design guidelines within City of Austin neighborhoods.

Goal 1: *Respect the Prevailing Neighborhood Character.*

The Guidelines document aims to reinforce those positive elements, patterns, and characteristics that exist within the neighborhood, that help create a unique sense of place within the city. The Guidelines serve as a framework for new development providing suggestions as to how it may fit into the existing neighborhood character in terms of scale, mass, building patterns, and details. Following the Guidelines helps ensure the existing neighborhood character is preserved, maintained or even enhanced.

Goal 2: *Ensure Compatibility and Encourage Complementarity between Adjacent Land Uses.*

The Guidelines may indicate a neighborhood's preference for increasing or decreasing the occurrence of certain types of land uses. Examples of this are as "encouraging more owner-occupied residential units" or "encouraging more small-scale retail or grocery stores nearby". The Guidelines may also suggest how certain uses may be grouped together in order to create a complementary *mix of uses*. Creating easily accessible areas of such mixed-use and neighborhood-oriented services can also minimize the need for residents to travel by car to get goods and services needed on a day-to-day basis.

Goal 3: *Enhance and Enliven the Streetscape.*

The Guidelines also promote the design of safe, comfortable, and interesting streetscapes that help encourage walking, biking, and transit use. Key to achieving this goal is creating a sense of *human scale* in the buildings defining the streetscape and providing accessible, adequately-sized and protected pathways. Additionally, safety is enhanced by increasing visibility from buildings to the sidewalk and street, "the eyes on the street".

Areas of Guideline Application: Residential, Commercial and Public Space

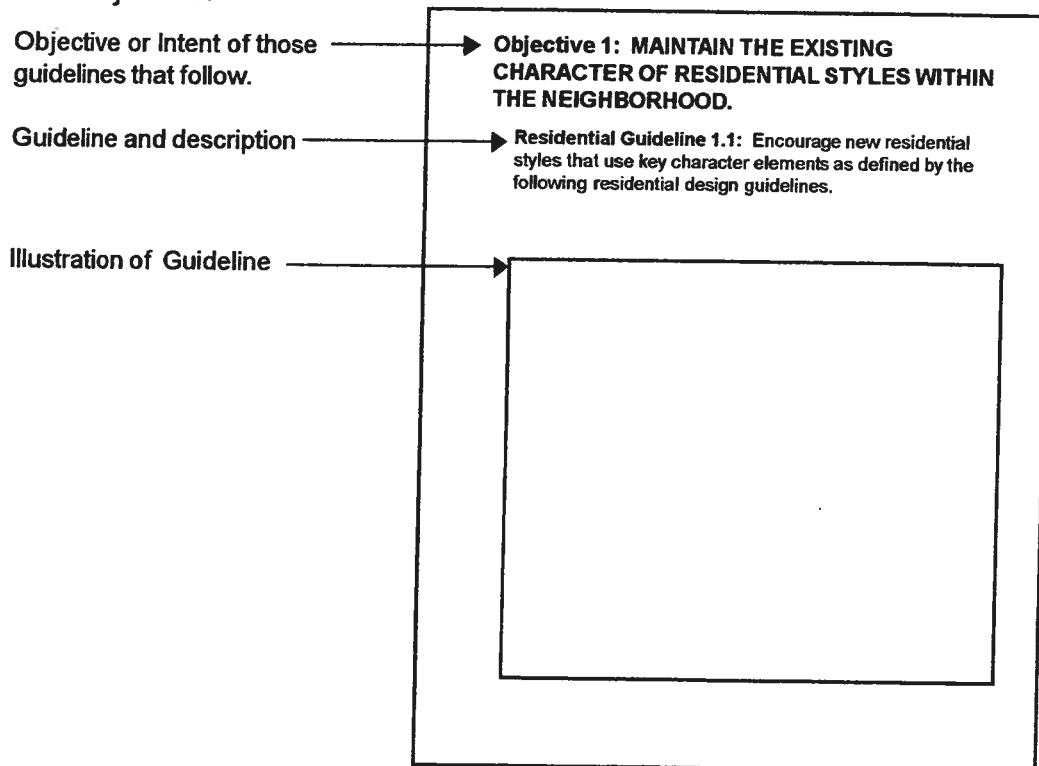
The NACA Neighborhood is divided into three general areas: the residential areas, the commercial *corridors* or streets and public space. The residential area of the neighborhood primarily includes single-family residences focused toward the interior of the neighborhood.

The commercial areas of the neighborhood include the corridors of North Lamar Boulevard, the frontage along US183, and some segments of Payton Gin Road, West Rundberg Lane, Parkfield Drive, Rutland Drive and Kramer Lane. The predominant and consistent commercial corridor having the best potential for mixed-use redevelopment and a pedestrian/transit orientation is North Lamar Boulevard.

The public space areas include the publicly-owned land (parks, open space, plazas) and right-of-ways (sidewalks, streets, paths).

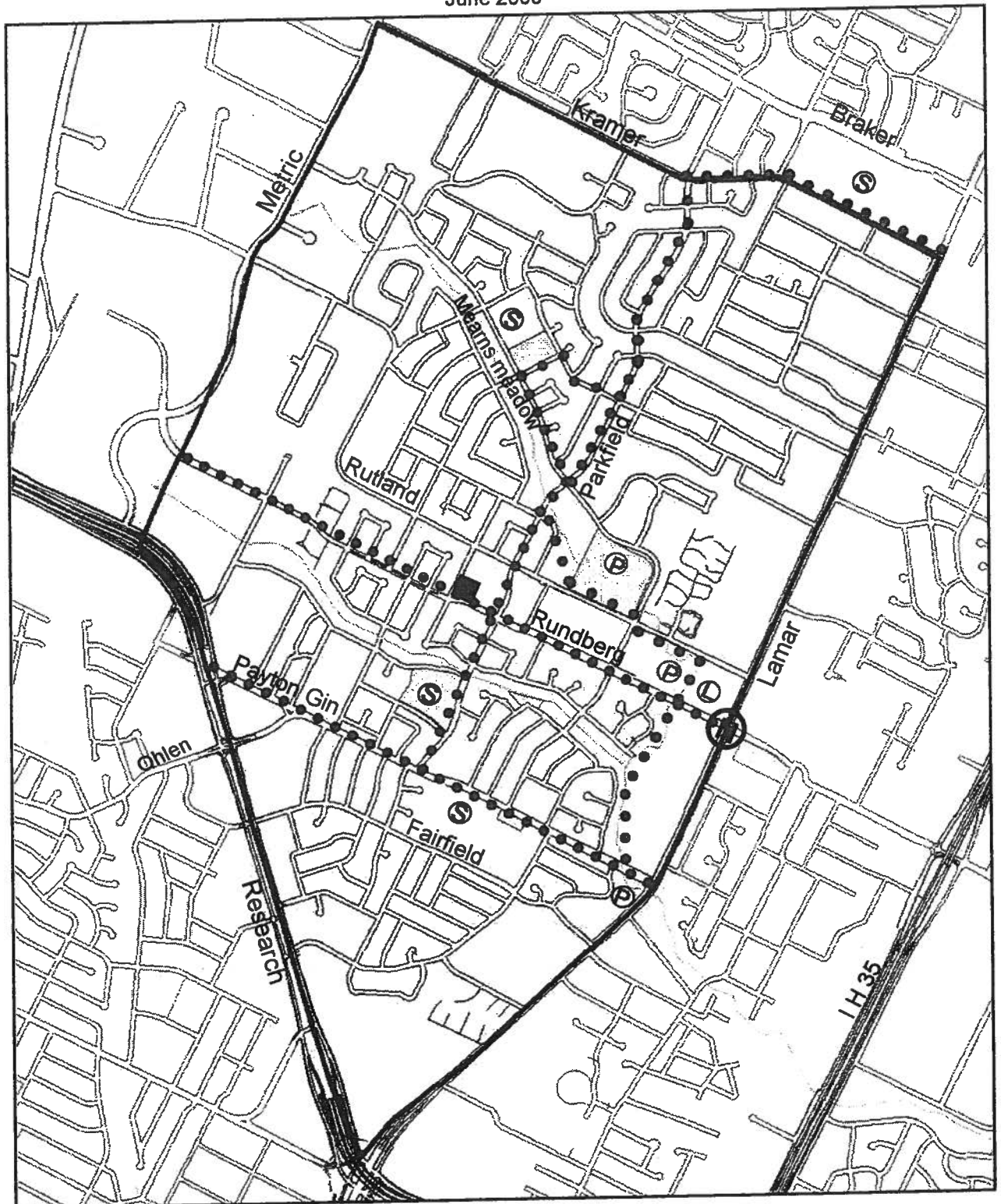
Guideline Organization

The format for the Guidelines is illustrated below. All Guidelines address one or more of the three goals described above. The main objective is stated at the top of each page. The numbering system used cites the number of its objective and the number of the guideline itself. For example, Residential Guideline 1.1 is the first guideline under the first objective.



For more information, contact Pollyanne Melton (499-6459)

June 2000



NACA Neighborhood Map

- Ⓝ Proposed Neighborhood Gateway, see Public Space Design Guideline 1.2
- Proposed Neighborhood Center, see Public Space Design Guideline 3.4
- Proposed Greenway system

- Ⓢ School
- Ⓟ Park (Existing and Proposed)
- Ⓛ Library

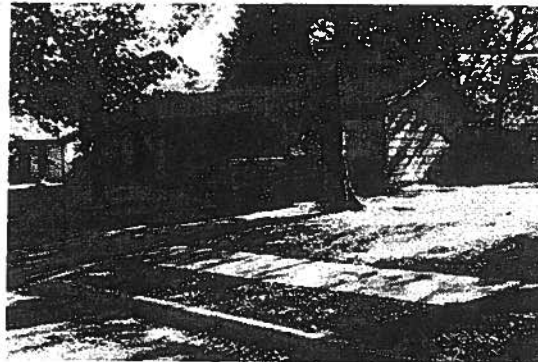
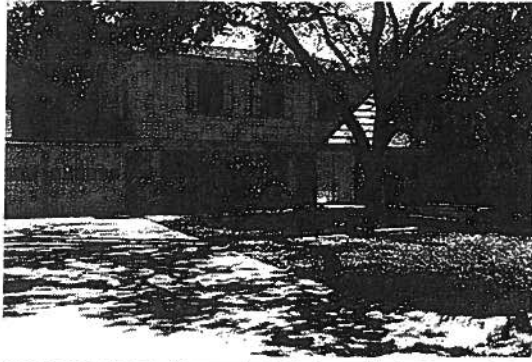


June 2000

Residential Design Guidelines

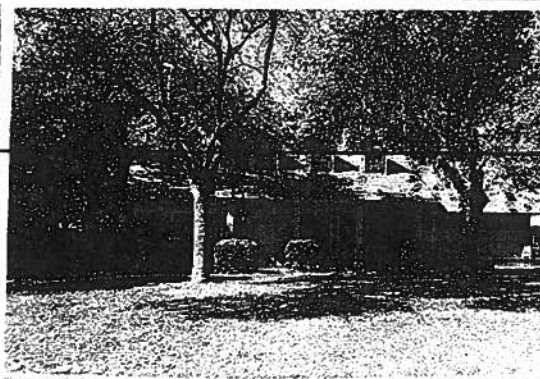
Residential Objective 1: MAINTAIN THE EXISTING CHARACTER OF HOUSE STYLES WITHIN THE NEIGHBORHOOD.

Residential Guideline 1.1: Encourage new house construction that uses key character elements as defined by the following residential design guidelines



medium to lower roof pitches

horizontal lap siding



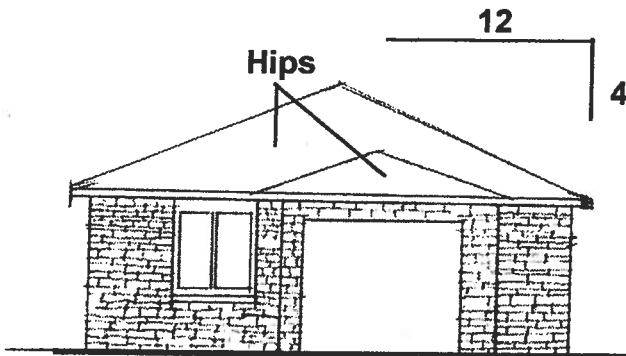
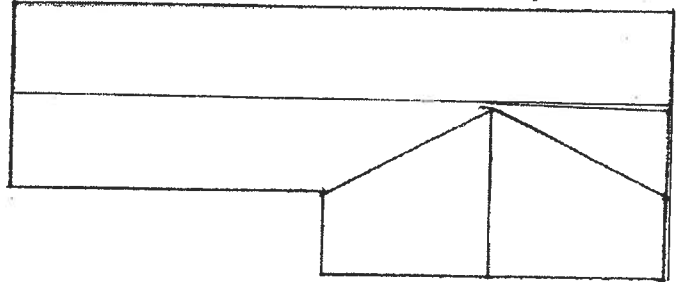
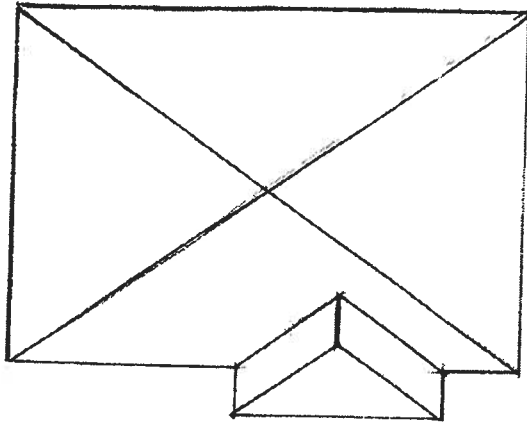
brick veneer

front porches with columns

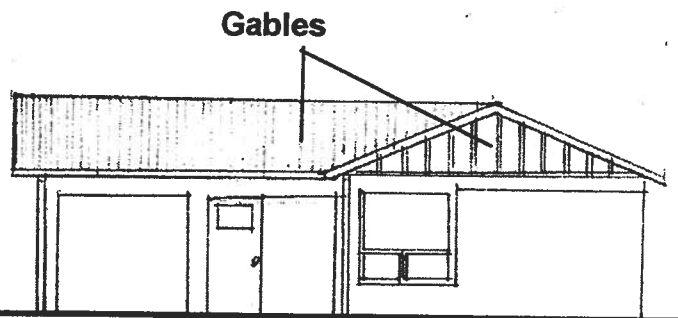


Photographs illustrating the variety of house styles within the NACA Neighborhood

Residential Guideline 1.2: Roofs should be simple in form: gabled, hipped.



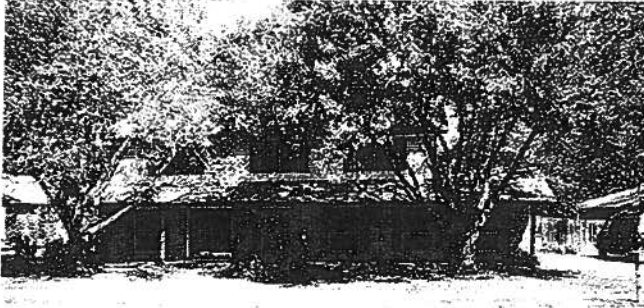
Elevation & Roof Plan Of Typical Hipped Roof House



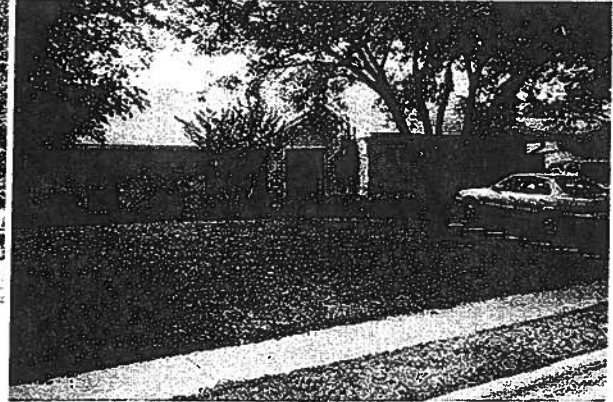
Elevation & Roof Plan Of Typical Gabled Roof House

June 2000

Residential Guideline 1.3: Wood and masonry (brick or stone) should be used as the primary exterior building material.

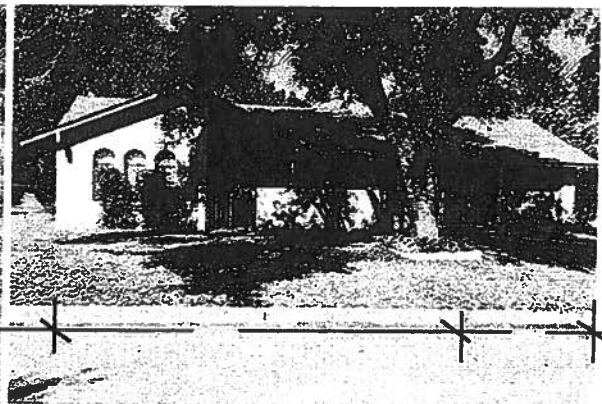


Mix of brick cladding and horizontal wood siding



Mixed of stone veneer and vertical wood siding

Residential Guideline 1.4: Garages and carports facing the street should comprise no more than 1/3 of the total width of the house front.



Examples of attached garage and detached carport conforming to guideline

June 2000

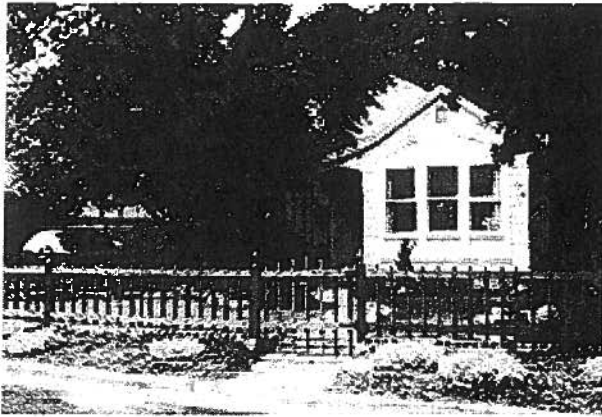
Residential Objective 2: MAINTAIN AND ENHANCE THE STREETScape.

Landscaped front yards reinforce the positive character of the neighborhood and create interesting and comfortable streetscapes for the pedestrian.

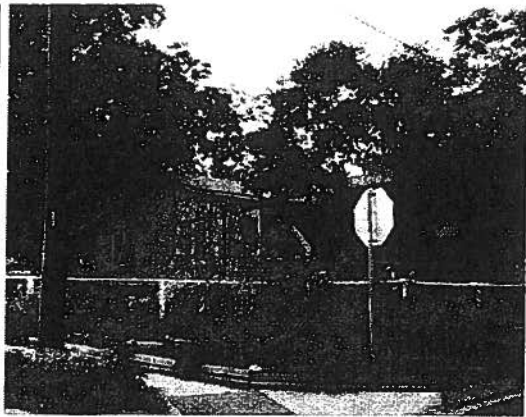
Residential Guideline 2.1: Maintain existing trees in streetscape. Encourage planting of trees in front yards to shade sidewalks, existing or proposed.

(See "Proposed Typical Streetscape Section" illustration from Residential Guideline 2.3)

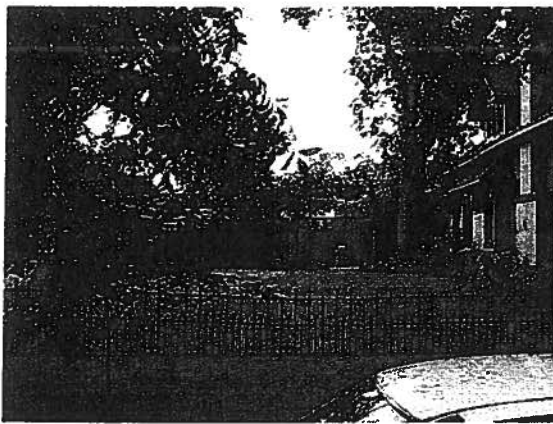
Residential Guideline 2.2: Fences located along the front property line and side yards in front of the house should be see-through (wood, wire, iron). Discourage the use of chain link fence in these areas. Height of the fences should be limited to 4'-0". Fences lower than 2'-6" may be solid (masonry).



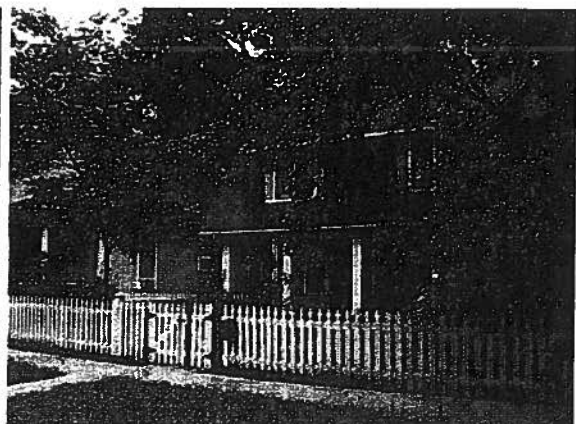
3' wood picket fence



4' high wire fence

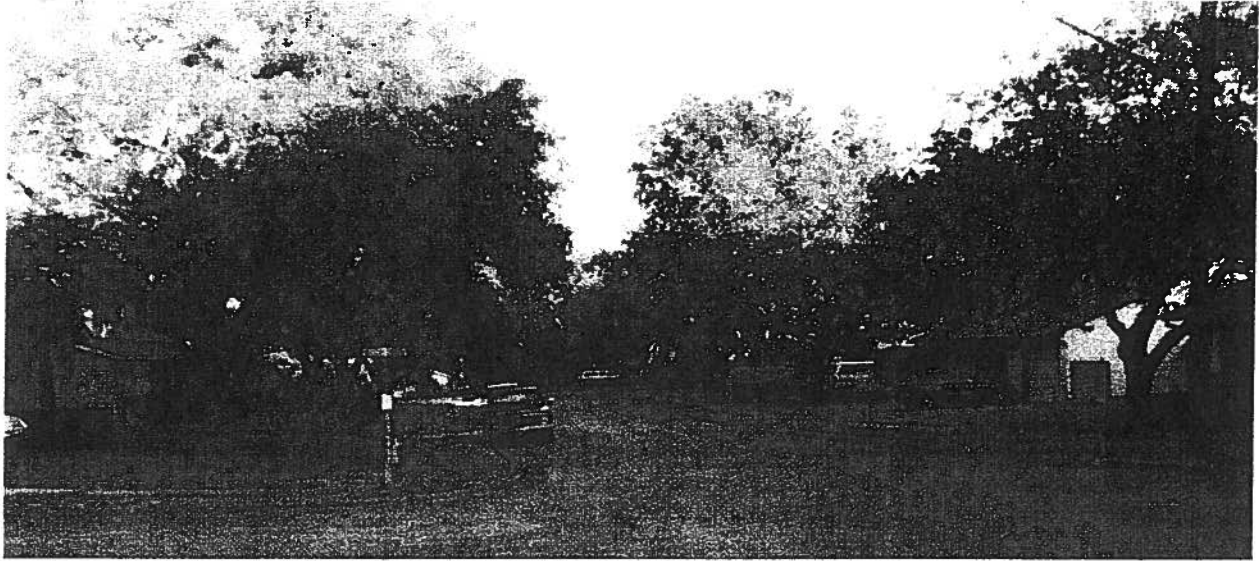


3' iron and wood fence

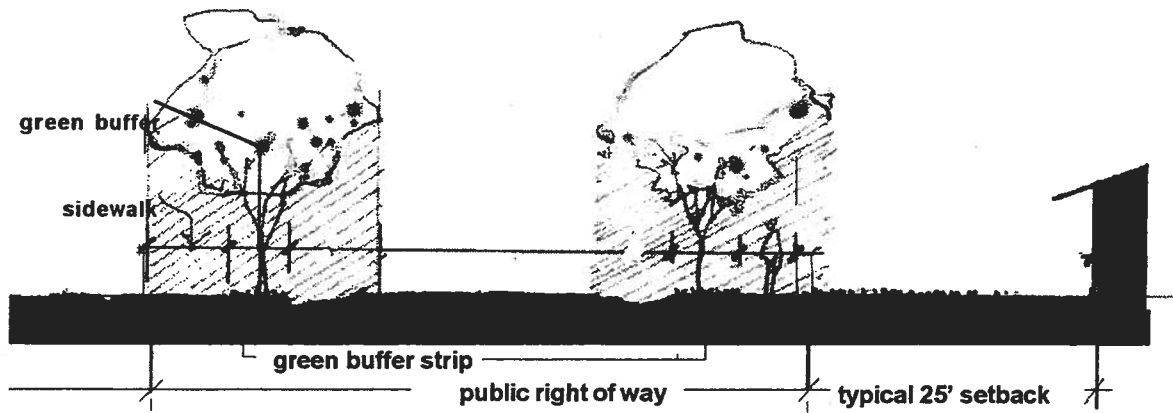


June 2000

Residential Guideline 2.3: Front yard setbacks should be equal to the predominant setback of existing houses on the street to maintain consistent open landscaped areas in front of houses (25' setback for most streets).



Typical existing streetscape in the NACA Neighborhood

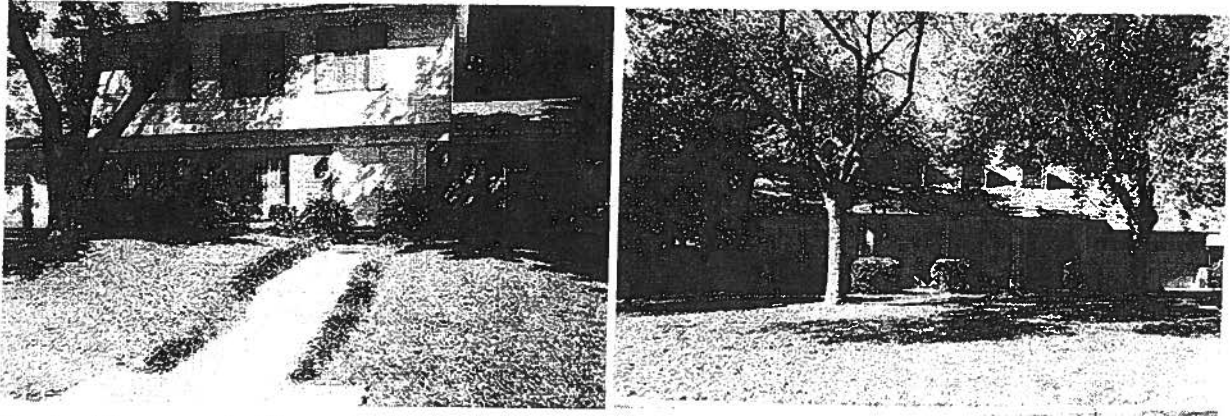


Proposed streetscape section showing 25' front yard setbacks with sidewalk and green buffer strip

June 2000

Residential Objective 3: CREATE A SAFE STREETScape TO ENCOURAGE PEDESTRIAN ACTIVITY AND AFFORD CLEAR CONNECTIONS TO THE COMMERCIAL CORRIDORS & PUBLIC SPACE OF THE NEIGHBORHOOD.

Residential Guideline 3.1: Front doors and a minimum of two windows should be oriented towards the street to promote eyes on the street.



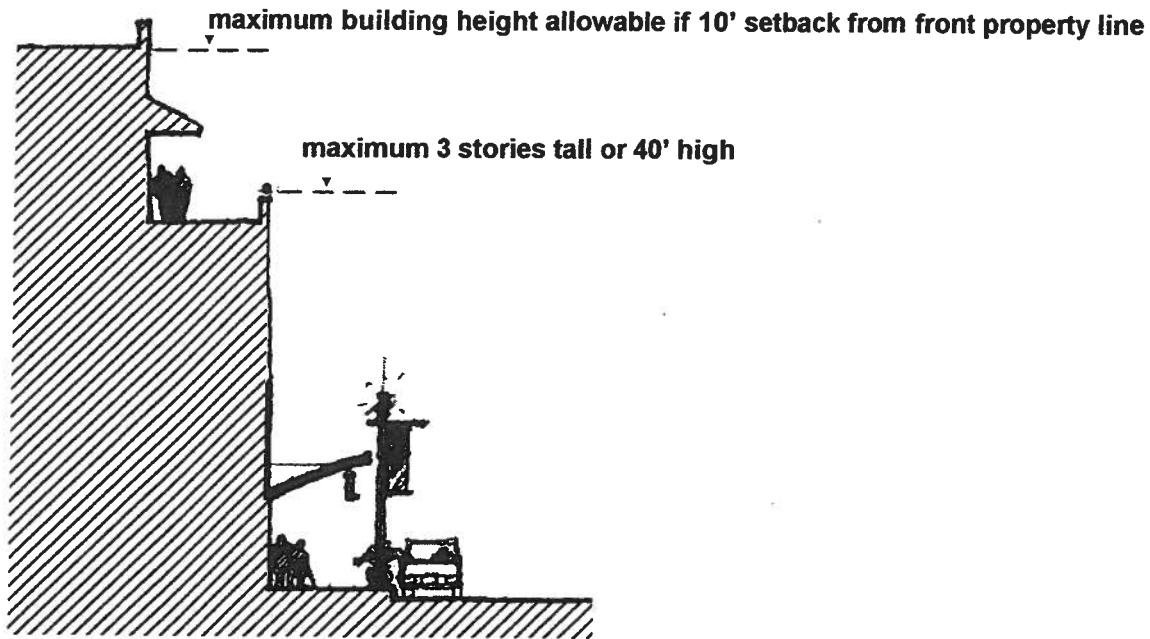
Typical houses in the neighborhood with street-oriented facades

June 2000

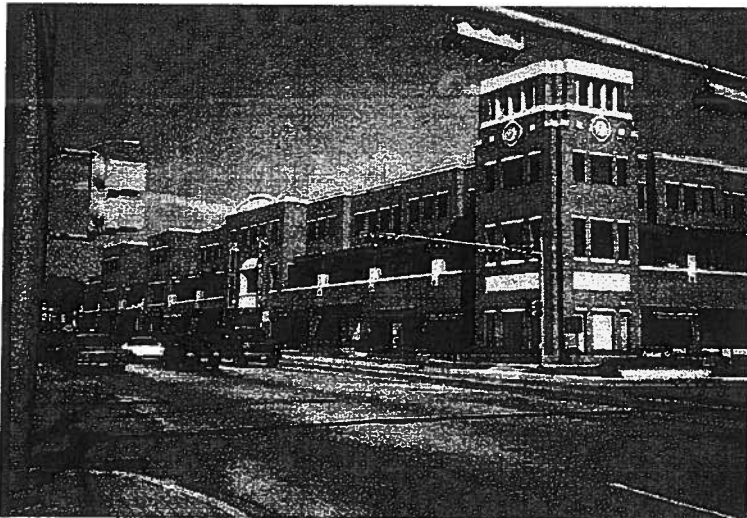
Commercial Design Guidelines

Commercial Objective 1: CONSTRUCT BUILDINGS WITH HUMAN SCALE ALONG THE COMMERCIAL CORRIDORS OF THE NEIGHBORHOOD.

Commercial Guideline 1.1: Limit the height of structures within 10' of the front property line to 3 stories with a maximum 40' height. Provide a minimum 10' setback from the front facade for any additional stories.



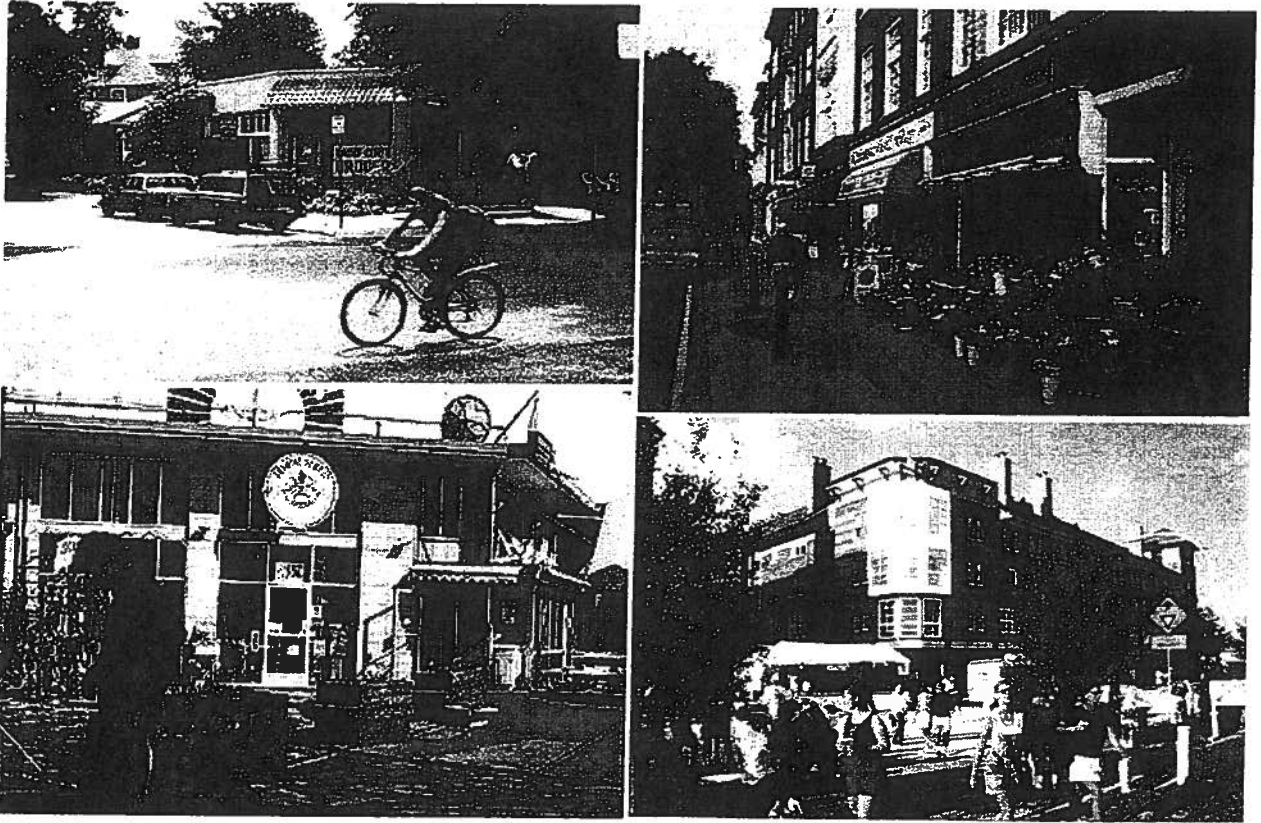
Street section along commercial corridor



Example of human scale, mixed use building

June 2000

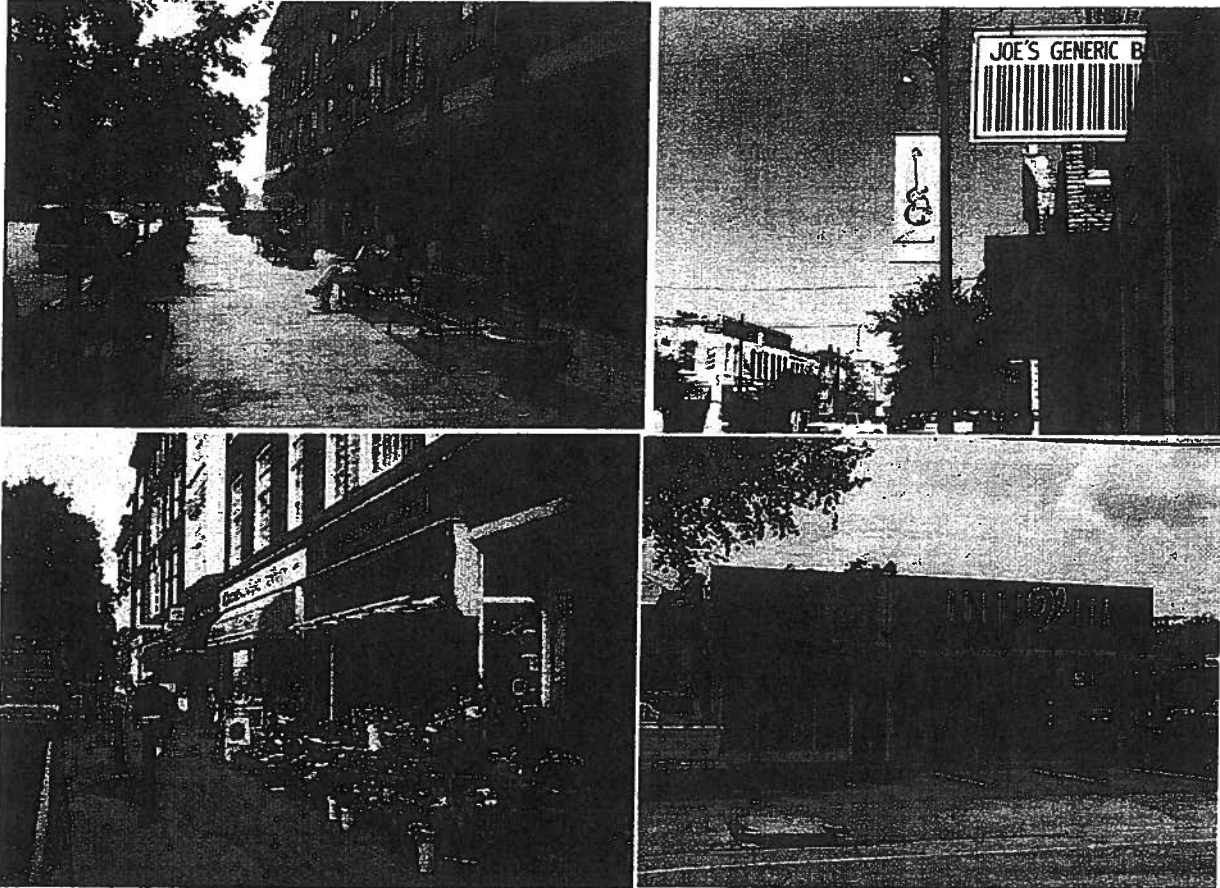
Commercial Guideline 1.2: Orient primary building entrances toward the street or street corners.



Examples of commercial and mixed-use buildings with entrances oriented toward street

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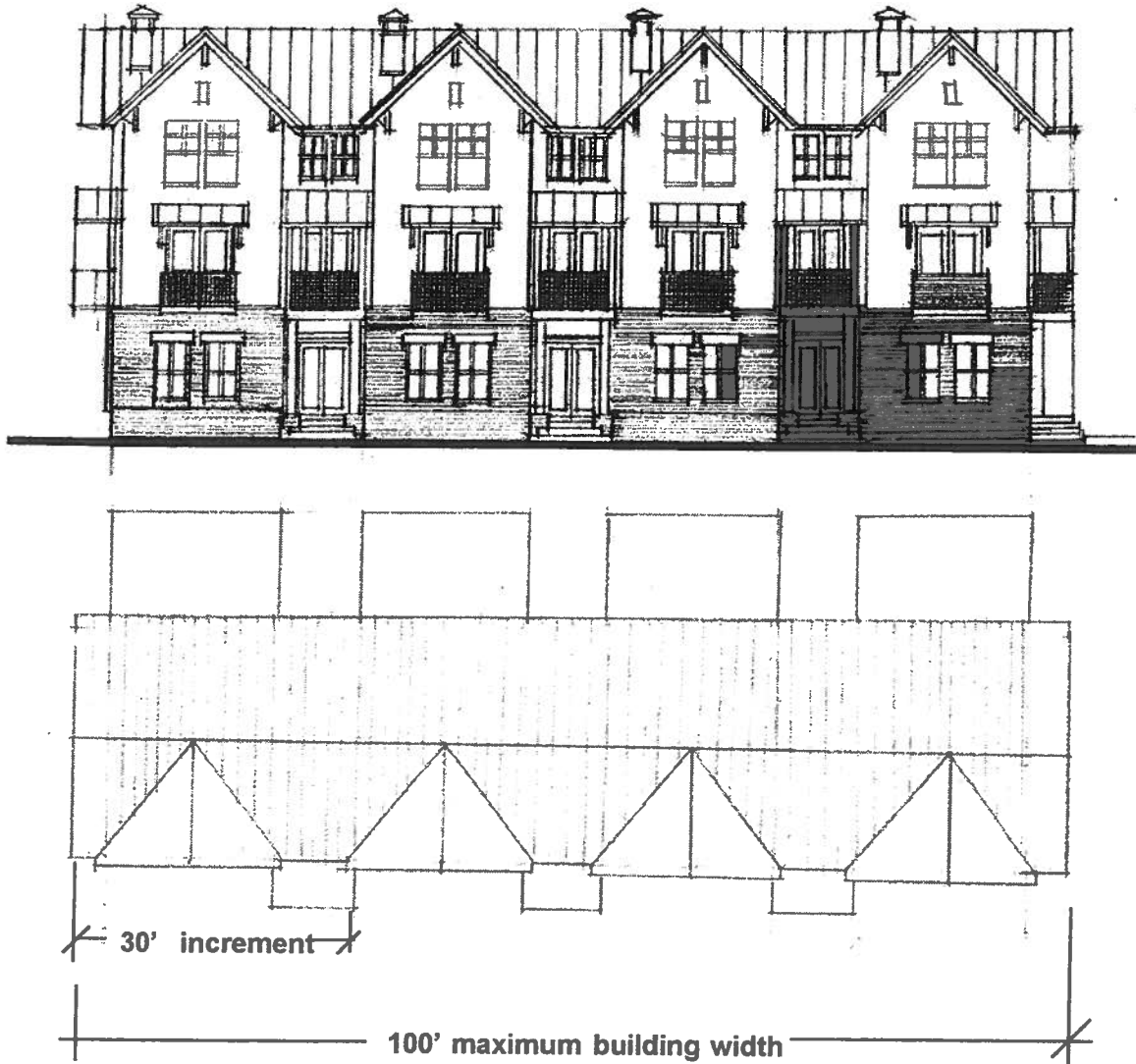
Commercial Guideline 1.3: Provide signage on building that is readable from the sidewalk from 20' away. Mount signage on buildings, building awnings or inside storefronts rather than on separate or detached structures. Pole-mounted signage is highly discouraged.



Examples of good use of signage along commercial corridor

June 2000

Commercial Guideline 1.4: Multi-family buildings should be limited to 100' in width on any street-facing side. Building facades should be divided into 30' maximum vertical increments and treated as separately to avoid a monolithic, blocky appearance.



Elevation and roof plan of hypothetical apartment complex compatible with neighboring residential areas

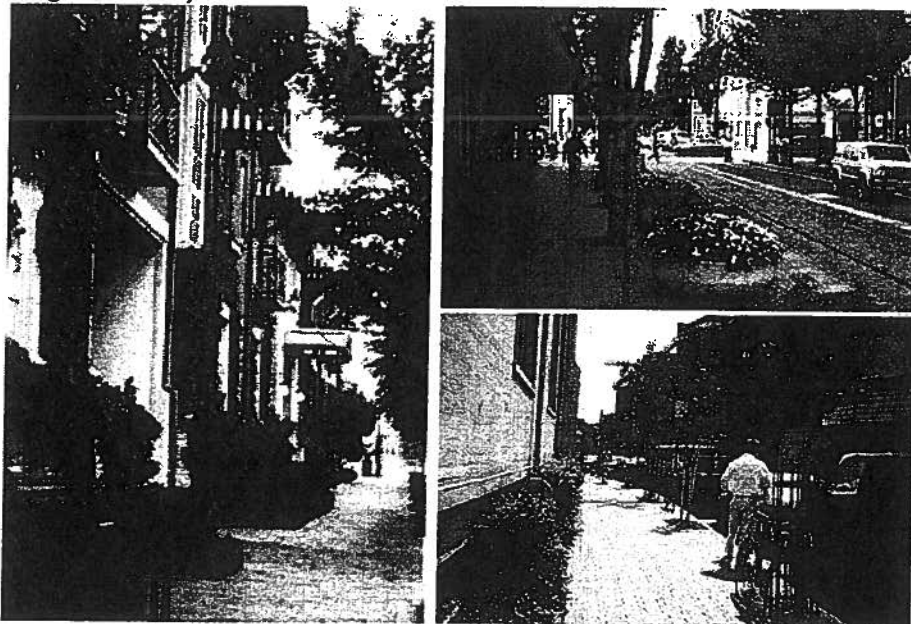
June 2000

Commercial Objective 2: ENHANCE THE PEDESTRIAN ENVIRONMENT TO PROVIDE INTEREST, SAFETY, AND WEATHER PROTECTION.

Commercial Guideline 2.1: Provide a minimum of 50% transparent glass window or door openings along the streetside, ground floor level of all buildings.

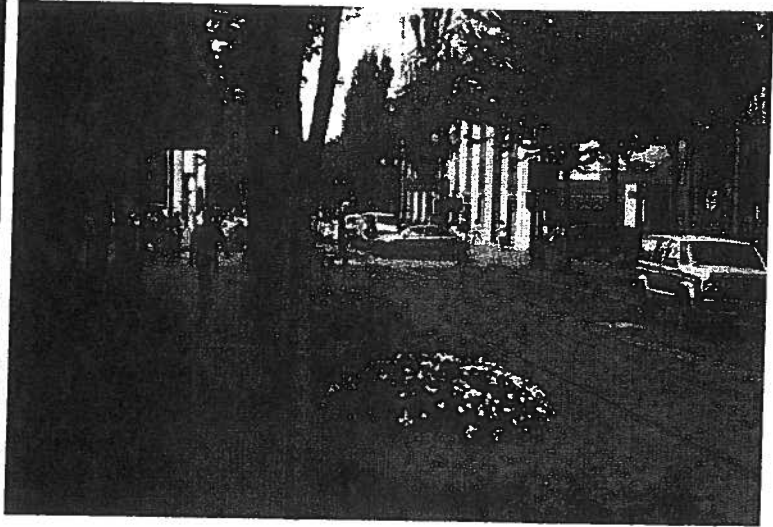


Commercial Guideline 2.2: Provide sidewalks at a minimum of 12' wide along major transit street and 6' wide along minor transit street. (Provide bulb outs to reduce intersection crossing widths for pedestrians and provide changes in pavement treatment to signal pedestrian crossing zones.)

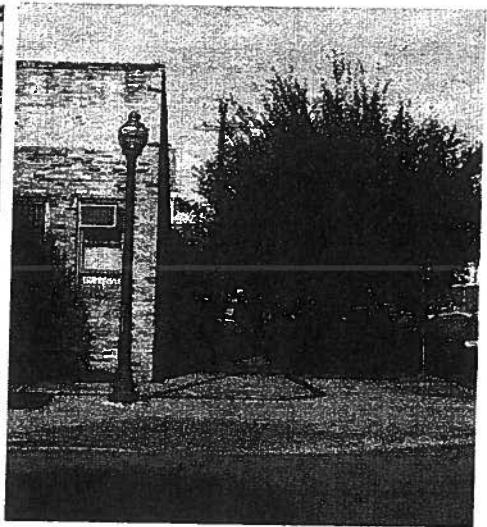
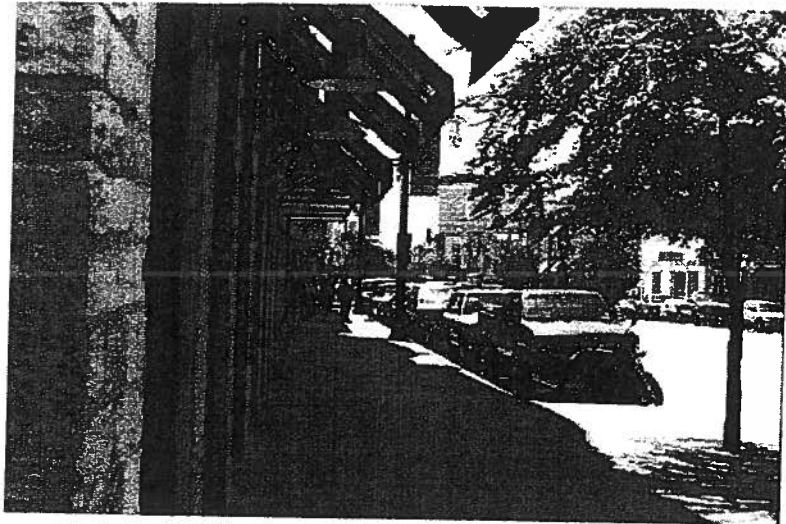


June 2000

Commercial Guideline 2.3: Provide shade trees or awnings on buildings along sidewalks of commercial streets to protect pedestrians.



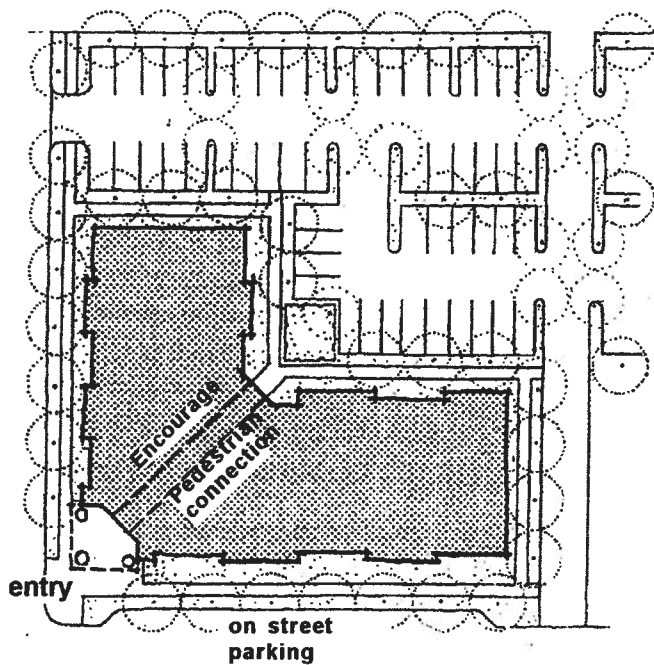
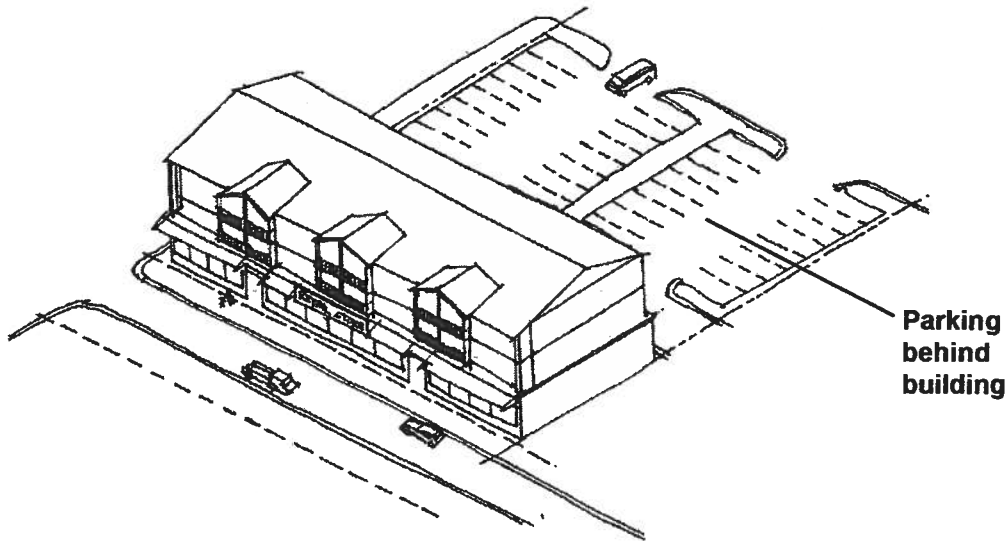
Commercial Guideline 2.4: Provide human-scaled lighting (pole-mounted, building-mounted, or bollard-mounted) to light commercial sidewalks and public areas.



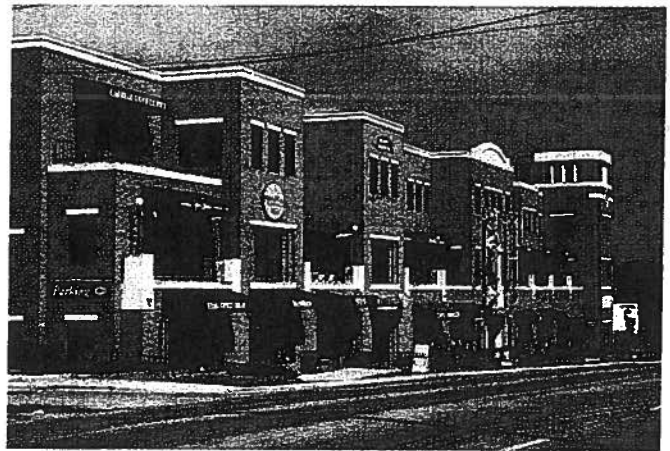
June 2000

Commercial Objective 3: MINIMIZE THE VISUAL IMPACT OF PARKING LOTS AND PARKING STRUCTURES.

Commercial Guideline 3.1: Locate all parking and service access behind buildings. Parking lots located to the side of buildings should be limited in width to 64': the minimum required for a single 2-way driveway with parking space at 90 degrees on both sides.

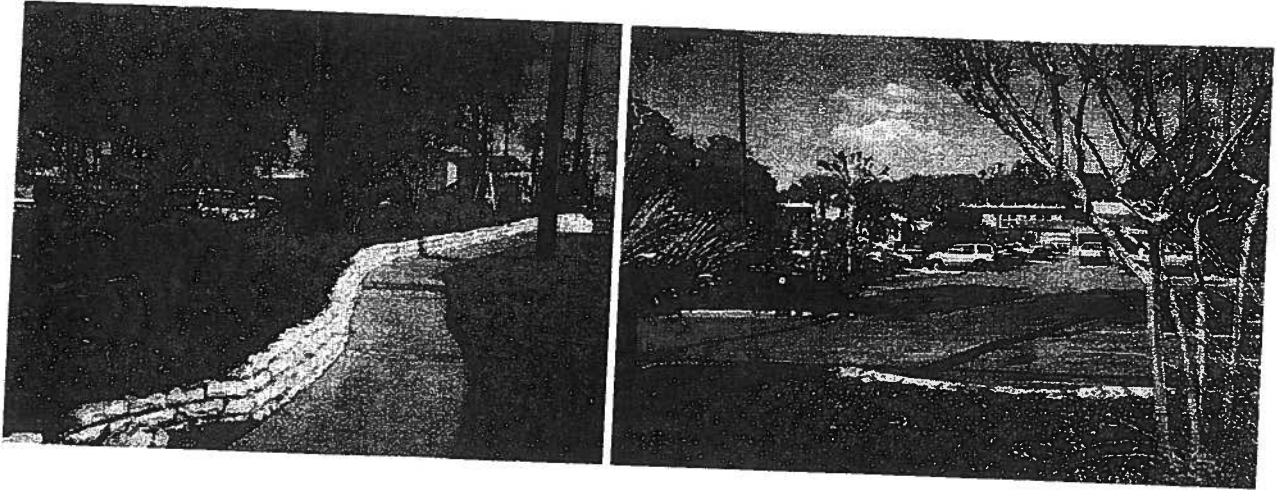


Plan of possible parking layout

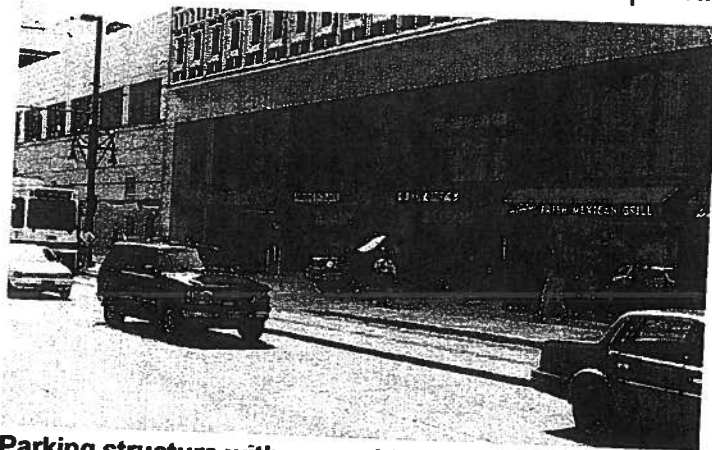


Example of parking behind and under street-fronting building

Commercial Guideline 3.2: Encourage screening the view of parking areas from the street with landscaping or ornamental fencing at a height of 3'-6".



Commercial Guideline 3.3: Place shared, structured parking (parking garage) to the rear of lots or underground. If located along the street, the façade of parking garages should be treated as if it were a building façade with vertical divisions every 30' to 50' and human scale detailing (see Commercial Guideline 1.4.) Pedestrian uses should be incorporated along the street-fronting, ground floor level of parking structures.



Parking structure with ground-level commercial uses along the street

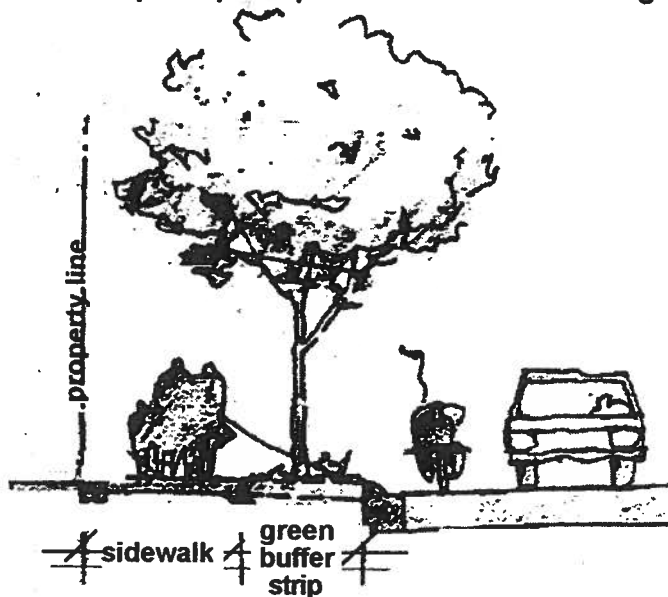
Public Space Design Guidelines

Public Space Objective 1: INCREASE AND ENHANCE OPPORTUNITIES FOR SOCIAL INTERACTION BETWEEN PEOPLE BY IMPROVING THE URBAN DESIGN OF THE PUBLIC REALM: SIDEWALKS, STREETS, PATHS, PLAZAS, PARKS, GREENWAYS, OPEN SPACE, ETC.

Public Space Guideline 1.1: Sidewalks should be included along at least one side of a residential street. Between the sidewalk and the street provide a green “buffer strip” planted with shade trees. Sidewalks should provide an uninterrupted route that links the neighborhood to commercial areas, civic areas (parks and schools), and transit stops. Plant hardy, non-littering tree species.



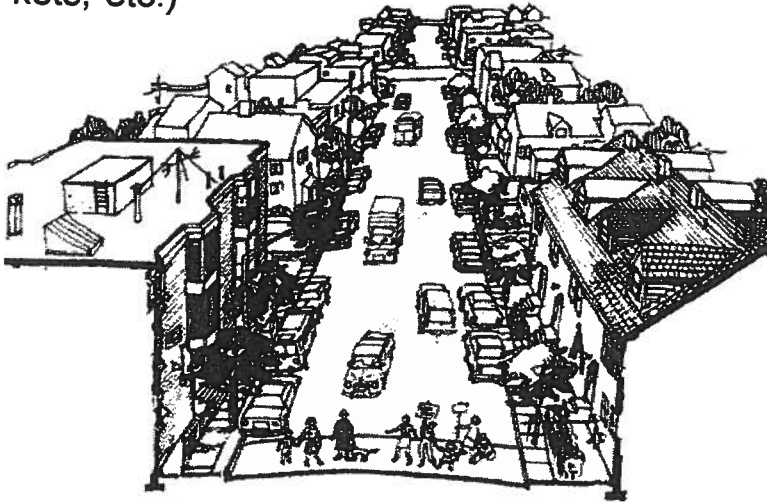
Landscaped open space with sidewalk and green buffer strip



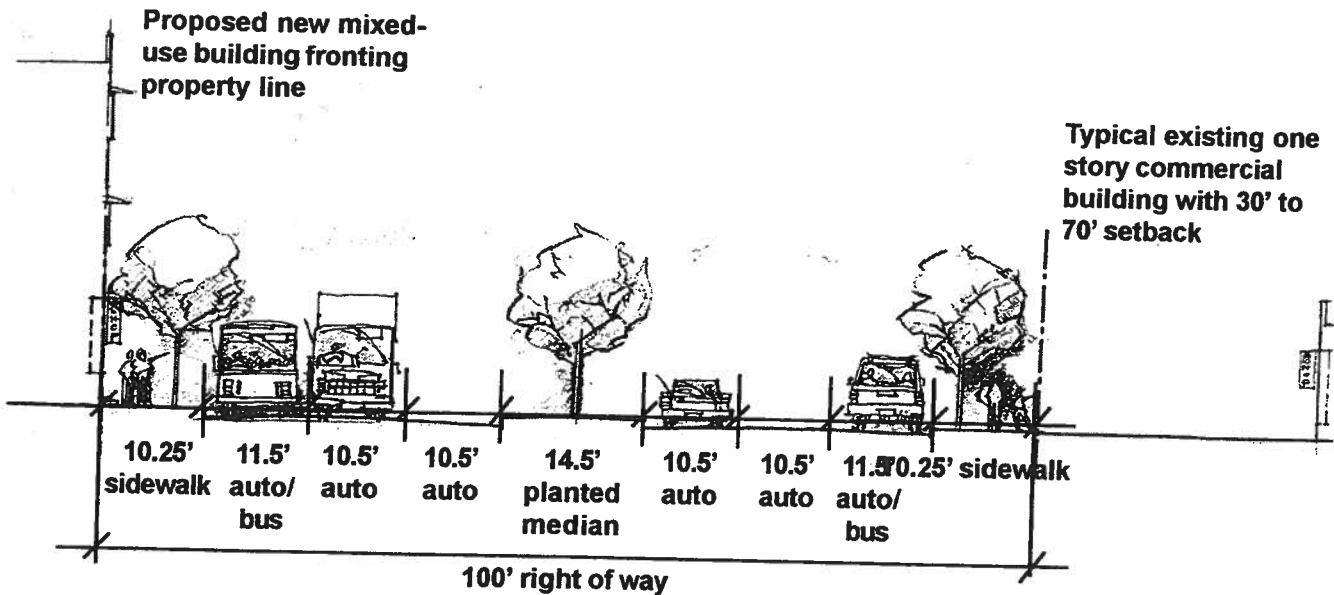
Typical sidewalk section
(4' minimum required and suggested for residential areas)
(6' minimum suggested for commercial corridors)

June 2000

Public Space Guideline 1.2: Transform North Lamar Boulevard into a "Great Street" incorporating mixed-use buildings along the sidewalk edge and landscaped sidewalks and medians. Buildings located along North Lamar Boulevard should be built up to the minimum front yard and side yard setback lines to create pedestrian orientation. (Exceptions allowed if development provides pedestrian-oriented and publicly accessible space between the street and the facade of the building, such as outdoor seating areas, sidewalk cafes, small plazas for outdoor markets, etc.)

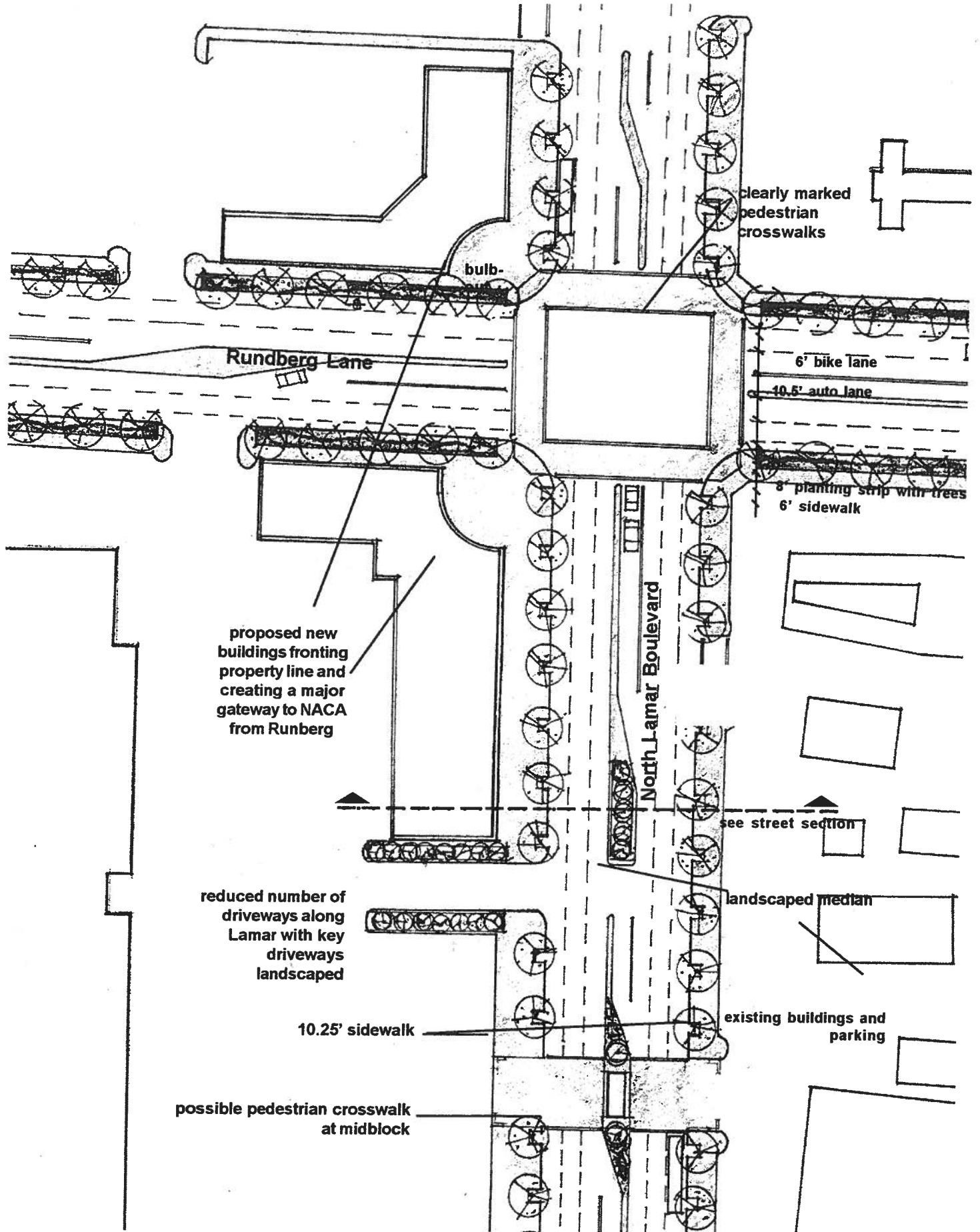


Perspective view of human scale commercial corridor development



Proposed street section for N. Lamar Blvd.

(Note: The concept sketches above and on the right reflect the findings of the draft Capital Area Metropolitan Planning Organization (CAMPO) 2025 plan, which indicate that N. Lamar Blvd. will need to be widened to a 6 lane arterial.)

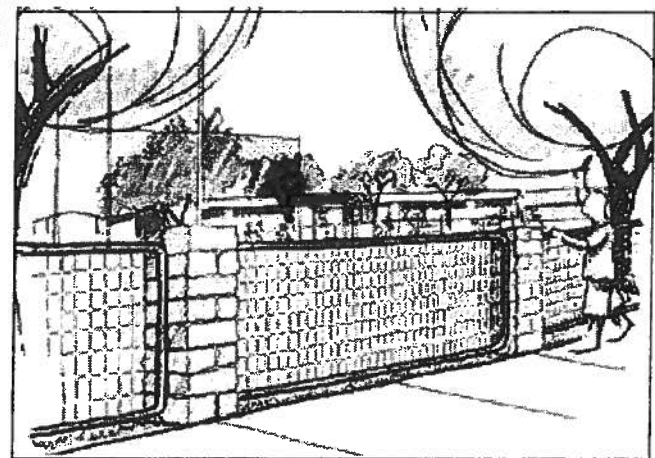
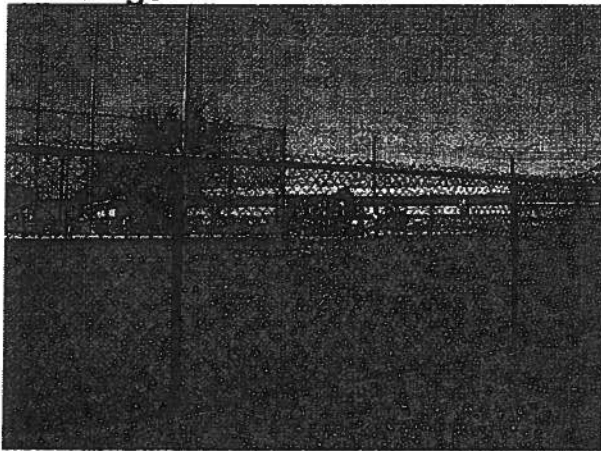


Proposed concept street plan for N. Lamar Blvd and Rundberg Lane "gateway"

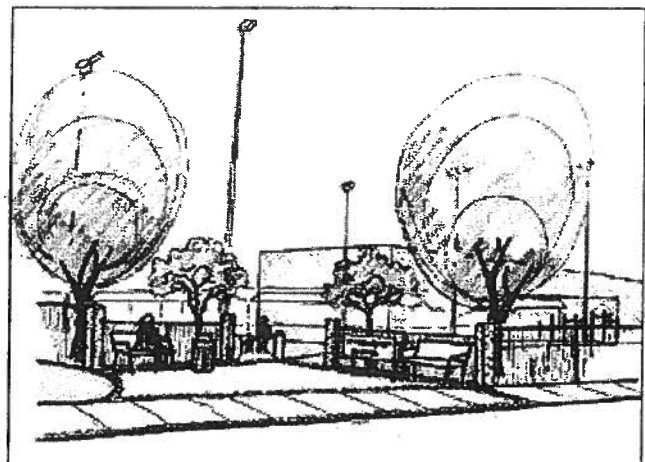
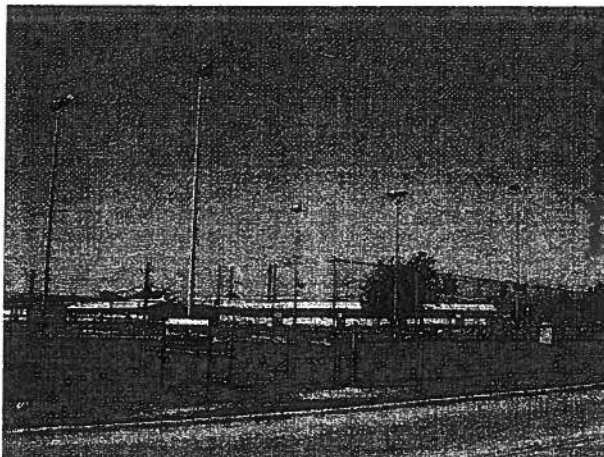
June 2000

Public Space Objective 2: INCREASE RECREATIONAL OPPORTUNITIES BY DEVELOPING SCHOOL PARKS AS NEIGHBORHOOD-ORIENTED RECREATIONAL FACILITIES ON SCHOOL GROUNDS, IN KEEPING WITH THE VISUAL CHARACTER OF THE NEIGHBORHOOD.

Public Space Guideline 2.1: Make the school park a “special place” within the school grounds by ringing it with trees, shrub borders or ornamental fencing and walls. Use wall materials in keeping with adjacent buildings.



Public Space Guideline 2.2: Make the school park an inviting place for neighbors to use when school is not in session. Create a street-edge plaza or gateway to clearly demarcate the park entries and act as a meeting place. Use materials compatible with the architectural character of the school building and surrounding residences.



Public Space Guideline 2.3: Provide an aesthetic and physical linkage between the school park and the streetscape by using the same materials and design elements (street tree planting, sidewalk paving, lighting, benches, etc.) for both civic spaces. The circulation system of pathways should clearly link destinations within the park to the street system and other parts of the neighborhood as well as to the school.

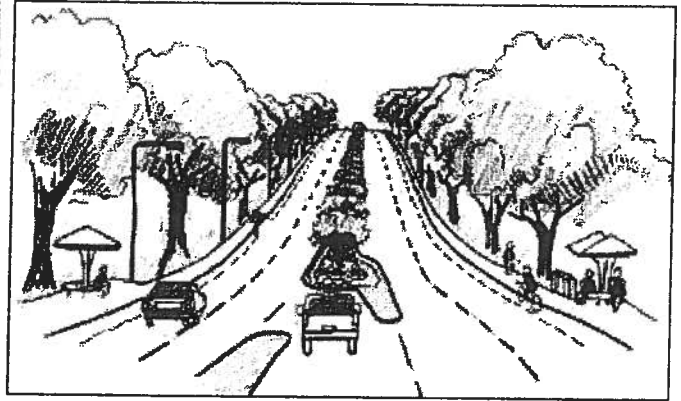
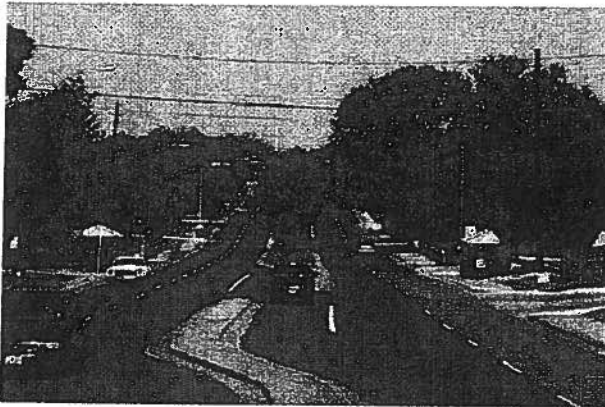
Public Space Guideline 2.4: Design the school parks with safety in mind so as to give users a sense of security. Where traffic volumes on adjacent streets pose a hazard to younger park users, enclose playscapes with see-through fencing 42" high: an adequate height for safety without creating a penned-in feeling. Keep sight lines into the park unobstructed by high fences, walls or vegetation to provide visibility for security purposes. Provide lockable gates of ornamental materials to permit enforcement of curfew hours and discourage inappropriate and unlawful uses. Design play facilities to maximize visual interest and play value while meeting applicable safety codes.

Public Space Guideline 2.5: Work with PARD and AISD to develop a program of activities and facilities that meets the needs and desires of neighborhood residents of all ages, interests and abilities. Facilities should be in scale with surrounding residential neighborhood. If necessary to meet the needs of a school-sized user group, divide play facilities into smaller component groupings to maintain appropriate scale.

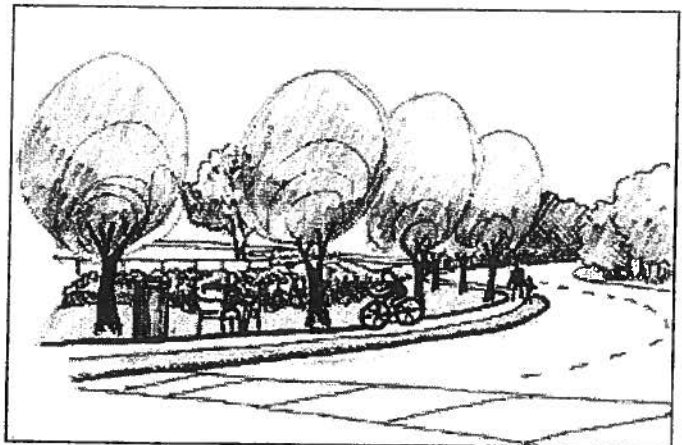
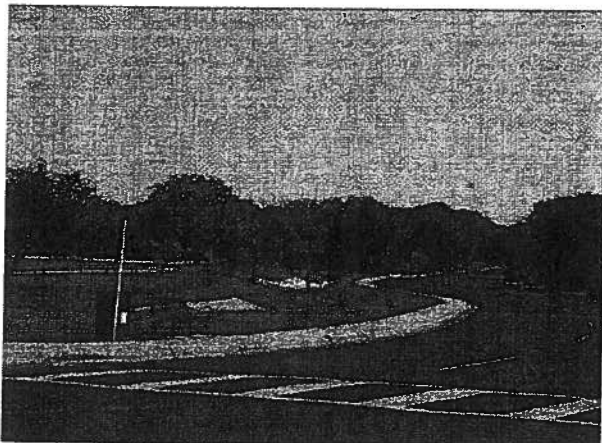
June 2000

Public Space Objective 3: VISUALLY LINK LITTLE WALNUT CREEK TRAIL, RUNDBERG GATEWAY ON NORTH LAMAR, NEIGHBORHOOD SCHOOLS, POOL AND NEIGHBORHOOD SHOPPING CENTER TO CREATE A GREENWAY SYSTEM.

Public Space Guideline 3.1: Use an integral design system to differentiate Greenbelt Streets from other neighborhood streets, such as specialty paving (brick band, exposed aggregate concrete) or graphic motifs in the sidewalk; unique tree species or planting pattern; benches, trash receptacles, etc.



Public Space Guideline 3.2: Create a system of signage or visual “clues” that orient Greenway users within the system such as mileage markers showing distances and directions to destinations (schools, shopping, transit) within the neighborhood.

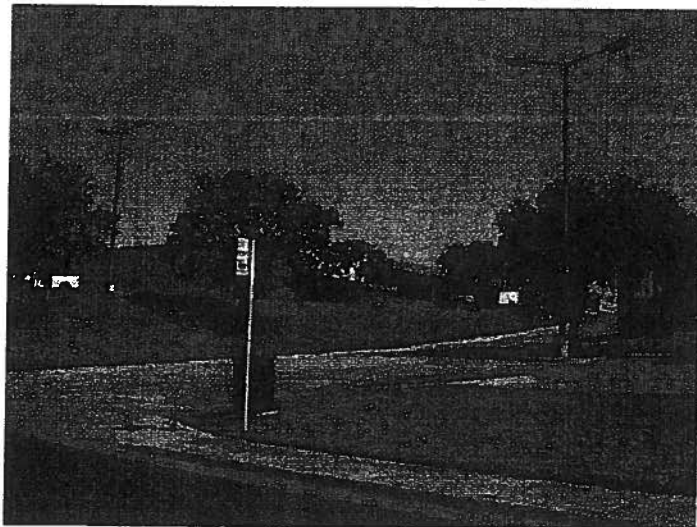


June 2000

Public Space Guideline 3.3: Work with land owners adjacent to other streams and drainage ways to identify and secure easements to additional open space corridors in the neighborhood, which could potentially extend the Greenway. Assure linkages to McBee Elementary school on Kramer and the proposed light rail line to the west of the neighborhood. Consider using street linkages where stream courses are not feasible.



Public Space Guideline 3.4: Work with the YMCA to develop a new facility closer to the center of the neighborhood, possibly at the proposed Neighborhood Center at the intersection of Rundberg and Parkfield. Place outdoor facilities (tennis and basketball courts, pool, etc.) along the Rundberg edge of the Center to enliven the streetscape and provide a visual cue as to what's going on inside.



Implementation

By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item 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 action item. 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

City Boards, Commissions and Staff

The numerous boards and commissions of the City will look to the North Austin Civic Association Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. The Planning Commission will already know if a proposed zoning change in North Austin Civic Association would be appropriate and supported by the residents and businesses of the neighborhood. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

Department Budgets

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the North Austin Civic Association Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

Capital Improvement Projects

There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long term interests of the neighborhood.

Other Agencies and Organizations

Other agencies and organizations outside City government will play a key role in the implementation of the North Austin Civic Association Neighborhood Plan. As these agencies look for public input, the North Austin Civic Association Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

Direct Neighborhood Action

Some of the elements of the North Austin Civic Association Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups, graffiti abatement and a citizens' crime watch are a few examples of projects that might best be accomplished by the neighborhood.

Implementation Schedule and Tracking

The implementation of the North Austin Civic Association Neighborhood Plan will be monitored. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in the North Austin Civic Association Neighborhood Plan, the status will be tracked. The North Austin Civic Association Neighborhood Plan Implementation Tracking Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the estimated cost, the current status and comments that include the next needed action. A check date, if not a completion date, will be set for each item. This tracking chart will be updated regularly as more information becomes available and as the status of projects change. An update report is scheduled for the January of 2000 to summarize the overall implementation status of the plan's recommendations. The Tracking Chart will be available upon request from the City of Austin, Neighborhood Planning staff.

Updating the North Austin Civic Association Neighborhood Plan

Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The North Austin Civic Association Neighborhood Plan will undergo regular review every 6 months. The Neighborhood Planning Leadership Team will conduct this review, updating the status of the action items and considering additions or amendments. The Neighborhood Planning Leadership Team may also designate subcommittees to assist in this review however, just as the full Leadership Team represents the diverse interests of the neighborhood, the updating subcommittee should include

representatives of homeowner, renters, businesses and non-resident property owners.

Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make. How often this will be necessary depends on how much the conditions have changed in the neighborhood. Overall, it seems that a neighborhood plan, with any needed changes, should be re-approved and re-adopted every 5-7 years.

Appendix A:

**Ordinance adopting the North Austin Civic Association Neighborhood
Plan**

North Austin Civic Association Neighborhood Plan
June 2000

ORDINANCE NO. 000629-106

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE NORTH AUSTIN CIVIC
ASSOCIATION 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) The Austin Tomorrow Comprehensive Plan contemplated the adoption of neighborhood plans. 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 1998, the North Austin Civic Association neighborhood was selected to work with the City of Austin to complete a neighborhood plan. The North Austin Civic Association 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. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. During the planning process, the North Austin Civic Association Neighborhood 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 newsletter;
- (6) community-wide meetings; and
- (7) neighborhood ballot.

(D) The North Austin Civic Association Neighborhood Plan recommends action by the neighborhood association, the City, and by other agencies to preserve and improve the neighborhood. The North Austin Civic Association Neighborhood Plan has 10 major goals:

- (1) protect and enhance the existing neighborhood through code enforcement and property maintenance activities;
- (2) establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses;
- (3) create a more pedestrian and cyclist friendly neighborhood by adding sidewalks and improving access to major centers of neighborhood activity;
- (4) protect residential areas from impacts of through traffic and improve traffic flow in the neighborhood;
- (5) improve the safety, comfort, and efficiency of Capital Metro services in the neighborhood;
- (6) maintain and improve neighborhood parks, add new parks, and improve maintenance of all undeveloped green spaces;
- (7) improve neighborhood appearance by promoting landscaping, maintenance, "Adopt-a-Street" campaigns, and litter control;
- (8) preserve and improve the neighborhood environment including air and soil quality, and storm drainage;
- (9) promote awareness of neighborhood history; and
- (10) reduce the actual incidence of crime and improve the sense of public safety in the area by maintaining a positive working relationship with the Austin Police Department.

- (E) For each of these general goals, the North Austin Civic Association Neighborhood Plan includes more focussed objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the North Austin Civic Association Neighborhood Plan.
- (F) The North Austin Civic Association Neighborhood Planning Team will review the North Austin Civic Association Neighborhood Plan every six months to update the status of the action items and consider additions or amendments. The Neighborhood Planning Team includes representatives of homeowners, renters, businesses, and non-resident property owners. Five years after the effective date of this ordinance, the Neighborhood Planning Team will recommend a formal process for a community-wide review, update, and re-adoption of the neighborhood plan.
- (G) In June 2000, the Planning Commission held a public hearing on the draft North Austin Civic Association Neighborhood Plan, and recommended adoption of the Plan by the City Council. The North Austin Civic Association Neighborhood Plan is appropriate for adoption as an element of the Comprehensive Plan. The Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. Adoption and Direction.

- (A) The Austin Tomorrow Comprehensive Plan Chapter 5, "Neighborhood Plans," is amended to add the North Austin Civic Association Neighborhood Plan, as set forth in the attached Exhibit "A," as Section 5-5 of Chapter 5 of the Comprehensive Plan.
- (B) The City Manager shall:
 - (1) Prepare zoning cases consistent with the recommendations in the Plan;
and
 - (2) strengthen enforcement of existing zoning regulations.
- (C) The City Manager shall provide yearly updates on the status of the implementation of the North Austin Civic Association Neighborhood Plan.
- (D) The North Austin Civic Association Neighborhood Plan takes precedence over any conflicting provision in the general Comprehensive Plan.

June 2000

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 10, 2000.

PASSED AND APPROVED

_____ June 29 _____, 2000

§
§
§



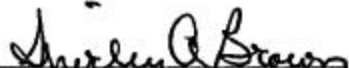
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



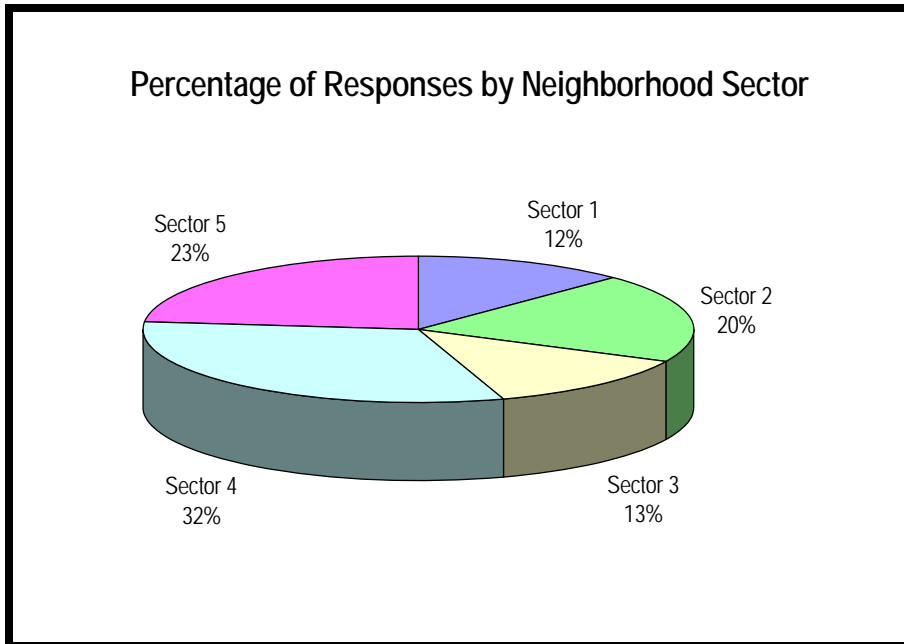
Shirley A. Brown
City Clerk

North Austin Civic Association Neighborhood Plan
June 2000

**Appendix B:
Residential and Business/Non-resident Survey Summary**

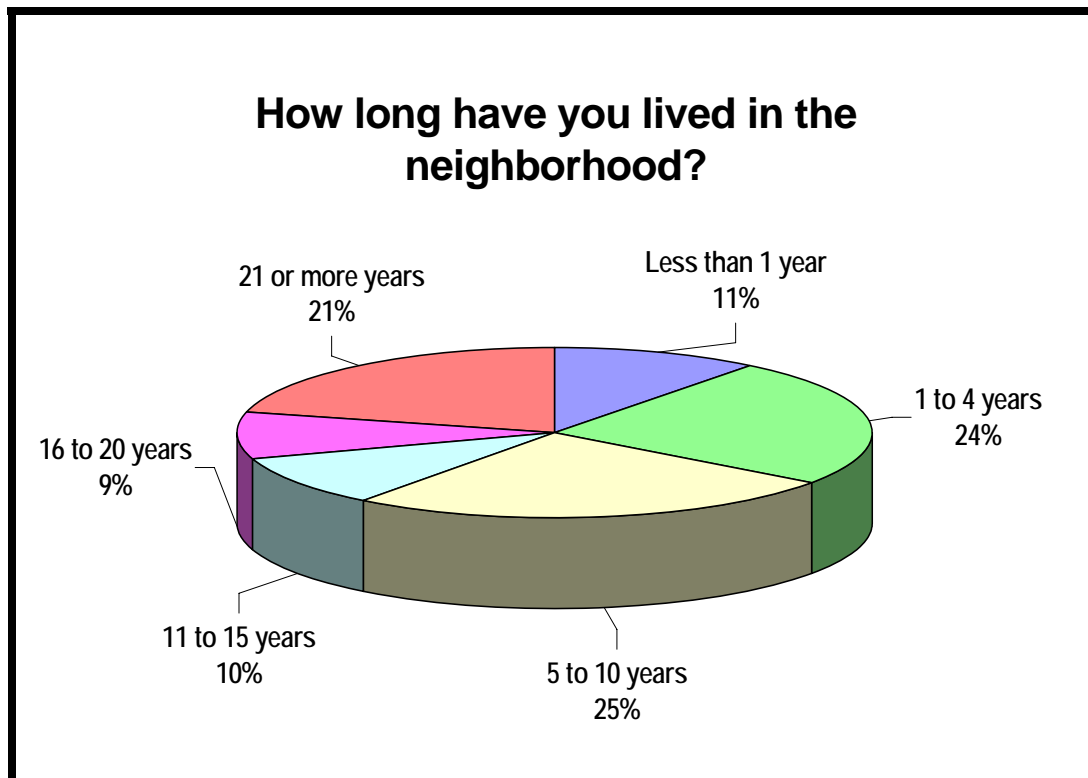
North Austin Civic Association Neighborhood Planning Residential Survey Summary

1. In which part of the neighborhood do you live?



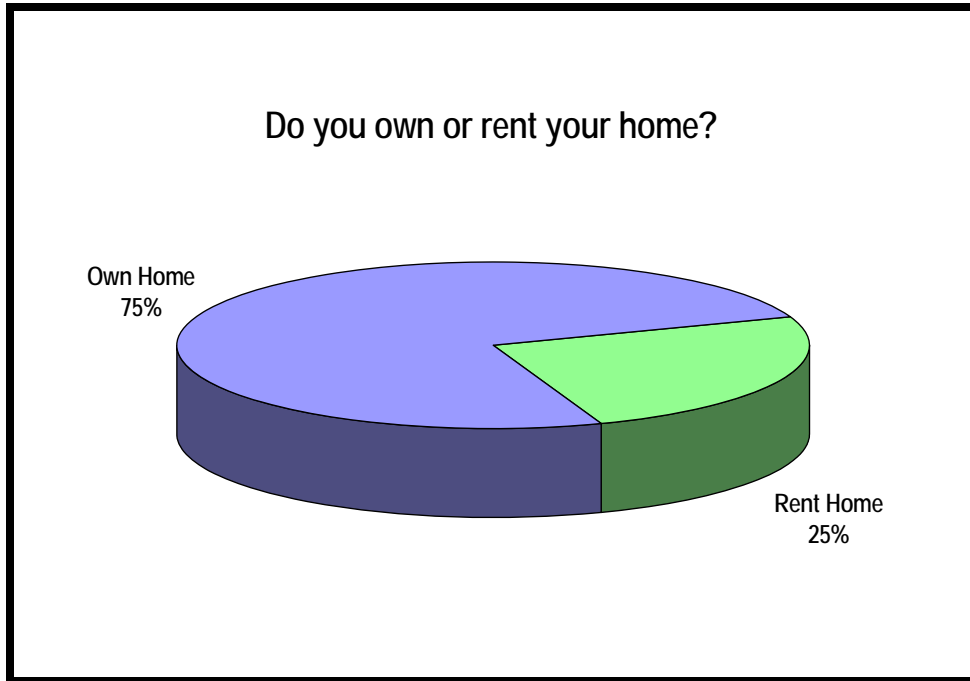
Neighborhood Area	Responses
Sector 1	68
Sector 2	109
Sector 3	70
Sector 4	174
Sector 5	128
Total	549

2. How long have you lived in the neighborhood?



Years in the Neighborhood	Responses
Less than 1 year	58
1 to 4 years	134
5 to 10 years	138
11 to 15 years	54
16 to 20 years	48
21 or more years	116
Total	548

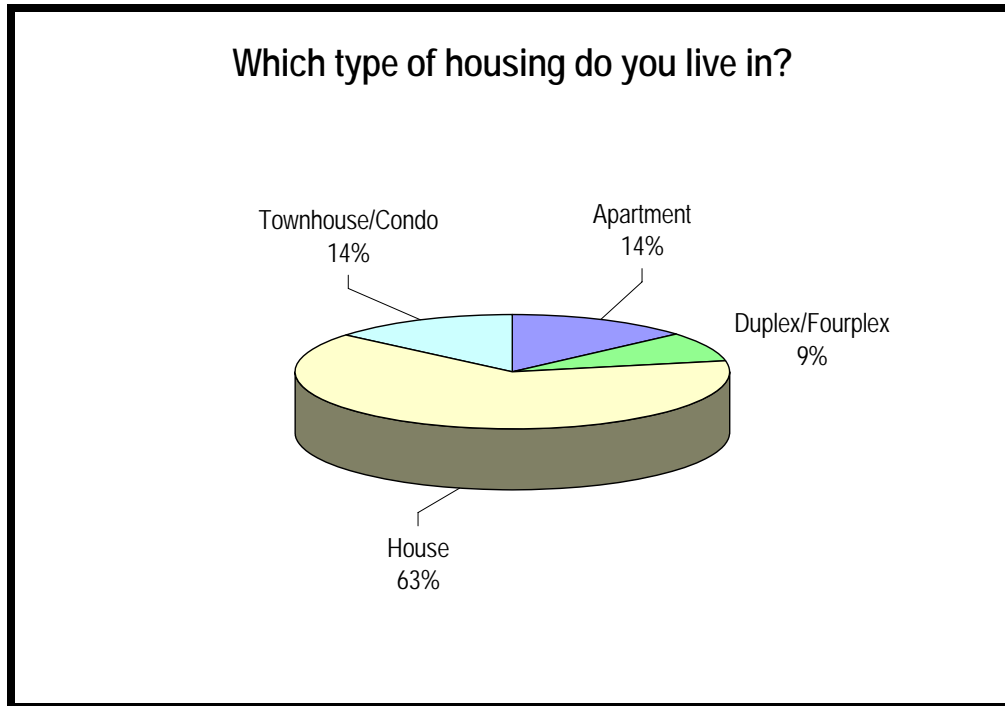
3. Do you own or rent your home?



	Survey Respondents		NACA *		Austin*	
Total Population	549	-	22,036	-	465,622	-
Total Housing Units	-	-	10,886	-	217,054	-
Total Occupied Housing	-	-	9,507	87%	192,148	89%
Total Vacant Housing	-	-	1,379	13%	24,906	11%
Persons per Household	-	-	2.34		2.33	-
Owner Occupied	411	75%	2,521	27%	77,974	41%
Renter Occupied	138	25%	6,986	73%	114,174	59%
Median Household Income	-	-	\$22,461	-	\$25,414	-

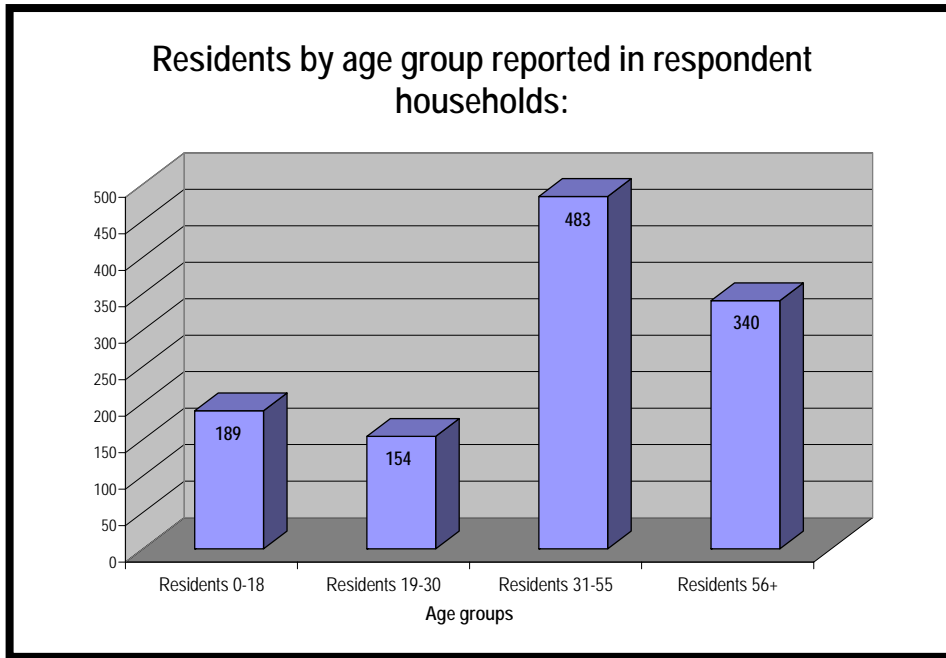
* 1990 U.S. Census Data

4. Which type of housing do you live in?

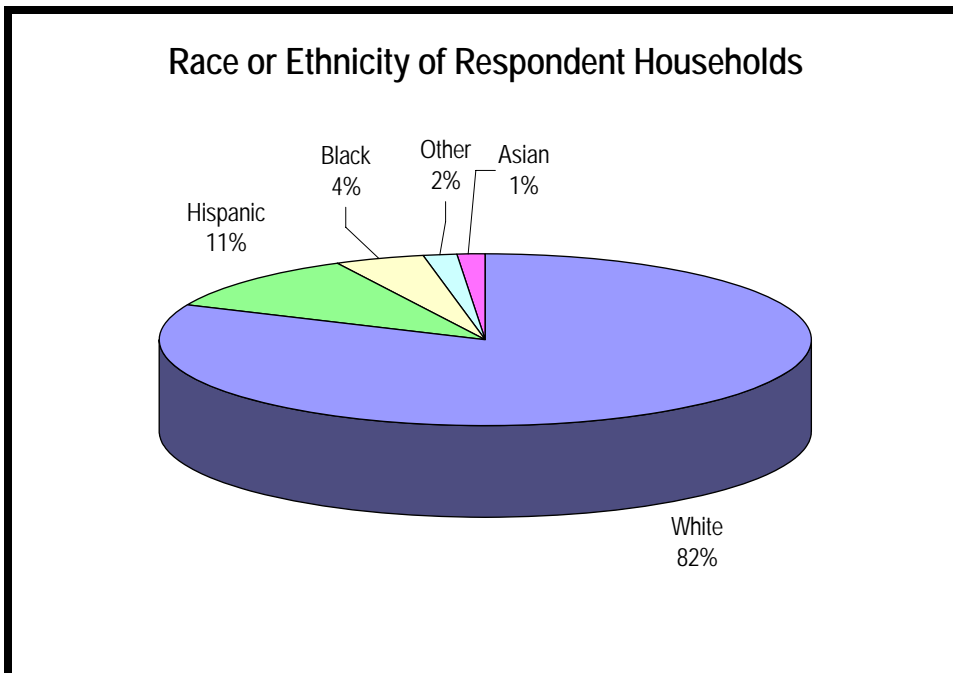


Type of Housing	Responses
House	346
Townhouse/Condominium	75
Apartment	70
Duplex/Fourplex	46
Eightplex	2
Public Housing	1
Total	540

5. List the number of residents in your household who are in each of the following age groups.



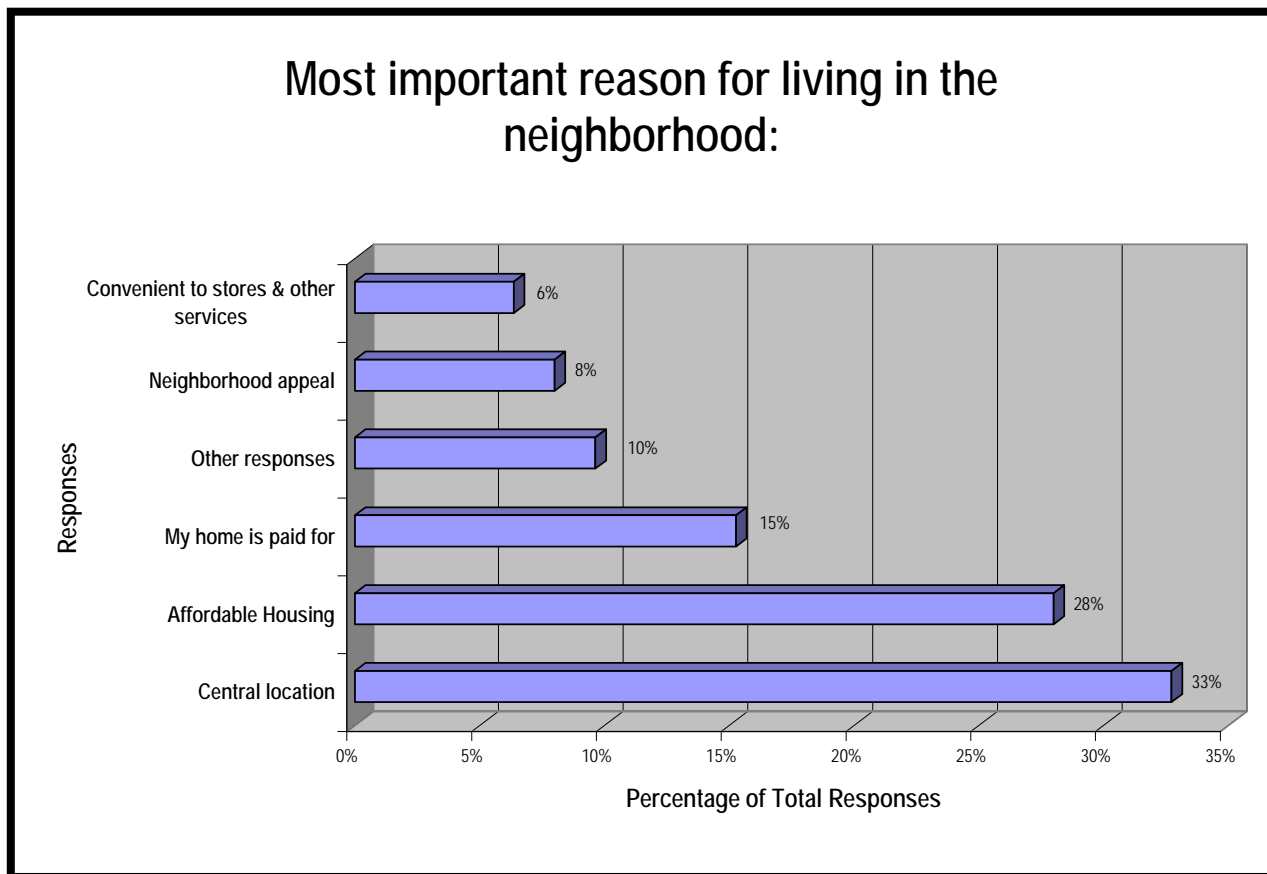
6. What is your race or ethnicity?



Race/Ethnicity	Survey Respondents	NACA *	Austin*
White	82%	57%	61%
Hispanic	11%	21%	23%
Black	4%	16%	12%
Asian	1%	5%	3%
Other	2%	1%	1%

* 1990 U.S. Census Data

7. What is the most important reason you have for choosing to live in the NACA neighborhood?

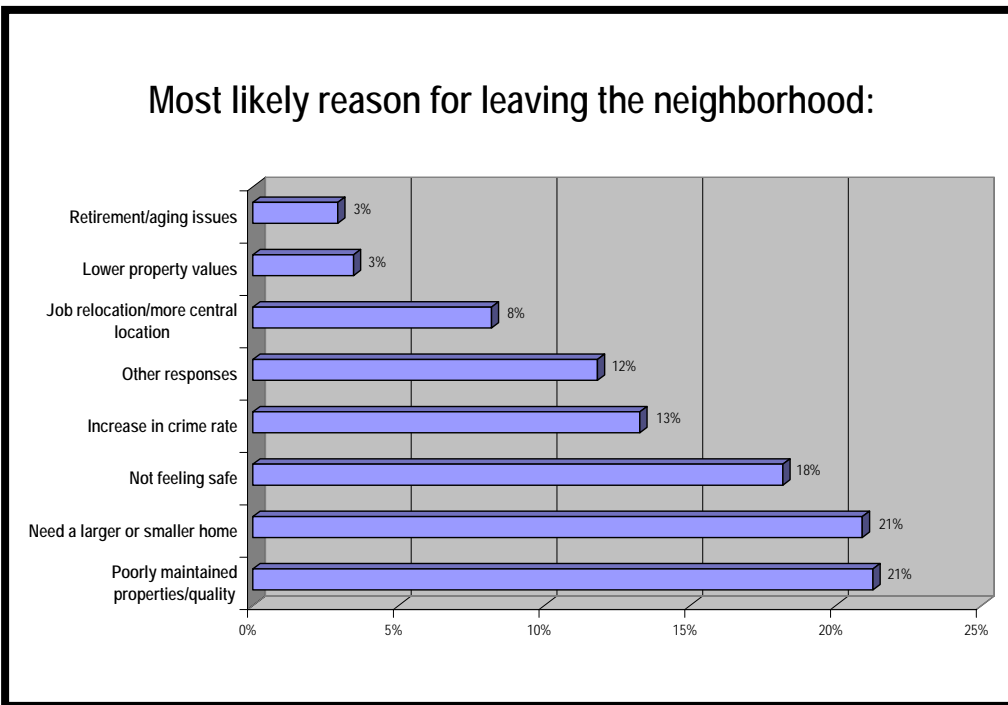


North Austin Civic Association Neighborhood Plan

June 2000

Responses	Total	Percent
Central location	180	33%
Affordable Housing	154	28%
My home is paid for	84	15%
Neighborhood appeal	44	8%
Convenient to stores & other services	35	6%
Other or no response	25	5%
Location & quality of schools	11	2%
Diversity of neighbors	6	1%
Strong sense of safety	6	1%
Lower taxes	3	1%
Parks & recreation areas	1	0%
Community pride	0	0%
Total Responses	549	100%

8. What would be the most likely reason you would move out of the NACA neighborhood?



North Austin Civic Association Neighborhood Plan

June 2000

Responses	Total	Percent
Poorly maintained properties or decrease in quality of neighborhood/neighbors	117	21%
Need a larger or smaller home	115	21%
Not feeling safe	100	18%
Increase in crime rate	73	13%
Job relocation or need for more central location	45	8%
No plans to move or no response	21	4%
Lower property values	19	3%
Retirement and aging issues	16	3%
Affordability/city growth issues	12	2%
Higher property taxes	9	2%
Unresolved drainage problems	8	1%
To purchase own home	4	1%
Traffic and parking Issues	4	1%
To be closer to family	4	1%
Increase in graffiti	2	0%
Total Responses	549	100%

Getting Around the Neighborhood

	Yes	No	Not Sure
Streets that need sidewalks or curbs:	27%	22%	51%
Streets that need better street lighting:	28%	18%	54%
Transportation problems:	33%	22%	45%
Areas not safe for pedestrians/cyclists:	39%	16%	45%
Do you use bus services?	16%	84%	
Do you use a bus stop that needs a shelter, bench or trash can?	16%	84%	
Shelter	49		
Bench	31		
Trash can	21		

Land Use, Zoning, Code Enforcement and Local Businesses

9. What kinds of changes would make existing shopping areas (especially along Lamar and Highway 183) more attractive?

CHANGES	TOTAL	PERCENT
Trees and landscaping	341	24%
Different types of stores	191	13%
Fewer and less intrusive commercial/business signs	187	13%
Benches and sidewalks	133	9%
Better pedestrian crossings	115	8%
Outdoor eating places	86	6%
Easy pedestrian connections to commercial areas	81	6%
Remove overhead electric lines	75	5%
Bicycle Paths and bicycle parking	53	4%
Store-front awnings for shade	52	4%
Construct underground storm sewers	44	3%
Mixed use buildings: residential and commercial	27	2%
Stores closer to sidewalks	9	1%
Other responses	43	3%
Total	1437	100%

10. What kinds of improvements would you like to see along the major streets into the neighborhood? (Particularly along Rundberg, Rutland, Ohlen, Payton Gin, Parkfield)

Improvements	TOTAL	PERCENT
Litter/trash control	330	23%
Trees and landscaping	284	20%
Benches and sidewalk improvements	152	11%
Better pedestrian crossings and paths	119	8%
Additional street lights	119	8%
Public trash receptacles	100	7%
Fewer/less intrusive commercial/business signs	100	7%
Signs at the entrance to the neighborhood	71	5%
Other responses	67	5%
Mixed use buildings: residential and commercial	35	2%

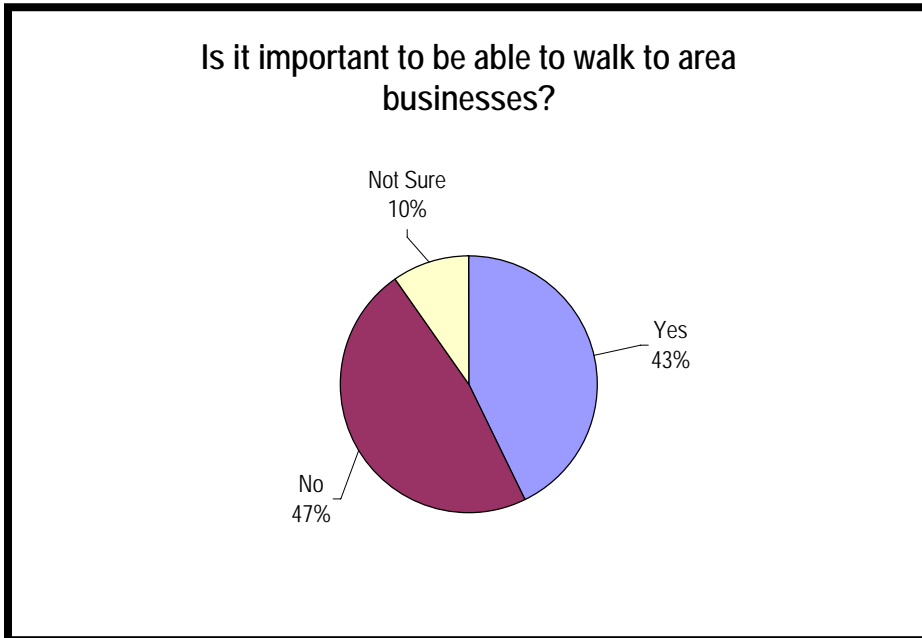
North Austin Civic Association Neighborhood Plan

June 2000

Traffic signals	32	2%
Clustered mail boxes	31	2%
Total	1440	100%

See Appendix B for other responses.

11. Is it important to you to be able to walk to area businesses?



	Responses
Yes	221
No	246
Not Sure	50
Total	517

Land Use, Zoning, Code Enforcement and Local Businesses

12. What kinds of changes would make existing shopping areas (especially along Lamar and Highway 183) more attractive?

CHANGES	TOTAL	PERCENT
Trees and landscaping	341	24%
Different types of stores	191	13%
Fewer and less intrusive commercial/business signs	187	13%
Benches and sidewalks	133	9%
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Fewer/less intrusive commercial/business signs	100	7%
Signs at the entrance to the neighborhood	71	5%
Other responses	67	5%
Mixed use buildings: residential and commercial	35	2%

North Austin Civic Association Neighborhood Plan

June 2000

Traffic signals	32	2%
Clustered mail boxes	31	2%
Total	1440	100%

14. What types of new, small neighborhood businesses would you like to have within walking distance of your residence?

RESPONSES	TOTAL	PERCENT
Book store	257	22%
Coffee/Bagel shop	256	22%
Ice cream shop	212	18%
Café	144	12%
Gift/card shop	125	11%
Small grocery	61	5%
Florist	36	3%
Other responses	36	3%
Specialty shop	32	3%
Child care	31	3%
Total	1190	100%

See Appendix B for other responses.

15. What types of new businesses or services are needed in the existing commercial areas of the neighborhood?

RESPONSES	TOTAL	PERCENT
Book Store	275	20%
Coffee shop	259	19%
Restaurants	204	15%
Clothing stores	176	13%
Office Supply/Copy center	128	10%
Churches	101	7%
Clothing resale store	91	7%
Child care center	79	6%
Other	34	3%
Total	1347	100%

Parks and Environment

16. Are there environmental or aesthetic problems in the neighborhood that you think need more attention?

RESPONSES	TOTAL	PERCENT
Poorly maintained properties	313	22%
Trash/litter in the neighborhood	303	21%
Bulky Trash	193	14%
Eroded/overgrown creekbeds	178	13%
Polluted Creeks	114	8%
Graffiti	85	6%
Noise	82	6%
Abandoned vehicles	45	3%
Unsightly signs or billboards	36	3%
Flooding	33	2%
Unscreened dumpsters	25	2%
Other	12	1%
Total	1419	100%

See Appendix B for other responses.

17. If the neighborhood were to receive new park and recreation facilities, what would your priorities be?

RESPONSES	TOTAL	PERCENT
Picnic areas	171	12%
Recreational center	143	10%
Open space	141	10%
Hiking/biking/skating trail	128	9%
Playgrounds	123	9%
Cultural activities for youth	108	8%
Park tables/benches	102	7%
Running track	79	6%
Recreational classes	73	5%
Extended Kennemer Pool season/hours	69	5%
Use of school facilities during summer/holidays	69	5%
Basketball Courts	50	4%
Baseball/softball field	35	3%

North Austin Civic Association Neighborhood Plan

June 2000

Tennis court	27	2%
Skateboard facilities/area	21	2%
Soccer field	21	2%
Volleyball area	18	1%
Other	17	1%
Total	1395	100%

See Appendix B for other responses.

Neighborhood Services

18. What types of crime are of greatest concern to you in the neighborhood?

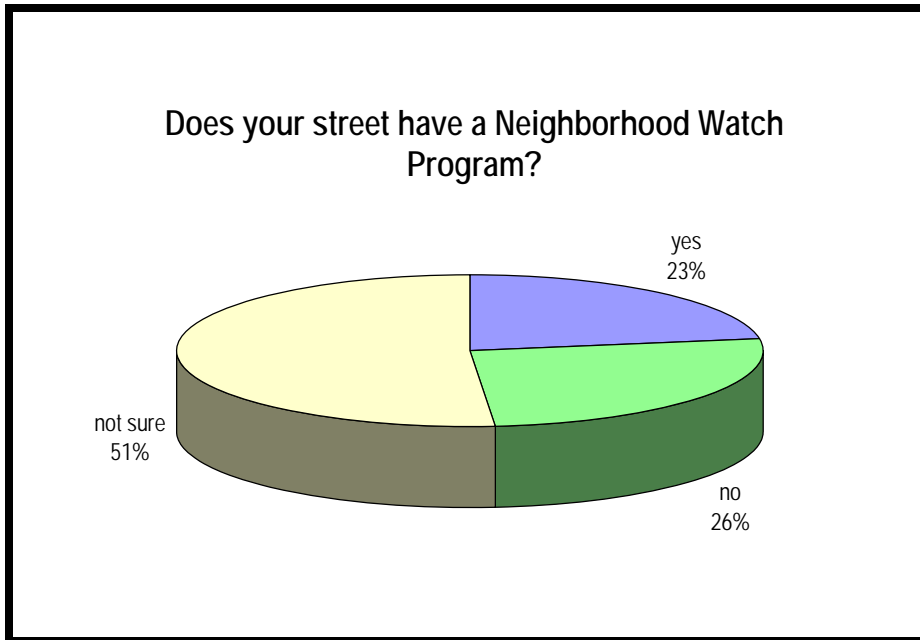
RESPONSES	TOTAL	PERCENT
Burglary/Robbery	452	30%
Drugs	252	17%
Vandalism	251	17%
Auto Theft	189	13%
Graffiti	142	10%
Assault/Rape	115	8%
Illegal Dumping	52	4%
Other	20	1%
Prostitution	12	1%
Total	1485	100%

Other types of crime of concern to the neighborhood:

- Autos running stop signs & speeding w/kids @ play
- Domestic problems
- Drinking alcohol at Cook Elem./trash from soccer games.
- Traffic
- Trash/litter
- Family disturbance
- Gun shots heard several times in neighborhood
- Homeless loitering
- Hurting animals/pets & birds-shooting them with pellet or BB guns
- Loitering at HEB & LWCL at Rundberg/Lamar
- Loose animals soiling property
- Neighbor parks 18 wheeler on street-violates city ordinance.

- Noise pollution
- Prostitution
- Speeding
- Stray animals
- Trash/litter, bulky trash

19. Does your street have a Neighborhood Watch Program?



	Responses
Yes	121
No	140
Not Sure	275
Total	536

See Appendix C for all comments regarding existing Neighborhood Watch streets and requests for information.

21. If Little Walnut Creek Library were to receive improvements, what would your priorities be?

RESPONSES	TOTAL	PERCENT
Increase library parking	344	25%
Improve access to and from Rundberg	302	22%
Provide more books/reference material	254	18%

North Austin Civic Association Neighborhood Plan

June 2000

Extend library hours	173	12%
Provide more computer for internet access	155	11%
Expand library space: study/meeting rooms	136	10%
Other	32	2%
Total	1396	100%

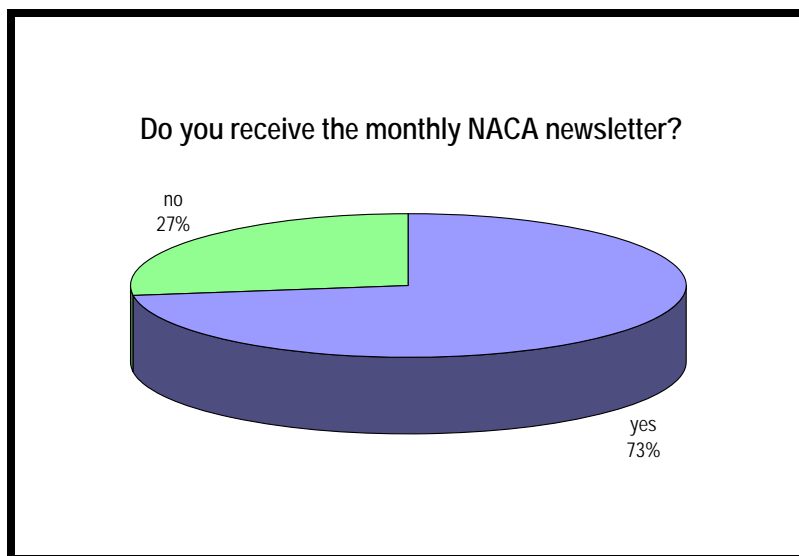
See Appendix B for other responses.

22. What are the **three** most important issues facing the neighborhood?

RESPONSES	TOTAL	PERCENT
Poorly maintained properties	340	23%
Crime and graffiti	257	17%
Preserving the residential character	256	17%
Cut-through traffic	132	9%
Need for recreational facilities	125	8%
Pedestrian and bicycle safety	108	7%
Flooding/drainage	107	7%
Library improvements needed	78	5%
Need for park space	61	4%
Other	38	3%
Total	1502	100%

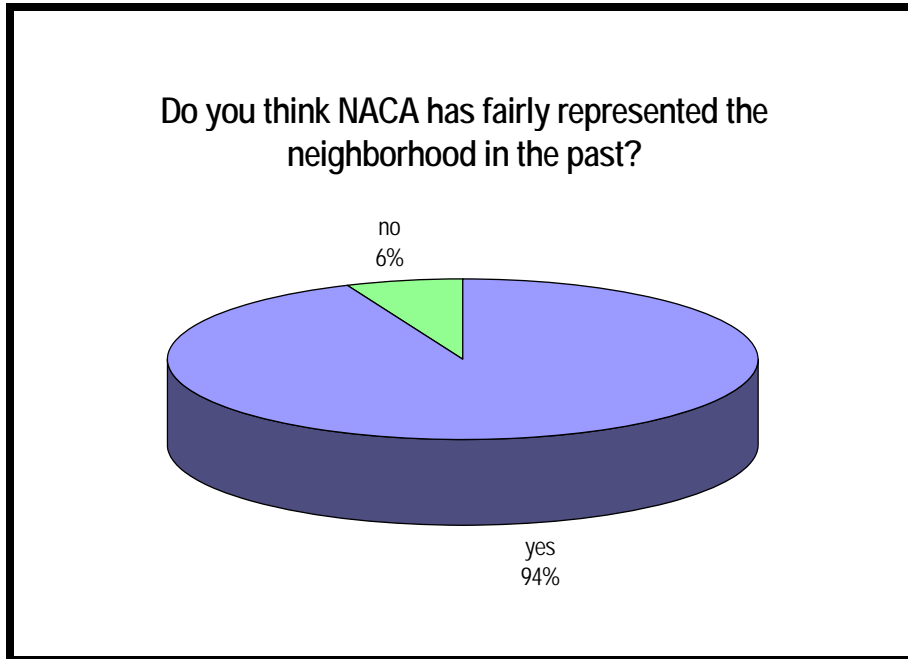
See Appendix B for other responses.

23. Do you receive the monthly NACA newsletter?



	Responses
Yes	388
No	145
Not Sure	0
Total	533

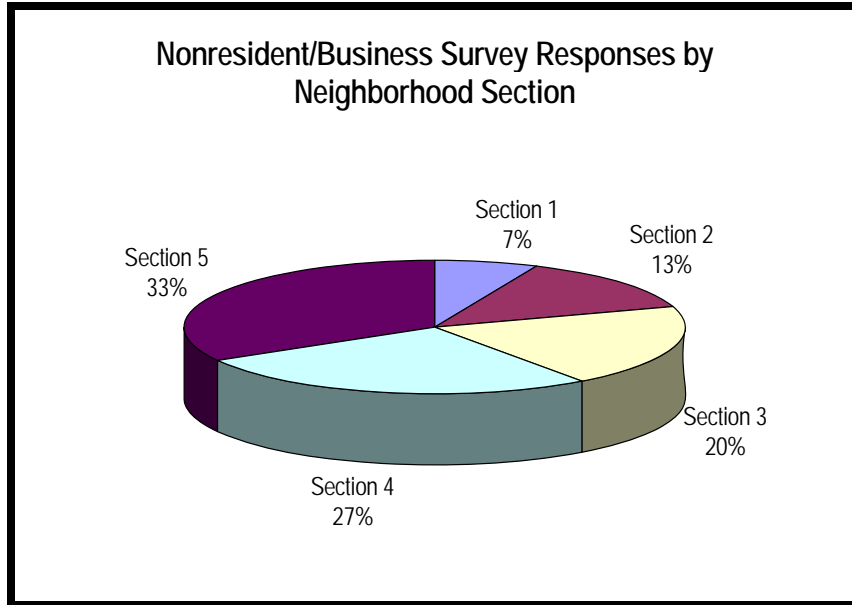
24. Do you think NACA has fairly represented the neighborhood in the past?



	Responses
Yes	379
No	26
Not Sure	0
Total	405

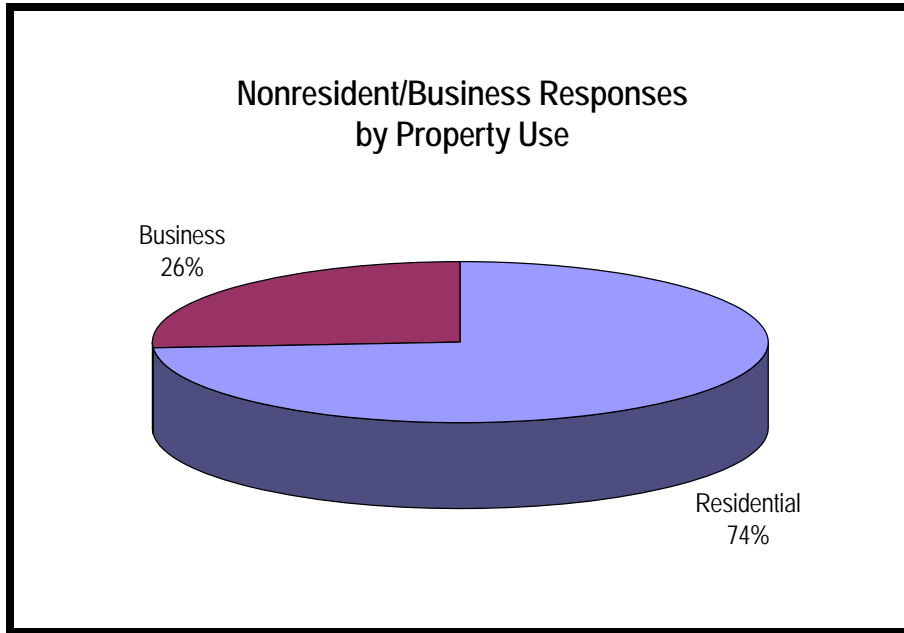
North Austin Civic Association Neighborhood Planning Non-resident Property Owner/Business Survey Summary

1. Looking at the map, in which part of the neighborhood is your property or business located?



Neighborhood	Responses
Section 1	32
Section 2	62
Section 3	16
Section 4	59
Section 5	65
Total	234

2. How is your property used?



Property Use	Responses
Residential	177
Business	63
Total	234

The table contains business owner or manager responses to the following questions:

3. Please list the types of services the business provides.
4. Are you the business owner or the manager?
5. What is the approximate square footage of the business?
6. How many persons are employed at this location?

Business Type	Service Provided	Owner	Manager	Square Footage	Employees
A/C SERVICE	A/C & HEATING REPAIR	X		2,000	5
A/C SERVICE	A/C, HEAT, ENERGY CONTRACTOR		X	12,000	50
AUTO PAINT					
AUTO PAINTING & BODY WORKS	AUTO PAINTING	X		8,700	11
AUTOMOTIVE REPAIR	GENERAL AUTO REPAIR	X		6,000	5

North Austin Civic Association Neighborhood Plan

June 2000

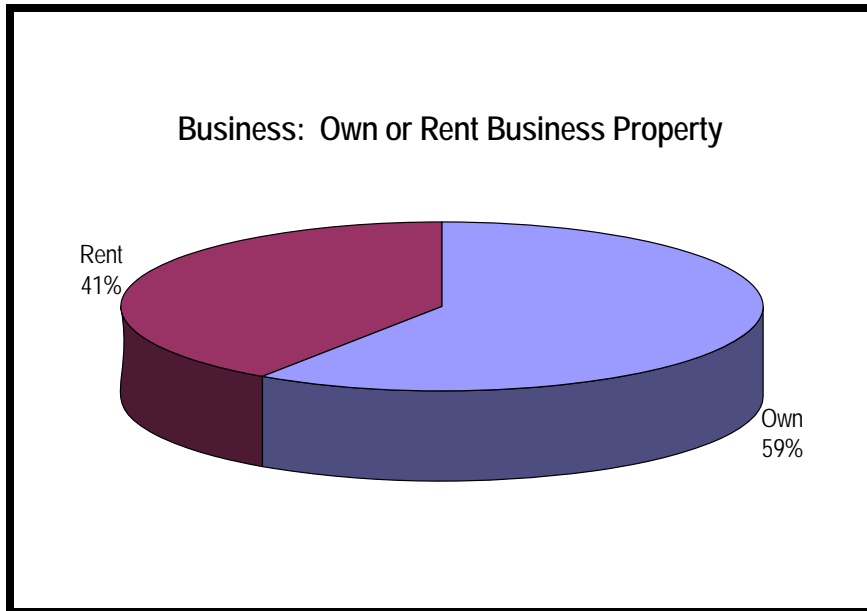
Business Type	Service Provided	Owner	Manager	Square Footage	Employees
AUTOMOTIVE REPAIR	AUTO REPAIR	X		2,500	22
AUTOMOTIVE REPAIR	AUTO REPAIR	X		3,000	3
AUTOMOTIVE REPAIR	AUTO BODY REPAIR AND REFINISHING	X		4000	2
BAKERY	CAKES, PASTRIES AND DELIVERY	X		510	1
BEAUTY SALON	HAIR SERVICE	X		780	4
CAR REPAIR SHOP	CAR & LIGHT TRUCK REPAIR	X		2,000	2
CAR WASH & DETAIL SHOP	AUTOMATIC CAR WASH	X		43,560	8
CARPET, FLOOR COVERING	FLOOR COVERING SALES & INSTAL.	X			
COMMERCIAL WAREHOUSE	WAREHOUSE	X			
CONSTRUCTION	ELECTRIC CONTRACTOR	X			8
CONSTRUCTION SERVICES	CONSTRUCTION	X		3,500	30
CONVENIENT STORE	CONVENIENT STORE W/ GAS PUMPS	X		2000	6
CUSTOM PICTURE FRAMING	ART SALES, FRAMING	X		1,700	1
DISTRIBUTION	SUPPLY DISTRIBUTOR		X	40,000	30
DISTRIBUTION	DAIRY/BEVERAGE DISTRIBUTION		X	12,000	35
DISTRIBUTOR	SELL ELECTRICAL UTILITY PRODUCTS		X	8,500	5
ELECTRICAL CONTRACTOR	ELECTRICAL	X			
FENCE MANUFACTURING	LUMBER RECLAIMING	X	X	50,000	50
FURNITURE MAKER	CREATE CUSTOM FURNITURE	X		500	1
GENERAL CONSTRUCTION CONTRACTING	RESIDENTIAL REMODEL & ADDITIONS	X		1,500	1
GENERAL CONTRACTOR	CONSTRUCTION MANAGEMENT, ENGINEERING		X	2027	4
GOLF COURSE CONTRACTOR	EQUIPMENT SALES, AERIFICATION CONTRACTOR	X		2,100	2
GROCERY/ASIAN PRODUCTS	GROCERY	X			
HAIR SALON	HAIR, PERMS, COLOR, NAILS	X		1600	3
HOME BASED COMPUTER TRAINING AND SUPPORT	COMPUTER TRAINING AND SUPPORT	X		225	1
INTERNET SERVICE PROVIDER	INTERNET SERVICE	X		200	2
LANDSCAPE CONTRACTOR					
LANDSCAPE CONTRACTOR	OWN APARTMENTS & SMALL BUSINESS: LANDSCAPING	X		2,000	22
LIGHT MANUFACTURING		X		7,500	30 - 35
LIGHT MANUFACTURING / ENGINEERING	MANUFACTURE OF EQUIPMENT AND SYSTEMS FOR WATER AND WASTEWATER TREATMENT		X	6,000	9

North Austin Civic Association Neighborhood Plan

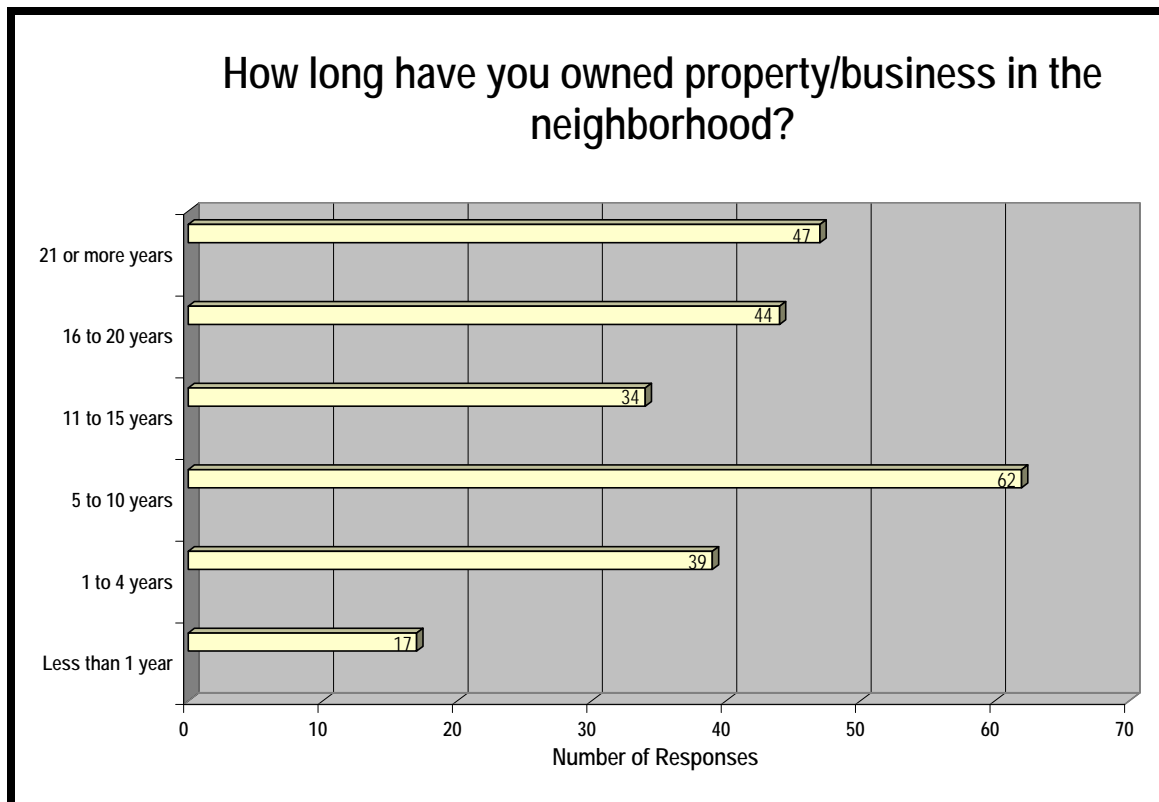
June 2000

Business Type	Service Provided	Owner	Manager	Square Footage	Employees
LIGHT METAL WORK	LIGHT METAL WORK	X		1,960	1
MAGIC SHOP	MAGIC SUPPLY SALES	X		300	2
MANUFACTURING	CUSTOM BOAT CANVAS; COVERS; REPAIR	X		2000	2
MANUFACTURING	MAKE AND SELL LIGHTING FIXTURES		X		170
MECHANIC SHOP	GENERAL MECHANIC	X			1
MINI STORAGE	MINI STORAGE	X		20,000	0
NON-PROFIT	EMPLOYMENT PLACEMENT, ASSISTED LIVING SUPPORT		X	8,978	25
OFFICE R & D		X			
PAINTING CONTRACTOR	PAINTING, DRYWALL	X		1,300	35
PUBLISHING	PUBLISH BOOKS, INF. MATERIALS, ETC	X		200	1
R & D, MECH. ENG.	DEV. OF CONTINUOUSLY VARIABLE TRANS.		X	3,200	1
RADIATOR REPAIR	RADIATOR/GAS TANK REPAIR & SALES	X		2,000	3
REAL ESTATE	PROP MANAGEMENT, SALES		X	900	3
REAL ESTATE	COMMERCIAL REAL ESTATE	X		4,416	6
RESELLER OF COMPUTERS AND PARTS	COMPUTER RESALE		X	9000	21
RESTAURANT	STEAKS AND BUFFET		X	12,000	65
ROLLERSKATING RINK	ROLLERSKATING	X			
TOWER & FUTURE WAREHOUSE	KVET AM TOWER	X			
WAREHOUSE	MOVING COMPANY	X		4,000	5
WINDOW COVERINGS	CANVAS AWNINGS, WINDOW BLINDS	X		2,500	6
WRITER / ARTIST	WRITER / ARTIST	X		200	2

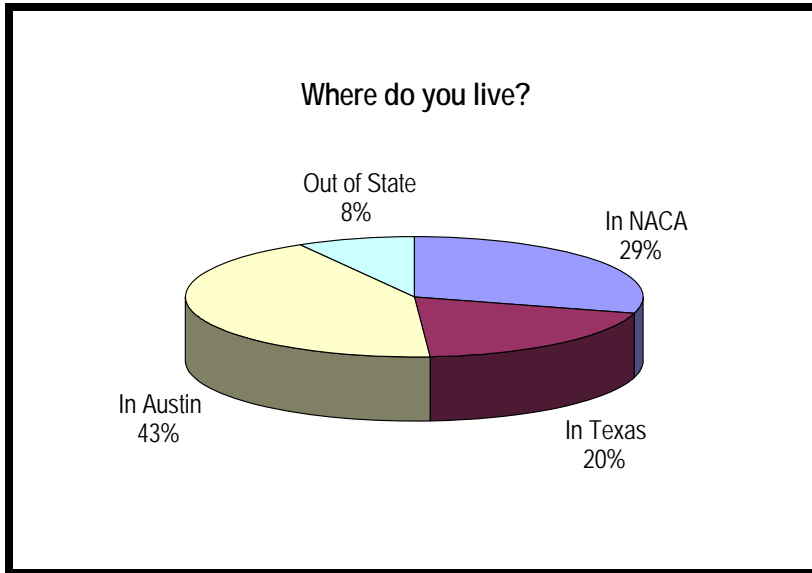
7. Is the property where your business is located owned or rented?



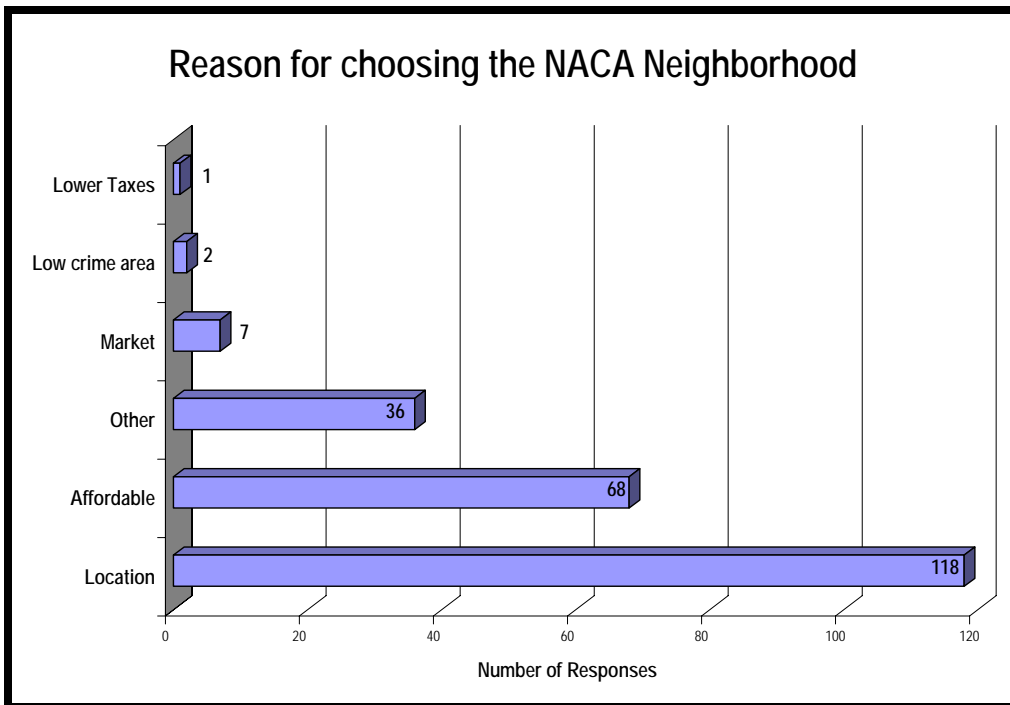
8. How long have you owned property or has the business been in operation in the neighborhood?



9. Where do you live?



10. What is the most important reason you have for choosing to own property or operate a business in the NACA neighborhood?



Other Reasons for Choosing the NACA Neighborhood

AVAILABILITY

BOUGHT IT DURING '80'S BOOM

BOUGHT WHEN AREA WAS NICER

BUSINESS OPPORTUNITY

ESTABLISHED HERE

FIRST HOME

FORMER RESIDENCE - CLOSE TO WORK

GOOD RENTAL AREA

HOME BASED

HUD FIX UP

I WORK IN MY HOME

INVESTMENT

INVESTMENT

INVESTMENT / RESIDENCE

INVESTMENT POTENTIAL

INVESTMENT PROPERTY

IT WAS A MUCH MORE DESIRABLE AREA 21 YEARS AGO

LIVED IN HOUSE PRIOR TO MOVING

LIVED THERE WHILE LIVING IN AUSTIN BUT LEFT WHEN RETIRED

LOCATED NEAR OTHER OWNED PROPERTY

MOTHER AND FATHER

MOVED HERE WHEN NEIGHBORHOOD WAS MORE DESIRABLE.

NOT ABLE TO SELL IN '85-86

NOT HAPPY WITH AREA.

OFFERED BUSINESS TO BUY

ONE STORY CONDO

OWNED LAND BEFORE NEIGHBORHOOD.

OWNED PROPERTY SINCE 1979

RENTAL

RENTAL

RENTAL

SECURE AREA.

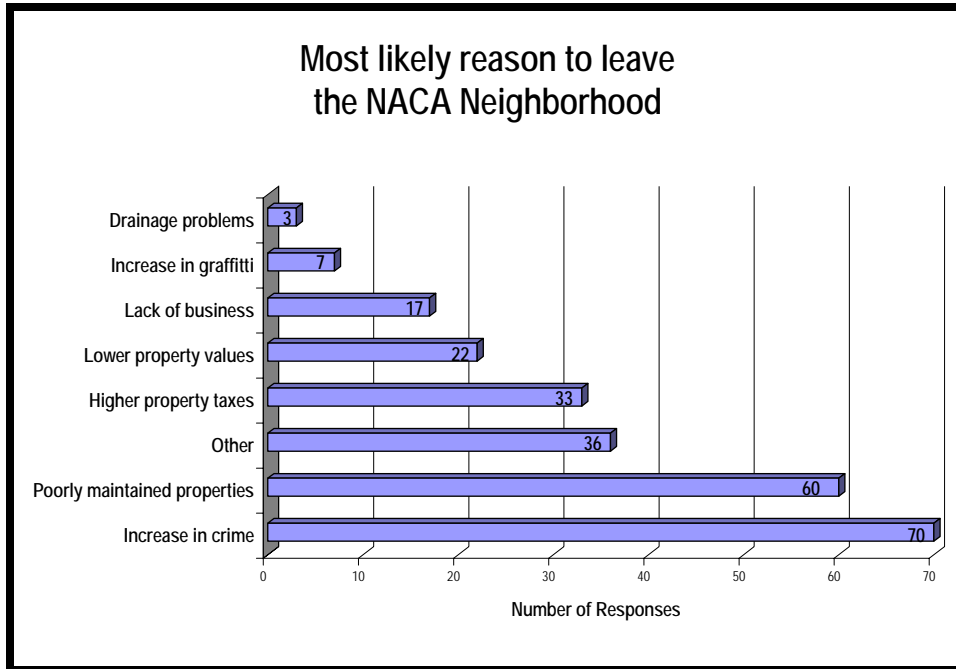
TO MAKE MONEY

WAS THE FAMILY HOME

WE WERE UNABLE TO SELL THIS PROPERTY WHEN WE LEFT

ZONING

11. What would be the most likely reason you would leave the NACA neighborhood?



Other Reasons to Leave the NACA Neighborhood:

- AVAILABILITY SOUTH
- DEATH
- DEATH.
- DECISION TO NOT RETURN TO AUSTIN
- DISINVESTING
- EXPANSION
- HIGH RENTAL VACANCY RATES
- HIGHER RENT
- IF WE COULD FIND A BUYER FOR THE PROPERTY
- LARGER FACILITY
- LEAVE A LARGE TOWN.
- LOCATED IN AUSTIN
- LOCATION THAT BETTER SERVES OUR NEEDS.
- LOSE LEASE
- LOW RENTS
- LOWER PROPERTY VALUE
- MARRIAGE

- MORE SPACE
- Move from City.
- NO LONGER WANT TO BE A LANDLORD
- NO PLANS TO MOVE.
- NONE
- NOT ENOUGH \$ RETURN
- OLD AGE.
- OUTGROW LOCATION
- PROBLEMS WITH RESIDENTIAL PROPERTY OWNERS
- PUBLIC HOUSING
- RETIREMENT
- SALE OF RENTAL
- SALE PRICE INCREASE
- SEVERAL ARE APPROPRIATE
- SOLICITING
- TAXES TOO HIGH
- TEXAS HEAT
- WHEN AUSTIN BECOMES TOO BIG

12. Are there streets in the neighborhood that need sidewalks or curbs?

	Responses
Yes	55
No	48
Not Sure	136
Total	239

13. Are there streets in the neighborhood that need better street lighting?

	Responses
Yes	63
No	33
Not Sure	146
Total	242

14. Are there any transportation, bus system or traffic problems that need more attention?

	Responses
Yes	51

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No	46
Not Sure	143
Total	240

Questions 12, 13, and 14 were asked in both the residential and the nonresident/business survey. The information from both surveys have been combined in Appendix A .

15. What kinds of changes would encourage more customers to use existing commercial areas?

Responses	Number of Responses	Percentage of Total Responses
Trees/landscaping	85	15%
Different types of stores	64	11%
No response	51	9%
Trash cans and trash/litter control	50	9%
Traffic signals/better pedestrian crossings	42	8%
Easy pedestrian connections	36	6%
Other	35	6%
Additional street lights	34	6%
Better pedestrian crossings/paths	33	6%
Benches and sidewalks	32	6%
Outdoor eating places	22	4%
Remove overhead electric lines	19	3%
Mixed use buildings	18	3%
Bicycle paths and bicycle parking	17	3%
Store front awnings for shade	8	1%
Underground storm sewers	8	1%
Stores closer to sidewalks	4	1%
	558	100%

See Appendix B for other responses.

16. Are there environmental or aesthetic problems in the neighborhood that you think need more attention?

Responses	Number of Responses	Percentage of Total Responses
Poorly maintained/unsightly property	138	23%
Trash/litter in the neighborhood	122	21%

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Bulky trash (furniture, appliances)	58	10%
Graffiti	52	9%
Abandoned vehicles	47	8%
Eroded/overgrown creekbeds	43	7%
Noise	35	6%
Other	23	4%
No response	22	4%
Polluted creeks	21	4%
Unsightly signs/billboards	16	3%
Flooding	9	2%
Unscreened dumpsters	8	1%
	594	100%

See Appendix B for other responses.

17. What types of crime are of greatest concern to you around your business or property?

Responses	Number of Responses	Percentage of Total Responses
Burglary/Robbery	174	28%
Vandalism	140	22%
Drugs	103	16%
Graffiti	68	11%
Assault/Rape	39	6%
Auto Theft	36	6%
Illegal Dumping	35	6%
No response	18	3%
Other	12	2%
Prostitution	4	1%
	629	100%

See Appendix B for other responses.

Response Rate

Survey Type	Delivered/mailed	Received	Response Rate
Residents	5000	549	11.0%
Nonresident/Business	2015	245	12.2%
Total/average	7015	794	11.6%

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Residential	5000		
Nonresident	1410		
Business	605		

Appendix C:
Ballot Results

Ballot Results

The table below shows the results of the ballot of NACA residents, business owners, and non-resident property owners. The ballot was delivered to residents and mailed to business and property owners in April 2000. In the table below both the percentage of the number of ballots returned and the actual number of ballots returned are shown. These totals indicate that over 95% of respondents to the ballot (or 601 of 631 respondents) identified that they either support, or have overall support, for the plan.

NACA Ballot Results Table

Neighborhood Respondents	I support		Overall, I support		I Do Not Support		Total responses
	% of total	# returned	% of total	# returned	% of total	# returned	
Residents	72.6%	316	24.8%	108	2.6%	11	435
Business and non-resident property owners	71.9%	141	18.4%	36	9.7%	19	196
TOTAL	72.4%	457	22.8%	144	4.8%	30	631
Response rate:		# mailed or delivered	#returned		% Rate of returned		
Residents		4200	435		10.4%		
Business/Prop Owner		2200	196		9%		

The table above shows that of the 631 responses to the ballot:

- 72.4% (or 457 respondents) identified that they support the plan;
- 22.8% (or 144 respondents) identified that overall, they support the plan; and
- 4.8% (or 30 respondents) identified that they do not support the plan.

The table also shows that support for the plan was greater among residents than the combined group of business owners and non-resident property owners. The table shows that 97.4% of responses from residents identified that they either support, or have overall support for the plan; and that 90.3% of responses from businesses and non-resident property owners identified that they either support, or have overall support, for the plan.

