



# The South Austin Combined Neighborhood Plan

AN AMENDMENT TO THE *IMAGINE AUSTIN* COMPREHENSIVE PLAN

Adopted November 6, 2014



# ACKNOWLEDGMENTS

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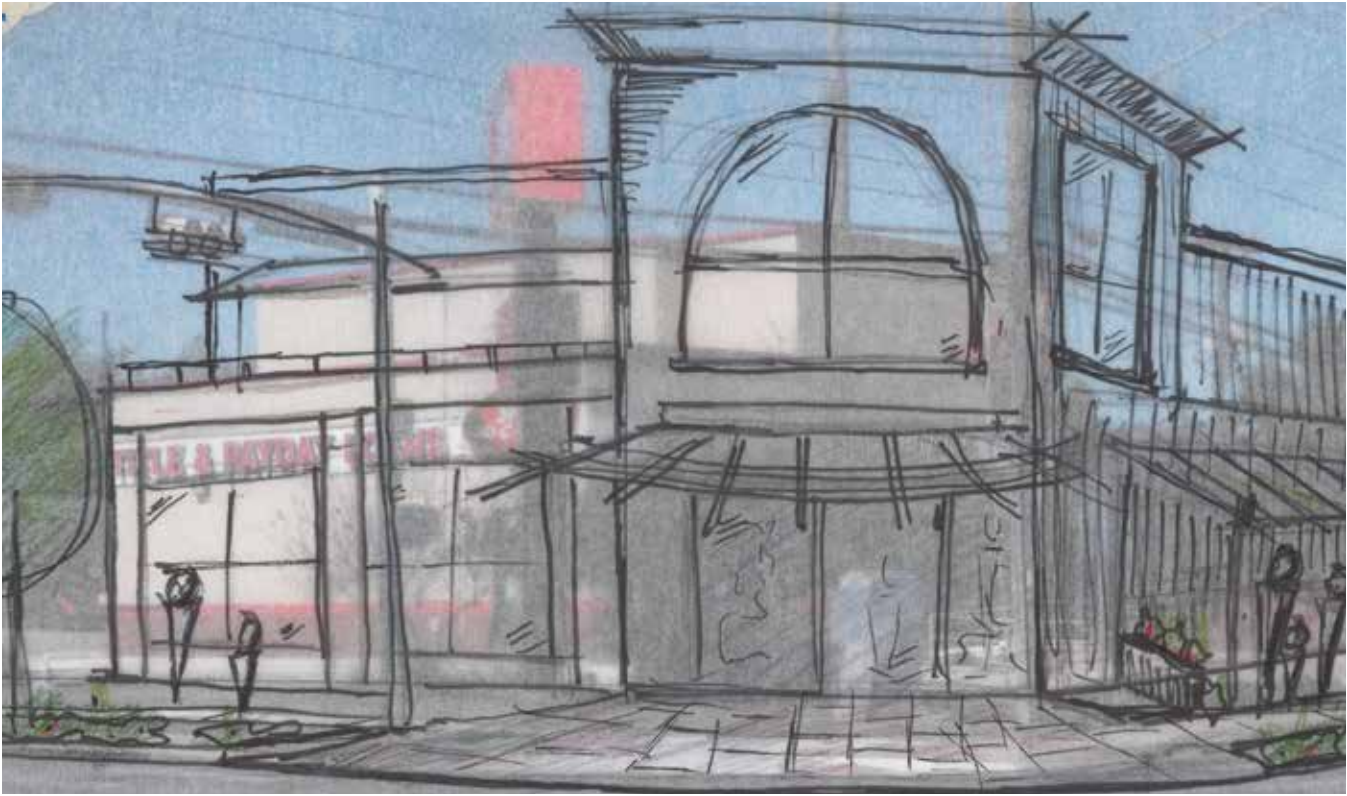
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*Sketch from workshop showing how a property might develop to promote a more vibrant walking environment.*

## PLAN OVERVIEW

Complete communities are places that meet the needs and desires of the people who live and work within them. Although there are some elements that clearly contribute to complete communities—walkability, green spaces, a range of housing types, places to shop and eat—what constitutes “completeness” varies from place to place. The South Austin Combined Neighborhood Plan is the community’s vision of how their neighborhoods can become more complete.

As Austin has grown, the South Austin Combined Neighborhood Planning Area (SACNPA), once on the fringes of the city, has become a part of the urban core. Bounded by Ben White Boulevard on the north, Sunset Valley on the west, South First Street on the east, and William Cannon Drive on the south, SACNPA is a unique part of South Austin. The purpose of this neighborhood plan is to shape change in the SACNPA as Austin continues to grow, maintaining and enhancing the area’s character. This chapter describes how this neighborhood plan fits into the larger framework established by the *Imagine Austin Comprehensive Plan*, provides background on the planning area, and details the planning process and scope of the plan.





## Neighborhood Planning in Austin

Neighborhood planning in Austin grew out of community initiatives to guide development in a way that preserves the quality of life and neighborhood character. The *Austin Tomorrow Comprehensive Plan*, adopted in 1979, included a policy to “develop and implement specific, detailed plans tailored to the needs of each neighborhood,” which lead to the creation of the Neighborhood Planning program by City Council in 1996. Council identified 60 neighborhood planning areas in the urban core, and in August 1998, Dawson, the first neighborhood plan, was adopted. Over the next 25 years, 50 neighborhood plans were initiated and adopted as amendments to the *Austin Tomorrow Comprehensive Plan*.

*Participants work with local architects at the Community Design Workshop to create a detailed vision for the Civic Center.*



*Imagine Austin* defines complete communities as places that are “pedestrian-scaled and provide facilities and services to meet people’s everyday needs and wants, including schools, community facilities, parks, a variety of housing, and places to work and shop.”



Participants envision improvements to the area along the Ben White Blvd. frontage road.

### Purpose

Neighborhood plans recognize current and future changes in the city’s fabric and establish a vision for how new development or redevelopment should occur to best complement and enhance a neighborhood’s character. The purpose of the South Austin Combined Neighborhood Plan is to manage change within the framework of *Imagine Austin* and sustain neighborhood character by ensuring new development or redevelopment is a good neighbor. Neighborhood plans provide City departments with guidance on neighborhood priorities and are reviewed for zoning cases and capital improvement projects.

The South Austin Combined Neighborhood Plan is the community’s shared vision. It identifies the neighborhood’s strengths and assets, recognizes needs and concerns, and establishes goals for achieving that shared vision. The plan’s policies and actions establish how the community’s goals should be realized.

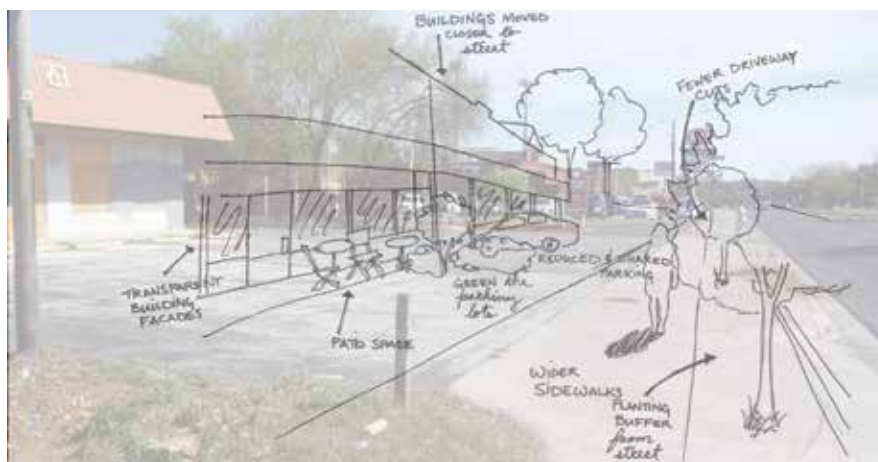
### Relationship to Imagine Austin

One of the key goals of *Imagine Austin* is establishing complete communities across the city. These communities are great places that meet daily needs within a short trip of home or work. A community is “complete” when it provides access to jobs, shopping, learning, open space, recreation, and other amenities and services by foot, bike, transit and car. Preserving identity, culture, and sense of place is also important to complete communities. Ensuring completeness is especially important as Austin continues to grow rapidly. *Imagine Austin*’s Growth Concept Map illustrates how and where growth should occur over the next 30 years at a citywide level in order to foster complete communities throughout Austin. *Image Austin* envisions a future in which Austin is a city of complete communities that is:

- livable,
- natural and sustainable,
- creative,
- educated,
- mobile and interconnected
- prosperous, and
- values and respects its people

This vision is further defined through a set of broad-ranging policies and a Growth Concept Map, which shows where growth should be concentrated. The South Austin Combined Neighborhood Plan works within this framework to provide a detailed plan based on local conditions. The South Austin Combined Neighborhood Plan is the first neighborhood plan to be initiated and adopted since the adoption of the *Imagine Austin Comprehensive Plan*. While *Imagine*





*Imagine Austin's Growth Concept Map depicts Stassney Lane as an Activity Corridor, which is defined as being people-friendly and transit-accessible, with a rich mix of uses. South Austinites discussed how Imagine Austin's broad vision should be applied in the neighborhood planning area and what this could look like on the ground.*

*Austin* provides citywide direction and a broad, 30,000-foot perspective for proactively planning the future of the city, this neighborhood plan provides finer-grained details for how to apply *Imagine Austin's* complete communities to the smaller geography of neighborhoods. As a City Council-adopted plan, the South Austin Combined Neighborhood Plan amends *Imagine Austin*.

## The Growth Concept Map

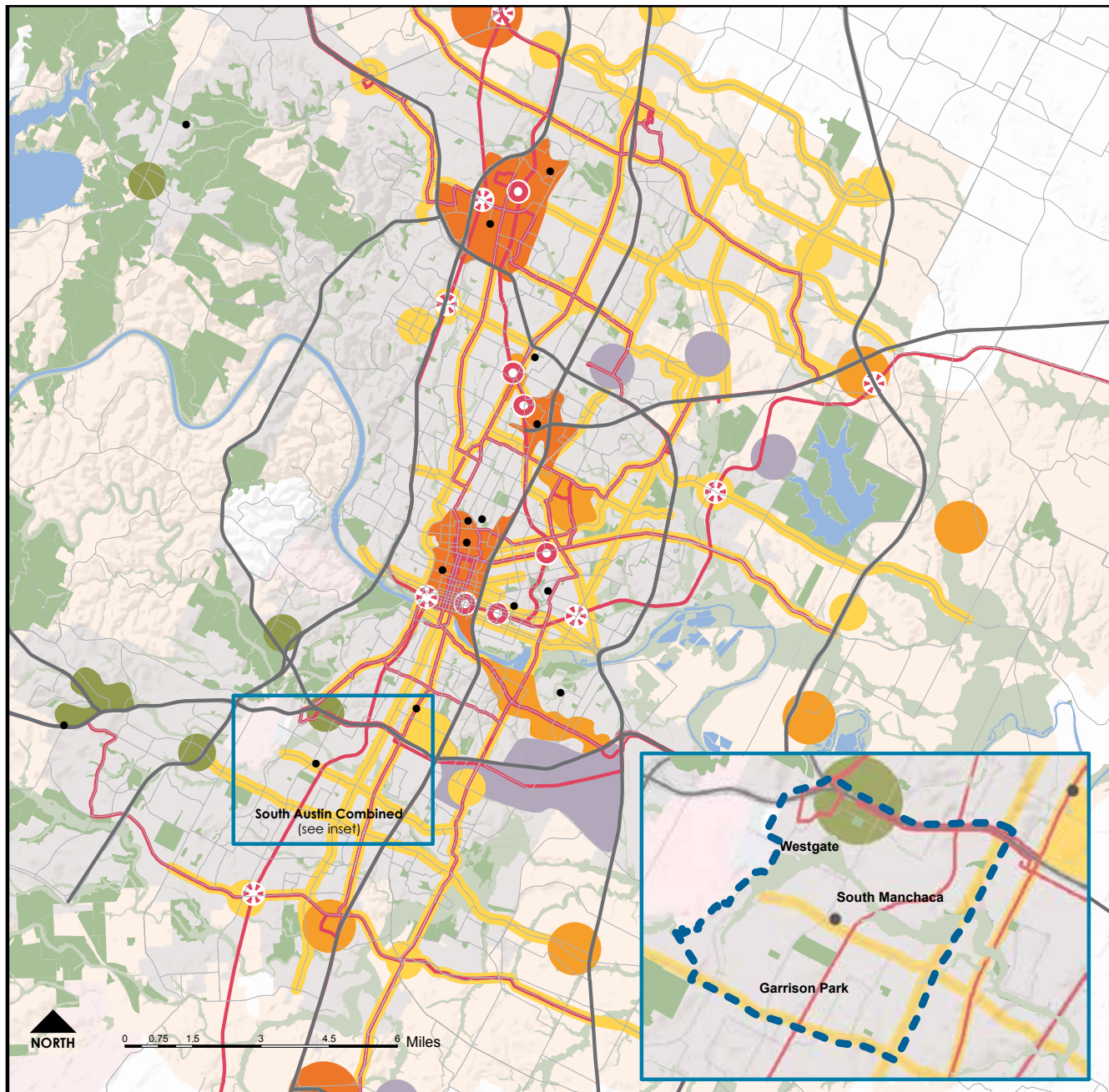
The *Imagine Austin* Growth Concept Map represents the comprehensive plan's vision for the city's physical development. Developed through a public scenario-building process, the Growth Concept Map is a conceptual citywide map showing where Austin should accommodate future growth over the next 30 years. Embedded in the Growth Concept Map are goals including:

- promoting a compact and connected city,
- promoting infill and redevelopment,
- concentrating new development in walkable, bikeable, and transit-accessible activity centers and corridors,
- protecting natural resources, and
- providing parks and open space.

*Imagine Austin* directs much of Austin's projected growth in and along Activity Centers and Corridors, described as locations that allow people to live, work, shop, and recreate without traveling far distances. The scale and design of these centers and corridors make them walkable and bikeable, while roads and transit routes provide connections to the wider city.

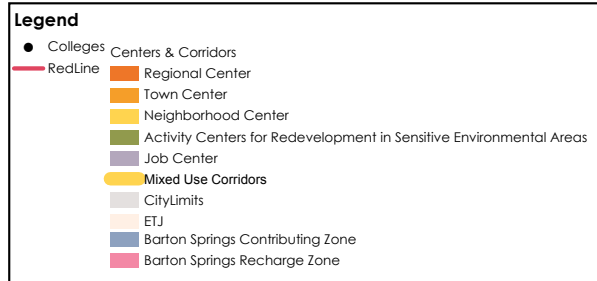
The South Austin Combined Neighborhood Plan works within the framework established by the comprehensive plan policies and Growth Concept Map to help implement *Imagine Austin* by providing detailed land use, infrastructure, and service recommendations within the neighborhood planning area.





## Growth Concept Map

Activity Corridors and Centers identify locations for additional people and jobs above what currently exists on the ground. These places are walkable, bikeable, and connected by transit, allowing people to live, work, shop, and recreate without traveling far. Corridors and Centers without an existing small area plan are depicted on the Growth Concept Map by a circle.





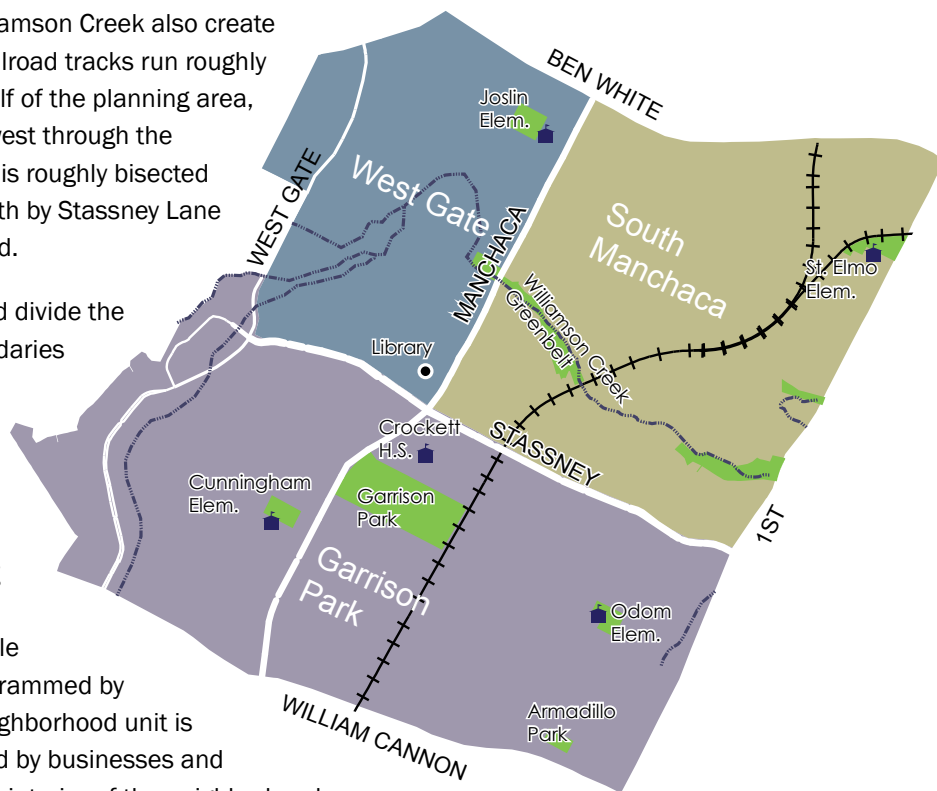
The *Imagine Austin* Growth Concept Map depicts Activity Corridors and Centers as lines and circles. *Imagine Austin* directs neighborhood plans to further define these elements in individual neighborhoods, capturing the different characteristics and identities of communities across Austin.

Although the Growth Concept Map is conceptual and not parcel-specific, it identifies an Activity Center at the northwestern boundary of the planning area, along Ben White Boulevard, roughly between West Gate Boulevard and Manchaca Road (see map). It also designates Stassney Lane, William Cannon Drive, and South 1<sup>st</sup> Street as Activity Corridors.

## Geography & Physical Characteristics

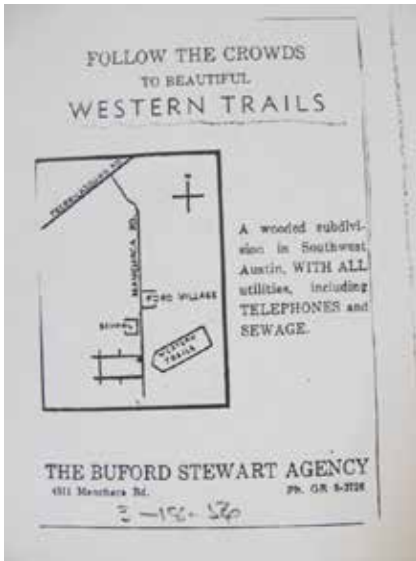
The planning area is defined by strong natural and man-made boundaries. It is bounded by Ben White Boulevard along its northern edge and major arterial roadways form the eastern and southern boundaries. West Gate Boulevard creates an edge near the western boundary of the planning area, although a portion of the planning area lies beyond West Gate, abutting the Sunset Valley city limits. Railroad tracks and Williamson Creek also create edges within the planning area. Railroad tracks run roughly north-south through the eastern half of the planning area, while Williamson Creek runs east-west through the northern half of the area. The area is roughly bisected by two busy roadways: north to south by Stassney Lane and east to west by Manchaca Road.

Stassney Lane and Manchaca Road divide the area into four quadrants with boundaries of varying degrees of permeability. Each quadrant includes a residential neighborhood at its core as well as an elementary school and neighborhood park. Commercial uses are located along the peripheries of each quadrant. These four quadrants each resemble the classic neighborhood unit, diagrammed by Clarence Perry in 1929. Perry's neighborhood unit is bounded by major roadways flanked by businesses and shops, while residences inhabit the interior of the neighborhood. Civic uses occupy prominent sites, and parks and open space are easily accessible from any location within the neighborhood. This conceptual neighborhood unit illustrates an approach to creating complete communities at the neighborhood scale.



The planning area is bounded by strong boundaries. Manchaca and Stassney divide the area into quadrants, which were used to group workshop participants during the initial design workshops.





*Advertisement for Western Trails*

## History of the Planning Area

### Republic of Texas Land Grants

A portion of the SACNPA is located on land awarded to William Cannon as a headright grant. Under the Texas Constitution of 1836, all heads of families living in Texas on March 4, 1836, except African and Native Americans, were granted 4,605.5 acres of land. William Cannon's land grant stretched from Williamson Creek to present day Slaughter Lane. However, within a few years of receiving his grant, Cannon began to sell off portions. The record of these and grants can still be seen on Travis County tax plats of the area.

### Land Development in the 20th Century

Prior to the 1960s, the SACNPA was largely undeveloped. The area consisted of woods and was used primarily for cattle grazing. There were a few homesteads located throughout the area, including the Old Wilson home located on Stassney Lane, which was built by slaves, and the Old Turley and Carpenter homes on Manchaca Road.

The South Manchaca area was the first area to develop with single-family homes in the 1950s. One of the first suburban developments in the Westgate area was the Western Trails subdivision, built in 1956. This development included a "talking house," which was a model home with microphones placed throughout that told prospective buyers about construction and financing options. [Austin-American Statesman, September 24, 1981]



*Crockett High School opened in the late 1960s, surrounded mostly by oak trees and farmland.*





*Development along Ben White Blvd. in the late 1960s (1411 Ben White, the location of Discount Tire Co.). Image: Douglass, Neal. Joey's Fine Foods, Photograph, October 24, 1969; digital image, (<http://texashistory.unt.edu/ark:/67531/metapth19579/> : accessed December 23, 2013), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Austin History Center, Austin Public Library, Austin, Texas.*

Besides the Western Trails subdivision, there was limited residential development in the Westgate and Garrison Park neighborhoods in the early 1960s. However, by the end of the 1960s, development had spread throughout the Westgate area and down into the Garrison Park area along Manchaca Road. Most of the development in the southern portion of the Westgate area and in Garrison Park was very spread out. An interview conducted with a Ms. Cleo Hart in 1981 stated that in 1966 the Westgate area was mostly wooded and some people hunted for game in the neighborhood. [Austin-American Statesman, September 24, 1981] When Crockett High School was opened in 1968 at the intersection of Manchaca Road and Stassney Lane, the only other development in the area was a two-story farmhouse on Manchaca Road. By the 1980s, most of the present day residential and commercial development in the area had occurred.





*The Stanley-Nolen Cemetery is located toward the back of Garrison Park.*

### Stanley-Nolen Cemetery

The only recognized historic resource within the SACNP is the Stanley-Nolen Cemetery in Garrison Park. It is located near the pavilion and close to the softball fields at the rear of the park. The cemetery contains 16 members of the Stanley and Nolan families, who first settled in the area in the mid-1800s. [Austin American-Statesman, March 5, 1987]

While the cemetery contains 16 graves, there are only two headstones. One headstone belongs to Holland Stanley, who was niece of Nancy Hanks Lincoln, Abraham Lincoln's mother. This headstone was missing from the cemetery for decades but was discovered in the Austin Police Department's lost and found in the 1980s; it was returned to the cemetery. [Austin American-Statesman, March 5, 1987]

The other marker in this cemetery belongs to Mace S. Nolen, who was the brother-in-law of Holland Stanley's only daughter, Jane. The Nolen family played an important part in Austin and Travis County development. The family included a county commissioner and city Alderman at the turn of the century, and a City commissioner from 1923 to 1926 (when the city manager form of government was instituted).

The Stanley-Nolen cemetery was acquired by the City of Austin when it purchased 80 acres from the Stanley family in 1961. This land became the site of Crockett High School and Garrison Park.

### School Name Histories

#### Joslin Elementary School

Joslin Elementary School is located in the Westgate neighborhood. It was built in three stages between 1954 and 1956 and was the first school opened in the SACNPA. The school was named after Sergeant Jerry Joslin, who worked for the Austin Police Department and was very involved with students and school officials in organizing and directing Safety Patrols. He was a favorite with school children all over the City. He was killed in a traffic accident in 1953.

#### Cunningham Elementary School

Cunningham Elementary School, located in the Garrison Park neighborhood, was opened in 1962. The school was named after Mary Ellen Cunningham, who was a teacher in Central Texas from the late 1800s until her retirement in 1942.



### Odom Elementary School

Odom Elementary School is located in the Garrison Park neighborhood and was built in 1970. The school was named after Lalla Odom, who in the 1930s was the first female teacher in Austin who was allowed to continue working as a teacher after marrying. At the time, the school board required women to sign contracts that stated they would lose their jobs if they married. Lalla Odom was fired after she married but fought against the ruling. The school board reversed its ruling and allowed Lalla Odom to keep her job. She is credited with abolishing this unfair practice in Austin.

### St. Elmo Elementary School

St. Elmo Elementary School was built in 1960 at West St. Elmo Road and South 1<sup>st</sup>. Currently the school serves pre-K through 5<sup>th</sup> grade students.

### David Crockett High School

David Crockett High School opened at the intersection of Manchaca Road and Stassney Lane in 1968. The school is named after the famous 19th century frontiersman and folk hero Davy Crockett. He served in the Texas Revolution and died at the Battle of the Alamo.

### For more information



#### **Stanley-Nolen Cemetery**

<http://austintxgensoc.org/cemeteries/stanley-nolen-cemetery/>

#### **Joslin Elementary**

<http://joslinelementary.weebly.com/history.html>

#### **Cunningham Elementary**

<http://www.austinschools.org/campus/cunningham/about.html>

#### **Odom Elementary**

<http://archive.austinisd.org/schools/website.phtml?id=089>



*When Crockett High School, now at the busy intersection of Stassney Lane and Manchaca Road, opened, it was surrounded by woods and farmland.*

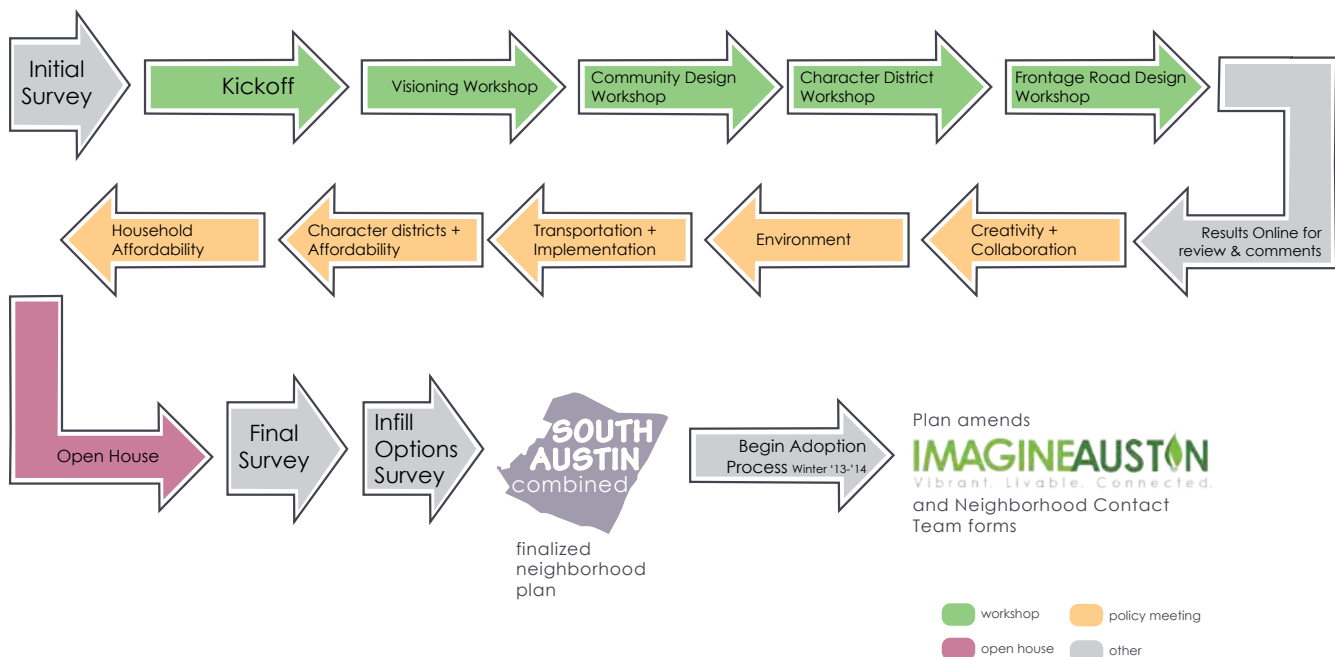


## PLANNING PROCESS & OUTREACH

The planning process was designed to diagnosis problem areas, identify area assets and opportunities, and create a community vision.

The Comprehensive Planning and Urban Design divisions collaborated with Public Works, Transportation, Watershed, and Parks and Recreation departments to translate the neighborhood's vision into actions, which will be considered when making capital improvements.

Postcards advertising the neighborhood planning process kickoff and an initial survey were sent to all addresses within the planning area. The initial survey (see Appendix) asked community members to identify concerns and desired outcomes of the neighborhood plan.





## Design & Policy

The planning process officially kicked off January 12, 2013 with a public meeting held at Crockett High School. In addition to learning about the purpose and scope of neighborhood plans, participants worked in small groups to identify assets, liabilities, and opportunities within the planning area. Using green (assets), red (liabilities), and blue (opportunities) stickers, community members mapped locations. A map compiling all groups' dot maps became a basis for future discussions about neighborhood character, as well as the impetus for the two workshops focusing on special districts.

Over the next few months, participants were encouraged to define and later refine neighborhood character, resulting in district definitions and a Character District Map, which depicts the desired character for different parts of the neighborhood. This map informs future land use decisions, including how a revised Land Development Code will apply to the planning area. Workshops also focused on creating illustrative visions for the two special districts identified in the Kickoff asset mapping exercise: the Civic Center Special District, located around the intersection of Stassney Lane and Manchaca Road, and the Ben White Frontage Road Special District, extending roughly parallel to Ben White from Frontier Trail to Bannister Lane.

These design workshops informed initial policy recommendations related to transportation, environmental resources, creativity and collaboration, and household affordability, topics which were further fleshed out during community conversations held during summer and fall 2013. Participants built on details discussed during the design workshops and addressed other elements affecting community life, adding neighborhood context detail to the broad brush policies in *Imagine Austin*.

## Management

The neighborhood planning process is primarily designed to create a community vision and articulate goals, policies, and actions to guide the future of the neighborhood. However, it additionally addresses current issues, such as safety and code compliance. As a part of this phase of the planning process, stakeholders participated in a forum with the Austin Police Department, Code Compliance, and PDRD's Neighborhood Plan Implementation Team in April 2013. The primary purpose of this forum was to inform community members about how to work effectively with APD and Code Compliance and how the neighborhood plan is implemented. The discussion also informed safety and upkeep actions included in the Community Life section of the plan.





*Workshop participants discuss and draw on a draft of the Character District Map, one of the tools the neighborhood plan uses to implement the community's vision.*

## VISION & KEY PRINCIPLES

The goals, policies, and actions in the South Austin Combined Neighborhood Plan reflect the vision and input from participants in the nearly year-long planning process. The neighborhood plan implements the *Imagine Austin Comprehensive Plan* by tailoring citywide policies to the neighborhood scale. Creating a city of complete communities is a key part of the *Imagine Austin* vision. The comprehensive plan recognizes that complete communities will look different across Austin, depending on local context; this plan details what a complete community should look like in South Austin.

---

**VISION:** Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

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Goals for each element of the vision are shown on the facing page. The policies and actions in the following chapters detail how these goals can be achieved.



## Goals for each component of the Vision:

### MOBILE & INTERCONNECTED

Encourage walking, bicycling, and transit use through design and education.



### COMPACT, ACCESSIBLE, & AFFORDABLE

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.



### NATURAL & SUSTAINABLE

1. Improve access to and amenities in area parks.
2. Protect, enhance, and expand the neighborhood's green infrastructure.
3. Promote environmentally sustainable practices.



### HEALTHY, SAFE, CREATIVE, & ENGAGED

1. Increase the overall health of the SACNPA.
2. Improve the community's safety and upkeep.
3. Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.







## HOW THIS PLAN IS ORGANIZED



See the Appendix for more information.



Additional information or related plan available online.

This plan is organized according to the goals comprising the plan vision. Chapters begin with the Complete Communities Matrix from *Imagine Austin* (example shown above) and correspond with the comprehensive plan's building blocks. Many sections of the plan are necessarily interrelated with actions included in other sections; related policies and actions are cross-referenced for each policy. For example, relevant actions in the Transportation chapter are referenced following related actions in the Environment chapter.

The appendix includes background information, such as demographics and existing zoning; a summary table of all policies and actions; and resources and contacts for implementing the plan. To aid in making land use decisions between the adoption of this neighborhood plan and the conclusion of the CodeNEXT Land Development Code revision process, a table showing appropriate zoning districts for each character district is included. The appendix also lists the top Capital Improvement Project (CIP) actions and non-CIP actions identified throughout the planning process and voted on by participants at the Open House. These lists serve as a reference for the Neighborhood Contact Team when prioritizing actions during the initial years of implementing the plan.





Workshop participants work on a draft of the Character District Map and identify characteristics of each district.



*Facing page: A bicyclist rides along  
Stassney Lane past Crockett High  
School.*





# Transportation

## MOBILE & INTERCONNECTED

Transit

Bicycling

Walking & Traffic Calming

Safety & Education





### LIVABLE

- Healthy & Safe Communities
- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Design/Distinctive Character
- Preservation of Crucial Resources



### MOBILE AND INTERCONNECTED

- Range of Transportation Options
- Multimodal Connectivity
- Accessible Community Centers

### VALUES AND RESPECTS PEOPLE

- Access to Community Services
- Employment, Food, and Housing Options
- Community/Civic Engagement
- Responsive/Accountable Government

### PROSPEROUS

- Diverse Business Opportunities
- Technological Innovation
- Education/Skills Development

### EDUCATED

- Learning Opportunities for All Ages
- Community Partnerships with Schools
- Relationships with Higher Learning

### CREATIVE

- Vibrant Cultural Events/Programs
- Support for Arts/Cultural Activities



### NATURAL AND SUSTAINABLE

- Sustainable, Compact, and Walkable Development
- Resource Conservation/Efficiency
- Extensive Green Infrastructure

Transportation is about more than moving cars. The way people are able to move about the city—whether by driving, bicycling, walking, transit, or a combination of these—shapes how the city grows and influences how and where we travel. An intertwined and important part of daily life, transportation became a consistent theme in the ongoing conversation to develop the plan. These issues arose at every community meeting, highlighting the transportation system's effect on all aspects of community life. The community voiced their preference for more transportation options and better connectivity to improve access to parks, schools, and other community amenities.

## Current Conditions

Improving and expanding transportation choices beyond the automobile were key themes throughout the planning process. Like most Austinites, the residents of the planning area rely on their cars for most trips. Although many residents walk or bike to destinations within the area and use transit for longer trips, many more said they would do the same if these alternatives were safer and more convenient (See Appendix X).





The planning area is currently served by several Capital Metro bus routes. There are also bike lanes on some streets that include Stassney Ln., Berkeley Ave., and Emerald Forest Dr., but not on others such as West Gate Blvd., William Cannon Dr., South 1st St., and Manchaca Rd. The sidewalk network is also largely complete along major roadways; however, along residential streets there are sidewalks on only one side of the street, significant gaps in the sidewalk network, and on many residential streets there are no sidewalks.

*Existing conditions on Manchaca Road,  
near Stassney Lane*

Many of the planning area's businesses are located along Ben White Blvd., South 1st St., William Cannon Dr., Manchaca Rd., and Stassney Ln. While these roadways are lined with sidewalks and served by transit, high-speed traffic, heavy traffic volumes, frequent driveway cuts, and significant distances between safe crossings reduce the walkability in these places.





*Imagine Austin directs the city to create walkable centers and corridors.*

### **Relationship to *Imagine Austin***

The *Imagine Austin* Growth Concept Map illustrates a future development pattern of compact and walkable activity centers and activity corridors, as well as job centers. These centers and corridors are distributed across Austin and its extraterritorial jurisdiction (ETJ) and are coordinated with future transportation improvements. By changing the city to become more compact and connected, Austinites will be able to live, work, shop, access services, people watch, recreate, and hang out without traveling long distances or enduring a lengthy commute.

Within the planning area, the Growth Concept Map shows activity corridors along South 1st St., Stassney Ln., and William Cannon Dr. Future high capacity transit is shown along Ben White Blvd. and the railroad tracks running north-south through the planning area. While *Imagine Austin* directs future mixed-use growth and redevelopment to these Activity Corridors, its vision includes transforming all major streets into vibrant, multi-functional, pedestrian-friendly roadways. It also promotes complete street design on all neighborhood streets, including features such as traffic calming elements, street trees, wide sidewalks, and pedestrian, bicycle, and transit access. Complete streets are further bolstered by a City Council Resolution adopted December 12, 2013 to create and implement a Complete Streets program citywide.



Other existing plans or concurrent planning processes, such as the City of Austin Bicycle Plan, Urban Trails Master Plan, and the Lone Star Rail initiative, identify transportation connections on a larger citywide or regional scale; the following goal to encourage walking, bicycling, and transit use will be achieved through policies and actions tailored to the neighborhood scale.

**Implementation Note:** Many of the actions in this section require collaboration between neighborhood plan contact teams, other neighborhood groups/organizations, and City departments. Please refer to Appendix X for details. Many actions in this chapter help realize multiple goals and policies. To make these connections apparent, policies are cross-referenced with related actions in other sections.

### For more information



#### Complete Streets Resolution

<http://www.austintexas.gov/edims/document.cfm?id=202485>

#### Bicycle Plan

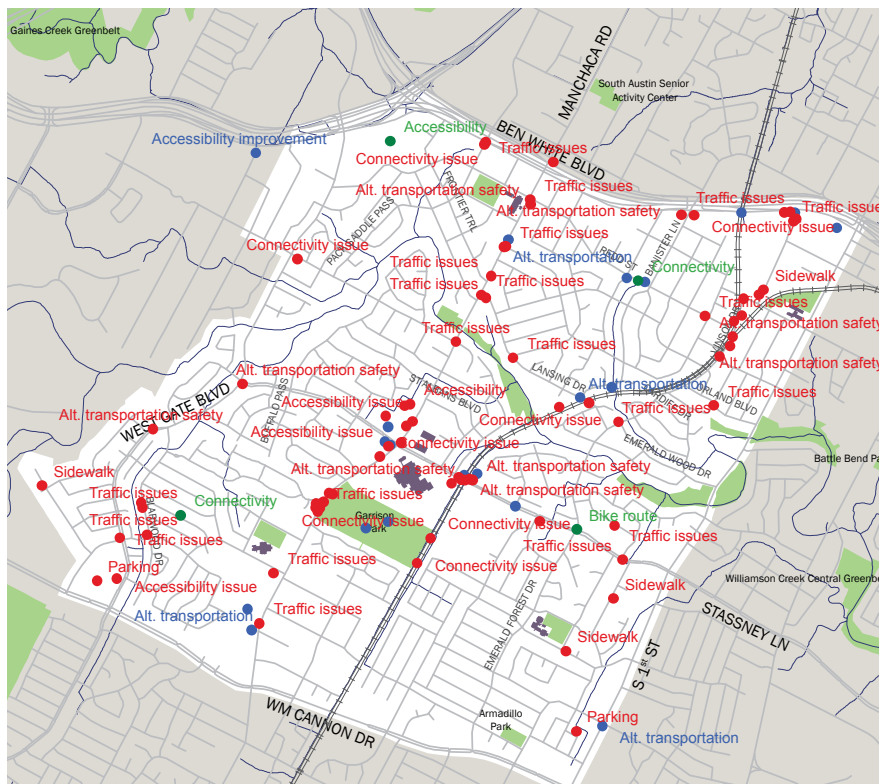
[http://austintexas.gov/sites/default/files/files/Public\\_Works/2009\\_bicyclenmasterplan.pdf](http://austintexas.gov/sites/default/files/files/Public_Works/2009_bicyclenmasterplan.pdf)

#### Urban Trails Master Plan

<http://austintexas.gov/urbantrails>

#### Lone Star Rail

<http://www.lonestarrail.com>




Combined map from Kickoff Workshop showing transportation-related assets, liabilities & opportunities

- Assets
- Liabilities
- Opportunities





## Improve, expand, & promote transit options in South Austin (T P1)

- |  |   |
|--|---|
|  Existing local bus routes    |  Streets           |
|  Metro Rapid route            |  Railroad          |
|  Existing bus stops           |  Creek centerlines |
|  Proposed Lone Star Rail stop |  Schools           |
|  |  City parks        |



## Goal 1: Encourage walking, bicycling, and transit use through design and education.

POLICIES	ACTIONS
<b>T P1:</b> Improve, expand, and promote transit options in South Austin.	<p><b>T A1:</b> Locate a Lone Star Rail station along the railroad corridor at the Civic Center (Stassney and the RR tracks).</p> <hr/> <p><b>T A2:</b> Increase the frequency of transit to Downtown by:</p> <p style="padding-left: 40px;">T A2.1: Increasing frequency and reducing headways of existing service and</p> <p style="padding-left: 40px;">T A2.2: Adding additional coverage to underserved parts of the neighborhood.</p> <hr/> <p><b>T A3:</b> Install shelters, benches, etc. at transit stops to improve ridership experience/ user comfort, prioritizing:</p> <p style="padding-left: 40px;">T A3.1: Stops near Bannister Ln. and Casey St. (Rte. 5)</p> <p style="padding-left: 40px;">T A3.2: Stops along Redd St. (Rte. 5)</p> <p style="padding-left: 40px;">T A3.3: Stops along Manchaca Rd. (Rtes. 3 and 103)</p> <hr/> <p><b>T A4:</b> Work with TxDOT and Capital Metro to determine the feasibility of a park-and-ride under Ben White Blvd.</p>

### RELATED ACTIONS

**T A5:** Install bicycle racks and/or bike lockers at bus stops to encourage bicycling as a means to complete the first and last mile of transit trips.

**T A20:** Complete the sidewalk network, prioritizing these segments:

- Banister Ln. (Ben White to Redd)
- Pack Saddle Pass (Ben White to Frontier Trail)
- Manchaca Rd. (missing segment near Ben White)
- Manchaca Rd. (missing segment near Jentsch)
- Redd St. (Pack Saddle Pass to Cactus)
- Redd St. (Manchaca to Gillis)
- Intersection of William Cannon and West Gate
- Redd St. (Banister to Mt. Vernon)
- Manchaca Rd. (missing segment south of Barge)
- Radam Lane (James Casey to S 1st)

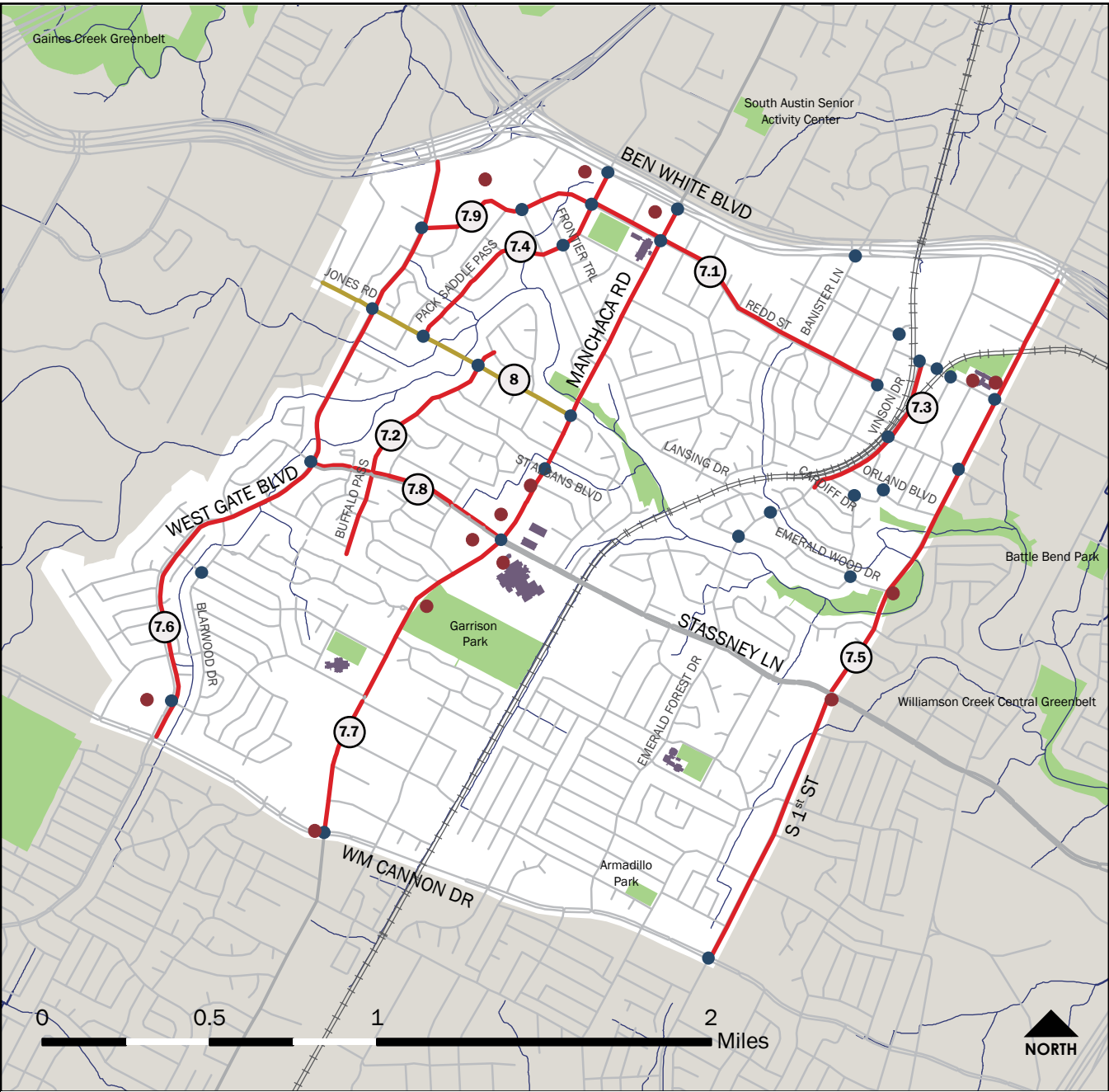
**T A24:** Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons) at the following general locations:

- Manchaca Rd. at Garrison Park
- Manchaca Rd. between Stassney Ln. and Jones Rd.
- Stassney Ln. between Emerald Forest Dr. and S. 1st St.
- West Gate Blvd. between Ben White Blvd and Western Trails Blvd.
- West Gate Blvd. at Berkeley Ave.
- Stassney Ln. between Manchaca Rd. and Lewood Dr.
- Manchaca Rd. near Cimarron Trail
- Manchaca Rd. between Berkeley Ave. and William Cannon Dr.
- S 1st St. between William Cannon Dr. and Eberhart Ln.
- S 1st between St. Elmo Rd. and Emerald Wood Dr.

**T A28:** Improve street lighting, prioritizing areas near bus stops.

**CL A46:** Incorporate public art into street furniture (e.g., bike racks, bus stops shelters).





Bicycling Improvements (T P2)

- |   |   |   |
|---|---|---|
| <span style="color: red;">—</span> Bike lane    | <span style="color: red;">●</span> Bike parking               | <span style="color: gray;">—</span> Streets     |
| <span style="color: yellow;">—</span> Road diet | <span style="color: blue;">●</span> Intersection improvements | <span style="color: purple;">■</span> Schools   |
|   |   | <span style="color: green;">■</span> City parks |
|   |   | <span style="color: blue;">—</span> Creeks      |



## POLICIES

**T P2:**

Promote bicycling by improving bike facilities and amenities.



**T A4 & A5** | Examples of bike parking: bike racks at ACC South Campus (top), enclosed bike parking at MetroRail station (below).

## ACTIONS

**T A5:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips; prioritizing the following locations:

- T A5.1. In the Westgate shopping center and vicinity (south of the intersection of West Gate Blvd. and S Lamar Blvd.)
- T A5.2. In the shopping centers along the Ben White frontage road.
- T A5.3. In and near the Civic Center (including the Cherry Creek shopping center, the Crockett Center shopping center, Crockett High School, and Garrison Park)
- T A5.4. At Armadillo Park
- T A5.5. In the shopping center near the intersection of West Gate Blvd. and Berkeley Ave.
- T A5.6. St. Elmo School and park
- T A5.7. The intersection of Emerald Wood and S 1st (for the greenbelt)
- T A5.8. In the shopping centers near the intersection of Stassney Ln. and S 1st.
- T A5.9. In the shopping centers near the intersection of Manchaca Rd. and William Cannon Dr.

**T A6:** Install bicycle racks and/or bike lockers at bus stops to encourage bicycling as a means to complete the first and last mile of transit trips.

**T A7:** Create and connect bike lanes on major thoroughfares, prioritizing:

- T A7.1. Redd Street (Mount Vernon Dr. to Pack Saddle Pass)
- T A7.2. Buffalo Pass
- T A7.3. Vinson Dr.
- T A7.4. Pack Saddle Pass (South of Ben White Blvd.)
- T A7.5. 1st Street
- T A7.6. West Gate Blvd.
- T A7.7. Manchaca Rd.
- T A7.8. Stassney Ln. (West of Manchaca Rd.)
- T A7.9. Western Trails Blvd.

**T A8:** Reconfigure travel lanes on Jones Road through a road diet to allocate space for bike lanes.

**T A9:** Expand the numbered bicycle route network and install wayfinding to direct riders to less busy streets.

## RELATED ACTIONS

**CL A46:** Incorporate public art into street furniture (e.g., bike racks, bus stops shelters).





The Katy Trail in Dallas is an example of a rail-trail conversion. Image: <http://dallastrinitytrails.blogspot.com>



The Garrison Park neighborhood has a bike/pedestrian pathway from Buffalo Pass into Independence.



T A13 calls for connecting Garrison Park trails to Crockett High School.

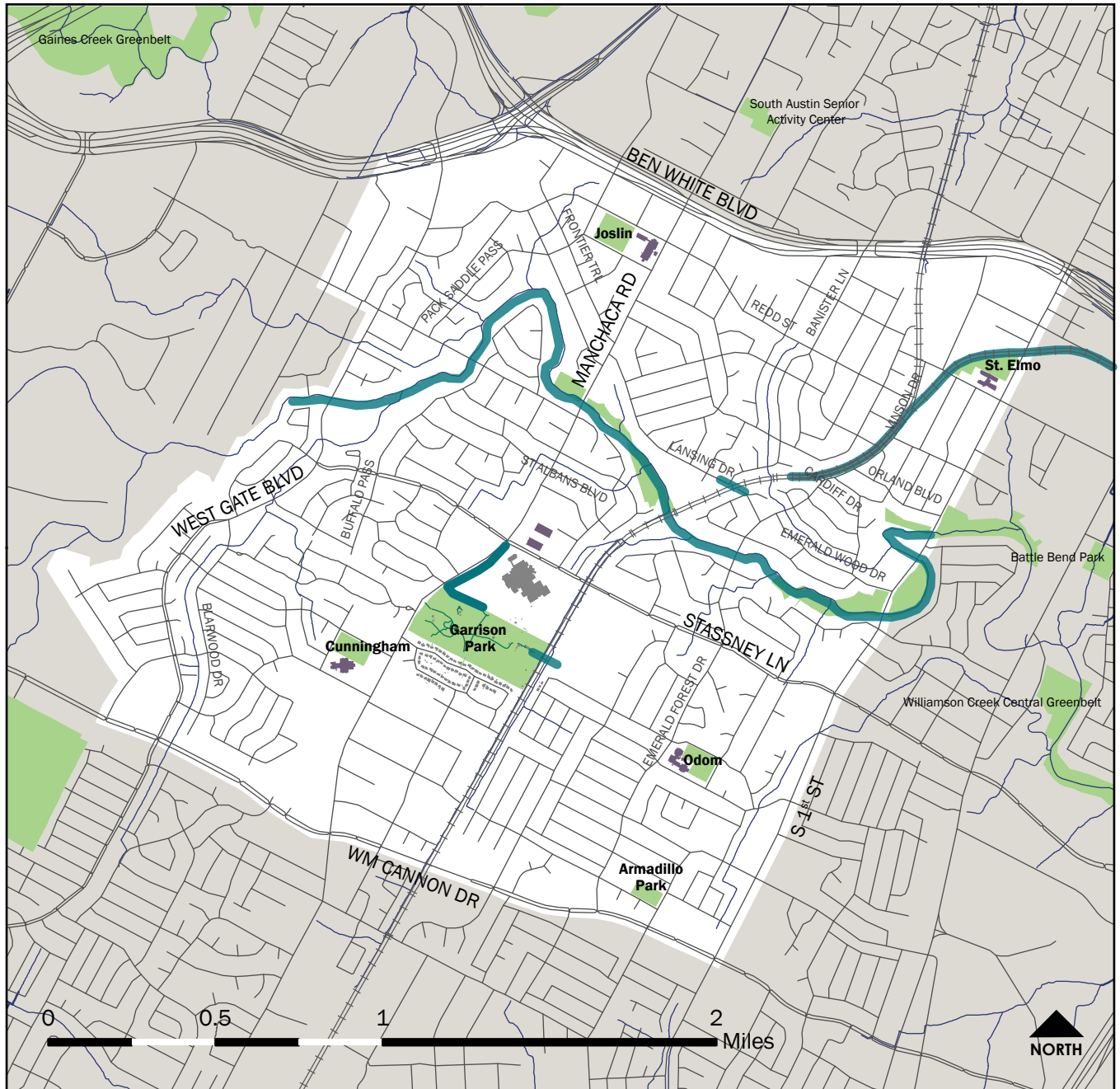
POLICIES	ACTIONS
<b>T P3:</b> Promote bicycling and walking by creating a network of off-street paths or trails.	<b>T A10:</b> Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike trail along the unused railroad spur in the South Manchaca neighborhood).
	<b>T A11:</b> Create a bicycle/pedestrian connection over the railroad tracks at Lansing.
	<b>T A12:</b> Create a bicycle/pedestrian connection across the railroad track into Garrison Park.
	<b>T A13:</b> Create a bicycle/pedestrian trail through Crockett's parking lots that connects to the trails in Garrison Park.
	<b>T A14:</b> Identify potential locations for additional bicycle/pedestrian pathways between streets, including paths through large properties when they develop/redevelop.

### RELATED ACTIONS









**E A41:** Create a path/greenbelt along Williamson Creek.

**E A42:** Connect the future Williamson Creek trail to Sunset Valley's open space system, including the Violet Crown Trail.





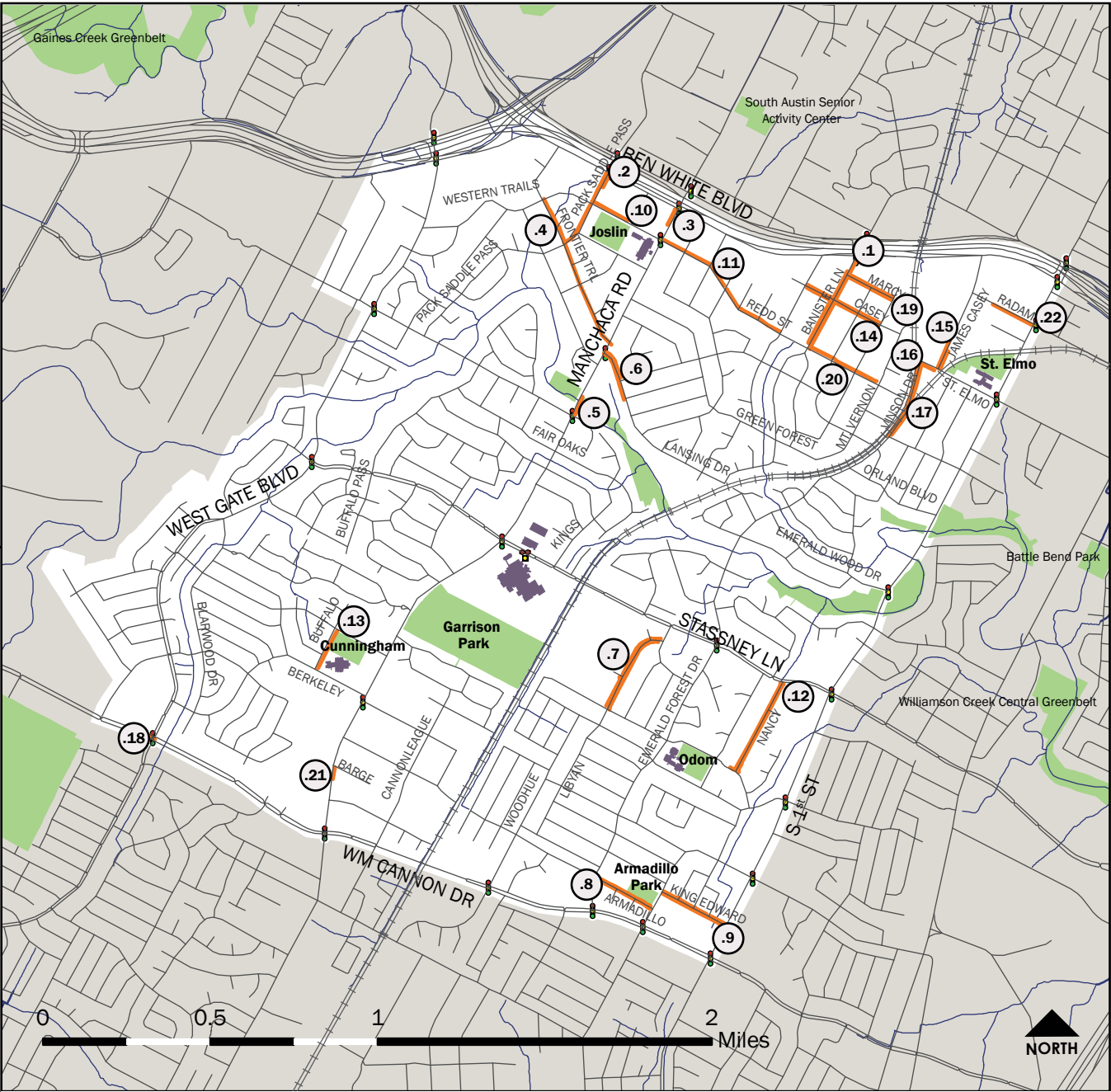
## Desired off-street bicycle/pedestrian trails (T P3)

- |   |   |
|---|---|
|  Bike/Pedestrian trails        |  Streets           |
|  Existing Garrison Park trails |  Railroad          |
|   |  Creek centerlines |
|   |  Schools           |
|   |  City parks        |
|   |  SACNPA boundary   |



POLICIES	ACTIONS
<b>T P4:</b> Promote walking by improving the sidewalk network.	<b>T A15:</b> Complete the sidewalk network, prioritizing these segments: <ul style="list-style-type: none"> <li>T A15.1: Banister Ln. (Ben White to Redd)</li> <li>T A15.2: Pack Saddle Pass (Ben White to Frontier Trail)</li> <li>T A15.3: Manchaca Rd. (missing segment near Ben White)</li> <li>T A15.4: Frontier Trail (Western Trails to Pack Saddle Pass)</li> <li>T A15.5: Manchaca Rd. (missing segment near Jentsch)</li> <li>T A15.6: Lansing Dr. (Manchaca to Philco)</li> <li>T A15.7: Libyan Dr. (Gobi to Sahara)</li> <li>T A15.8: Armadillo Rd. (Emerald Forest to Cooper)</li> <li>T A15.9: King Edward Pl. (Cooper to S. 1st)</li> <li>T A15.10: Redd St. (Pack Saddle Pass to Cactus)</li> <li>T A15.11: Redd St. (Manchaca to Gillis)</li> <li>T A15.12: Nancy Dr. (W. Stassney to Sahara)</li> <li>T A15.13: Buffalo Pass (Berkeley to Berkett)</li> <li>T A15.14: Casey St. (Gillis to Jinx)</li> <li>T A15.15: James Casey St. (missing segment north of St. Elmo)</li> <li>T A15.16: St. Elmo Rd. (Vinson to James Casey)</li> <li>T A15.17: Vinson Dr. (St. Elmo to Philco)</li> <li>T A15.18: Intersection of William Cannon Dr. and West Gate Blvd.</li> <li>T A15.19: Marcy St. (Banister to Jinx)</li> <li>T A15.20: Redd St. (Banister to Mt. Vernon)</li> <li>T A15.21: Manchaca Rd. (missing segment south of Barge)</li> <li>T A15.22: Radam Lane (James Casey to S 1st)</li> </ul>
	<b>T A16:</b> Identify locations in the neighborhood where sidewalk repair is most needed.
	<b>T A17:</b> Repair existing sidewalks and ensure ADA compliance, prioritizing: <ul style="list-style-type: none"> <li>T A17.1: Manchaca Rd.</li> <li>T A17.2: West Gate Blvd.</li> <li>T A17.3: Jones Rd.</li> </ul>





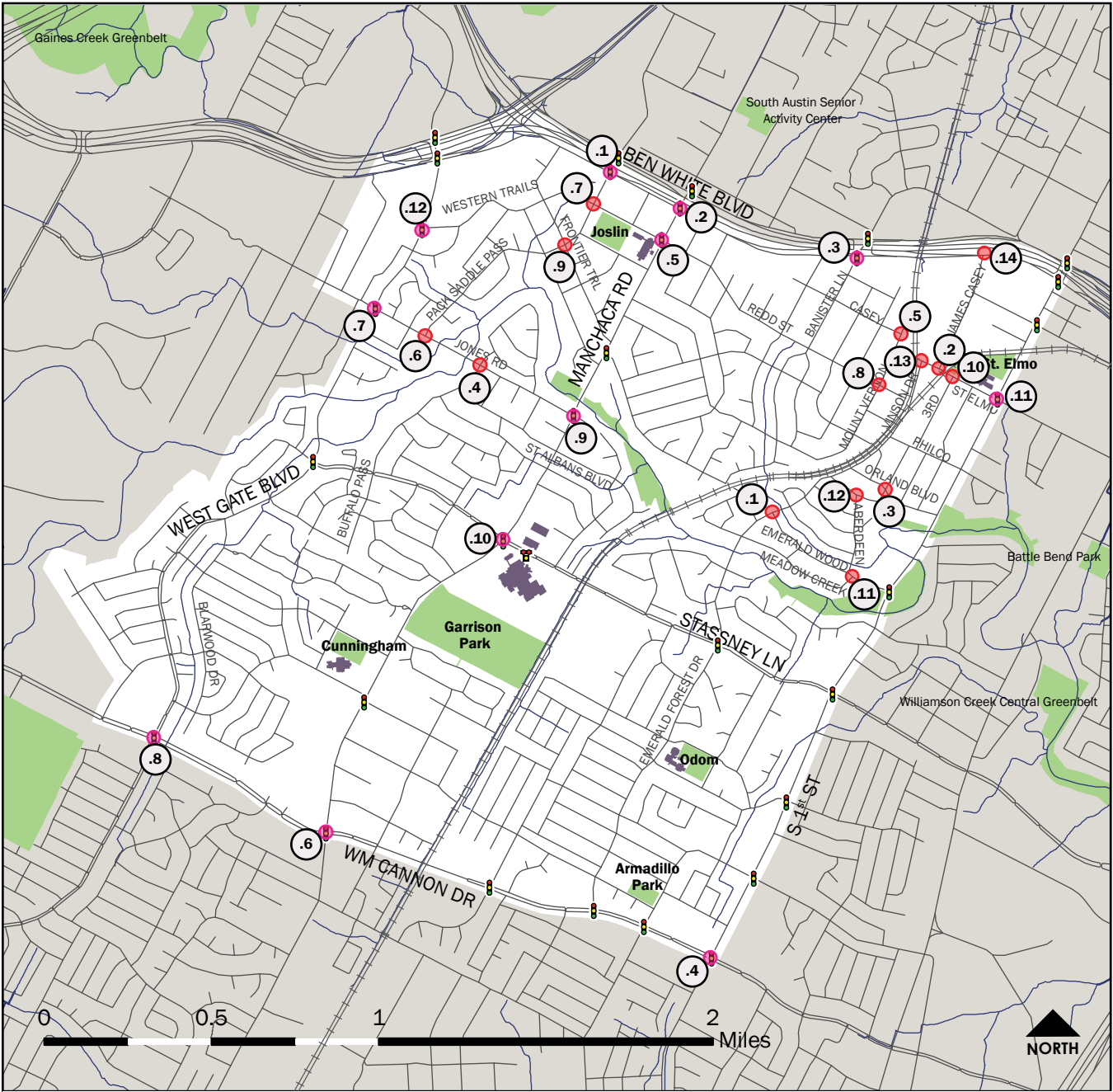
Complete the sidewalk network, prioritizing these segments (T A15)

- New sidewalks
- Streets
- Railroad
- Creek centerlines
- Schools
- City parks
- SACNPA boundary
- Traffic lights



POLICIES	ACTIONS
<p><b>T P5:</b> Increase safety and connectivity for all road users through intersection improvements.</p>	<p><b>T A18:</b> Improve pedestrian and bicyclist safety and comfort at the following signalized intersections by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes:</p> <ul style="list-style-type: none"> <li>T A18.1: Ben White Blvd. and Pack Saddle Pass</li> <li>T A18.2: Ben White Blvd. and Manchaca Rd.</li> <li>T A18.3: Ben White Blvd. and Banister Ln.</li> <li>T A18.4: William Cannon Dr. and S. 1st St.</li> <li>T A18.5: Redd St. and Manchaca Rd.</li> <li>T A18.6: William Cannon Dr. and Manchaca Rd.</li> <li>T A18.7: Jones Rd. and West Gate Blvd.</li> <li>T A18.8: William Cannon Dr. and West Gate Blvd.</li> <li>T A18.9: Manchaca Rd. and Jones Rd.</li> <li>T A18.10: Stassney Ln. and Manchaca Rd.</li> <li>T A18.11: St. Elmo Rd. and S 1st St.</li> <li>T A18.12: West Gate Blvd. and Western Trails Blvd.</li> </ul> <hr/> <p><b>T A19:</b> Improve safety for all users at the following unsignalized intersections (e.g., by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs):</p> <ul style="list-style-type: none"> <li>T A19.1: Emerald Forest Dr. and Emerald Wood Dr.</li> <li>T A19.2: St. Elmo Rd. and James Casey St.</li> <li>T A19.3: Englewood Dr. and Orland Blvd.</li> <li>T A19.4: Jones Rd. and Buffalo Pass</li> <li>T A19.5: Casey St. and Mt. Vernon Dr.</li> <li>T A19.6: Jones Rd. and Pack Saddle Pass</li> <li>T A19.7: Redd St. and Pack Saddle Pass</li> <li>T A19.8: Redd St. and Mt. Vernon Dr.</li> <li>T A19.9: Frontier Trail and Pack Saddle Pass</li> <li>T A19.10: St. Elmo Rd. and James Casey St./ 3rd St.</li> <li>T A19.11: Emerald Wood Dr. and Meadow Creek</li> <li>T A19.12: Englewood Dr. and Aberdeen Dr.</li> <li>T A19.13: St. Elmo Rd. and Vinson Dr.</li> <li>T A19.14: James Casey St. and Ben White Blvd.</li> </ul>





Intersection Improvements (T P5)

- Intersection improvements at signalized intersections
- Intersection improvements at intersections without traffic lights
- Streets
- +++ Railroad
- Creek centerlines
- Schools
- City parks
- SACNPA boundary
- 🚦 Traffic lights

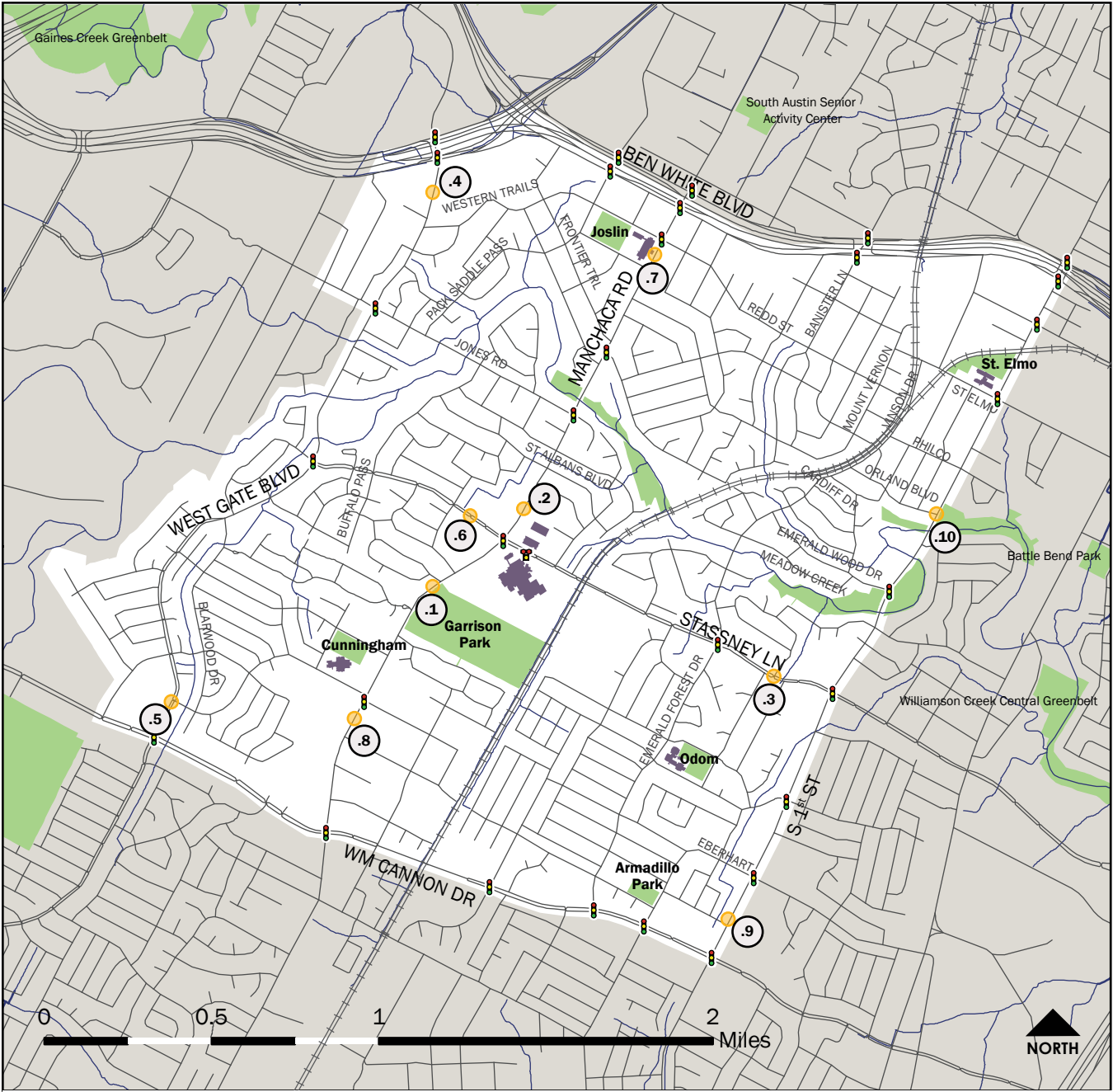


The planning area currently has one pedestrian hybrid beacon, on Stassney Ln. between Crockett High School and ACC.



POLICIES	ACTIONS
<b>T P6:</b> Increase safety and connectivity by adding protected bicycle/ pedestrian crossings on busy roads between traffic lights.	<b>T A20:</b> Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons) at the following general locations:  T A20.1: Manchaca Rd. at Garrison Park T A20.2: Manchaca Rd. between Stassney Ln. and Jones Rd. T A20.3: Stassney Ln. between Emerald Forest Dr. and S. 1st St. T A20.4: West Gate Blvd. between Ben White Blvd. and Western Trails Blvd.  T A20.5: West Gate Blvd. at Berkeley Ave. T A20.6: Stassney Ln. between Manchaca Rd. and Lewood Dr. T A20.7: Manchaca Rd. near Cimarron Trail T A20.8: Manchaca Rd. between Berkeley Ave. and William Cannon Dr. T A20.9: S 1st St. between William Cannon Dr. and Eberhart Ln. T A20.10: S 1st between St. Elmo Rd. and Emerald Wood Dr.





Protected bicycle/pedestrian crossings on busy roads (T P6)

- Future pedestrian crossings with Pedestrian Hybrid Beacons (PHB)
- Streets
- Railroad
- Creek centerlines
- Schools
- City parks
- SACNPA boundary
- Traffic lights



POLICIES	ACTIONS
<b>T P7:</b> Increase safety and comfort for all road users by implementing traffic calming strategies on roads frequently shared by drivers, bicyclists, and pedestrians.	<b>T A21:</b> Add traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.) along the following road segments: <ul style="list-style-type: none"> <li>T A21.1: Frontier Trail (Western Trails Blvd. to Pack Saddle Pass ) <a href="#">Eligible for speed humps, unfunded</a></li> <li>T A21.2: Redd St. (Gillis St. to Mt. Vernon Dr.) <a href="#">Incomplete</a></li> <li>T A21.3: Lansing Dr. (Philco Dr. to Sylvandale Dr.) <a href="#">Eligible for speed humps, unfunded</a></li> <li>T A21.4: Green Forest Dr. (Mount Vernon Dr. to Philco Dr.) <a href="#">Incomplete, bulb-outs and islands</a></li> <li>T A21.5: Fair Oaks Dr. (Kings Hwy. to Manchaca Rd.) <a href="#">Accepted</a></li> <li>T A21.6: Libyan Dr. (Turtle Creek Blvd. to Speer Ln.) <a href="#">Incomplete, speed humps</a></li> <li>T A21.7: Cimarron Trail (Manchaca Rd. to Pack Saddle Pass) <a href="#">Accepted</a></li> <li>T A21.8: Clawson Rd. (Crown Dr. to South Forest Dr.) <a href="#">Accepted</a></li> </ul> <p><a href="#">Accepted:</a> Meets requirements to be considered in the program.  <a href="#">Eligible:</a> Meets all requirements to qualify for the program.  <a href="#">Incomplete:</a> Requires additional data from the requester.</p> <b>T A22:</b> Submit a Local Area Traffic Management (LATM) request for traffic calming elements (e.g., chicanes, roundabouts, center islands, curb bulb-outs) along the following road segments: <ul style="list-style-type: none"> <li>T A22.1: Emerald Forest Dr.</li> <li>T A22.2: Western Trails Blvd.</li> <li>T A22.3: Redd St. (Pack Saddle Pass to Manchaca Rd.)</li> <li>T A22.4: Berkeley Ave.</li> <li>T A22.5: Emerald Wood Dr.</li> <li>T A22.6: Woodhue Dr.</li> <li>T A22.7: Blarwood Dr.</li> <li>T A22.8: Kings Hwy.</li> <li>T A22.9: Redd St. (Manchaca Rd. to Gillis St.)</li> <li>T A22.10: St. Elmo Rd. (Mt. Vernon Dr. to 3rd St.)</li> <li>T A22.11: Banister Ln. (Ben White Blvd. to Redd St.)</li> <li>T A22.12: Mt. Vernon Dr.</li> <li>T A22.13: Cannonleague Dr.</li> <li>T A22.14: Buffalo Pass</li> </ul>

#### RELATED ACTIONS

**E A43:** Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bicycle/pedestrian routes.

**CL A47:** Incorporate public art into traffic calming projects (e.g., murals, mosaics, crosswalks, sidewalks, gardens).





Proposed Traffic Calming (T P7)

- Traffic calming request already submitted (T A21)
- Traffic calming request not yet submitted (T A22)
- Streets
- +++ Railroad
- Creek centerlines
- Schools
- City parks
- SACNPA boundary
- 🚦 Traffic lights



Right: Child Safety Program. Far right: SACNPA neighborhood bike ride.



POLICIES	ACTIONS
<b>T P8:</b> Increase safety and comfort for all road users by improving street lighting.	<b>T A23:</b> Identify and prioritize locations in the neighborhood where street lighting is most needed, including: <ul style="list-style-type: none"> <li>T A23.1: Manchaca Rd.</li> <li>T A23.2: West Gate Blvd.</li> <li>T A23.3: Jones Rd.</li> <li>T A23.4: Areas near bus stops.</li> <li>T A23.5: Areas near commercial centers.</li> <li>T A23.6: Crossings under or over Ben White Blvd., particularly at the intersections of Pack Saddle Pass and Manchaca Rd.</li> </ul>
<b>T P9:</b> Promote bicycling and walking through education, programming, and incentives.	<b>T A24:</b> Work with local businesses to promote bicycling and walking for employees and customers.
	<b>T A25:</b> Partner with Austin Cycling Association or other organizations to offer family-friendly bike rides and skills courses.
	<b>T A26:</b> Work with Safe Routes to School, Go! Austin Vamos! Austin, Ghisallo Foundation, and other groups to promote bicycling to school. <ul style="list-style-type: none"> <li>T A26.1: Encourage bicycling and walking to school through contests/incentive programs.</li> <li>T A26.2: Encourage the formation of neighborhood biking/walking buses to school.</li> </ul>
	<b>T A27:</b> Integrate walking and bicycling education into physical education and health classes, as well as school trip management.
	<b>T A28:</b> Organize and participate in events that promote walking and biking such as walking clubs and Ciclovias.







*Facing page: Much of the residential  
parts of the planning area are shaded by  
mature trees.*





# Neighborhood Character

COMPACT, ACCESSIBLE &  
AFFORDABLE

Character Districts

Household Affordability





Workshop participants create a vision for the future of their neighborhood.



The 2010 Land Use Map informed the creation of the Character Districts. See Appendix for full size.



Residential neighborhoods have a distinctly different sense of place compared to commercial areas.

## Completing Communities by Implementing *Imagine Austin*

The South Austin Combined Neighborhood Plan works within the framework set by the comprehensive plan policies and Growth Concept Map. While the comprehensive plan articulates citywide policies, the South Austin Combined Neighborhood Plan provides detail based on local conditions. It helps implement *Imagine Austin* by providing detailed land use, infrastructure, and service recommendations within the neighborhood planning area.

*Imagine Austin* depicts Activity Corridors and Centers as lines and circles on the Growth Concept Map. *Imagine Austin* directs neighborhood plans to further define these elements in individual neighborhoods, capturing the different characteristics and identities of communities across Austin. Similarly, the areas between the activity center and corridors—the majority of the planning area—are not specifically addressed by the Growth Concept Map. Instead, *Imagine Austin* directs the neighborhood plan to implement the broad definition of complete communities in those areas. While complete communities share many characteristics with each other, there is not a one-size-fits-all formula, which allows for greater consideration for neighborhood character and identity.

A complete community has the “amenities, transportation, services, and opportunities that fulfill all Austinites material, social, and economic needs.”



[www.imagineaustin.net](http://www.imagineaustin.net)





In the South Austin Combined Neighborhood Planning Area the Growth Concept Map shows an Activity Center over the Westgate shopping center, but says nothing about what it will look like. Similarly, the *Imagine Austin Comprehensive Plan* shows Activity Corridors along William Cannon, Stassney, and South First. Through the neighborhood planning process, participants defined character districts for these areas, as well as the primarily residential areas between the centers and corridors, creating a vision for how a complete community should look in South Austin.



## CHARACTER DISTRICTS

Throughout the planning process, residents emphasized that they value the character of their neighborhoods. Ranch houses and bungalows flank quiet, shaded streets. Convenient shopping, dining opportunities, and housing affordable to families make the neighborhood a great place to live.

Participants in the planning process also indicated that some of the commercial areas in the neighborhood are opportunities for more neighborhood-serving businesses. Participants also saw opportunities for making the neighborhood, including commercial areas, more accessible by foot or bicycle. These sentiments dovetail into *Imagine Austin's* citywide goal of creating complete communities.



**Residential Core**

**Neighborhood Transition**



This neighborhood plan uses character districts as a tool for implementing *Imagine Austin* and the neighborhood's vision. A character district is a geographic area with an identifiable sense of place. Districts are defined by elements such as the height and size of buildings, streetscape, and predominant land uses. The proposed districts for this neighborhood plan straddle current character and desired character, with the intention of preserving aspects of a district that the community currently enjoys, while enhancing aspects that the community feels should be improved.

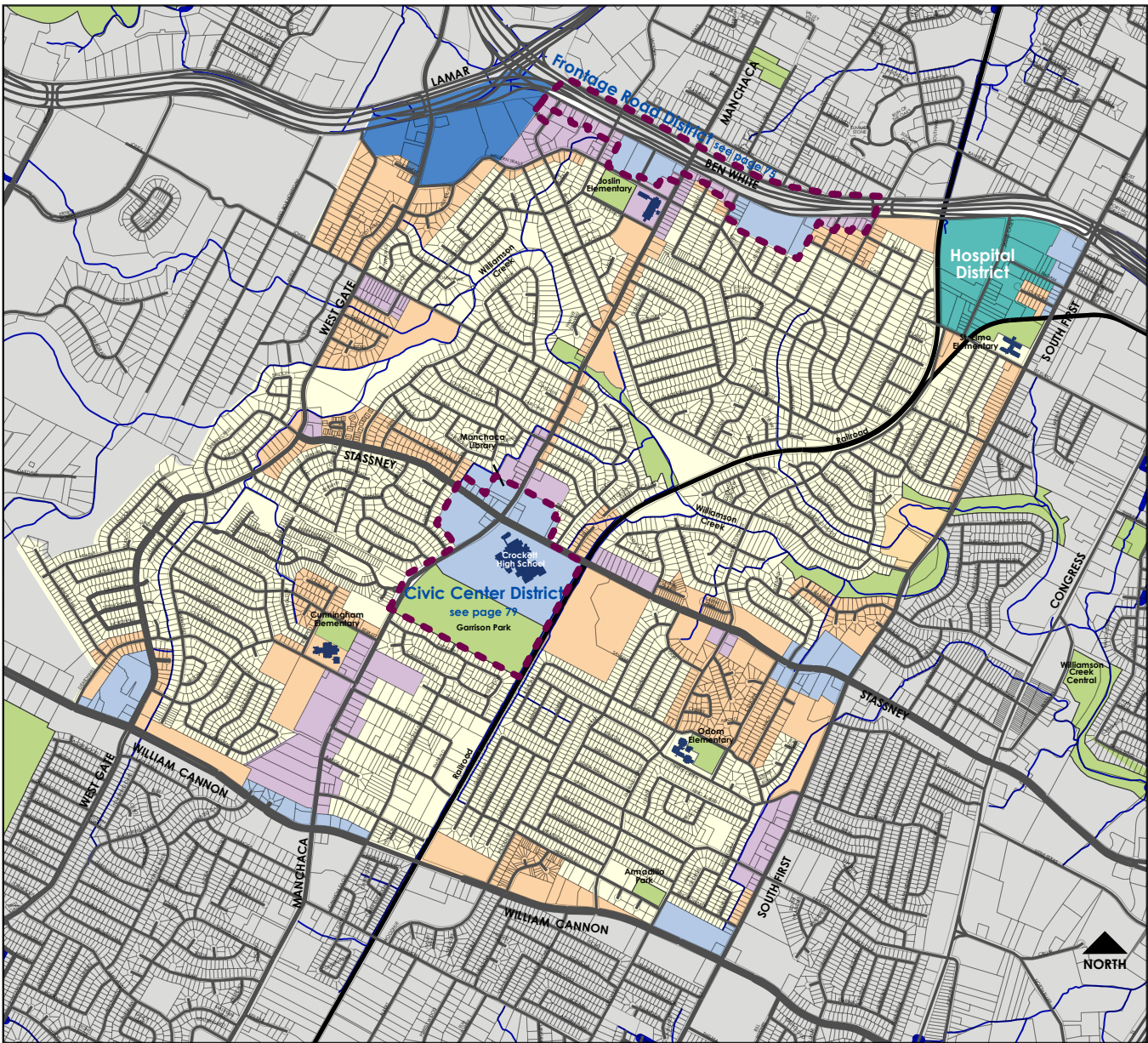
The planning area employs five main character districts developed over the course of several workshops. Participants at these workshops defined and refined the character district definitions and imagined how each district might change over time. District boundaries were drawn based on participant input, existing land uses and entitlements, and the “feeling” of places.



**Neighborhood Node**








**Mixed-Use Activity Hub/  
Corridor**

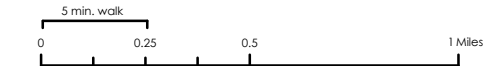




# Character District Map

(Rev. 1/31/14)

- |  |   |
|--|---|
|  Activity Center                 |  Residential Core  |
|  Mixed-Use Activity Hub/Corridor |  Special District  |
|  Neighborhood Node               |  District with Illustrative Vision<br><small>(Character Districts applied to fit community vision)</small> |
|  Neighborhood Transition         |   |



- |   |  |
|---|--|
|  City of Austin Parks |  Streets  |
|  Civic Buildings      |  Railroad |
|  Parcels              |  Creeks   |

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## A Spectrum of Character Districts

The five main character districts—Residential Core, Neighborhood Transition, Neighborhood Node, Mixed-use Hub/Corridor, and Activity Center—should be thought of as a spectrum of building types, uses, and activities. The level of activity, variety of uses, and height of buildings increase from least to most intense district.

The character districts in the South Austin Combined Neighborhood Plan provide a framework for how future development should occur and guide how the Land Development Code should be applied to the neighborhood. The City is currently revising its Land Development Code through the CodeNEXT process, which is slated for completion in 2015-2016. Following City Council's adoption of the Land Development Code, this plan's vision and discussion of building types should be used to apply the new Land Development Code to this neighborhood.



CodeNEXT is the ongoing process to revise the citywide Land Development Code.

<http://www.austintexas.gov/CodeNEXT>

For the interim period before the new code's adoption, this plan identifies zoning districts that should be generally considered appropriate in each character district. The inclusion of these zoning districts should be considered when evaluating development proposals within the planning area until the conclusion of CodeNEXT and the adoption of the revised Land Development Code. Inclusion of these districts in this plan does not constitute zoning, and development proposals will still follow the zoning process described in Chapter 25-2 of the Code of the City of Austin.

This plan also includes illustrative visions for two areas of special consideration—the Civic Center, located at the intersection of Manchaca Road and Stassney Lane, and the area along and immediately south of Ben White Boulevard. These areas were given special consideration based on community input during the Kickoff Workshop and their locations relative to the surrounding neighborhoods. The Civic Center is truly at the neighborhood's center and includes three key civic assets: Crockett High School, Austin Community College, and the Manchaca Public Library. The Ben White Frontage Road is anchored on either end by key assets—Westgate Central Mark to the west and St. David's Hospital to the east—and includes several larger parcels that present significant redevelopment potential. The illustrative visions for both areas are the product of community design workshops held in March and June 2013 and provide additional guidance when considering development or improvements in those areas.





Above: Homes in Garrison Park, Image: Paul DiGiuseppe

## Residential Core

The Residential Core districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood.

The street network within the Residential Core varies. Some streets form grids, while others are more curvilinear. Block lengths are similarly varied, although many are a quarter mile long, which is an approximately five-minute walk from one end to the other. Some streets do not have sidewalks on one or both sides. These characteristics present barriers to walkability, especially as a means of transportation (refer to Transportation policy T P4, p. 29). The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability.





Homes in the Independence neighborhood



Home on Woodhue Dr. Image: Henrietta Cameron-Mann



Home in the South Manchaca planning area.

**VISION:** Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors.

## Policies for the Residential Core:

**RC P1:** Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

**RC P2:** The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see following page for details):

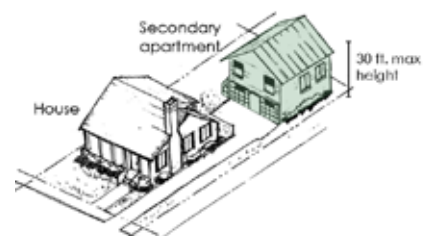
- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

### Infill & Design Tools

Secondary apartments are allowed on SF-3 zoned lots 7,000 square feet or greater in size (see Existing Building Types on page 49).

**RC P3:** Adopt the Secondary Apartment Infill Option in the South Manchaca planning area and in Garrison Park planning area, east of the railroad tracks, to allow secondary apartments in SF-2 zoning and on lots between 5,750 and 7,000 square feet.

**RC P4:** Adopt the Small Lot Amnesty Infill Option in the South Manchaca and Garrison Park planning areas, to permit construction on legally-created lots that do not meet existing minimum lot standards.



Secondary apartment option.



## Residential Core: Existing Building Types

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### Single family homes

One- and two-story single-family homes facing street. Single family homes currently constitute the majority of the Residential Core and are desired to remain the dominant building type.



### Duplexes

Individual duplexes or small groupings of duplexes. Larger clusterings of duplexes are appropriate in the Neighborhood Transition.

Missing Middle housing type



### Garage apartments

Secondary apartments are currently allowed on SF-3 zoned lots larger than 7,000 square feet.

\* See RC P3 for applicability.





## Residential Core: New Building Types

### Small houses on small lots

Single-family homes facing street, on lots less than 5,750 square feet (2,500-5,750 s.f.)

\* See RC P4, RC P5, and RC P6 for applicability.



### Cottage clusters/bungalow courts

Modestly-sized houses, usually facing or around a common green space.

Missing Middle housing type



### Corner stores

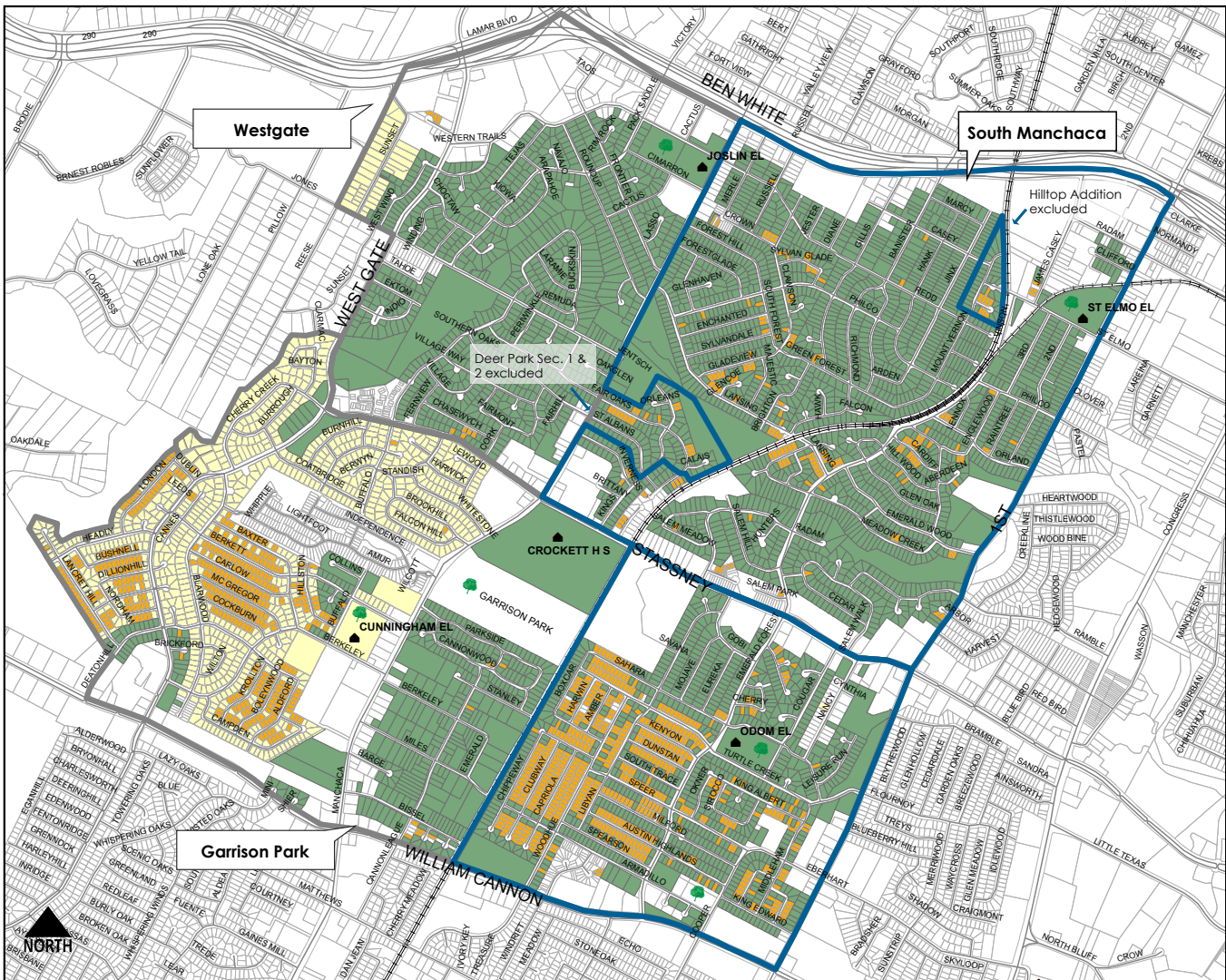
Houses repurposed into restaurants, retail, or offices, located at an intersection.

\* See RC P7 for applicability.





## Potential Application of the Secondary Apartment Infill Option (RC P3)







**RC P5:** Adopt the Corner Store Infill Design Option in a subdistrict of the South Manchaca planning area along Manchaca Rd. to permit small retail uses on property with residential zoning.

**RC P6:** Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing.



**RC P7:** Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

- MH:** Mobile home residence
- SF-2:** Standard lot single family
- SF-3:** Family residence
- SF-4A:** Small lot single family
- SF-4B:** Single family condo
- SF-5\*:** Urban family residence
- SF-6\*:** Townhouse & condo residence
- MF-1\*\*:** Limited density multi-family

*RC P8: Garages should be flush (left) or behind (right) the front façade.*



A guide to Infill Options and Design Tools is available at [ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill\\_tools.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf)



See the Appendix for details about appropriate zoning districts for each character district. For complete descriptions of uses & development standards, see the Land Development Code: <http://austintexas.gov/department/austin-city-code-land-development-code>

\* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

\*\* In locations where the fronts of lots in the Residential Core abut Neighborhood Node or Mixed-Use Activity Hub districts, MF-1 may be appropriate as a transition from the more intensive district to the existing neighborhood. When located in the Residential Core, the mass and height of MF-1 zoned properties should be visually and physically compatible with the surrounding neighborhood.





Above: Retirement community in  
Neighborhood Transition district, Image:  
Henrietta Cameron-Mann

## Neighborhood Transition

Neighborhood Transition character districts, along with Neighborhood Nodes, border the Residential Core along arterial roadways. Primarily residential, these areas consist of clusters of duplexes, fourplexes, and apartment buildings, along with small-scaled offices and neighborhood-serving businesses. Neighborhood Transition districts create a buffer between Residential Core districts and more intense character districts or busy roads. Many of these districts are located along *Imagine Austin* Activity Corridors.

Neighborhood Transition districts in particular present an opportunity to incorporate more missing middle housing types that are compatible with the neighborhood. The missing middle refers to duplexes and other housing types, such as row houses, bungalow courts and other housing types compatible with the existing neighborhood, that provide options between the scale of single-family houses and mid-rise apartments or condos. As Austin's population grows and its demographics change, these housing types provide the opportunity to accommodate growth in walkable neighborhoods while respecting neighborhood character. The variety of housing types in the missing middle promote multi-generational communities, providing options for young people and for older generations to age in place.





Existing duplex



Existing fourplex



Existing apartments

**VISION:** The Neighborhood Transition District blends seamlessly with the Residential Core. It contains an abundance of mature trees and landscaping and is walkable, bikeable, and supportive of transit.

### Policies for the Neighborhood Transition:

**NT P1:** This district should primarily consist of residential housing types, but at higher densities than in the Residential Core. The following building types should be encouraged in the district to meet the needs of a wider range of households (see full description on following page):

- Duplexes
- Fourplexes
- Small- and medium-sized apartments
- Cottage clusters/bungalow courts
- Row houses or townhouses
- Single family houses adapted into offices or retail
- Live/work buildings

**NT P2:** Building scale, height and siting within the Neighborhood Transition district should be harmonious with the adjacent Residential Core district.

**NT P3:** Moving from the Neighborhood Transition to the Residential Core, setbacks, similar building footprints, landscaping (including green infrastructure), similar building heights or stepbacks in building height, and/or other means should be used to create compatible developments which fit within the fabric of the neighborhood. Buildings should be no more than 3 stories tall.



Row houses, an example of a "missing middle" building type



## Neighborhood Transition: Existing Building Types

---

### Single family homes

One- and two-story single-family homes facing street.



### Duplexes

Individual duplexes or small groupings of duplexes.

Missing Middle housing type



### Fourplexes

Four family housing, up to three stories tall. Fourplexes provide a transition from busier roads or more intense districts to housing in the Residential Core.

Missing Middle housing type



### Apartments

Multi-family residences, up to three stories tall, typically located along major roads.





## Neighborhood Transition: New Building Types

### Cottage clusters/bungalow courts

Modestly-sized houses, usually facing or around a common green space.

Missing Middle housing type



### Row houses/town homes

A series of houses, often with similar or identical design, situated side-by-side with common walls.

Missing Middle housing type



### Single family houses adapted into retail

Houses repurposed into restaurants, retail, or offices, located at an intersection.



### Live/work buildings

A type of mixed-use building comprised of units each with a space for living and a space for working (e.g. studios or retail).

Missing Middle housing type







See the Appendix for details about appropriate zoning districts for each character district.



For complete descriptions of uses & development standards, see the Land Development Code: <http://austintexas.gov/department/austin-city-code-land-development-code>

**NT P4:** New construction in the Neighborhood Transition district should front the street, with surface or structured parking located behind buildings. Where the Neighborhood Transition character district abuts the Residential Core either mid-block or across a street, special care should be taken to create compatibility between the districts.

---

**NT P5:** Encourage missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Neighborhood Transition character district:

**SF-2#:** Standard lot single family

**SF-3#:** Family residence

**SF-4A#:** Small lot single family

**SF-4B#:** Single family condo

**SF-5:** Urban family residence

**SF-6:** Townhouse & condo residence

**MF-1:** Limited density multi-family

**MF-2:** Low density multi-family

**MF-3:** Medium density multi-family

**NO:** Neighborhood office

**LO:** Limited office

**LR:** Neighborhood Commercial

# Zone can be in a given FLUM category, but a zoning change to this district is not recommended.





*Missing middle housing types, which provide options between the scale of single-family houses and mid-rise apartments or condos, create a harmonious transition from the Residential Core to more intensive districts or roadways.*





*Strange Brew is a popular local coffee house and example of a business retrofitting an existing building to create a neighborhood destination.*

## Neighborhood Node

Neighborhood Node districts contain restaurants, shops, offices, and multi-family housing. The form of these areas is similar to Neighborhood Transition districts but with more commercial activity. Neighborhood Nodes have a similar mix of uses as Mixed Use Hubs, but primarily serve residents in the neighborhood. Building heights range from one to two stories (although many locations are zoned for greater height).

Many of the Neighborhood Nodes designated on the Character District Map are currently strip malls developed between 1960 and 1980. Many of the businesses within these districts are neighborhood-serving and some businesses, such as Strange Brew, have retrofitted buildings.





Neighborhood-serving offices & businesses



Apartments

**VISION:** The Neighborhood Node District reflects South Austin's unique identity and includes many neighborhood-serving, local businesses and places to gather and hold events. It is easy to get around by all modes of transportation.

## Policies for the Neighborhood Node:

**NN P1:** Many sites within Neighborhood Nodes are likely to redevelop in the future, but the following design elements should be encouraged in the interim to make the district more people-friendly and walkable:

- windows and awnings
- street trees
- street furniture
- outdoor seating
- creative use of surface parking

As properties within Neighborhood Nodes redevelop, the following policies should guide building siting and form:

**NN P2:** Buildings should be up to three stories at the tallest part of the district, with appropriate step down in height or other buffering to the adjacent Residential Core district.

**NN P3:** New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate:

- transparent windows
- awnings
- outdoor seating

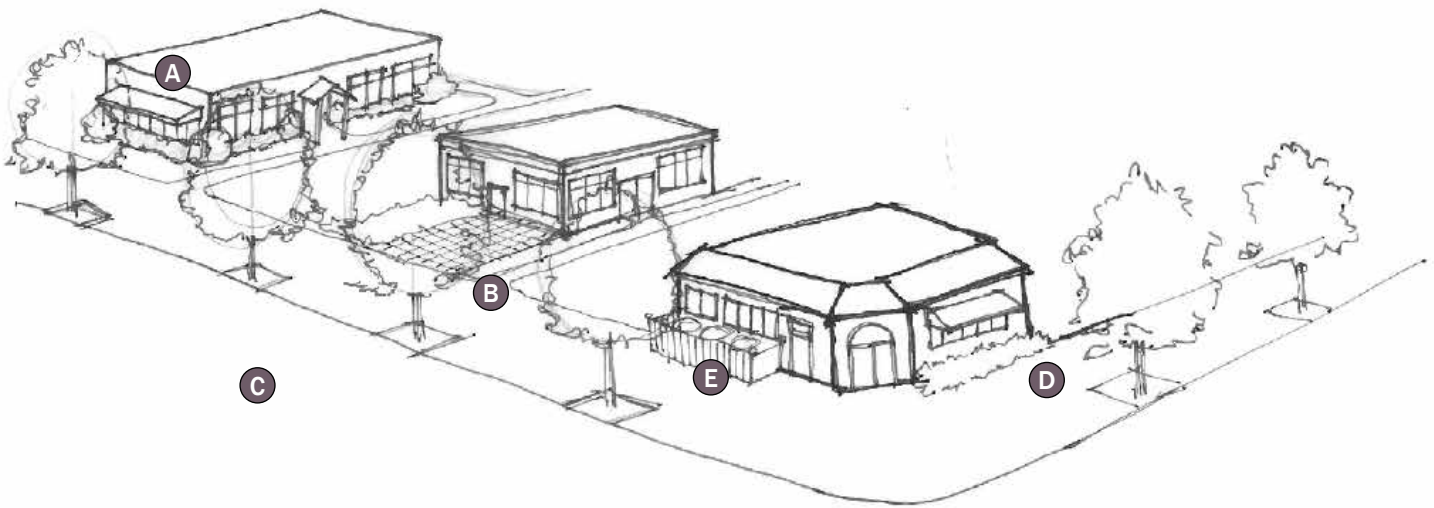
**NN P4:** New buildings should be constructed closer to the street to create people-friendly places.



Three stories are an appropriate building height in Neighborhood Nodes.



## Design Guidelines for Retrofitting Buildings in the Neighborhood Node district (NN P1)



**A** windows and awnings added to existing buildings



**B** bike racks and other street furniture added



**C** food trailers or places for activities on a portion of the parking lot can turn parking into public space



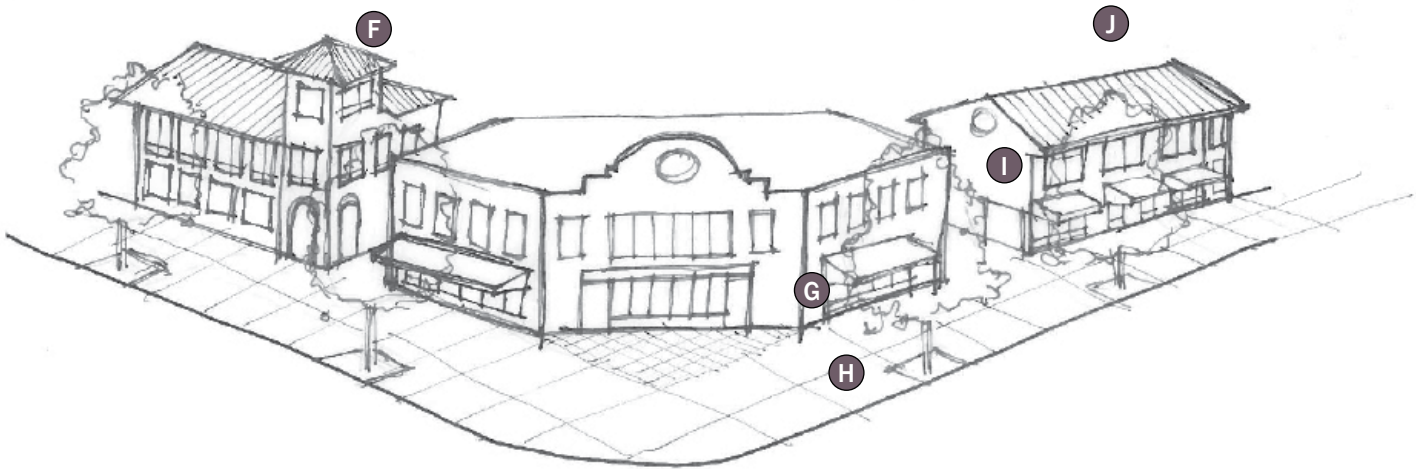
**D** wider sidewalks and street trees create a pedestrian-friendly experience (sketch from the Civic Center workshop)



**E** outdoor seating or dining areas added in front of buildings create places to sit or gather



## Design Guidelines for Redeveloping Buildings in the Neighborhood Node district (NN P2 - P6)



**F** mixed-use buildings help facilitate lively and pedestrian-friendly streets



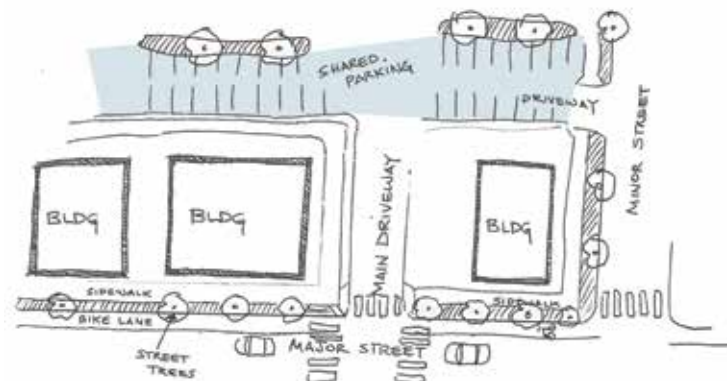
**G** transparent windows and doors add interest to the street



**H** wide sidewalks, with space for trees, sidewalk seating, or restaurant patios



**I** new buildings constructed closer to the street and/or new buildings constructed on empty lots or portions of parking lot



**J** shared parking located behind buildings improves walkability (by reducing driveways and allowing buildings to front the street) and helps reduce impervious cover





Concept sketch from the Civic Center Workshop illustrating NN P5, P6, and P7.

**NN P5:** New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios.

**NN P6:** Shared parking in structures or behind buildings should be encouraged to improve walkability.

**NN P7:** Encourage the preservation of existing and location of new local, neighborhood-serving businesses in the SACNPA.



**NN P8:** Encourage missing middle housing types and neighborhood-serving businesses that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Neighborhood Node character district.

**SF-2#:** Standard lot single family

**SF-3#:** Family residence

**SF-4A#:** Small lot single family

**SF-4B#:** Single family condo

**SF-5:** Urban family residence

**SF-6:** Townhouse & condo residence

**MF-1:** Limited density multi-family

**MF-2:** Low density multi-family

**MF-3:** Medium density multi-family

**NO:** Neighborhood Office

**LO:** Limited Office

**LR:** Neighborhood Commercial

**CS-1:** Commercial Liquor Sales

**MU Combining District:** allows mixed-use

**VMU Combining District:** allows vertical mixed use

# Zone can be in a given FLUM category, but a zoning change to this district is not recommended.



See the Appendix for details about appropriate zoning districts for each character district.



For complete descriptions of uses & development standards, see the Land Development Code: <http://austintexas.gov/department/austin-city-code-land-development-code>





## Mixed-use Activity Hub/Corridor

Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

Mixed-Use Activity Hubs/Corridors are located along arterial roadways and building heights currently range from one to two stories (although many locations are zoned for greater height). Most are currently setback from roadways behind large surface parking lots.





Many of the areas designated on the Character District Map as Mixed-Use Activity Hubs are defined currently by large surface parking lots fronting arterial roadways.

**VISION:** The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.

## Policies for the Mixed-Use Activity Hub/Corridor:

**MUH P1:** Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

**MUH P2:** Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:

- windows and awnings
- street trees
- outdoor dining areas
- reduce the number of driveways
- pedestrian paths through parking lots
- creative use of surface parking

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form.

**MUH P3:** Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

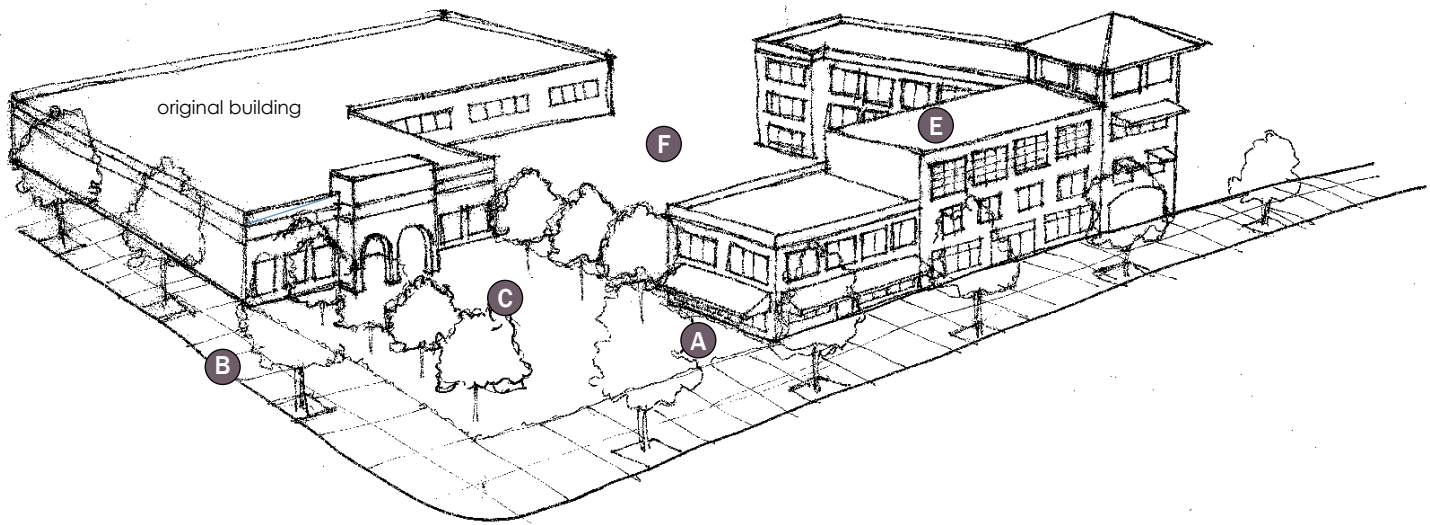
**MUH P4:** New buildings should be constructed closer to the street to create people-friendly places.



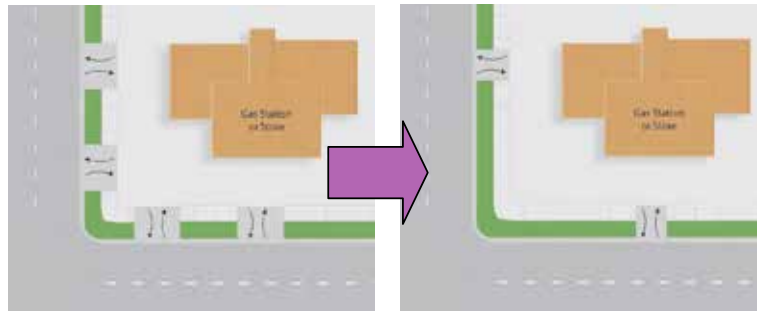
5 stories are appropriate in Mixed-Use Activity Hubs, with appropriate transitions to adjacent districts.



## Design Guidelines for Retrofitting Buildings in the Mixed-Use Activity Hub/Corridor District



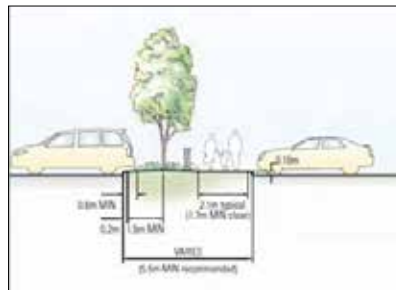
**A** outdoor seating or dining areas added in front of buildings



**B** fewer and narrower driveways help create a more cohesive sidewalk network



**C** create plazas or other public spaces on a portion of the parking lot



**D** pedestrian paths created through large parking lots encourage walking

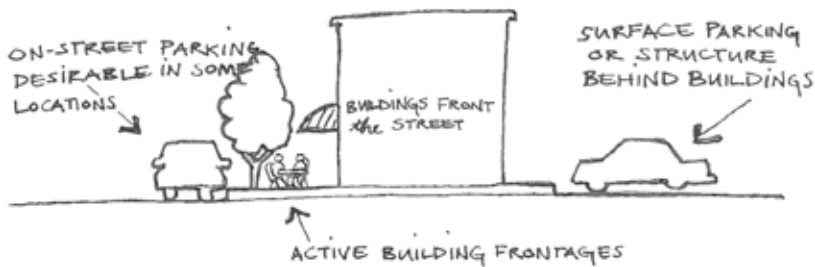


**E** new buildings constructed on surface parking lot and

**F** surface parking located at the interior of the site provide greater redevelopment opportunities and improve walkability



## Design Guidelines for Redeveloping Buildings in the Mixed-Use Activity Hub/Corridor District



**G** buildings front street, with parking in rear or in structure

**I** mixed-use buildings provide additional housing and destinations, while helping facilitate lively streets

**K** building height steps down toward adjacent districts



**H** along with street trees, rain gardens help address storm water management, while contributing to an attractive street

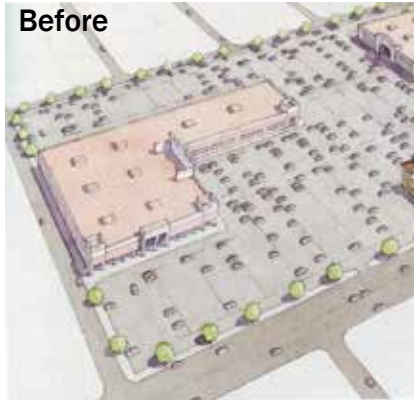


**J** wider sidewalks with trees and street furniture create a people-friendly place to walk

The *Imagine Austin Comprehensive Plan* identifies that new and redevelopment in centers and along corridors should transition to adjacent neighborhoods. [www.austintexas.gov/sites/default/files/files/Planning/ImagineAustin/webiacproduced.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/ImagineAustin/webiacproduced.pdf) (page 109)



Before



After



Larger Mixed-Use Activity Hubs may also be good candidates for creating new buildings, parks, or plazas on surface parking lots (accommodating cars in structured parking) and creating new internal streets. Image: Redeveloped parking lot



Pedestrian oriented streetscape

**MUH P5:** New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate:

- transparent windows
- awnings
- outdoor seating

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**MUH P6:** New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.

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**MUH P7:** Shared parking in structures or behind buildings should be encouraged to improve walkability.

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**MUH P8:** When larger Mixed-Use Activity Hubs are redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.

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**MUH P9:** Sites should be redeveloped with internal streets re-connecting with the street network and improving connections to the neighborhood. Incorporate Complete Streets and transition down to missing middle housing types.

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**MUH P10:** Encourage missing middle housing types and neighborhood- and regional-serving businesses that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Mixed-Use Activity Hub/Corridor character district.

**SF-5:** Urban family residence

**SF-6:** Townhouse & condo residence

**MF-1:** Limited density multi-family

**MF-2:** Low density multi-family

**MF-3:** Medium density multi-family

**MF-4:** Moderate density multi-family

**MF-5:** High density multi-family

**NO:** Neighborhood office

**LO:** Limited office

**GO:** General office

**LR:** Neighborhood commercial

**CS:** Commercial Services

**CS-1:** Commercial liquor sales

**TOD:** Transit-oriented development

**W/LO:** Warehousing/limited office

**MU Combining District:** allows mixed-use

**VMU Combining District:** allows vertical mixed-use



See the Appendix for details about appropriate zoning districts for each character district.



For complete descriptions of uses & development standards, see the Land Development Code: <http://austintexas.gov/departments/austin-city-code-land-development-code>





## Activity Center

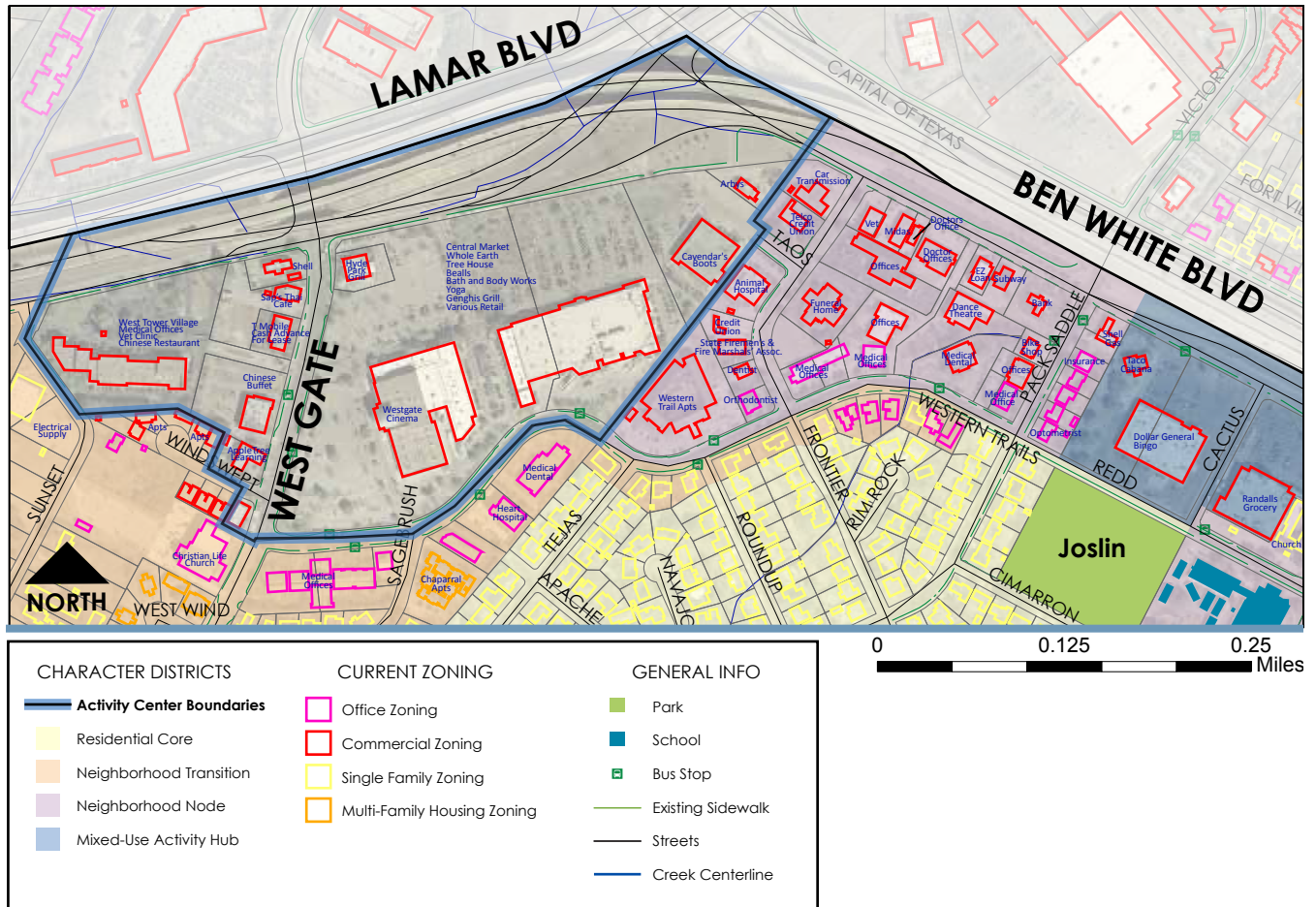
Activity Centers for Redevelopment in Sensitive Environmental Areas “provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods” (Imagine Austin, page 106).

The general locations of Activity Centers are shown on the *Imagine Austin* Growth Concept Map as circles of varying sizes to be further refined through small area planning. The activity center depicted in the northwestern part of the planning area is identified as an Activity Center for Redevelopment in Sensitive Environmental Areas since it is located in the Barton Springs Recharge Zone.

In this neighborhood plan, the Activity Center is similar to a Mixed-Use Activity Hub, but with a larger regional market area. The Activity Center also has larger parcel sizes, which have greater development potential.

The South Austin Activity Center is located on the southern side of Ben White Blvd. The Westgate Shopping Center, with Central Market and the movie theater, and shopping centers north of Ben White are major land uses, with regional market areas that extend beyond the borders of the SACNPA. Central Market, the movie theater, and associated development opened in 1999, replacing a defunct indoor shopping mall. During the Kickoff Workshop, Central Market was identified as a considerable asset to the community and is envisioned to remain a neighborhood- and regional-serving destination.





## Policies for the Activity Center:

**AC P1:** The Activity Center should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

**AC P2:** Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

**AC P3:** New buildings should be constructed closer to the street to create people-friendly places.

**AC P4:** New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate: transparent windows, awnings, outdoor seating.

**AC P5:** New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.

**AC P6:** Shared parking in structures or behind buildings should be encouraged to improve walkability.

**AC P7:** When the Activity Center is redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.

**AC P8:** Sites should be redeveloped with internal streets that reconnect with the street network to improve connections to the neighborhood. Streets help create a transition down to missing middle housing types.





## Hospital Special District

St. David's South Austin is an asset to the community, providing medical care and employment. Surrounded medical offices and related businesses, and separated from adjacent character districts by the railroad tracks, the Hospital Special District is distinct from other character districts.

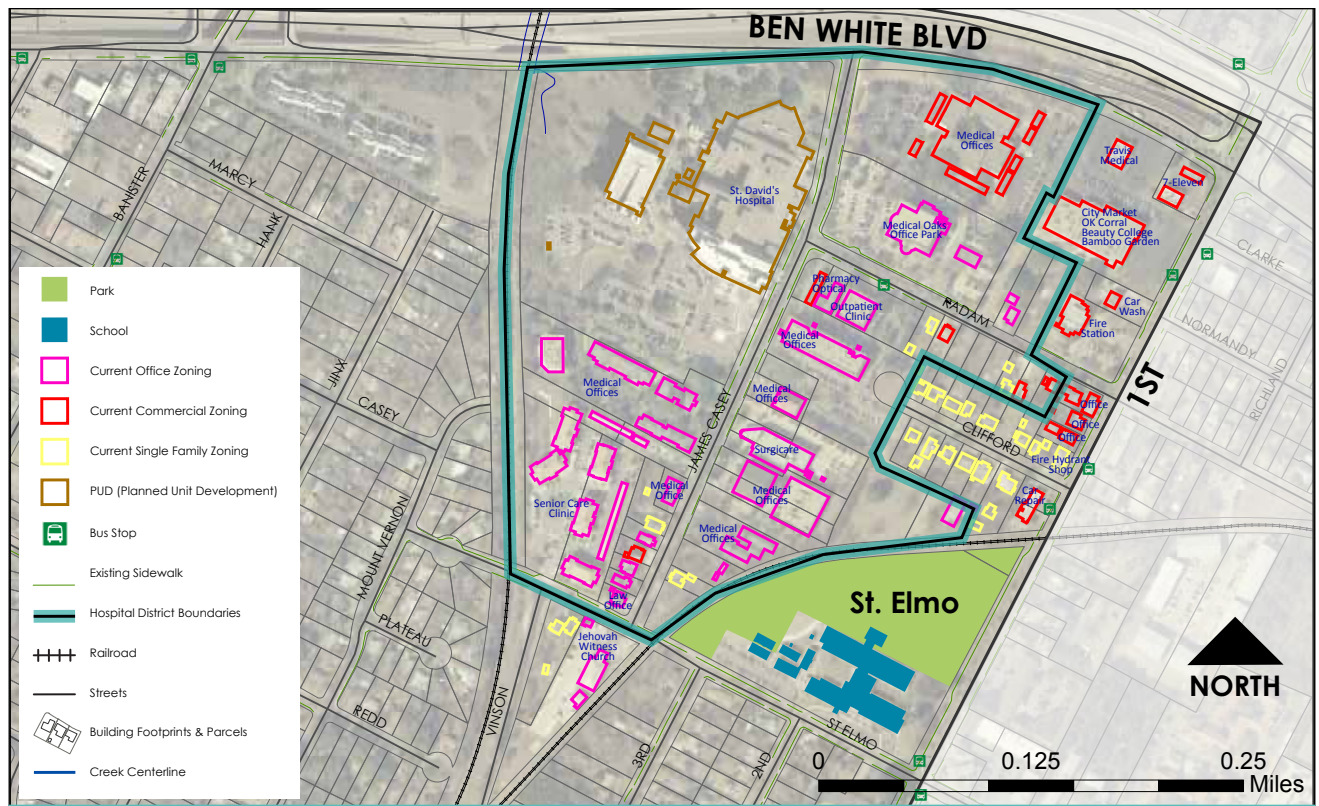
Located along Ben White Blvd., access to the hospital is primarily from the freeway. However, walking connections to the hospital, associated offices, and surrounding area should be developed where appropriate.

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**VISION:** The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses.

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## Actions Related to the Hospital District:

The following actions, located in other sections of the plan, relate directly to the Hospital Special District:

**T A5:** Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike train along the unused railroad spur in the South Manchaca neighborhood).

**T A20:** Complete the sidewalk network, prioritizing these segments:

- Radam Lane (James Casey to S 1st)
- James Casey (missing segment north of St. Elmo)

**T A24:** Improve safety for all users at the following unsignalized intersections (e.g., by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs):

- St. Elmo Rd. and James Casey St.
- James Casey St. and Ben White Blvd.

**CL A7:** Work with St. David's to offer community healthy living workshops and classes.

**CL A22:** Develop a strategy for increasing collaboration between the neighborhood and businesses and private organizations within the community, including St. David's Hospital.

**CL A36:** Promote volunteer opportunities at St. David's to ACC and Crockett High School students.



## Ben White Frontage Road

**VISION:** Transform the Frontage Road District into a more attractive, functional, and permeable place, with more harmonious transitions to adjacent neighborhoods.



### POLICIES

#### FR P1:

Improve the environment along and under the frontage road, especially at its intersections with neighborhood streets.

#### FR P2:

Improve nearby neighborhood streets to create a slower speed, bicyclist and pedestrian-friendly alternative to the frontage road.

### ACTIONS

**FR A1:** Widen the sidewalk along the frontage road, including a landscaped strip buffering the pedestrian pathway from traffic.

**FR A2:** Explore the possibility of active uses under the freeway, such as a landscaped trail, a park, parking, or a weekly market.

**FR A3:** Improve Western Trails Blvd, Redd St, Banister Ln, and Casey St as an east/west bicycle and pedestrian route across the neighborhood (e.g., by adding and widening sidewalks; adding bike lanes and route numbers; and/or adding traffic calming devices such as roundabouts, curb bulb-outs, and chicanes).

**FR A4:** Use lighting, planting, pavement treatment, roundabouts, and art to construct one or more “gateway” intersections that create a sense of arrival in the South Austin Combined neighborhoods. Possible locations: Pack Saddle Pass and Redd Street, Banister and Casey, or Manchaca Road and Redd Street.



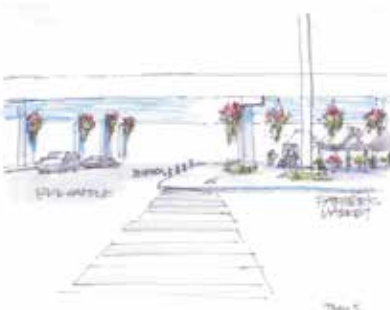


### FR P3:

Encourage private properties along the frontage road to use incremental design strategies to create a more comfortable and inviting environment with more harmonious transitions to the adjacent neighborhoods.

**FR A5:** Reduce the number and width of curb cuts along the frontage road.

**FR A6:** Encourage food trucks to locate in underutilized parking lots.



Create "gateway" intersections through art and landscaping.



Adapt the underbelly of the freeway for a farmers market.



**FR P4:**

If the Southwood Mall property is redeveloped, encourage new development that will make the district more vibrant, functional, walkable and beautiful, both along the frontage road and for the adjacent neighborhoods.

**FR A7:** Redevelop the property with a mix of uses to create a smoother transition to the Residential Core. Add missing middle type housing to the neighborhood side of the property, including live work units and townhouses.

**FR A8:** Add clearly delineated bicycle and pedestrian pathways through the property.

**FR A9:** Create a walkable block structure by extending Casey Street and one or more of the north/south streets (Clawson Road, Jester Drive, and Diane Drive) through the property.

**FR A10:** Define community gathering spaces on the property, such as plazas and patios.

**FR P5:**

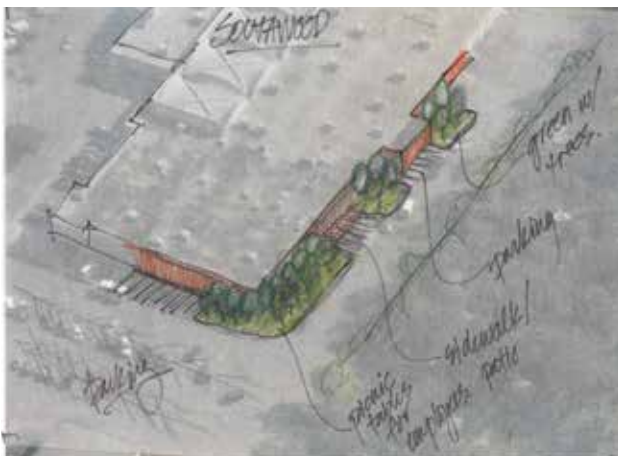
If the large frontage road lots between Manchaca Road and Pack Saddle are redeveloped, encourage new development that will make the district more vibrant, functional, and beautiful, both along the frontage road and for the adjacent neighborhoods.

**FR A11:** Create a walkable block structure with internal streets and human-scaled building frontages.

**FR A12:** Redevelop the property with a mix of uses to create a smoother transition to the Residential Core.

**FR A13:** Redevelop with active building fronts facing Redd Street.

**FR A14:** Redevelop with midrise buildings fronting Ben White and neighborhood-scaled buildings fronting Redd Street.



Improve transition to the neighborhood along the backside of the Southwood mall.



Green the underbelly of the freeway.





*Sketch of possible bicycle and pedestrian improvements at Ben White and Pack Saddle Pass.*

#### RELATED ACTIONS: FR P1: ENVIRONMENT ALONG AND UNDER BEN WHITE

**T A3:** Install shelters, benches, etc. at transit stops to improve ridership experience/ user comfort. Add amenities such as shade, landscaping, and wayfinding to the bus stops along Ben White Blvd and the nearby bus stops on Manchaca Rd and Pack Saddle Pass.

**T A6:** Create and connect bike lanes on major thoroughfares, prioritizing: Pack Saddle Pass (South of Ben White Blvd.) & Manchaca Rd.

**T A23:** Improve pedestrian and bicyclist safety and comfort at the following signalized intersections by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes:

- Ben White Blvd. and Pack Saddle Pass.
- Ben White Blvd. and Manchaca Rd.
- Ben White Blvd. and Banister Ln. Make the intersections of Ben White Blvd with Pack Saddle Pass, Manchaca Road, and Banister Lane pedestrian friendly by buffering the sidewalks with landscaping and better delineating crossings with pavement treatments.

**T A28:** Improve street lighting, prioritizing: the underbelly of Ben White, particularly at the intersections of Pack Saddle Pass and Manchaca Road.

**E A30:** Work with the City to plant more trees along the public right-of-way and median islands (possible locations: along pedestrian/bicycle corridors and near bus stops, in medians of streets, near shopping areas). Add landscaping along either side of the southern frontage road.



**E A43:** Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bike/pedestrian routes. Add landscaping to the underbelly of Ben White. Incorporate native plants, rainwater collection, and water quality treatment into the landscaping.

**CL A50:** Add public art to the underbelly of Ben White, focusing on the intersections of Pack Saddle Pass and Manchaca Road (e.g. sculpture, murals, light installation, gateway arches, or decorative pavement treatment). Use local artists and community participation in the process.

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### RELATED ACTIONS: FR P2: CREATING SAFER STREETS AND PROMOTING WALKING AND BICYCLING

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**T A6:** Create and connect bike lanes on major thoroughfares, prioritizing:

- Redd Street (Mt Vernon Dr. to Pack Saddle Pass)
- Manchaca Rd.

**T A20:** Complete the sidewalk network, prioritizing these segments:

- Banister Ln. (Ben White to Redd)
- Pack Saddle Pass (Ben White to Frontier Trail)
- Manchaca Rd. (missing segment near Ben White)
- Redd St. (Pack Saddle Pass to Cactus)
- Redd St. (Manchaca to Gillis)
- Casey St. (Gillis to Jinx)
- Redd St. (Banister to Mt. Vernon)
- Manchaca Rd. (missing segment south of Barge)

**T A23:** Improve pedestrian and bicyclist safety and comfort at the following signalized intersections by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes:

- Redd St. and Manchaca Rd.

**T A24:** Improve safety for all users at the following unsignalized intersections (e.g. by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs, etc.):

- Redd St. and Pack Saddle Pass

**T A26:** Add traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.) along the following road segments:

- Western Trails Blvd.
- Redd St. (Pack Saddle Pass to Manchaca Rd.)
- Redd St. (Gillis St. to Mt. Vernon Dr.)
- Redd St. from Manchaca Rd. to Gillis St. (islands)
- Pack Saddle Pass (Ben White to Frontier Trail)

**CL A55:** Create identifiable entrances to the neighborhood, (e.g., signage, entry lights, gateway art projects).





*Sketch of possible attractive building faces and landscaping on the backside of existing buildings along the frontage road, which creates a transition to the adjacent neighborhoods.*

#### RELATED ACTIONS: FR P3: ENCOURAGING INCREMENTAL IMPROVEMENTS TO TRANSITION TO NEIGHBORHOODS

**T A4:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips; prioritize the following locations:

- In the shopping centers along the Ben White frontage road. Encourage bike parking in front of businesses.

**E A32:** Partner with business owners to plant trees (e.g. in parking lots and around businesses). Add trees and other landscaping to surface parking lots to provide shade, greenery, and stormwater management.

**E A45:** Educate private property owners about localized stormwater management techniques and encourage them to apply these techniques to their properties. Add trees and other landscaping to surface parking lots to provide shade, greenery, and stormwater management.

**CL A43:** Encourage commercial property owners to accommodate public space in existing developments (e.g. carving out patio space in parking lots). Turn underutilized parking lot spaces and dead spaces behind buildings into public gathering spaces such as patios, plazas, green spaces, and community gardens.

**CL A48:** Incorporate murals, banners, or landscaping on parking garages, and other blank walls in the SACNPA (e.g., the ACC parking garage, bridge that crosses Blarwood Drive). Camouflage blank walls at the back and sides of big boxes by adding murals, trellises, and/or trees.

#### RELATED ACTIONS: FR P4: ENCOURAGING NEW DEVELOPMENT THAT CREATES A SENSE OF PLACE

**T A19:** Identify potential locations for additional bike/pedestrian pathways between streets, including paths through large properties when they develop/redevelop. Add clearly delineated bicycle and pedestrian pathways through the property.

**CL A42:** Incentivize developers to include public space and spaces for the arts in new developments. Define community gathering spaces on the property, such as plazas and patios.



## Civic Center

**VISION:** Transform the Civic Center into a central destination and gathering place for the community that is beautiful, connected, and has a coherent sense of place.



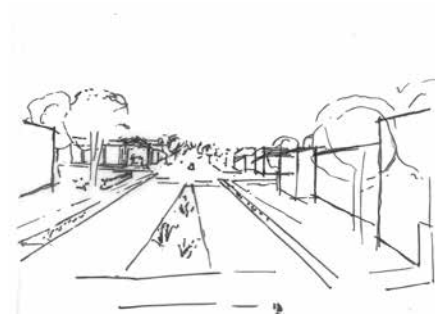




*Install pedestrian hybrid beacons.*



*Example of banner/art wall on the ACC garage announcing arrival to the Civic Center*



*Plant more trees along the public right-of-way and median islands. Add a landscaped strip to the sidewalks along Stassney and Manchaca.*

POLICIES	ACTIONS
<p><b>CC P1:</b> Improve the civic green spaces to create a functional, beautiful, and unified sense of public space.</p>	<p><b>CC A1:</b> Install shaded seating in front of Crockett High School.</p> <p><b>CC A2:</b> Create a defined pedestrian path along the western side of ACC's building.</p> <p><b>CC A3:</b> Add landscaping and rows of trees to better define the pedestrian pathway from Manchaca to the ACC courtyard.</p>
<p><b>CC P2:</b> Improve access into and connectivity around the Civic Center for pedestrians, cyclists, drivers, and transit riders.</p>	<p><b>CC A4:</b> Improve access into and out of the library for all users (by potentially working with property owners to get car and/or pedestrian access to the library from Stassney; and/or share use of the apartment complex driveway onto Manchaca).</p> <p><b>CC A5:</b> Encourage businesses and civic institutions in the Civic Center to share parking so that patrons can park once and walk to multiple destinations.</p>
<p><b>CC P3:</b> Bring greater vibrancy to the Civic Center by preserving and adding neighborhood-serving businesses and holding events.</p>	<p><b>CC A6:</b> Encourage the location of mobile food vendors in the Civic Center.</p>



**CC P4:**

Encourage private properties to make incremental design improvements to contribute to a more walkable, vibrant, and coherent sense of place.

**CC A7:** Encourage businesses in the Civic Center to consolidate driveways to reduce the number and width of curb cuts.

**CC A8:** Make buildings more vibrant and inviting by:

- CC A8.1.: Add new amenities (e.g., new public restroom, disc golf course, tennis courts, sand volleyball court);
- CC A8.2.: Adding architectural details and windows to the building façade;
- CC A8.3.: Adding planters and seating to the areas around entrances; and
- CC A8.4.: Improving lighting and signage to appeal to pedestrians.

**CC P5:**

Encourage private properties to redevelop in a way that creates a more walkable, vibrant, and coherent sense of place.

**CC A9:** Redevelop Cherry Creek with a mix of uses to create a smoother transition to the adjacent residential properties.

**CC A10:** Redevelop Cherry Creek with an internal street network with clear bicycle and pedestrian pathways.

**CC A11:** Redevelop Cherry Creek so that businesses front the internal and external streets and parking is hidden behind buildings and/or in parking garages.

**CC A12:** Define a community gathering space in Cherry Creek, such as a plaza or patio.

**CC A13:** For smaller lots in the Civic Center, construct new buildings that front the street with surface parking hidden behind.

**CC A14:** For smaller lots in the Civic Center, reconfigure lots to reduce the number and size of driveway curb cuts and share parking.

**CC A15:** For smaller lots in the Civic Center, allocate space for patio seating and sidewalk dining.

**CC A16:** For smaller lots in the Civic Center, redevelop with two-story vertical mixed-use buildings that have active ground floor uses.





*Green or decorate the ACC garage & other blank walls.*



*Incorporate rain gardens.*

#### **RELATED ACTIONS: CC P1: CIVIC GREENS**

**E A22:** Install new pocket parks in the planning area (possible locations: behind the library, the green space behind Taco Cabana, underutilized City-owned properties).

**CL A48:** Incorporate murals, banners, or landscaping on parking garages, and other blank walls in the SACNPA (e.g., the ACC parking garage, bridge that crosses Blarwood Drive).

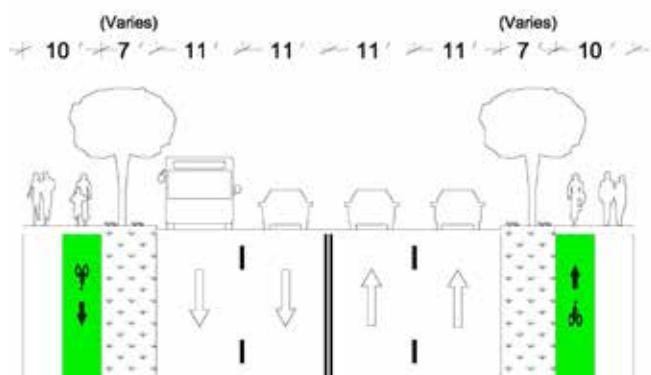
**CL A51:** Add public art to the front of the library (e.g. sculpture, mural, mosaic).

**CL A52:** Add public art to the ACC courtyard (e.g. sculpture, mural, mosaic).

**CL A53:** Add public art to the green space in front of Crockett High School (e.g. sculpture, mural, mosaic).

**E A44:** Install rain gardens and other local stormwater management techniques at parks and schools.





Proposed bicycle facility along Manchaca Rd.



Improve pedestrian & bicyclist comfort and safety; e.g. use of green lanes.

## RELATED ACTIONS: CC P2: CONNECTIVITY

**T A4:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips; prioritize the following locations:

- In and near the Civic Center (including the Cherry Creek shopping center, the Crockett Center shopping center, Crockett High School, and Garrison Park)

**T A6:** Create and connect bike lanes on major thoroughfares, prioritizing:

- Manchaca Rd.
- Stassney Ln. (West of Manchaca Rd.)

**T A23:** Improve pedestrian and bicyclist safety and comfort at the following signalized intersections by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes:

- Stassney Ln. and Manchaca Rd.

**T A25:** Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons) at the following general locations:

- Manchaca Rd. at Garrison Park
- Manchaca Rd. between Stassney Ln. and Jones Rd.
- Stassney Ln. between Manchaca Rd. and Lewood Dr.

**T A28:** Improve street lighting, prioritizing:

- Manchaca Rd.
- Areas near bus stops.
- Areas near commercial centers.





*Incorporate art into street furnishings & infrastructure. Left: art bus stop in Tempe, Arizona. Right: art bike rack in Long Beach, California.*

#### RELATED ACTIONS: CC P2: CONNECTIVITY

**E A30:** Work with the City to plant more trees along the public right-of-way and median islands (possible locations: along pedestrian/bicycle corridors and near bus stops; in medians of streets; near shopping areas).

**CL A46:** Incorporate public art into street furniture (e.g., street light poles, bike racks, bus stops shelters).

**CL A47:** Incorporate public art into traffic calming projects (e.g., murals, mosaics, crosswalks, sidewalks, gardens).

**E A43:** Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bike/pedestrian routes.

#### RELATED ACTIONS: CC P3: NEIGHBORHOOD-SERVING BUSINESSES & EVENTS

**NN P7:** Encourage the preservation of existing and location of new local, neighborhood serving businesses in the SACNPA.

**CL A1:** Organize a farmers market.

**CL A29:** Hold periodic outdoor movies, concerts, and/or performances in parks or at civic institutions (e.g. schools, library, ACC).

**CL A30:** Organize local parades, festivals, shows, tours and fairs in the neighborhood (e.g. homecoming, cultural celebrations, national holidays, art fairs, studio tours).

**CL A34:** Hold student performances in the neighborhood (e.g. plays, concerts). **CL A41:**

**CL A41:** Construct an amphitheater in the SACNPA (possible locations: Civic Center or in nearby Garrison Park).

**CL A44:** Partner with civic institutions to allow use of facilities for public events (e.g. Crockett's sports fields, ACC's courtyard, elementary school cafeterias, etc).

#### RELATED ACTIONS: CC P4: INCREMENTAL DESIGN IMPROVEMENTS

**E A32:** Partner with business owners to plant trees (e.g. in parking lots and around businesses).

**CL A43:** Encourage commercial property owners to accommodate public space in existing developments (e.g. carving out patio space in parking lots).

#### RELATED ACTIONS: CC P5: REDEVELOPMENT TO CREATE A SENSE OF PLACE

**T A19:** Identify potential locations for additional bike/pedestrian pathways between streets, including paths through large properties when they develop/redevelop.

**CL A42:** Incentivize developers to include public space and spaces for the arts in new developments.

**E A45:** Educate private property owners about localized stormwater management techniques and encourage them to apply these techniques to their properties.





### LIVABLE

- Healthy & Safe Communities
- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Design/Distinctive Character
- Preservation of Crucial Resources



### MOBILE AND INTERCONNECTED

- Range of Transportation Options
- Multimodal Connectivity
- Accessible Community Centers



### VALUES AND RESPECTS PEOPLE

- Access to Community Services
- Employment, Food, and Housing Options
- Community/Civic Engagement
- Responsive/Accountable Government

### PROSPEROUS

- Diverse Business Opportunities
- Technological Innovation
- Education/Skills Development

### EDUCATED

- Learning Opportunities for All Ages
- Community Partnerships with Schools
- Relationships with Higher Learning

### CREATIVE

- Vibrant Cultural Events/Programs
- Support for Arts/Cultural Activities



### NATURAL AND SUSTAINABLE

- Sustainable, Compact, and Walkable Development
- Resource Conservation/Efficiency
- Extensive Green Infrastructure

According to the U.S. Dept. of Housing and Urban Development, housing is considered affordable when costs consume no more than 30% of household income.

## HOUSEHOLD AFFORDABILITY

Household affordability encompasses all the expenses associated with where one lives, including housing, transportation, utilities, and taxes.

Housing costs make up the largest percentage of household expenses (approximately 30 percent), followed by transportation (approximately 15 percent) and then utilities and taxes. In this section, we define broadly “affordable housing” as housing that is affordable based on one’s income. Therefore, for every income, there is a range of housing that is affordable. For most people with modest and higher incomes, housing that is affordable can be created by the market, known as “market-rate affordability.” However, there are some lower income levels that the market does not supply. As a result, various city, state, and federal programs intervene to create subsidized affordable housing. This housing is typically used to create housing for very low income households, such as older adults on fixed incomes, veterans, people with disabilities, very poor working class families, the homeless, etc. This section focuses on this broader definition of household affordability and addresses tools for creating both “market rate” and “subsidized” affordable housing.



## Relationship to *Imagine Austin*

Developing and maintaining household affordability throughout Austin is one of *Imagine Austin*'s Priority Programs. Household affordability for all Austinites is essential to preserving the character of neighborhoods and for supporting its workforce. *Imagine Austin* also identifies that providing housing options beyond larger-lot single-family homes and garden-style apartments is essential to meet the needs of a diverse and growing population.

The policies and actions in this section address affordability by working to preserve existing affordable housing, encouraging a greater number of housing options, and addressing other factors that affect affordability, such as transportation costs.



The City of Austin's Neighborhood Housing and Community Development Department provides housing, community development and small business development services to benefit eligible residents, so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency: <http://www.austintexas.gov/departments/housing>

## Current Conditions

Ensuring Austin develops as an affordable city as it continues to grow is a citywide challenge. Housing costs are higher in Austin than in other Texas cities and both housing and transportation costs are outpacing income growth. Shifting demographics, including smaller household sizes and fast-paced growth create a high demand for housing, and supply is not keeping up.

Single family houses are the predominant housing type in the SACNPA, followed by multifamily housing and duplexes. Around half of the total housing units throughout the SACNPA are owner occupied, with the Westgate planning area having the lowest rate at 38.2% and the South Manchaca planning area having the highest, at 56.8%. Although the SACNPA has been one of the more affordable centrally located neighborhoods, prices for single-family houses are increasing. Median home prices across Austin continue to rise; in 2012, the median housing price in the SACNPA was over \$200,000. Multi-family is in similarly high demand citywide, contributing to higher costs. In November 2013, ALN Apartment Data calculated an over 95 percent occupancy rate for Austin apartments.



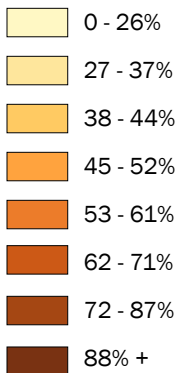
See the Appendix for more details about the SACNPA demographic profile.

Housing Market Conditions in South Austin and the City of Austin			
	South Austin Combined NPA (2010)	City of Austin (2010)*	City of Austin (2012)**
Median Family Income	\$51,373	\$61,605	\$68,023
Median Housing Value	\$159,683	\$214,500	\$222,100
Median Home Price (2012)***	\$207,333	n/a	\$227,4000

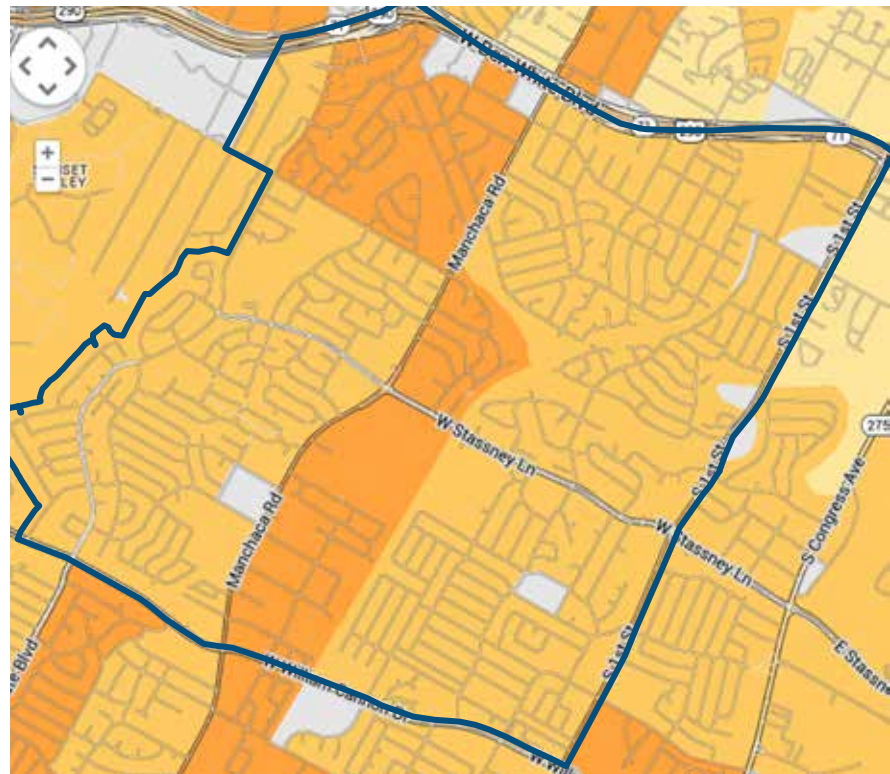
\*2010 US Census, \*\*2012 ACS Estimates, \*\*\*Zillow.com



## Location Affordability (Housing + Transportation as a Percentage of Income\*)



\* Calculated for a regionally typical household, which earns the median income of \$57,561 annually, consists of the regional average household size of 2.56 people, including an average 1.22 members of each household who commute.



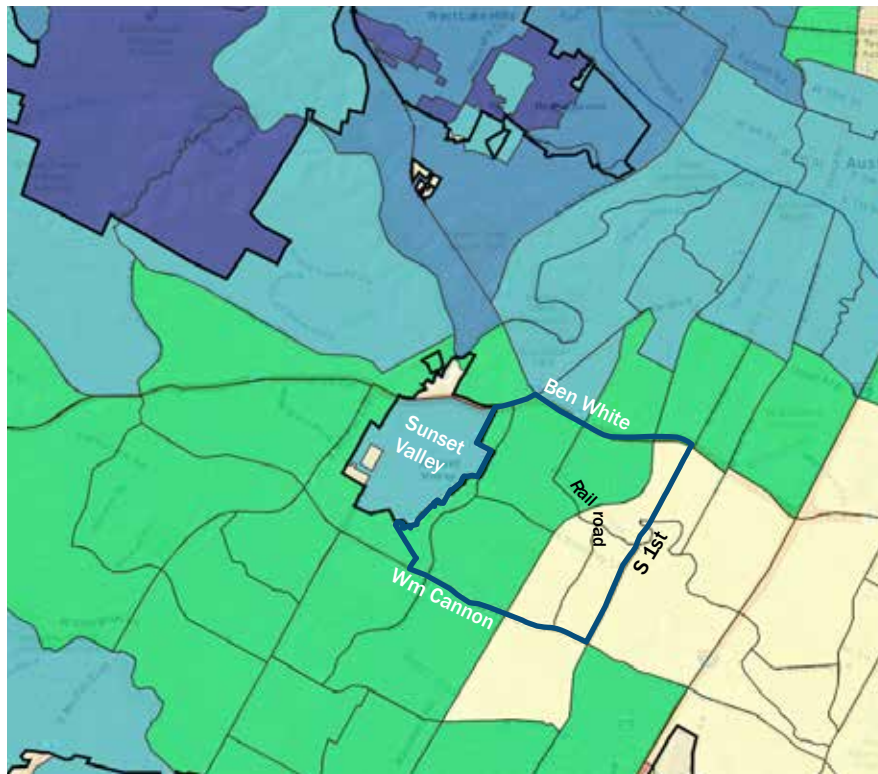
Source: U.S. Department of Housing and Urban Development, <http://www.locationaffordability.info>

Following housing costs, transportation is the second largest expense for most households. The U.S. Department of Housing and Urban Development (HUD), Center for Neighborhood Technology, and Center for Housing Policy recommend spending less than 45 percent of gross income on housing (plus associated costs) and transportation. As shown in the Location Affordability Index map above, most households in the planning area spend around the recommended maximum expenditure of 45 percent of gross income (darker shades indicate costs as a higher percentage of income). Even relatively small increases in housing or transportation costs could cause much of the planning area to exceed recommended spending.

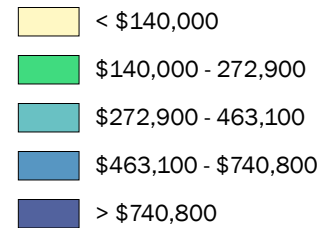


Explore the variables in the map above by visiting the Location Affordability Portal, developed by HUD, the US Dept. of Transportation and Sustainable Communities: [www.locationaffordability.info](http://www.locationaffordability.info)





### Median Home Value



Explore other indicators for affordability by visiting HUD's CPD Maps viewer: <http://egis.hud.gov/cpdmaps>

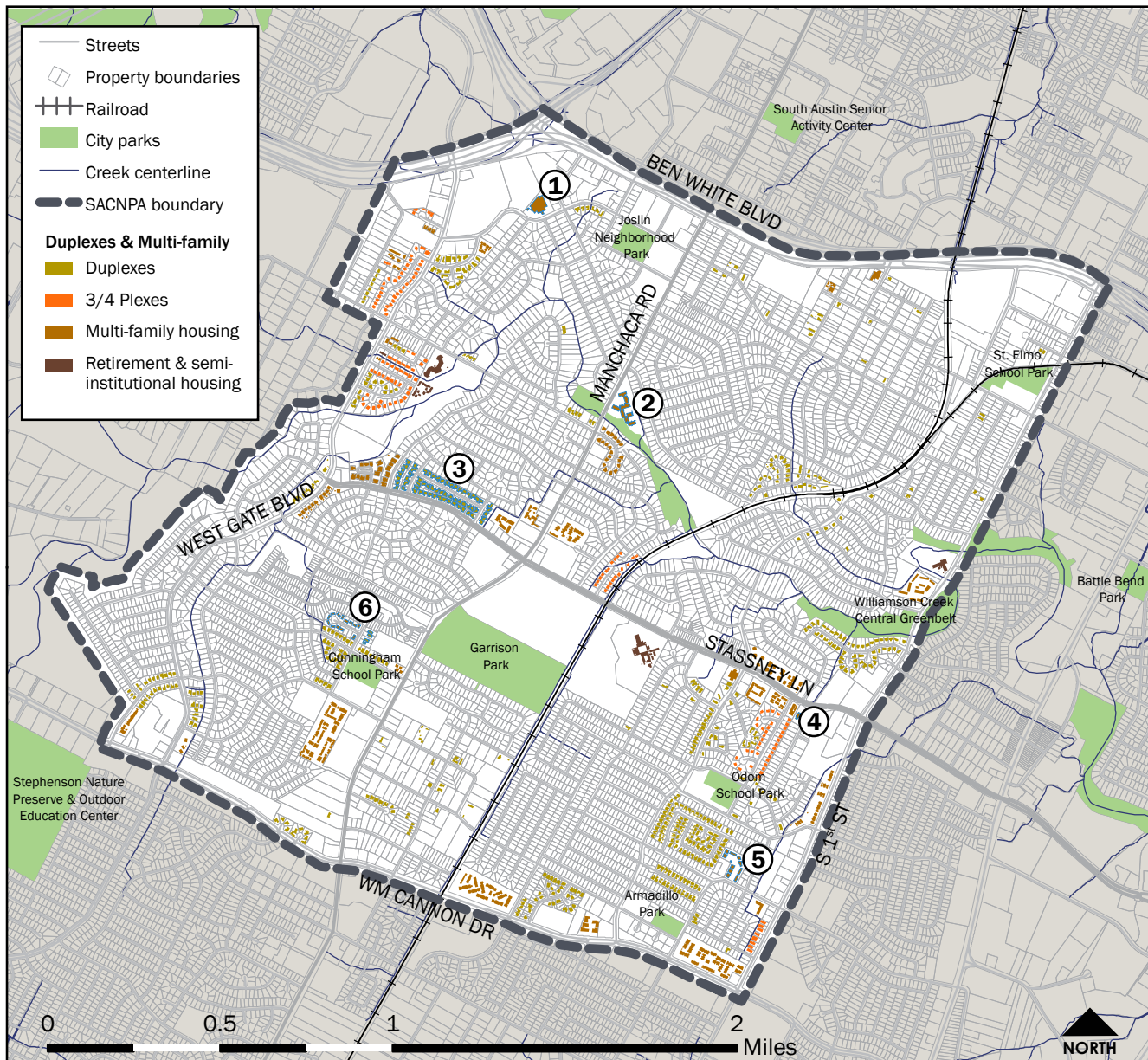
Source: U.S. Department of Housing and Urban Development, Community Planning & Development Map: <http://egis.hud.gov/cpdmaps>

The map above shows median home values for the planning area. The average value in 2010 for the planning area was over \$200,000. As the map illustrates, values for the planning area tend to be lower than those north of Ben White Blvd., with the lowest median values east of the railroad tracks (darker shades indicate higher median values).

The map on page 89 calls out existing duplexes and multi-family housing within the planning area, which are generally assumed to be lower cost than single family houses. The approximately 390 subsidized housing units in the planning area are outlined in blue and numbered.

**Implementation Note:** Many of the actions in the section require collaboration between neighborhood plan contact teams, other neighborhood groups/organizations, and City departments. Please refer to the Appendix for details. Many goals in chapter may be realized through synergies with policies and actions contained in other sections of the plan; actions under each policy are cross-referenced with related actions in other sections.





## Multi-family & Affordable Housing

### Subsidized Affordable Housing - Approximately 390 units

- |   |   |   |
|---|---|---|
| <p>① 2422 Wester Trails Blvd.<br/>HUD Program, built 1978<br/>99 assisted living units for elderly<br/>Incomes &lt;50% of MHI</p>                   | <p>③ Cherry Creek Duplexes<br/>Foundation Communities,<br/>built 1972<br/>122 units<br/>Incomes 50-80% of MFI</p> | <p>⑤ 808 Eberhart Ln.<br/>HUD Program, built 1990<br/>38 units for elderly and disabled only<br/>Incomes &lt;50% of MHI</p>             |
| <p>② 4911 Manchaca<br/>Austin Housing Finance<br/>Corporation Program, built 1982<br/>132 units, 89 Low Income units<br/>Incomes &lt;50% of MHI</p> | <p>④ 5600 Nancy Dr.<br/>HUD Program, built 1996<br/>9 units for disabled only<br/>Incomes &lt;60% of MHI</p>      | <p>⑥ 6113 Buffalo Pass<br/>Housing Authority for the<br/>City of Austin Program, built 1980<br/>33 units<br/>Incomes &lt;50% of MHI</p> |



## Goal 1: Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

POLICIES	ACTIONS
<b>HA P1:</b> Work to maintain existing affordable housing stock in the neighborhood.	<b>HA A1:</b> Explore weatherization and restoration programs for energy efficiency and improved aesthetics of aging single/multi-family housing stock.
	<b>HA A2:</b> Work with Code Compliance and the Austin Tenants' Council to ensure housing is safe and well maintained.
	<b>HA A3:</b> Encourage secondary apartments to help homeowners with mortgage and/or property taxes, as well as increasing the neighborhood's supply of more small affordable units.
	<b>HA A4:</b> Coordinate with Neighborhood Housing and Community Development (NHCD) to identify and implement best practices for preserving affordable housing units.
	<b>HA A5:</b> Monitor residential real estate for signs of development pressure and work with sellers/buyers/developers to maintain and expand affordability.

### RELATED ACTIONS

**RC P3:** Adopt the Secondary Apartment Infill Option in the South Manchaca and Garrison Park planning areas, to allow secondary apartments in SF-2 zoning and on lots between 5,750 and 7,000 square feet.

**CL A13:** Educate residents on recognizing and reporting substandard housing, and distribute information on resources that support property maintenance.

**CL A14:** Create a community group to plan and conduct community clean-ups and green-ups throughout the planning area.

**CL A15:** Apply for neighborhood beautification grants through Keep Austin Beautiful.

**CL A17:** Organize more safety and maintenance oriented one-time community events throughout the year such as neighborhood clean-ups and National Night Out.

**CL A18:** Advertise Commander's Forums and distribute APD and Code Compliance informational material.

**CL A20:** Invite Code Compliance to community meetings.

**CL A24:** Hold combined neighborhood association meetings that feature speakers.



Foundation Communities's Sierra Vista apartments are located just outside of the planning area and are an example of affordable housing integrated into the broader community. Image: Foundation Communities.



POLICIES	ACTIONS
<b>HA P2:</b> Encourage development of additional affordable housing integrated into the neighborhood.	<b>HA A6:</b> Coordinate with Neighborhood Housing and Community Development (NHCD) to identify and implement best practices for creating affordable housing units.
	<b>HA A7:</b> Work with NHCD, Foundation Communities, other providers of affordable housing, and developers to create affordable and mixed-income redevelopments that provide neighborhood benefits and build community (like Sierra Vista).
	<b>HA A8:</b> Explore community-driven affordable housing development through means such as Community Improvement Districts (CIDs) and Community Housing Development Organizations (CHODOs).
	<b>HA A9:</b> Encourage affordable housing in all character districts to meet the needs of a diverse population at different income levels: <ul style="list-style-type: none"> <li>• Residential Core: secondary apartments</li> <li>• Neighborhood Transition: duplexes, “missing middle” housing types, multi-family buildings.</li> <li>• Neighborhood Node: multi-family buildings, vertical mixed use buildings</li> <li>• Mixed Use Activity Hub: multi-family buildings, vertical mixed use buildings</li> </ul>

#### RELATED ACTIONS

**NT P1:** This district should primarily consist of residential housing types, but at higher densities than in the Residential Core. The following building types should be encouraged in the district to meet the needs of a wider range of households:

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Duplexes and fourplexes</li> <li>• Small- and medium-sized apartments</li> </ul> | <ul style="list-style-type: none"> <li>• Cottage clusters/bungalow courts</li> <li>• Row houses or townhouses</li> </ul> | <ul style="list-style-type: none"> <li>• Single family houses adapted into offices or retail</li> <li>• Live/work buildings</li> </ul> |
|---|--|--|



POLICIES	ACTIONS
<b>HA P3:</b> Strive to create location-efficient neighborhoods by pursuing strategies that make neighborhoods more walkable, bikeable, and transit accessible.	<b>HA A10:</b> Encourage affordable housing near schools.
	<b>HA A11:</b> Locate housing near transit routes to reduce reliance on driving.
	<b>HA A12:</b> Explore ways new housing developments can reduce construction costs, promote walkability, and provide additional units or on-site services/amenities through design and reduced parking.
	<b>HA A13:</b> Encourage a mixture of neighborhood-serving businesses within walking or bicycling distance of housing. Residential Core: corner stores Neighborhood Transition: corner stores and offices located in converted single family residences. Neighborhood Node: vertical mixed use buildings designed for potential office or retail on first floor Mixed Use Activity Hub: vertical mixed use buildings designed for potential office or retail on first floor
	<b>HA A14:</b> Work with employers (AISD, ACC, Hospital) to provide workforce housing in neighborhood.

#### RELATED ACTIONS

- T A1:** Locate a Lone Star Rail station along the railroad corridor at the Civic Center.
- T A4:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips.
- T A5:** Install bicycle racks and/or bike lockers at bus stops to encourage bicycling as a means to complete the first and last mile of transit trips.
- T A6:** Create and connect bike lanes on major thoroughfares.
- T A14:** Complete the sidewalk network.
- NN P4:** New buildings should be connected by wide sidewalks with space for trees, sidewalk furniture, or restaurant patios.
- NN P5:** Shared parking in structures or behind buildings should be encouraged to improve walkability.
- MUH P1:** Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.
- MUH P6:** New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.
- MUH P7:** Shared parking in structures or behind buildings should be encouraged to improve walkability.
- MUH P9:** Sites should be redeveloped with internal streets that reconnect with the street network to improve connections to the neighborhood.





Participants discuss household affordability issues and actions at a neighborhood planning meeting.

POLICIES	ACTIONS
<b>HA P4:</b> Educate the community about household affordability and advocate for affordable housing in the neighborhood.	<b>HA A15:</b> Collaborate with NHCD, non-profits (e.g., CAN, HousingWorks, Foundation Communities) and other groups to better educate the community about household affordability.
	<b>HA A16:</b> Publicize narratives about challenges with affordability and share affordable housing success stories (e.g., Foundation Community’s Sierra Vista and St. Elmo’s Elementary, M Station).
	<b>HA A17:</b> Advocate for affordable housing at neighborhood and citywide levels, i.e., at City Council, through CodeNEXT, etc.

RELATED ACTIONS
<b>CL A9:</b> Educate residents on recognizing and reporting substandard housing, and distribute information on resources that support property maintenance.
<b>CL A13:</b> Advertise Commander’s Forums and distribute APD and Code Compliance informational material.
<b>CL A17:</b> Establish a protocol for monitoring the City of Austin website and other informational sources and alerting neighborhood associations about upcoming projects in the SACNPA.
<b>CL A18:</b> Hold combined neighborhood association meetings that feature speakers.



## Best Practices for Affordable Housing at Different Geographic Scales

	State Level Best Practices	Region Level Best Practices	City Level Best Practices	Neighborhood Level Best Practices
Data, Research and Planning	Fair Share Programs— CA, NJ; Housing Data Clearinghouse - FL	Jobs – Housing Balance (Numerous Examples)	Targets and Goals - Arlington, Denver	Columbia Pike Neighborhood Plan - VA
Dedicated Revenue Sources	Commercial Area Transit Node Housing Program (CATNHP) - MA	Regional Housing Trust Funds (Seattle, Sacramento, Columbus, OH)	TIFs for Housing— Portland, Dallas, Atlanta; TOD Acquisition Funds — Bay Area, Denver, Atlanta	PIDs, CHDOs, and CDCs
Regulations and Zoning	Inclusionary Housing – Madison, WI; San Diego, CA; Many Others	Capital Improvement Affordable Housing Assessment - Montgomery County, MD	Accessory Dwelling Unit Regulations	Community Land Trust



*Facing page: Garrison Park is a  
40-acre district park near the  
center of the planning area.*





Garrison Park

# Environment

## NATURAL & SUSTAINABLE

Area Parks

Green Infrastructure

Environmental  
Sustainability





### LIVABLE

- Healthy & Safe Communities
- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Design/Distinctive Character
- Preservation of Crucial Resources

### MOBILE AND INTERCONNECTED

- Range of Transportation Options
- Multimodal Connectivity
- Accessible Community Centers

### VALUES AND RESPECTS PEOPLE

- Access to Community Services
- Employment, Food, and Housing Options
- Community/Civic Engagement
- Responsive/Accountable Government

### PROSPEROUS

- Diverse Business Opportunities
- Technological Innovation
- Education/Skills Development

### EDUCATED

- Learning Opportunities for All Ages
- Community Partnerships with Schools
- Relationships with Higher Learning

### CREATIVE

- Vibrant Cultural Events/Programs
- Support for Arts/Cultural Activities



### NATURAL AND SUSTAINABLE

- Sustainable, Compact, and Walkable Development
- Resource Conservation/Efficiency
- Extensive Green Infrastructure

The South Austin Combined Neighborhood Planning Area's green infrastructure network includes parks, trails, community gardens, urban farms, the Williamson Creek greenbelt, and trees and other landscaping on City right-of-way and private property. These natural resources are important to the community's identity and vision for the future.

The following goals, further articulated through policies and actions, aim to preserve, protect, and enhance South Austin's natural resources, as well as encourage neighborhood organizations, households, and individuals to become active stewards of the environment:

**Improve access to and amenities in area parks,**

**Protect, enhance, and expand the neighborhood's green infrastructure, and**

**Promote environmentally sustainable practices.**



Neighborhood plan contact teams (and other neighborhood groups/ organizations) must take the lead on implementing recommendations in this section, in collaboration with various City departments. Neighborhood groups can apply to numerous City programs and nonprofit organizations for resources and support on developing, maintaining, and improving green infrastructure, as well as promoting environmentally sustainable practices. For information on these related programs and organizations, see Appendix X.

## AREA PARKS

This subsection focuses on area parks and their current and future amenities. It also includes recommendations for community gardens in the SACNPA.

### Current Conditions

Existing resources within the South Austin Combined Neighborhood Planning Area include Garrison District Park, Armadillo Park, four City parks associated with elementary schools, and the greenbelt along portions of Williamson Creek. The table below lists park acres and amenities (from PARD's Long Range Plan).

Park	Acres	Sports	Trails	Playground	Picnic Area	Restrooms
<b>DISTRICT PARKS</b>						
<b>Garrison*</b>	40.00	3 baseball fields 1 softball field 2 basketball goals 1 swimming pool	0.71 miles	Yes	40 picnic tables 1 shelter 28 BBQ pits	Yes
<b>GREENWAYS</b>						
<b>Williamson Creek Central</b>	81.21					
<b>NEIGHBORHOOD PARKS</b>						
<b>Armadillo</b>	2.46					
<b>SCHOOL PARKS</b>						
<b>Cunningham Elementary</b>	3.55	2 multi-purpose fields 4 basketball goals	0.19 miles	Yes	2 picnic tables	
<b>Odom** Elementary</b>	4.30	2 multi-purpose fields 2 basketball goals	0.14 miles	Yes	6 picnic tables 1 shelter	
<b>St. Elmo Elementary</b>	6.20	1 baseball field 1 multi-purpose field 4 basketball goals	0.17 miles	Yes		Yes
<b>Joslin Elementary</b>	5.58	2 multi-purpose fields 4 basketball goals 1 volleyball court 2 tennis courts	0.23 miles	Yes	2 picnic tables	

\*Garrison Park also has a historic cemetery. \*\* Odom has a defunct wading pool, which according to the PARD long range plan, will be converted to a water playscape and reopen as a Splash Pad.





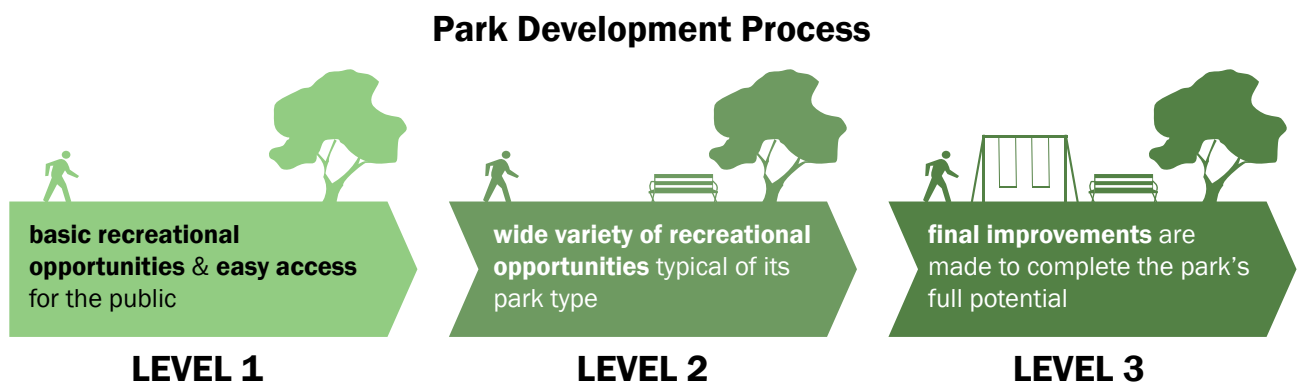
## Improve access to and amenities in area parks (E G1)

- Streets
- Schools
- City parks
- Creeks



The City has a goal for all residents in the urban core to live within a quarter mile of a publicly accessible and child-friendly park or green space. Currently there are many homes in the planning area that are not within a quarter mile of a park or do not have a safe walking or biking path to a park. PARD's Long Range Plan recommendations for the planning area include:

- Level 1 development at Armadillo Park in the short-term,
- Land acquisition and Level 1 development of a pocket or neighborhood park in the medium-term, and
- A Master Plan and Level 3 development of Garrison Park in the long-term.



**Implementation Note:** PARD is the primary implementation body for park recommendations. The purpose of PARD is to provide, protect and preserve a park system that promotes quality recreational, cultural, and outdoor experiences for the Austin community. PARD's *Long Range Plan for Land, Facilities, and Programs* (updated February 2011) guides future growth and development of Austin's parks and recreation system.

The recommendations pertaining to community gardens on City property require collaboration among community groups, City departments, and a nonprofit group. The City's Sustainable Urban Agriculture and Community Garden Program will provide support to community groups throughout the process of establishing a community garden.



*Long Range Plan for Land, Facilities, and Programs* is available at [www.austintexas.gov/page/parks-recreation-long-range-plan-land-facilities-and-programs-lrp-adopted-november-2010](http://www.austintexas.gov/page/parks-recreation-long-range-plan-land-facilities-and-programs-lrp-adopted-november-2010)

## Relationship to *Imagine Austin*

*Imagine Austin* directs the City to serve Austin's diverse, growing population and provide family-friendly amenities throughout the city by maintaining and upgrading existing parks. This includes partnering with local school districts to transform school yards into multi-use recreation and exercise facilities. *Imagine Austin* also calls for the protection and preservation of historic





## Improve access to and amenities in area parks (E G1)

- Streets
- Schools
- City parks
- Within a quarter mile walk of a park
- Creeks



resources, such as the historic cemetery in Garrison Park. Finally, *Imagine Austin* calls for the development of new parks that encourage interaction and provide places for people of all ages to visit and relax. (LUT P29, LUT P38, LUT P41, CFS P40, S P23).

## Goal 1: Improve access to area parks & increase park amenities.

POLICIES	ACTIONS
<b>E P1:</b> Make Garrison Park a vibrant and connected part of the Civic Center.	<b>E A1:</b> Create a Master Plan for Garrison Park that includes plans to: <ul style="list-style-type: none"> <li>• Improve the visibility of Garrison Park’s entrance and improve overall park signage;</li> <li>• Improve existing amenities (e.g. trails, playscape, sports fields, basketball facilities); and</li> <li>• Add new amenities (e.g. new public restroom, disc golf course, tennis courts, sand volleyball court, skate park, dog park, outdoor exercise equipment, outdoor theater, water fountains, concession stand, native plant garden).</li> </ul>
	<b>E A2:</b> Implement the Garrison Park Master Plan.
	<b>E A3:</b> Adopt Garrison Park through the Adopt-a-Park Program to beautify and improve the park.
	<b>E A4:</b> Retain the swimming pool at Garrison Park, and extend the hours of operation.
	<b>E A5:</b> Improve park safety at Garrison Park, through measures such as increased lighting.
	<b>E A6:</b> Preserve tombstones and historical marker in Garrison Park.
<b>RELATED ACTIONS</b>	
<b>T A5:</b> Install bicycle racks and/or bike lockers at bus stops to encourage bicycling as a means to complete the first and last mile of transit trips.	
<b>T A12:</b> Connect the Garrison Park trails across the railroad to the east.	
<b>T A13:</b> Connect the Garrison Park trails through Crockett’s parking lot to the north.	
<b>T A20:</b> Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons) at the following general locations: <ul style="list-style-type: none"> <li>• Manchaca Rd. at Garrison Park</li> </ul>	
<b>CL A20:</b> Hold periodic outdoor movies, concerts, and/or performances in parks or at civic institutions (e.g., schools, library, ACC, Garrison Park).	
<b>CL A29:</b> Construct an amphitheater in the SACNPA (possible locations: Civic Center or in nearby Garrison Park).	



**E P2:**  
**Improve Armadillo Park by building on the work done by Friends of Armadillo Park.**

**E A7:** Add the amenities outlined in PARD’s plan for Armadillo Park, including:

- E A7.1. Trails,
- E A7.2. A water fountain,
- E A7.3. Park seating (e.g. benches, council ring),
- E A7.4. A park sign, and
- E A7.5. Trash cans.

**E A8:** Conduct regular weeding/maintenance at Armadillo Park.

**RELATED ACTIONS**

- T A5:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips; prioritize the following locations:
- At Armadillo Park

**Friends of Armadillo Park**

For several years volunteers have worked to transform Armadillo Park from an empty lot filled with trash and invasive plants into a great neighborhood park that will provide neighbors a quiet, shady destination to walk or ride bikes. The Woodhue Community Neighborhood Watch group began communicating with the City of Austin about improving the park in 2007 and formed Friends of Armadillo Park in 2012 to officially adopt the park.

At least one Saturday a month, they coordinate volunteers to clean up trash, pull weeds, move brush, and mulch trees with the goal of transforming the park into an asset for the community and creating



*Friends of Armadillo Park volunteers take a break during a park workday.*

a natural habitat area for native wildlife and plants. Largely as a result of their advocacy, the Parks and Recreation Department has begun construction in the park to

add amenities such as a park sign, fencing, seating, and Mutt-Mitt stations.





*Joslin Elementary Park.*

**E P3:**  
**Work with AISD to improve the four shared use parks/playgrounds.**

**E A9:** Work with AISD to clarify rules for school park use and publicize as shared resources (for instance, by posting signage at each school that includes public use hours).

**E A10:** Develop a splash pad/water feature at Odom where the wading pool was located.

**E A11:** Install dog waste bag dispensers and trash receptacles at all school parks.

**E A12:** Install or improve lighting at all school parks.

**E A13:** Organize park work days and community-driven park clean-ups.

**E A14:** Install more benches and tables at the school parks.

**RELATED ACTIONS**

**T A5:** Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips; prioritize the following locations:

- St. Elmo School and park

**E A23:** Develop a tree planting scheme to ensure trees are installed around all four public elementary schools, including playgrounds, sports fields, and common walking routes to schools.

**CL A32:** Partner with civic institutions to allow use of facilities for public events (e.g., Crockett's sports fields, ACC's courtyard, elementary school cafeterias).



The Watershed Protection Department bought homes on flood-prone Bayton Loop and has plans to create a community garden.



**E P4:**  
Explore locations for pocket parks, new park amenities, and/or community gardens.

**E A15:** Develop a community garden at Bayton Loop.

**E A16:** Establish an additional community garden in the planning area (possible locations: elementary schools; Williamson Creek at Emerald Wood Dr.; the green space behind Taco Cabana; or on City-owned or vacant properties).

**E A17:** Install a new pocket park in the planning area, using PARD’s gap analysis map to select a location that brings more residents within a quarter mile walking distance of a park (possible locations: the green space behind the library, the green space behind Taco Cabana, or underutilized City-owned properties).

**E A18:** Locate fitness equipment and/or a walking track/exercise trail at a park in the planning area.

**E A19:** Install a splash pad/water feature in the planning area.

**E A20:** Install a skate/bike park within the planning area.

**E A21:** Install a dog park within the planning area.

**RELATED ACTIONS**

- E A24:** Maintain trees in the public right-of-way and in City parks.
- E A34:** Create a path/greenbelt trail along Williamson Creek.
- E A37:** Install rain gardens and other local storm water management techniques at parks and schools.
- CL A37:** Add public art to city parks and along the greenbelt (e.g., sculptures that speak to the specific area and fit in with the environment).





## GREEN INFRASTRUCTURE

This subsection includes actions relating to the neighborhood's tree canopy, Williamson Creek and its watershed, and green storm water controls such as rain gardens.

*Williamson Creek is a defining feature of the neighborhood. In many places it acts as a barrier to mobility, but holds the potential to become a part of a trail system or greenway.*

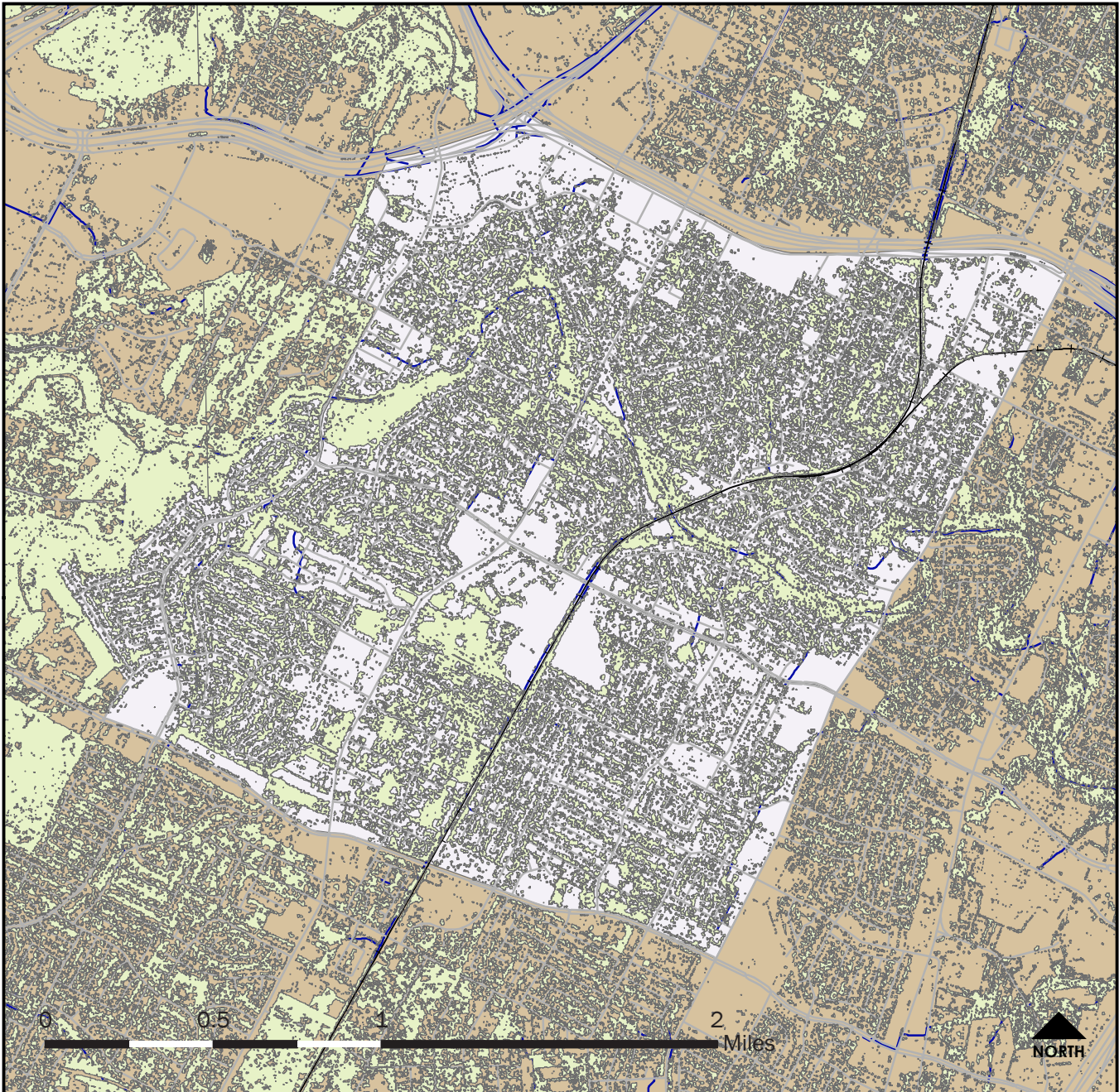
### Current Conditions

Throughout the neighborhood planning process, community members identified South Austin's mature trees as one of the area's greatest assets, vital to the community's sense of place. According to an analysis conducted in 2010, 34% of the SACNPA is covered by tree canopy. This is above the city-wide average of 31%.

The SACNPA falls almost entirely within the Williamson Watershed, which currently receives a "marginal" score on Watershed Protection Department's Environmental Integrity Index. Williamson Creek traverses the SACNPA from west to east, with over 300 buildings in its 100 year floodplain. Various natural channels, subsurface drainpipes, and paved ditches move storm water from other parts of the SACNPA into Williamson Creek.

The Public Works Department's urban trails map highlights Williamson Creek as a potential greenway for trails. In addition, PARD's Long Range Plan recommends Williamson Creek Greenway acquisition and park trail development in the long-term. However, despite City plans and community desire, it is extremely difficult to add greenbelt along portions of the creek abutted by private property.





## Maintain and expand the neighborhood's tree canopy (E P5)

- Streets
- +++ Railroad
- Creek centerline
- Tree canopy





*Green infrastructure provides environmental and water quality benefits, as well as contributing to the neighborhood's character.*

**Implementation Note:** The majority of the tree recommendations focus on education and awareness and are designed to be carried out by neighborhood groups. For maintaining, removing, and planting trees growing on City parks and public property, neighborhood groups coordinate with PARD's Urban Forestry Program, in conjunction with Public Works (for trees in the right-of-way) and the Watershed Protection Department (for trees in riparian areas). See the City of Austin's Urban Forest Portal for more information on the tree canopy.

For recommendations pertaining to Williamson Creek and storm water conveyance and management, neighborhood groups work primarily with the Watershed Protection Department (WPD). WPD is tasked with reducing the impact of flooding, erosion, and water pollution through capital projects, programs, and regulations. The guiding document for the WPD is the Watershed Protection Department Master Plan. The following map shows WPD studies and projects in the planning area.

### For more information



#### Urban Forest Portal

<http://austintexas.gov/department/austins-urban-forest-0>

#### Watershed Protection Master Plan

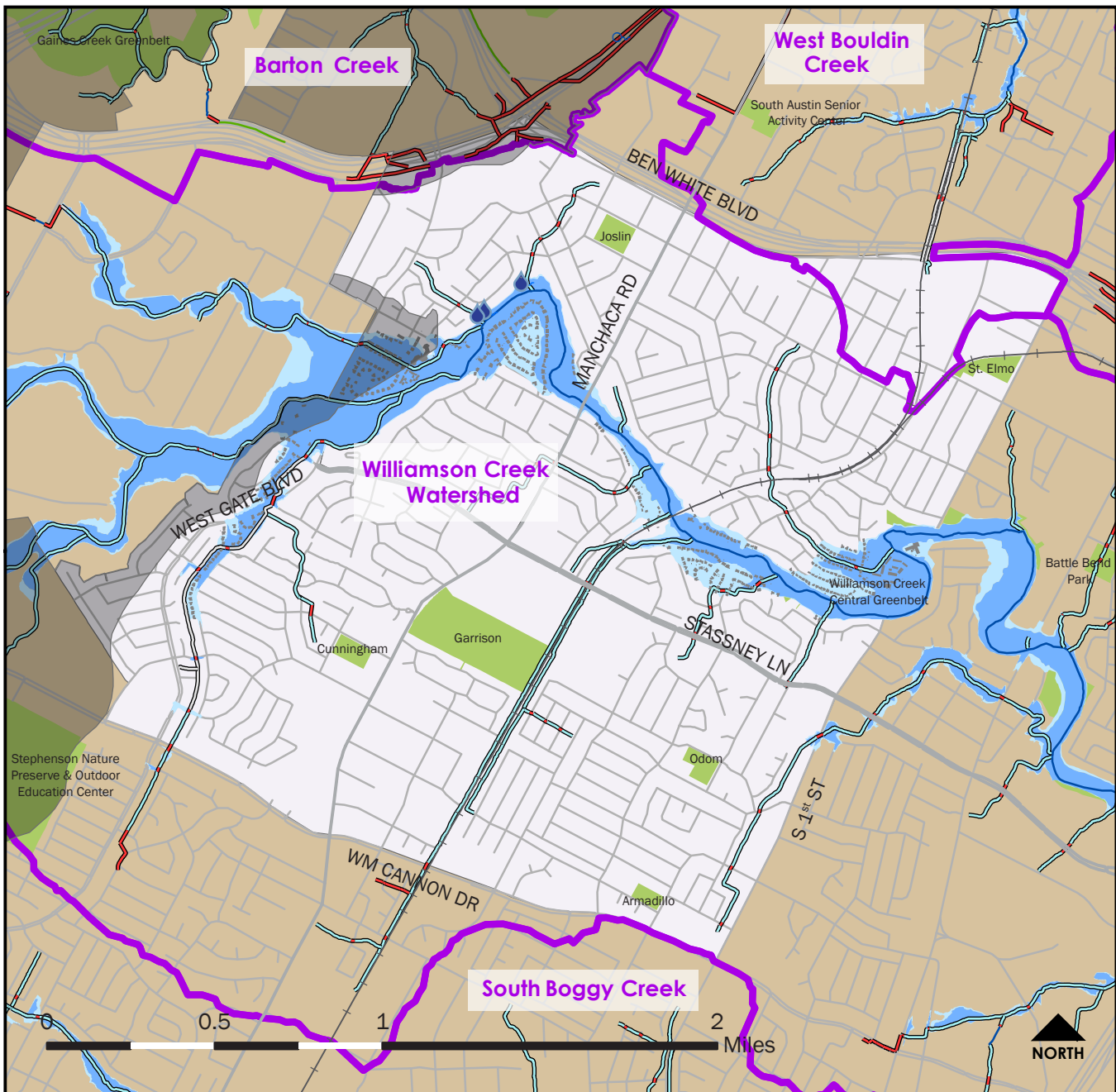
<http://austintexas.gov/department/master-plan-0>

## Relationship to *Imagine Austin*

The *Imagine Austin Comprehensive Plan* includes over 20 Priority Actions to enhance our urban forest; they can help advance two core Plan principles: "Integrate nature into the city" and "Grow as a compact, connected city."

*Imagine Austin* calls for the expansion of the city's green infrastructure network through numerous strategies, including the extension of existing greenway projects and the incorporation of storm water management facilities into public and private development (LUT P23, LUT P34, CE P3, CE P11, CFS P47). *Imagine Austin* also supports the maintenance and enhancement of the urban forest as a key component of the green infrastructure network (LUT P34, CEP4). Finally, *Imagine Austin* calls for the reduction of creek pollution, erosion, and the threats posed by flooding in order to protect public safety, private property, and the health of creeks (CE P6, CE P7, CFS P7, CFS P8, CFS P11, CFS P14).





## Preserve and enhance Williamson Creek and its tributaries (E P6)

- Streets
- +++ Railroad
- Parks
- SACNPA boundary
- Watershed boundary
- Barton Springs//Edward's Aquifer Recharge Zone
- 25 year floodplain
- 100 year floodplain
- Building footprints in floodplain
- Creek centerline
- Natural channel
- Paved ditch
- Channel under road
- Springs



## Goal 2: Protect, enhance, and expand the neighborhood's green infrastructure.

POLICIES	ACTIONS
<b>E P5:</b> Maintain and expand the neighborhood's tree canopy.	<b>E A22:</b> Identify present and future gaps in the local tree canopy coverage (future gaps from trees near the end of their lifespans).
	<b>E A23:</b> Develop a tree planting scheme to ensure trees are installed around all four public elementary schools, including playgrounds and sports fields.
	<b>E A24:</b> Maintain trees in the public right-of-way and in City parks.
	<b>E A25:</b> Work with the City to plant more trees along the public right-of-way and median islands (possible locations: along pedestrian/bicycle corridors and near bus stops, in medians of streets, near shopping areas).
	<b>E A26:</b> Educate homeowners about the proper replacement of trees and tree maintenance (e.g. presentations at community meetings and tabling at community events).
	<b>E A27:</b> Plant new trees and replace dead or dying trees on private property. Encourage private property owners to replace non-native dying trees with drought-resistant, long-living, native, and/or fruit-bearing species.
	<b>E A28:</b> Partner with business owners to plant trees (e.g. in parking lots and around businesses).
<b>RELATED ACTIONS</b>	
<b>CL A2:</b> Coordinate a garden network to encourage edible gardens and fruit/nut tree planting.	
<b>E P6:</b> Preserve and enhance Williamson Creek and its tributaries.	<b>E A29:</b> Organize community cleanups to remove trash and invasive plants from neighborhood creeks and drainage channels.
	<b>E A30:</b> Adopt Williamson Creek through the Adopt-a-Creek program.
	<b>E A31:</b> Conduct a study of the Williamson Creek floodplain and develop strategies for flooding and erosion prevention and mitigation that preserve and protect natural springs and floodplain where feasible.
	<b>E A32:</b> Explore land acquisition along Williamson Creek for continuous greenbelt/flood mitigation. In particular, encourage voluntary buyouts of structures in the floodplain that flood frequently (to convert to parkland and open space).
	<b>E A33:</b> Improve access to Williamson Creek through well-marked entrances and clear delineations between public and private property.
	<b>E A34:</b> Create a path/greenbelt trail along Williamson Creek.
	<b>E A35:</b> Connect future Williamson Creek trail to Sunset Valley's open space system, including the Violet Crown Trail.



**E P7:**  
Increase the use of rain gardens and other local storm water management techniques.

**E A36:** Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bike/pedestrian routes.

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**E A37:** Install rain gardens and other local storm water management techniques at parks and schools.

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**E A38:** Educate private property owners about localized storm water management techniques and encourage them to apply these techniques to their properties.

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**E A39:** Install grates on storm drains to prevent trash from entering creeks.

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*Rain gardens can be integrated into traffic calming designs, such as this traffic circle on Rio Grande.*



## ENVIRONMENTAL SUSTAINABILITY

This subsection encourages community members to protect our natural resources and reduce waste through such measures as conserving water and energy, growing wildlife habitat, recycling, and composting. It is important to note that there are actions throughout this plan that support environmental sustainability; for example, the chapter on transportation includes policies for promoting walking and cycling, and the chapter on community life includes recommendations for growing the local food economy.

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**Implementation Note:** The sustainability recommendations focus on education and awareness and are designed to be carried out by neighborhood groups. Community members have expressed interest in forming a group dedicated to promoting ‘green’ initiatives in the SACNPA. Such a group could access resources and support from nonprofit organizations and City Departments, including Austin Energy, Austin Water, Watershed Protection, Austin Resource Recovery, and the Office of Sustainability.

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### Current Conditions


Community members are interested in encouraging more environmentally sustainable lifestyles. Residents are already involved in efforts to reduce water and energy use. Cunningham Elementary School teaches a sustainability-focused curriculum, which includes hands-on education in the school’s community farm.

### Relationship to *Imagine Austin*

*Imagine Austin* calls for the reduction of per capita waste generation, water use, and energy use as well as an increase in renewable energy use and resource reuse and recycling. It directs Austin to adopt innovative programs, practices, and technologies to increase environmental quality and sustainability and reduce Austin’s carbon footprint (CE P12, CE P15, CFS P9, CFS P16, CFS P19, CFS P22, CFS P24).





 Participate in the Green City Challenge by visiting [www.austintexas.gov/greencitychallenge](http://www.austintexas.gov/greencitychallenge)

Neighborhoods can be recognized as “Green Neighborhoods” and win awards by participating in the Green City Challenge.



The PEAS Community Farm at Cunningham Elementary provides hands-on education for elementary students. Photo: Paul DiGiuseppe via Flickr

### Goal 3: Promote environmentally sustainable practices.

POLICIES	ACTIONS
<b>E P8:</b> Encourage environmentally sustainable practices through educational programs and incentives.	<b>E A40:</b> Develop sustainability education in grade schools, e.g. apply for Bright Green Future Grants for schools (Office of Sustainability).
	<b>E A41:</b> Encourage individual and neighborhood association participation in the Green City Challenge with the Watershed Protection Department.
	<b>E A42:</b> Participate in the Neighborhood Habitat Challenge by certifying neighborhood properties as wildlife habitats with the National Wildlife Federation.
	<b>E A43:</b> Work with neighborhood groups and organizations to educate neighborhood residents and businesses about energy efficiency strategies and resources.
	<b>E A44:</b> Work with neighborhood groups and organizations to educate neighborhood residents and businesses about water conservation strategies and resources, including discounts for rain barrel purchases.
	<b>E A45:</b> Encourage composting through education and a compost cooperative/exchange.
	<b>E A46:</b> Encourage participation in all City of Austin recycling programs.
	<b>E A47:</b> Explore alternate forms of community-based energy (e.g., solar, wind) with Austin Energy, including for schools and libraries.





*Participants discuss watershed issues with staff from the Watershed Protection Dept. at the September 10, 2013 Community Conversation.*

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#### RELATED ACTIONS

**T P9:** Promote bicycling and walking through education, programming, and incentives.

**E A27:** Plant new trees and replace dead or dying trees on private property. Encourage private property owners to replace non-native dying trees with drought-resistant, long-living, native, and/or fruit-bearing species.

**E A38:** Educate private property owners about localized storm water management techniques and encourage them to apply these techniques to their properties.

**CL A1:** Organize a farmers market.

**CL A2:** Coordinate a garden network to encourage edible gardens and fruit/nut tree planting.

**CL A3:** Identify and promote gardening, cooking, and nutrition educational opportunities for both kids and adults. Explore partnerships with local organizations (e.g. ACC and GAVA) and local restaurants on cooking space and instruction.

**CL A25:** Organize nature hikes, talks and tours (e.g. nature tours in parks and greenbelt, and garden tours) by partnering with organizations or businesses (e.g. Tree Folks, the Parks and Recreation Department, or local plant nurseries).



*Facing page: Sketch from the Frontage  
Road Community Design Workshop  
showing how public art might be incor-  
porated into street design.*





# Community Life

HEALTHY, SAFE, CREATIVE &  
COLLABORATIVE

Health

Safety & Upkeep

Creativity & Collaboration





### LIVABLE

- Healthy & Safe Communities
- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Design/Distinctive Character
- Preservation of Crucial Resources



### MOBILE AND INTERCONNECTED

- Range of Transportation Options
- Multimodal Connectivity
- Accessible Community Centers

### VALUES AND RESPECTS PEOPLE

- Access to Community Services
- Employment, Food, and Housing Options
- Community/Civic Engagement
- Responsive/Accountable Government

### PROSPEROUS

- Diverse Business Opportunities
- Technological Innovation
- Education/Skills Development

### EDUCATED

- Learning Opportunities for All Ages
- Community Partnerships with Schools
- Relationships with Higher Learning

### CREATIVE

- Vibrant Cultural Events/Programs
- Support for Arts/Cultural Activities



### NATURAL AND SUSTAINABLE

- Sustainable, Compact, and Walkable Development
- Resource Conservation/Efficiency
- Extensive Green Infrastructure

Every policy chapter thus far has been directed at enhancing the quality of life in the planning area. This chapter focuses on a number of additional elements that make a community livable and vibrant: health, safety, creativity, and community interaction.

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**Implementation Note:** Implementation of recommendations in this section will be carried out by the neighborhood plan contact teams, neighborhood associations in the area, residents, and other community groups. Information about relevant community partners such as area schools, the public library, and the local hospital can be found in Appendix X.

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## HEALTH

This subsection includes policies and actions focused on increasing the availability of healthy food choices, affordable health services, exercise opportunities, and smoke-free housing. It also includes policies and actions focused on educating the community about these topics. It is important to note that this plan's transportation and environment goals are also crucial to community-wide health, as investment in accessible walking and biking networks and open space will provide residents increased opportunities for outdoor exercise as part of their daily routines.

### Current Conditions

The chronic diseases associated with the risk factors of tobacco use, poor nutrition, and lack of physical activity (including some cancers, diabetes, heart disease, stroke, chronic obstructive pulmonary disease, and asthma) are the underlying causes of most deaths in Travis County. These preventable diseases increase healthcare costs, lower worker productivity, contribute to family stress, and diminish quality of life. In order for the neighborhood to be healthy, environmental and lifestyle factors that contribute to serious diseases need to be addressed.

### Relationship to *Imagine Austin*

*Imagine Austin* includes a number of policies that promote health and wellness through education about and access to local and healthy food, health services, physical activity, and tobacco-free living. *Imagine Austin's* food-related policies call for the development of a sustainable local food system, by encouraging all sectors of the local food economy including production, processing, distribution, consumption, and waste recovery. (E P18, CE P13, CFS P43, S P6, S P7, S P9)



*Farmers markets can provide healthy, local food choices.*



Left: Encourage planting of edible landscaping. Image: ajaxfly via Flickr. Right: Promote public exercise opportunities.



## Goal 1: Increase the overall health of community members in the SACNPA.

POLICIES	ACTIONS
<b>CL P1:</b> Increase the availability of healthy food choices in the SACNPA.	<b>CL A1:</b> Organize a farmers market. <b>CL A2:</b> Coordinate a garden network to encourage edible gardens and fruit/nut tree planting.

### RELATED ACTIONS

**E A15:** Develop a community garden at Bayton Loop.

**E A16:** Establish an additional community garden in the planning area (possible locations: elementary schools; Williamson Creek at Emerald Wood Dr.; the green space behind Taco Cabana; or on City-owned or vacant properties).

**CL P2:**  
Educate the community about healthy choices and increase opportunities for active and healthy lifestyles.

**CL A3:** Identify and promote gardening, cooking, and nutrition educational opportunities for both kids and adults. Explore partnerships with local organizations (e.g. ACC and GAVA) and local restaurants on cooking space and instruction.

**CL A4:** Work with St. David's to offer community healthy living workshops and classes.

**CL A5:** Organize local exercise opportunities for all ages (e.g., community walk and bike rides, volleyball on church lawn, public tai chi, ACC physical education classes, or partner with Big/Little Sis on a children's cheer/dance camp).

**CL A6:** Promote the City of Austin's Smoke-Free Housing Program in apartments and other multi-family housing.

### RELATED ACTIONS

**T G1:** Encourage walking, bicycling, and transit use through design and education.

**E G1:** Improve access to and amenities in area parks.



## SAFETY & UPKEEP

This subsection addresses neighborhood safety and maintenance issues, including neighborhood communication with the Austin Police Department and Code Compliance Department. This section includes actions related to private property and street maintenance. Actions related to park, tree, and creek maintenance are found in the environment chapter, and actions related to sidewalk maintenance are included in the transportation chapter.

Short-term management issues, such as the current location of poorly maintained properties or trash dumping sites, are not recorded in this long-range planning document. The following actions focus on setting up an informed and engaged community network for proactively addressing neighborhood safety and maintenance problems.

### Current Conditions

Concerns arose about public safety, building code enforcement, and infrastructure maintenance throughout the planning process. According to a survey conducted at the April 2013 Crime and Code Enforcement Meeting, the greatest concerns associated with safety in the SACNPA are speeding and robbery, while the top code compliance concerns are housing in substandard condition, and junk and accumulated rubbish.

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**Implementation Note:** Implementation of recommendations in this section will be carried out by community groups mainly in collaboration with the Austin Police Department, the Code Compliance Department of Austin Resource Recovery, and the Keep Austin Beautiful (KAB) organization. Additional information on these organizations, as well as on related events and programs, can be found in Appendix X.

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### Relationship to *Imagine Austin*

*Imagine Austin* calls for the development of close relationships between public safety personnel and neighborhoods to promote cooperation, trust, and safety. It also calls for the provision of preventative safety education. (CFS P26, CFS P28, S P5, S P14)



## Goal 2: Improve the community's safety and upkeep.

POLICIES	ACTIONS
<b>CL P3:</b> Increase community awareness of safety and maintenance issues and proactively address these issues.	<b>CL A7:</b> Increase membership and participation in neighborhood watch groups.
	<b>CL A8:</b> Form neighborhood watch programs in parts of the planning area that do not have active groups.
	<b>CL A9:</b> Educate residents on recognizing and reporting substandard housing, and distribute information on resources that support property maintenance.
	<b>CL A10:</b> Create a community group to plan and conduct community clean-ups and green-ups throughout the planning area.
	<b>CL A11:</b> Conduct regular clean-ups of poorly maintained streets through the Adopt-A-Street program, including West Gate between Stassney and Ben White.
	<b>CL A12:</b> Organize more safety and community-building events throughout the year such as National Night Out.

### RELATED ACTIONS

- T A17:** Repair existing sidewalks and ensure ADA compliance.
- T P7:** Increase safety and comfort for all road users by implementing traffic calming strategies on roads frequently shared by drivers, bicyclists, and pedestrians.  
Front yard parking ordinance.
- E A3:** Adopt Garrison Park through the Adopt-a-Park Program to beautify and improve the park.
- E A8:** Conduct regular weeding/maintenance at Armadillo Park.
- E A13:** Organize park work days and community-driven park clean-ups (at school parks).
- E A24:** Maintain trees in the public right-of-way and in City parks.
- E A26:** Educate homeowners about the proper replacement of trees and tree maintenance (e.g. presentations at community meetings and tabling at community events).
- E A29:** Organize community cleanups to remove trash and invasive plants from neighborhood creeks and drainage channels.
- E A30:** Adopt Williamson Creek through the Adopt-a-Creek program.

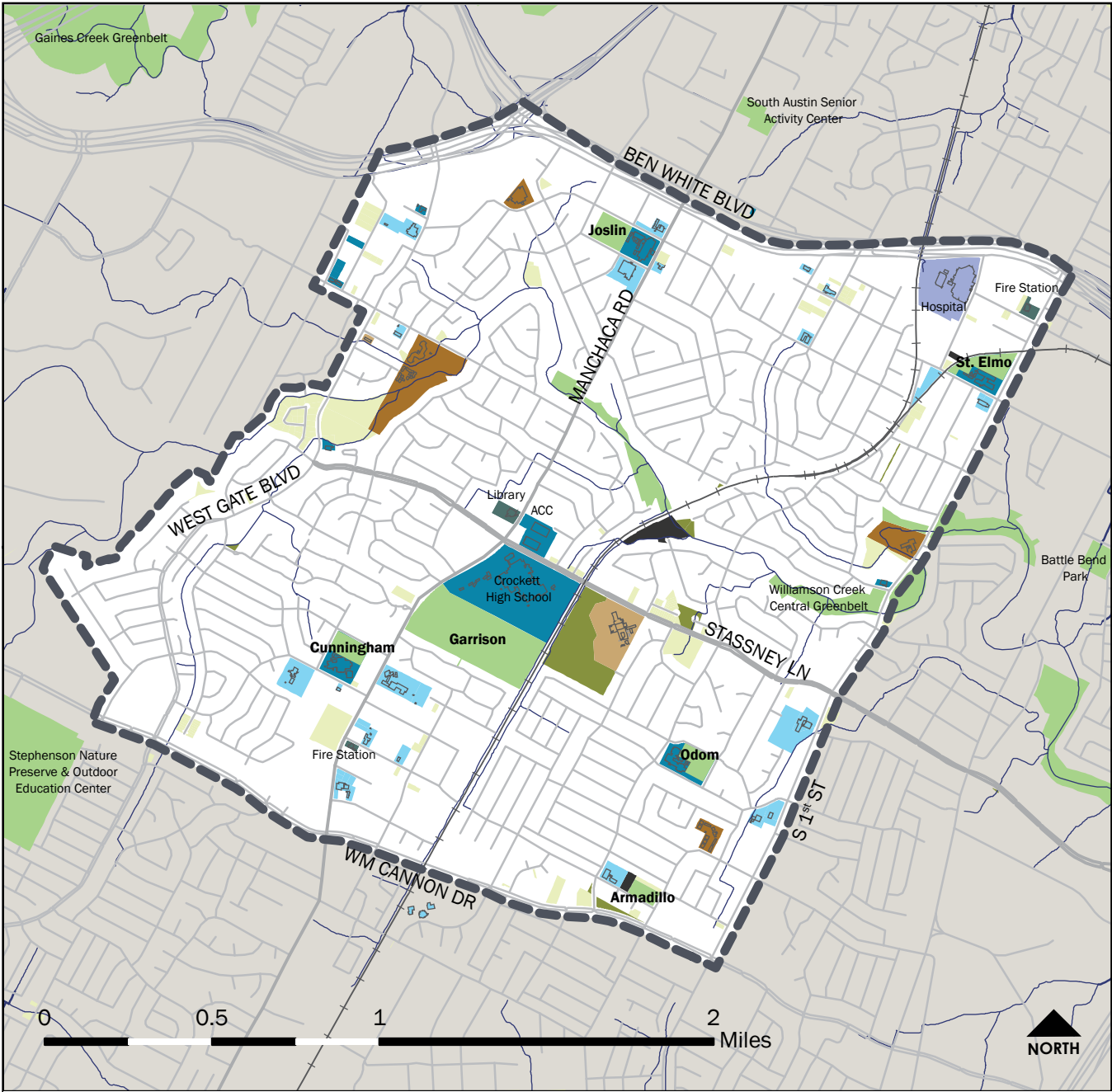




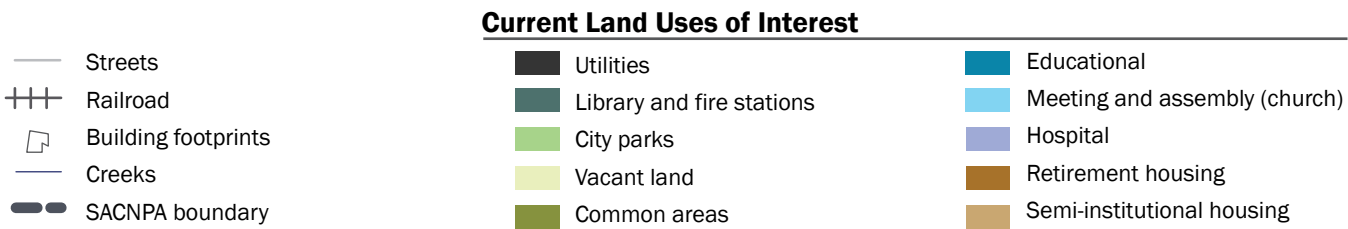
*Community members met with Code and APD officers during the planning process.*

POLICIES	ACTIONS
<b>CL P4:</b> Create and strengthen relationships between the neighborhood and Austin Police Department and Code Compliance Department.	<b>CL A13:</b> Advertise Commander's Forums and distribute APD and Code Compliance informational material through neighborhood groups.
	<b>CL A14:</b> Arrange periodic meetings between the Neighborhood Contact Team and the APD District Representative.
	<b>CL A15:</b> Invite Code Compliance to community meetings.





Public and private institutions located in the SACNPA





## CREATIVITY & COLLABORATION

This subsection includes a diverse array of policies and actions related to the general themes of creativity and collaboration. This includes actions focused on increasing communication among neighborhood stakeholders, organizing neighborhood events and programming, and locating and improving venues for such activities. It also includes actions that promote creativity through arts-based events and programming, as well as through the installation of public art in key locations throughout the SACNPA.

### Current Conditions

Public institutions in the neighborhood:

- AISD schools:
  - Cunningham Elementary School
  - Odom Elementary School
  - St. Elmo Elementary School
  - Joslin Elementary School
  - Crockett High School
- Austin Community College South Campus
- Manchaca Road Branch Library
- Austin Water site
- Austin Energy station
- Two fire stations
- Texas Health and Human Services office





Central Market (top) and Strange Brew both host live music. The community identified the Crockett High School Performing Arts Center as another opportunity to host music and other performances.

Registered neighborhood associations in the area include:

- Western Trails
- Southern Oaks
- Cherry Creek SW
- Cherry Creek Village
- Manchaca Estates
- Armadillo Park
- Salem Walk
- Southwood

Currently a few businesses in the area host live music, including Strange Brew coffeehouse and Central Market. There is also performance space at a number of neighborhood schools, including the Crockett High School Performing Arts Center.

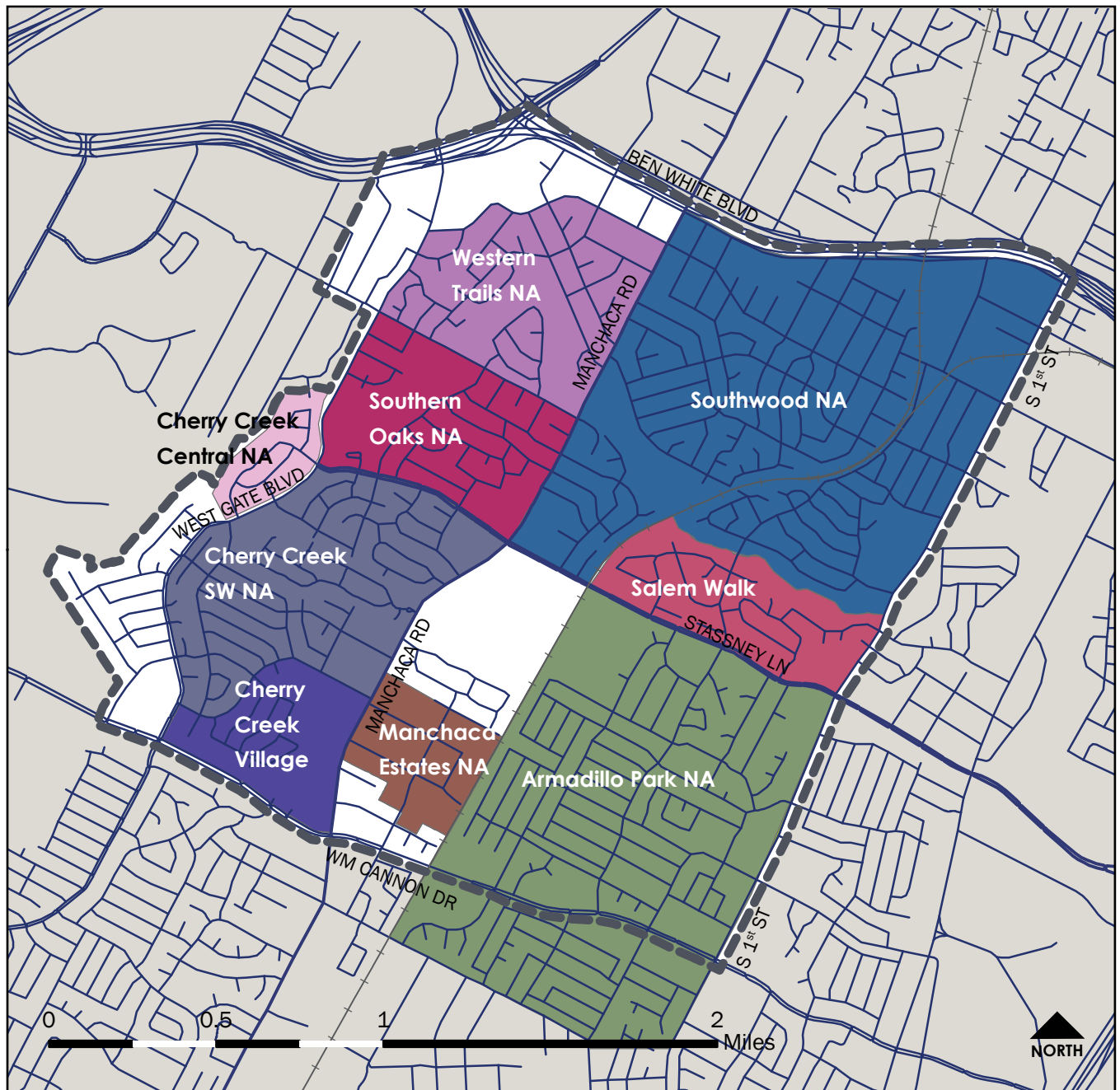
### Relationship to *Imagine Austin*

*Imagine Austin* sees arts and creativity as highly valued assets of Austin's culture that contribute to the city's identity, economy, and quality of life.

*Imagine Austin* therefore encourages activities, events, and educational programs that promote art, imagination, and creativity (C P3, C P4, C P14, C P11, C P19, LUT P37). It also includes multiple policies promoting the use of public art along roadways and in public gathering spaces in order to define a sense of place and designate districts and/or their entrances (C P17, C P16, LUT P35).

*Imagine Austin* sees neighborhood schools and libraries as centers for community collaboration, recreational and social events, and educational and learning opportunities. It calls for the development of additional accessible community gathering places that encourage interaction, as well as an increase in the availability of continuing education and recreational and leisure activities for all ages. (S P16, CFS P41, LUT P29)





Neighborhood Associations in the SACNPA



### Goal 3: Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

POLICIES	ACTIONS
<b>CL P5:</b> Encourage greater levels of communication and collaboration among stakeholders in the community.	<b>CL A16:</b> Develop a strategy for increasing collaboration between the neighborhood and businesses and private organizations within the community (e.g. invite to meetings and establish partnerships on implementing SACNP actions).
	<b>CL A17:</b> Establish a protocol for monitoring the City of Austin website and other informational sources and alerting neighborhood associations about upcoming projects in the SACNPA.
	<b>CL A18:</b> Hold combined neighborhood association meetings that feature speakers.
	<b>CL A19:</b> Create a neighborhood website, or use a service such as Nextdoor, to promote community news and events.
<b>RELATED ACTIONS</b>	
<b>CL A7:</b> Increase membership and participation in neighborhood watch groups.	
<b>CL A8:</b> Form neighborhood watch programs in parts of the planning area that do not have active groups.	
<b>CL P4:</b> Create and strengthen relationships between the neighborhood and Austin Police Department and Code Compliance Department.	
<b>CL P6:</b> Increase events in the SACNPA, including arts-focused events.	<b>CL A20:</b> Hold periodic outdoor movies, concerts, and/or performances in parks or at civic institutions (e.g. schools, library, ACC).
	<b>CL A21:</b> Organize local parades, festivals, shows, tours and fairs in the neighborhood (e.g. homecoming, cultural celebrations, national holidays, art fairs, studio tours).
	<b>CL A22:</b> Organize neighborhood involvement in philanthropic work events (e.g., El Buen's Thanksgiving program).
	<b>CL A23:</b> Organize neighborhood-wide block parties, garage sales, potlucks, and book swaps that allow people to get to know their neighbors.
	<b>CL A24:</b> Hold student performances in the neighborhood (e.g. plays, concerts).
<b>RELATED ACTIONS</b>	<b>CL A25:</b> Organize nature hikes, talks and tours (e.g. nature tours in parks and greenbelt, and garden tours) by partnering with organizations or businesses (e.g., Tree Folks, the Parks and Recreation Department, or local plant nurseries).
	<b>T A28:</b> Organize and participate in events that promote walking and biking such as walking clubs and Ciclovias.
<b>CL A12:</b> Organize more safety and maintenance oriented one-time community events throughout the year such as neighborhood clean-ups and National Night Out.	





Sketch of an amphitheater from the Frontage Road Community Design Workshop.

POLICIES	ACTIONS
<b>CL P7:</b> <b>Increase educational opportunities in the SACNPA, including arts-focused education.</b>	<b>CL A26:</b> Increase the number of arts education classes in the neighborhood (e.g., after school programs, fine arts programs, sketch classes).
	<b>CL A27:</b> Encourage ACC to conduct workshops or one-day classes geared to various hobbies, interests, and age-levels.
	<b>CL A28:</b> Partner with a tutoring agency to hold a tutoring center at the library.
RELATED ACTIONS	
<b>T P9:</b> Promote bicycling and walking through education, programming, and incentives.	
<b>E P8:</b> Encourage environmentally sustainable practices through educational programs and incentives.	
<b>CL P2:</b> Educate the community about healthy choices and increase opportunities for active and healthy lifestyles.	
<b>CL P8:</b> <b>Locate and improve venues for community events and programming in the SACNPA.</b>	<b>CL A29:</b> Construct an amphitheater in the SACNPA (possible locations: Civic Center or in nearby Garrison Park).
	<b>CL A30:</b> Incentivize developers to include public space and spaces for the arts in new developments.
	<b>CL A31:</b> Encourage commercial property owners to accommodate public space in existing developments (e.g. creating patio space in parking lots).
	<b>CL A32:</b> Partner with civic institutions to allow use of facilities for public events (e.g. Crockett's sports fields, ACC's courtyard, elementary school cafeterias, etc).
	<b>CL A33:</b> Partner with community organizations such as churches (e.g., Berkeley United Methodist Church) and other nonprofits (e.g., El Buen) to use space for community events.
RELATED ACTIONS	
Explore the possibility of active uses under the freeway, such as a landscaped trail, a park, parking, or a weekly market.	



Examples of art in the neighborhood: a creative mailbox (left) and a mural in a shopping center parking lot.



POLICIES	ACTIONS
<b>CL P9:</b> Encourage public art that enhances the pedestrian environment and helps create destinations within the neighborhood.	<b>CL A34:</b> Incorporate public art into street furniture (e.g., street light poles, bike racks, bus stops shelters).
	<b>CL A35:</b> Incorporate public art into traffic calming projects (e.g., murals, mosaics, crosswalks, sidewalks, gardens).
	<b>CL A36:</b> Incorporate murals, banners, or landscaping on parking garages, and other blank walls in the SACNPA (e.g., the ACC parking garage, bridge that crosses Blarwood Drive).
	<b>CL A37:</b> Add public art to city parks and along the greenbelt (e.g., sculptures that speak to the specific area and fit in with the environment).
	<b>CL A38:</b> Add public art to the underbelly of Ben White, focusing on the intersections of Pack Saddle Pass and Manchaca Road (e.g. sculpture, murals, light installation, gateway arches, or decorative pavement treatment). Use local artists and community participation in the process.
	<b>CL A39:</b> Add public art to the front of the library (e.g. sculpture, mural, mosaic).
	<b>CL A40:</b> Include public art inside of Manchaca Library.
	<b>CL A41:</b> Add public art to the ACC courtyard (e.g. sculpture, mural, mosaic).
	<b>CL A42:</b> Add public art to the green space in front of Crockett High School (e.g. sculpture, mural, mosaic).
	<b>CL A43:</b> Add student-created art around the neighborhood schools (e.g., sculpture garden incorporated with the PEAS garden at Cunningham).
	<b>CL A44:</b> Create identifiable entrances to the neighborhood, (e.g., signage, entry lights, gateway art projects).











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# Appendices

Top Plan Actions

Policy & Action Matrix

Planning Workshops & Meetings

Current Zoning & Land Uses Map

Appropriate Zoning Districts

Infill Options & Design Tools

Summary

Demographic Profile

Initial Survey



# TOP PLAN ACTIONS

The following actions received the most votes for prioritization at the Final Open House on December 7, 2013. These actions should serve as a guide for the Neighborhood Plan Contact Team during the initial

years of plan implementation. Actions are separated into Capital Improvement Program and non-CIP categories.

Top CIP Actions			
	Action		Vote
1	T A1	Locate a Lone Star Rail station along the railroad corridor at the Civic Center (east of the Stassney and Manchaca intersection).	44
2	E A1	Create a Master Plan for Garrison Park	35
3	T A7.7	Create and connect bike lanes on major thoroughfares, prioritizing: Manchaca Rd.	27
4	E A34	Create a path/greenbelt trail along Williamson Creek.	24
5	CL A38	Add public art to the underbelly of Ben White, focusing on the intersections of Pack Saddle Pass and Manchaca Road (e.g. sculpture, murals, light installation, gateway arches, or decorative pavement treatment). Use local artists and community participation in the process.	23.5
6	T A20.1	Install a protected crossing (including crosswalks, signage, and pedestrian hybrid beacons) on Manchaca Rd. at Garrison Park	23
7	E A47	Explore alternate forms of community-based energy (e.g. solar, wind) with Austin Energy, including for schools and libraries.	21
8	E A35	Connect future Williamson Creek trail to Sunset Valley's open space system, including the Violet Crown Trail.	20
9	E A25	Work with the City to plant more trees along the public right-of-way and median islands (possible locations: along pedestrian/bicycle corridors and near bus stops; in medians of streets; near shopping areas).	18
10	CC A4	Improve access into and out of the library for all users (by potentially working with property owners to get car and/or pedestrian access to the library from Stassney; and/or share use of the apartment complex driveway onto Manchaca).	18
11	E A32	Explore land acquisition along Williamson Creek for continuous greenbelt/flood mitigation. In particular, encourage voluntary buyouts of structures in the floodplain that flood frequently (to convert to parkland and open space).	17
12	E A36	Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bike/pedestrian routes.	15
13	CL A44	Create identifiable entrances to the neighborhood, (e.g., signage, entry lights, gateway art projects).	14

CIP Actions Continued			
	Action		Vote
14	E A21	Install a dog park within the planning area.	14
15	T A12	Connect the Garrison Park trails across the railroad to the east.	14
16	CL A34	Incorporate public art into street furniture (e.g., street light poles, bike racks, bus stops shelters).	13
17	E A15	Develop a community garden at Bayton Loop.	13
18	T A18.1	Improve pedestrian and bicyclist safety and comfort at the intersection of Ben White Blvd. and Pack Saddle Pass by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes	13
19	CL A29	Construct an amphitheater in the SACNPA (possible locations: Civic Center or in nearby Garrison Park).	12
20	E A31	Conduct a study of the Williamson Creek floodplain and develop strategies for flooding and erosion prevention and mitigation that preserve and protect natural springs and floodplain where feasible.	12
21	T A10	Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike trail along the unused railroad spur in the South Manchaca neighborhood).	12
22	T A8	Reconfigure travel lanes on Jones Road through a road diet to allocate space for bike lanes.	11
23	T A20.2	Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons) at Manchaca Rd. between Stassney Ln. and Jones Rd.	11
24	E A17	Install a new pocket park in the planning area, using PARD's gap analysis map to select a location that brings more residents within a quarter mile walking distance of a park (possible locations: the green space behind the library, the green space behind Taco Cabana, or underutilized City-owned properties).	10
25	T A18.10	Improve pedestrian and bicyclist safety and comfort at the intersection of Stassney Ln. and Manchaca Rd. by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes	10



Top Non-CIP Actions			
	Action		Vote
<b>1</b>	E A24	Maintain trees in the public right-of-way and in City parks.	29
<b>2</b>	E A29	Organize community cleanups to remove trash and invasive plants from neighborhood creeks and drainage channels.	24
<b>3</b>	E A4	Retain the swimming pool at Garrison Park, and extend the hours of operation.	18
<b>4</b>	HA A11	Encourage a mixture of neighborhood-serving businesses within walking or bicycling distance of housing.	18
<b>5</b>	T A22.2	Submit a Local Area Traffic Management (LATM) request for traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.) along Blarwood Dr.	17
<b>6</b>	T A22.7	Submit a Local Area Traffic Management (LATM) request for traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.) along Western Trails Blvd.	16
<b>7</b>	HA A3	Encourage secondary apartments to help homeowners with mortgage and/or property taxes, as well as increasing the neighborhood's supply of more small affordable units.	16
<b>8</b>	E A27	Plant new trees and replace dead or dying trees on private property. Encourage private property owners to replace non-native dying trees with drought-resistant, long-living, native, and/or fruit-bearing species.	15
<b>9</b>	HA A1	Explore weatherization and restoration programs for energy efficiency and improved aesthetics of aging single/multi-family housing stock.	14
<b>10</b>	T A14	Identify potential locations for additional bike/pedestrian pathways between streets, including paths through large properties when they develop/redevelop.	14
<b>11</b>	CL A30	Incentivize developers to include public space and spaces for the arts in new developments.	13
<b>12</b>	T A22.4	Submit a Local Area Traffic Management (LATM) request for traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.) along Berkeley Ave.	11
<b>13</b>	E A44	Work with neighborhood groups and organizations to educate neighborhood residents and businesses about water conservation strategies and resources, including discounts for rain barrel purchases.	11

Non-CIP Actions Continued			
	Action		Vote
<b>14</b>	CL A2	Coordinate a garden network to encourage edible gardens and fruit/nut tree planting.	11
<b>15</b>	CL A23	Organize neighborhood-wide block parties, garage sales, potlucks, and book swaps that allow people to get to know their neighbors.	10
<b>16</b>	HA A6	Work with NHCD, Foundation Communities, other providers of affordable housing, and developers to create affordable and mixed-income redevelopments that provide neighborhood benefits and build community (like Sierra Vista).	10



## POLICY & ACTION MATRIX

The following matrix lists all of the goals, policies, and actions contained in the South Austin Combined Neighborhood Plan, as well as the primary resource to aid in implementation of each and whether or not the

action could be CIP funded. This matrix is intended to serve as a quick reference to the neighborhood plan. For more information on actions within the matrix, please refer to the relevant section of the plan.

Policy	Action		Primary Resource	CIP?
TRANSPORTATION				
T G1. Encourage walking, bicycling, and transit use through design and education.				
T P1: Improve, expand, and promote transit options in South Austin.	T A1	Locate a Lone Star Rail station along the railroad corridor at the Civic Center (east of the Stassney and Manchaca intersection).	Lone Star Rail	Y
	T A2	Increase the frequency of transit to Downtown.	CapMetro	Y
	T A3	Install shelters and benches at transit stops to improve ridership experience/ user comfort.	CapMetro (Community Involvement Team)	Y
	T A4	Work with TxDOT and Capital Metro to determine the feasibility of a park-and-ride under Ben White Blvd.	CapMetro; TxDOT	
T P2: Promote bicycling by improving bike facilities and amenities.	T A5	Install bicycle parking in visible locations at schools, parks, and businesses to promote bicycling for local trips.	Property Owners; PWD (Neighborhood Connectivity); Ghisallo Foundation	Y
	T A6	Install bicycle racks and/or bike lockers at bus stops to encourage bicycling as a means to complete the first and last mile of transit trips.	CapMetro (Community Involvement Team); PWD (Neighborhood Connectivity); Ghisallo Foundation	Y
	T A7	Create and connect bike lanes on major thoroughfares.	PWD (Neighborhood Connectivity)	Y
	T A8	Reconfigure travel lanes on Jones Road through a road diet to allocate space for bike lanes.	PWD (Neighborhood Connectivity)	Y
	T A9	Expand the numbered bicycle route network and install wayfinding to direct riders to less busy streets.	PWD (Neighborhood Connectivity)	Y



Policy	Action		Primary Resource	CIP?
<b>T P3: Promote bicycling and walking by creating a network of off-street paths or trails.</b>	T A10	Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike trail along the unused railroad spur in the South Manchaca neighborhood).	Union Pacific; PWD (Neighborhood Connectivity)	Y
	T A11	Create a bike/pedestrian connection over the railroad tracks at Lansing.	Union Pacific; PWD (Neighborhood Connectivity)	Y
	T A12	Connect the Garrison Park trails across the railroad to the east.	Union Pacific; PWD (Neighborhood Connectivity); PARD	Y
	T A13	Connect the Garrison Park trails through Crockett's parking lot to the north.	AISD; PARD; PWD	Y
	T A14	Identify potential locations for additional bike/pedestrian pathways between streets, including paths through large properties when they develop/redevelop.	PWD (Neighborhood Connectivity); PDRD (Current Planning)	N
<b>T P4: Promote walking by improving the sidewalk network.</b>	T A15	Complete the sidewalk network.	PWD (Neighborhood Connectivity)	Y
	T A16	Identify locations in the neighborhood where sidewalk repair is most needed.	PWD (Neighborhood Connectivity)	N
	T A17	Repair existing sidewalks and ensure ADA compliance.	PWD (Neighborhood Connectivity)	Y
<b>T P5: Increase safety and connectivity for all road users through intersection improvements.</b>	T A18	Improve pedestrian and bicyclist safety and comfort at the following signalized intersections by incorporating elements such as landscaping, lighting, public art, bike boxes, and green lanes.	PWD (Neighborhood Connectivity); ATD	Y
	T A19	Improve safety for all users at the following unsignalized intersections (e.g. by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs, etc.).	ATD (Traffic Engineering); PWD (Neighborhood Connectivity)	Y
<b>T P6: Increase safety and connectivity by adding protected bicycle/pedestrian crossings on busy roads between traffic lights.</b>	T A20	Install protected crossings (including crosswalks, signage, and pedestrian hybrid beacons).	ATD (Traffic Engineering)	Y



Policy	Action		Primary Resource	CIP?
<b>T P7: Increase safety and comfort for all road users by implementing traffic calming strategies on roads frequently shared by drivers, bicyclists, and pedestrians.</b>	T A21	Add traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.).	ATD (LATM)	Y
		Submit a Local Area Traffic Management (LATM) request for traffic calming elements (e.g. chicanes, roundabouts, center islands, curb bulb-outs, etc.).	ATD (LATM)	N
<b>T P8: Increase safety and comfort for all road users by improving street lighting.</b>	T A22	Identify and prioritize locations in the neighborhood where street lighting is most needed.	Austin Energy (Distribution Design)	N
<b>T P9: Promote bicycling and walking through education, programming, and incentives.</b>	T A23	Work with local businesses to promote bicycling and walking for employees and customers.	Business Owners	N
	T A24	Partner with Austin Cycling Association or other organizations to offer family-friendly bike rides and skills courses.	Austin Cycling Association; Ghisallo Foundation	N
	T A25	Work with Safe Routes to School, Go! Austin Vamos! Austin, Ghisallo Foundation, and other groups or organizations to promote bicycling to school.	PWD (Safe Routes to School); GAVA; Ghisallo Foundation	N
	T A26	Integrate walking and bicycling education into PE and health classes, as well as school trip management.	AISD	N
	T A27	Organize and participate in events that promote walking and biking such as walking clubs and Ciclovias.		

## NEIGHBORHOOD CHARACTER

**Residential Core Vision: Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors.**

RC P1: Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

RC P2: The following residential building types fit the character of the district and are appropriate as infill or redevelopment options:

Single family houses

Duplexes

Small houses on small lots

Cottage clusters/bungalow courts

Corner stores

RC P3: Adopt the Secondary Apartment Infill Option in the South Manchaca and Garrison Park planning areas to allow secondary apartments in SF-2 zoning and on lots between 5,750 and 7,000 square feet.



Policy	Action	Primary Resource	CIP?
RC P4:	Adopt the Small Lot Amnesty Infill Option in the South Manchaca and Garrison Park planning areas, to permit construction on legally-created lots that do not meet existing minimum lot standards.		
RC P5:	Adopt the Corner Store Infill Design Option in a subdistrict of the South Manchaca planning area along Manchaca Rd. to permit small retail uses on property with residential zoning.		
RC P6:	Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing.		
RC P7:	Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district: MH: Mobile home residence SF-2: Standard lot single family SF-3: Family residence SF-4A: Small lot single family SF-4B: Single family condo SF-5*: Urban family residence SF-6*: Townhouse & condo residence MF-1**: Limited density multi-family		
<b>Neighborhood Transition Vision: The Neighborhood Transition District blends seamlessly with the Residential Core. It contains an abundance of mature trees and landscaping and is walkable, bikeable, and supportive of transit.</b>			
NT P1:	The following building types should be encouraged the in the district to meet the needs of a wider range of households (see full description on following page): Duplexes Fourplexes Apartments Cottage clusters/bungalow courts Row houses or townhouses Single family houses adapted into offices or retail Live/work buildings		
NT P2:	Building siting and form within the Neighborhood Transition district should be harmonious with the adjacent Residential Core district.		
NT P3:	Buildings should be no taller than three stories at their highest point, and should transition to the Residential Core through setbacks and/or step-downs in building height.		
NT P4:	New construction in the Neighborhood Transition district should front the street, with surface or structured parking located behind buildings.		



## APPENDIX

Policy	Action	Primary Resource	CIP?
NT P5: Encourage missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Neighborhood Transition character district:			
SF-2#: Standard lot single family			
SF-3#: Family residence			
SF-4A#: Small lot single family			
SF-4B#: Single family condo			
SF-5: Urban family residence			
SF-6: Townhouse & condo residence			
MF-1: Limited density multi-family			
MF-2: Low density multi-family			
MF-3: Medium density multi-family			
NO: Neighborhood office			
LO: Limited office			
LR: Neighborhood Commercial			
<b>Neighborhood Node Vision: The Neighborhood Node District reflects South Austin's unique identity and includes many neighborhood-serving, local businesses and places to gather and hold events. It is easy to get around by all modes of transportation.</b>			
NN P1: Many sites within Neighborhood Nodes are likely to redevelop in the future, but the following design elements should be encouraged in the interim to make the district more people-friendly and walkable:			
windows and awnings			
street trees			
street furniture			
outdoor seating			
creative use of surface parking			
NN P2: Buildings should be up to three stories at the tallest part of the district, with appropriate step down in height or other buffering to the adjacent Residential Core district.			
NN P3: New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate:			
transparent windows			
awnings			
outdoor seating			
NN P4: New buildings should be constructed closer to the street to create people-friendly places.			
NN P5: New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios.			
NN P6: Shared parking in structures or behind buildings should be encouraged to improve walkability.			
NN P7: Encourage the preservation of existing and location of new local, neighborhood-serving businesses in the SACNPA.			



Policy	Action	Primary Resource	CIP?
<p>NN P8: Encourage missing middle housing types and neighborhood-serving businesses that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Neighborhood Node character district.</p> <p>SF-2#: Standard lot single family</p> <p>SF-3#: Family residence</p> <p>SF-4A#: Small lot single family</p> <p>SF-4B#: Single family condo</p> <p>SF-5: Urban family residence</p> <p>SF-6: Townhouse &amp; condo residence</p> <p>MF-1: Limited density multi-family</p> <p>MF-2: Low density multi-family</p> <p>MF-3: Medium density multi-family</p> <p>NO: Neighborhood Office</p> <p>LO: Limited Office</p> <p>LR: Neighborhood Commercial</p> <p>CS-1: Commercial Liquor Sales</p> <p>MU Combining District: allows mixed-use</p> <p>VMU Combining District: allows vertical mixed use</p>			
<p><b>Mixed-Use Activity Hub Vision: The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.</b></p>			
	MUH P1: Mixed-Use Activity Hubs/Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.		
	<p>MUH P2: Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:</p> <p>windows and awnings</p> <p>street trees</p> <p>outdoor dining areas</p> <p>reduce the number of driveways</p> <p>pedestrian paths through parking lots</p> <p>creative use of surface parking</p>		
	MUH P3: Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.		
	MUH P4: New buildings should be constructed closer to the street to create people-friendly places.		
	<p>MUH P5: New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate:</p> <p>transparent windows</p> <p>awnings</p> <p>outdoor seating</p>		



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Policy	Action	Primary Resource	CIP?
MUH P6:	New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.		
MUH P7:	Shared parking in structures or behind buildings should be encouraged to improve walkability.		
MUH P8:	When larger Mixed-Use Activity Hubs are redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.		
MUH P9:	Sites should be redeveloped with internal streets reconnecting with the street network and improving connections to the neighborhood. Incorporate Complete Streets and transition down to missing middle housing types.		
MUH P10:	Encourage missing middle housing types and neighborhood- and regional-serving businesses that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Mixed-Use Activity Hub/Corridor character district.		
SF-5:	Urban family residence		
SF-6:	Townhouse & condo residence		
MF-1:	Limited density multi-family		
MF-2:	Low density multi-family		
MF-3:	Medium density multi-family		
MF-4:	Moderate density multi-family		
MF-5:	High density multi-family		
NO:	Neighborhood office		
LO:	Limited office		
GO:	General office		
LR:	Neighborhood commercial		
CS:	Commercial Services		
CS-1:	Commercial liquor sales		
TOD:	Transit-oriented development		
W/LO:	Warehousing/limited office		
MU Combining District:	allows mixed-use		
VMU Combining District:	allows vertical mixed-use		
<b>Activity Center policies refine the Activity Center depicted on the Imagine Austin Growth Concept Map</b>			
AC P1:	The Activity Center should be designed to be people-friendly, walkable, bikeable, and transit-accessible.		
AC P2:	Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.		
AC P3:	New buildings should be constructed closer to the street to create people-friendly places.		
AC P4:	New buildings should be mixed-use, with pedestrian-oriented ground floors. Pedestrian-oriented ground floors should incorporate: transparent windows, awnings, outdoor seating.		
AC P5:	New buildings should be connected by wide sidewalks, with space for trees, sidewalk furniture, or restaurant patios to create people-friendly places to walk.		



Policy	Action		Primary Resource	CIP?
AC P6: Shared parking in structures or behind buildings should be encouraged to improve walkability.				
AC P7: When the Activity Center is redeveloped, new buildings and parks, plazas, or other gathering spaces should be constructed on surface parking lots.				
AC P8: Sites should be redeveloped with internal streets that reconnect with the street network to improve connections to the neighborhood. Streets help create a transition down to missing middle housing types.				
Ben White Frontage Road Vision: Transform the Frontage Road District into a more attractive, functional, and permeable place, with more harmonious transitions to adjacent neighborhoods.				
FR P1: Improve the environment along and under the frontage road, especially at its intersections with neighborhood streets.	FR A1	Widen the sidewalk along the frontage road, including a landscaped strip buffering the pedestrian pathway from traffic.		
	FR A2	Explore the possibility of active uses under the freeway, such as a landscaped trail, a park, parking, or a weekly market.		
FR P2: Improve nearby neighborhood streets to create a slower speed, bicyclist and pedestrian-friendly alternative to the frontage road.	FR A3	Improve Western Trails Blvd, Redd St, Banister Ln, and Casey St as an east/west bicycle and pedestrian route across the neighborhood (e.g., by adding and widening sidewalks; adding bike lanes and route numbers; and/or adding traffic calming devices such as roundabouts, curb bulb-outs, and chicanes).		
	FR A4	Use lighting, planting, pavement treatment, roundabouts, and art to construct one or more “gateway” intersections that create a sense of arrival in the South Austin Combined neighborhoods. Possible locations: Pack Saddle Pass and Redd Street, Banister and Casey, or Manchaca Road and Redd Street.		
FR P3: Encourage private properties along the frontage road to use incremental design strategies to create a more comfortable and inviting environment with more harmonious transitions to the adjacent neighborhoods.	FR A5	Reduce the number and width of curb cuts along the frontage road.		
	FR A6	Encourage food trucks to locate in underutilized parking lots.		



Policy	Action		Primary Resource	CIP?
<b>FR P4: If the Southwood Mall property is redeveloped, encourage new development that will make the district more vibrant, functional, walkable and beautiful, both along the frontage road and for the adjacent neighborhoods.</b>	FR A7	Redevelop the property with a mix of uses to create a smoother transition to the Residential Core. Add missing middle type housing to the neighborhood side of the property, including live work units and townhouses.		
	FR A8	Add clearly delineated bicycle and pedestrian pathways through the property.		
	FR A9	Create a walkable block structure by extending Casey Street and one or more of the north/south streets (Clawson Road, Jester Drive, and Diane Drive) through the property.		
	FR A10	Define community gathering spaces on the property, such as plazas and patios.		
<b>FR P5: If the large frontage road lots between Manchaca Road and Pack Saddle are redeveloped, encourage new development that will make the district more vibrant, functional, and beautiful, both along the frontage road and for the adjacent neighborhoods.</b>	FR A11	Create a walkable block structure with internal streets and human-scaled building frontages.		
	FR A12	Redevelop the property with a mix of uses to create a smoother transition to the Residential Core.		
	FR A13	Redevelop with active building fronts facing Redd Street.		
	FR A14	Redevelop with midrise buildings fronting Ben White and neighborhood-scaled buildings fronting Redd Street.		
<b>Civic Center Vision: Transform the Civic Center into a central destination and gathering place for the community that is beautiful, connected, and has a coherent sense of place.</b>				
<b>CC P1: Improve the civic green spaces to create a functional, beautiful, and unified sense of public space.</b>	CC A1	Install shaded seating in front of Crockett High School.		
	CC A2	Create a defined pedestrian path along the western side of ACC's building.		
	CC A3	Add landscaping and rows of trees to better define the pedestrian pathway from Manchaca to the ACC courtyard.		



Policy	Action		Primary Resource	CIP?
<b>CC P2: Improve access into and connectivity around the Civic Center for pedestrians, cyclists, drivers, and transit riders.</b>	CC A4	Improve access into and out of the library for all users (by potentially working with property owners to get car and/or pedestrian access to the library from Stassney; and/or share use of the apartment complex driveway onto Manchaca).		
	CC A5	Encourage businesses and civic institutions in the Civic Center to share parking so that patrons can park once and walk to multiple destinations.		
<b>CC P3: Bring greater vibrancy to the Civic Center by preserving and adding neighborhood-serving businesses and holding events.</b>	CC A6	Encourage the location of mobile food vendors in the Civic Center.		
<b>CC P4: Encourage private properties to make incremental design improvements to contribute to a more walkable, vibrant, and coherent sense of place.</b>	CC A7	Encourage businesses in the Civic Center to consolidate driveways to reduce the number and width of curb cuts.		
	CC A8	Make buildings more vibrant and inviting by: <ul style="list-style-type: none"> <li>• CC A8.1.: Add new amenities (e.g., new public restroom, disc golf course, tennis courts, sand volleyball court);</li> <li>• CC A8.2.: Adding architectural details and windows to the building façade;</li> <li>• CC A8.3.: Adding planters and seating to the areas around entrances; and</li> <li>• CC A8.4.: Improving lighting and signage to appeal to pedestrians.</li> </ul>		
<b>CC P5: Encourage private properties to redevelop in a way that creates a more walkable, vibrant, and coherent sense of place.</b>	CC A9	Redevelop Cherry Creek with a mix of uses to create a smoother transition to the adjacent residential properties.		
	CC A10	Redevelop Cherry Creek with an internal street network with clear bicycle and pedestrian pathways.		
	CC A11	Redevelop Cherry Creek so that businesses front the internal and external streets and parking is hidden behind buildings and/or in parking garages.		
	CC A12	Define a community gathering space in Cherry Creek, such as a plaza or patio.		
	CC A13	For smaller lots in the Civic Center, construct new buildings that front the street with surface parking hidden behind.		
	CC A14	For smaller lots in the Civic Center, reconfigure lots to reduce the number and size of driveway curb cuts and share parking.		
	CC A15	For smaller lots in the Civic Center, allocate space for patio seating and sidewalk dining.		
	CC A16	For smaller lots in the Civic Center, redevelop with two-story vertical mixed-use buildings that have active ground floor uses.		



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Policy		Action	Primary Resource	CIP?
<b>HA P1: Work to maintain existing affordable housing stock in the neighborhood.</b>	HA A1	Explore weatherization and restoration programs for energy efficiency and improved aesthetics of aging single/multi-family housing stock.		
	HA A2	Work with Code Compliance and the Austin Tenants' Council to ensure housing is safe and well maintained.		
	HA A3	Encourage secondary apartments to help homeowners with mortgage and/or property taxes, as well as increasing the neighborhood's supply of more small affordable units.		
	HA A4	Coordinate with Neighborhood Housing and Community Development (NHCD) to identify and implement best practices for preserving affordable housing units.		
	HA A5	Monitor residential real estate for signs of development pressure and work with sellers/ buyers/developers to maintain and expand affordability.		
<b>HA P2: Encourage development of additional affordable housing integrated into the neighborhood.</b>	HA A6	Coordinate with Neighborhood Housing and Community Development (NHCD) to identify and implement best practices for creating affordable housing units.		
	HA A7	Work with NHCD, Foundation Communities, other providers of affordable housing, and developers to create affordable and mixed-income redevelopments that provide neighborhood benefits and build community (like Sierra Vista).		
	HA A8	Explore community-driven affordable housing development through means such as Community Improvement Districts (CIDs) and Community Housing Development Organizations (CHODOs).		
	HA A9	Encourage affordable housing in all character districts to meet the needs of a diverse population at different income levels: <ul style="list-style-type: none"> <li>• Residential Core: secondary apartments</li> <li>• Neighborhood Transition: duplexes, "missing middle" housing types, multi-family buildings.</li> <li>• Neighborhood Node: multi-family buildings, vertical mixed use buildings</li> <li>• Mixed Use Activity Hub: multi-family buildings, vertical mixed use buildings</li> </ul>		



Policy	Action		Primary Resource	CIP?
<b>HA P3: Strive to create location-efficient neighborhoods by pursuing strategies that make neighborhoods more walkable, bikeable, and transit accessible.</b>	HA A10	Encourage affordable housing near schools.		
	HA A11	Locate housing near transit routes to reduce reliance on driving.		
	HA A12	Explore ways new housing developments can reduce construction costs, promote walkability, and provide additional units or on-site services/amenities through design and reduced parking.		
	HA A13	Encourage a mixture of neighborhood-serving businesses within walking or bicycling distance of housing.  Residential Core: corner stores  Neighborhood Transition: corner stores and offices located in converted single family residences.  Neighborhood Node: vertical mixed use buildings designed for potential office or retail on first floor  Mixed Use Activity Hub: vertical mixed use buildings designed for potential office or retail on first floor		
	HA A14	Work with employers (AISD, ACC, Hospital) to provide workforce housing in neighborhood.		
<b>HA P4: Educate the community about household affordability and advocate for affordable housing in the neighborhood.</b>	HA A15	Collaborate with NHCD, non-profits (e.g., CAN, HousingWorks, Foundation Communities) and other groups to better educate the community about household affordability.		
	HA A16	Publicize narratives about challenges with affordability and share affordable housing success stories (e.g., Foundation Community's Sierra Vista and St. Elmo's Elementary, M Station).		
	HA A17	Advocate for affordable housing at neighborhood and citywide levels, i.e., at City Council, through CodeNEXT, etc.		



Policy	Action		Primary Resource	CIP?
ENVIRONMENT				
E G1. Improve access to and amenities in area parks.				
E P1. Make Garrison Park a vibrant and connected part of the Civic Center.	E A1	Create a Master Plan for Garrison Park.	PARD (Planning & Design)	Y
	E A2	Implement the Garrison Park Master Plan.	PARD (Planning & Design)	Y
	E A3	Adopt Garrison Park through the Adopt-a-Park Program to beautify and improve the park.	PARD; Austin Parks Foundation	N
	E A4	Retain the swimming pool at Garrison Park, and extend the hours of operation.	PARD (Centralized Programming)	N
	E A5	Improve park safety at Garrison Park, through measures such as increased lighting.	PARD	N
	E A6	Preserve tombstones and historical marker in Garrison Park.	PARD	N
E P2. Improve Armadillo Park by building on the work done by Friends of Armadillo Park.	E A7	Add the amenities outlined in PARD's plan for Armadillo Park.	PARD (Planning & Design)	Y
	E A8	Conduct regular weeding/maintenance at Armadillo Park.	Friends of Armadillo Park; PARD; Austin Parks Foundation	N
E P3. Work with AISD to improve the four shared use parks/playgrounds.	E A9	Work with AISD to clarify rules for school park use and publicize as shared resources (for instance, by posting signage at each school that includes public use hours).	PARD; AISD	N
	E A10	Develop a splash pad/water feature at Odom where the wading pool was located.	PARD; AISD	Y
	E A11	Install dog waste bag dispensers and trash receptacles at all school parks.	PARD; AISD	N
	E A12	Install or improve lighting at all school parks.	PARD; AISD	N
	E A13	Organize park work days and community-driven park clean-ups.	PARD; AISD; Keep Austin Beautiful	N
	E A14	Install more benches and tables at the school parks.	PARD; AISD	Y



Policy		Action	Primary Resource	CIP?
<b>E P4. Explore locations for pocket parks, new park amenities, and/or community gardens.</b>	E A15	Develop a community garden at Bayton Loop.	PWD (Neighborhood Partnering Program); PARD (Sustainable Urban Agricultural & Community Garden Program)	Y
	E A16	Establish an additional community garden in the planning area (possible locations: elementary schools; Williamson Creek at Emerald Wood Dr.; the green space behind Taco Cabana; or on City-owned or vacant properties).	PARD (Sustainable Urban Agricultural & Community Garden Program)	Y
	E A17	Install a new pocket park in the planning area, using PARD's gap analysis map to select a location that brings more residents within a quarter mile walking distance of a park (possible locations: the green space behind the library, the green space behind Taco Cabana, or underutilized City-owned properties).	PARD (Planning & Design)	Y
	E A18	Locate fitness equipment and/or a walking track/exercise trail at a park in the planning area.	PARD (Planning & Design)	Y
	E A19	Install a splash pad/ water feature in the planning area.	PARD (Planning & Design)	Y
	E A20	Install a skate/bike park within the planning area.	PARD (Planning & Design)	Y
	E A21	Install a dog park within the planning area.	PARD (Planning & Design)	Y
<b>E G2. Protect, enhance, and expand the neighborhood's green infrastructure.</b>				
<b>E P5. Maintain and expand the neighborhood's tree canopy.</b>	E A22	Identify present and future gaps in the local tree canopy coverage (future gaps from trees near the end of their lifespans).	PARD (Urban Forestry); City Arborist	N
	E A23	Develop a tree planting scheme to ensure trees are installed around all four public elementary schools, including playgrounds and sports fields.	PARD (Urban Forestry); AISD	N
	E A24	Maintain trees in the public right-of-way and in City parks.	PARD (Urban Forestry); Austin Energy	N
	E A25	Work with the City to plant more trees along the public right-of-way and median islands (possible locations: along pedestrian/bicycle corridors and near bus stops; in medians of streets; near shopping areas).	PARD (Urban Forestry)	Y
	E A26	Educate homeowners about the proper replacement of trees and tree maintenance (e.g. presentations at community meetings and tabling at community events).	Property Owners; Tree Folks	N
	E A27	Plant new trees and replace dead or dying trees on private property. Encourage private property owners to replace non-native dying trees with drought-resistant, long-living, native, and/or fruit-bearing species.	Property Owners	~
	E A28	Partner with business owners to plant trees (e.g. in parking lots and around businesses).	Tree Folks	~



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Policy		Action	Primary Resource	CIP?
<b>E P6. Preserve and enhance Williamson Creek and its tributaries.</b>	E A29	Organize community cleanups to remove trash and invasive plants from neighborhood creeks and drainage channels.	Keep Austin Beautiful	N
	E A30	Adopt Williamson Creek through the Adopt-a-Creek program.	Keep Austin Beautiful	N
	E A31	Conduct a study of the Williamson Creek floodplain and develop strategies for flooding and erosion prevention and mitigation that preserve and protect natural springs and floodplain where feasible.	WPD	Y
	E A32	Explore land acquisition along Williamson Creek for continuous greenbelt/flood mitigation. In particular, encourage voluntary buyouts of structures in the floodplain that flood frequently (to convert to parkland and open space).	WPD	Y
	E A33	Improve access to Williamson Creek through well-marked entrances and clear delineations between public and private property.	WPD; PARD; Property Owners	N
	E A34	Create a path/greenbelt trail along Williamson Creek.	WPD; PWD (Neighborhood Connectivity); PARD (Planning & Design)	Y
	E A35	Connect future Williamson Creek trail to Sunset Valley's open space system, including the Violet Crown Trail.	WPD; PWD (Neighborhood Connectivity); PARD (Planning & Design); Sunset Valley	Y
<b>E P7. Increase the use of rain gardens and other local storm water management techniques.</b>	E A36	Incorporate rain gardens into the right-of-way as traffic calming devices on streets that are bike/pedestrian routes.	WPD; PWD	Y
	E A37	Install rain gardens and other local storm water management techniques at parks and schools.	WPD; PARD; AISD	Y
	E A38	Educate private property owners about localized storm water management techniques and encourage them to apply these techniques to their properties.	WPD; Property Owners	N
	E A39	Install grates on storm drains to prevent trash from entering creeks.	WPD	Y



Policy	Action		Primary Resource	CIP?
E G3. Promote environmentally sustainable practices.				
E P8. Encourage environmentally sustainable practices through educational programs and incentives.	E A40	Develop sustainability education in grade schools, e.g. apply for Bright Green Future Grants for schools (Office of Sustainability).	Office of Sustainability; AISD	N
	E A41	Encourage individual and neighborhood association participation in the Green City Challenge with the Watershed Protection Department.	WPD	N
	E A42	Participate in the Neighborhood Habitat Challenge by certifying neighborhood properties as wildlife habitats with the National Wildlife Federation.	National Wildlife Federation	N
	E A43	Work with neighborhood groups and organizations to educate neighborhood residents and businesses about energy efficiency strategies and resources.	Austin Energy	N
	E A44	Work with neighborhood groups and organizations to educate neighborhood residents and businesses about water conservation strategies and resources, including discounts for rain barrel purchases.	Austin Water Utility	N
	E A45	Encourage composting through education and a compost cooperative/exchange.	Austin Resource Recovery	N
	E A46	Encourage participation in all City of Austin recycling programs.	Austin Resource Recovery	N
	E A47	Explore alternate forms of community-based energy (e.g. solar, wind) with Austin Energy, including for schools and libraries.	Austin Energy	N

## COMMUNITY LIFE

### CL G1. Increase the overall health of community members in the SACNPA.

<b>CL P1. Increase the availability of healthy food choices in the SACNPA.</b>	CL A1	Organize a farmers market.	Sustainable Food Center	N
	CL A2	Coordinate a garden network to encourage edible gardens and fruit/nut tree planting.	Sustainable Food Center	N
<b>CL P2. Educate the community about healthy choices and increase opportunities for active and healthy lifestyles.</b>	CL A3	Identify and promote gardening, cooking, and nutrition educational opportunities for both kids and adults. Explore partnerships with local organizations (e.g. ACC and GAVA) and local restaurants on cooking space and instruction.	Sustainable Food Center; El Buen	N
	CL A4	Work with St. David's to offer community healthy living workshops and classes.	St. David's	N
	CL A5	Organize local exercise opportunities for all ages (e.g., community walk and bike rides, volleyball on church lawn, public tai chi, ACC physical education classes, or partner with Big/Little Sis on a children's cheer/dance camp).	PARD; YMCA	N
	CL A6	Promote the City of Austin's Smoke-Free Housing Program in apartments and other multi-family housing.	HHS	N



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Policy		Action	Primary Resource	CIP?
<b>CL G2. Improve the community's safety and upkeep.</b>				
<b>CL P4. Increase community awareness of safety and maintenance issues, and proactively address these issues.</b>	CL A7	Increase membership and participation in neighborhood watch groups.	APD	N
	CL A8	Form neighborhood watch programs in parts of the planning area that do not have active groups.	APD	N
	CL A9	Educate residents on recognizing and reporting substandard housing, and distribute information on resources that support property maintenance.	Code Compliance; NHCD; Property Owners	N
	CL A10	Create a community group to plan and conduct community clean-ups and green-ups throughout the planning area.	Keep Austin Beautiful	N
	CL A11	Conduct regular cleanups of poorly maintained streets through the Adopt-A-Street program, including West Gate between Stassney and Ben White.	Keep Austin Beautiful	N
	CL A12	Organize more safety and community-building events throughout the year such as National Night Out.	APD	N
<b>CL P5. Create and strengthen relationships between the neighborhood and Austin Police Department and Code Compliance Department.</b>	CL A13	Advertise Commander's Forums and distribute APD and Code Compliance informational material through neighborhood groups.	APD; Code Compliance	N
	CL A14	Arrange periodic meetings between the Neighborhood Contact Team and the APD District Representative.	APD	N
	CL A15	Invite Code Compliance to community meetings.	Code Compliance	N
<b>CL G3. Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.</b>				
<b>CL P6. Encourage greater levels of communication and collaboration among stakeholders in the community.</b>	CL A16	Develop a strategy for increasing collaboration between the neighborhood and businesses and private organizations within the community (e.g. invite to meetings and establish partnerships on implementing SACNP actions).		N
	CL A17	Establish a protocol for monitoring the City of Austin website and other informational sources and alerting neighborhood associations about upcoming projects in the SACNPA.		N
	CL A18	Hold combined neighborhood association meetings that feature speakers.		N
	CL A19	Create a neighborhood website, or use a service such as Nextdoor, to promote community news and events.		N



Policy	Action		Primary Resource	CIP?
<b>CL P7. Increase events in the SACNPA, including arts-focused events.</b>	CL A20	Hold periodic outdoor movies, concerts, and/or performances in parks or at civic institutions (e.g. schools, library, ACC).		N
	CL A21	Organize local parades, festivals, shows, tours and fairs in the neighborhood (e.g. homecoming, cultural celebrations, national holidays, art fairs, studio tours).		N
	CL A22	Organize neighborhood involvement in philanthropic work events (e.g., El Buen's Thanksgiving program).		N
	CL A23	Organize neighborhood-wide block parties, garage sales, potlucks, and book swaps that allow people to get to know their neighbors.		N
	CL A24	Hold student performances in the neighborhood (e.g. plays, concerts).		N
	CL A25	Organize nature hikes, talks and tours (e.g. nature tours in parks and greenbelt, and garden tours) by partnering with organizations or businesses (e.g., Tree Folks, the Parks and Recreation Department, or local plant nurseries).		N
<b>CL P8. Increase educational opportunities in the SACNPA, including arts-focused education.</b>	CL A26	Increase the number of arts education classes in the neighborhood (e.g., after school programs, fine arts programs, sketch classes).		N
	CL A27	Encourage ACC to conduct workshops and one-day classes geared to various hobbies, interests, and age-levels.	ACC	N
	CL A28	Partner with a tutoring agency to hold a tutoring center at the library.	Austin Public Library	N
<b>CL P9. Locate and improve venues for community events and programming in the SACNPA.</b>	CL A29	Construct an amphitheater in the SACNPA (possible locations: Civic Center or in nearby Garrison Park).		Y
	CL A30	Incentivize developers to include public space and spaces for the arts in new developments.		N
	CL A31	Encourage commercial property owners to accommodate public space in existing developments (e.g. creating patio space in parking lots).	Property Owners	N
	CL A32	Partner with civic institutions to allow use of facilities for public events (e.g. Crockett's sports fields, ACC's courtyard, elementary school cafeterias, etc).		N
	CL A33	Partner with community organizations such as churches (e.g., Berkeley United Methodist Church) and other nonprofits (e.g., El Buen) to use space for community events.		N



Policy		Action	Primary Resource	CIP?
<b>CL P10. Encourage public art that enhances the pedestrian environment and helps create destinations within the neighborhood.</b>	CL A34	Incorporate public art into street furniture (e.g., street light poles, bike racks, bus stops shelters).	ED (Cultural Arts)	Y
	CL A35	Incorporate public art into traffic calming projects (e.g., murals, mosaics, crosswalks, sidewalks, gardens).	ED (Cultural Arts); PWD	Y
	CL A36	Incorporate murals, banners, or landscaping on parking garages, and other blank walls in the SACNPA (e.g., the ACC parking garage, bridge that crosses Blarwood Drive).	ED (Cultural Arts); ACC	Y
	CL A37	Add public art to city parks and along the greenbelt (e.g., sculptures that speak to the specific area and fit in with the environment).	PARD; ED (Cultural Arts)	Y
	CL A38	Add public art to the underbelly of Ben White, focusing on the intersections of Pack Saddle Pass and Manchaca Road (e.g. sculpture, murals, light installation, gateway arches, or decorative pavement treatment). Use local artists and community participation in the process.	ED (Cultural Arts); TxDOT	Y
	CL A39	Add public art to the front of the library (e.g. sculpture, mural, mosaic).	Austin Public Library; ED (Cultural Arts)	Y
	CL A40	Include public art inside of Manchaca Library.	Austin Public Library; ED (Cultural Arts)	Y
	CL A41	Add public art to the ACC courtyard (e.g. sculpture, mural, mosaic).	ACC	Y
	CL A42	Add public art to the green space in front of Crockett High School (e.g. sculpture, mural, mosaic).	AISD; ED (Cultural Arts)	Y
	CL A43	Add student-created art around the neighborhood schools (e.g., sculpture garden incorporated with the PEAS garden at Cunningham).	AISD; ED (Cultural Arts)	N
	CL A44	Create identifiable entrances to the neighborhood, (e.g., signage, entry lights, gateway art projects).	ED (Cultural Arts); PWD	Y



## PLANNING WORKSHOPS & MEETINGS

Meetings	Date & Time	Location	Details	Staff Represented	Attendance
Kickoff Workshop	1.12.2013 (9am - 1pm)	Crockett High School	PDRD staff introduced the planning process and an urban design perspective on the SACNPA. Participants worked in small groups to map issues, assets, and opportunities in the planning area. Then representatives from WPD, PARD, ATD, and PWD (Neighborhood Connectivity Division) presented on their departments' roles in the SACNP, including plans and projects underway or on the horizon. Participants worked on four maps provided by the respective departments to identify issues and/or priorities for the neighborhood with respect to creeks and watershed, parks and open space, streets and crossings, and sidewalks and bicycle facilities.	PDRD (Neighborhood Planning and Urban Design Division); WPD; ATD; PWD (Neighborhood Connectivity Division); PARD	129
Visioning Workshop	2.16.2013 (9am - 1pm)	Crockett High School	The purpose of this workshop was to create a vision for the four main character districts in the neighborhood. Urban Design staff defined the four general character districts found in the SACNPA and presented a draft Character District Map based on current land uses and the results of the initial survey and Kickoff. For each of the four districts, community members participated in a picture poll, using individual electronic clickers to rate 15-20 pictures on a scale of one to five as to whether they represented an appropriate building type for the district under discussion. Participants then worked in small groups to brainstorm "bumper sticker" statements for each character district. Next, representatives of WPD, ATD, PARD, and PWD (Neighborhood Connectivity Division) presented the results of activities from the Kickoff and reported on next steps, organizing desired improvements into short, medium, and long term initiatives.	PDRD (Neighborhood Planning and Urban Design Division); WPD; ATD; PWD (Neighborhood Connectivity Division); PARD	131
Civic Center Community Design Workshop	3.23.2013 (9am - 1pm)	Crockett High School	The purpose of this Community Design Workshop was to create an illustrative vision for the Civic Center, the area surrounding the intersection of Stassney Lane and Manchaca Road, which includes Crockett High School, ACC South, the Manchaca Road Branch Library, and local businesses. Community stakeholders worked in small "Design Teams" to produce conceptual designs (maps and sketches) and guiding principles (written policies) for the Civic Center. Each team included a City staff facilitator and a volunteer design professional. All teams had access to "resource rovers" representing Austin Public Library, Austin Community College, AISD, Art in Public Places, PARD, PWD, ATD, and the City of Austin's Urban Design Division.	PDRD (Neighborhood Planning and Urban Design Division); Austin Public Library; ACC; AISD; Art in Public Places; PARD; PWD (Connectivity Division); ATD	86
APD/ Code Compliance Community Forum	4.29.2013 (5:30 - 7:30pm)	Austin Community College South Austin Campus	Staff from the Austin Police and Code Compliance Departments gave brief presentations on their roles in the neighborhood and opportunities for collaboration with the community. Staff from the Neighborhood Planning Implementation Team presented on how neighborhood plans are implemented and the role of contact teams in the process. Each presentation was followed by a question-and-answer session. Respondents also completed a survey prioritizing concerns and neighborhood plan recommendations related to issues of safety and maintenance.	PDRD (Neighborhood Planning and Neighborhood Plan Implementation); APD; Code Compliance Department	43



# APPENDIX

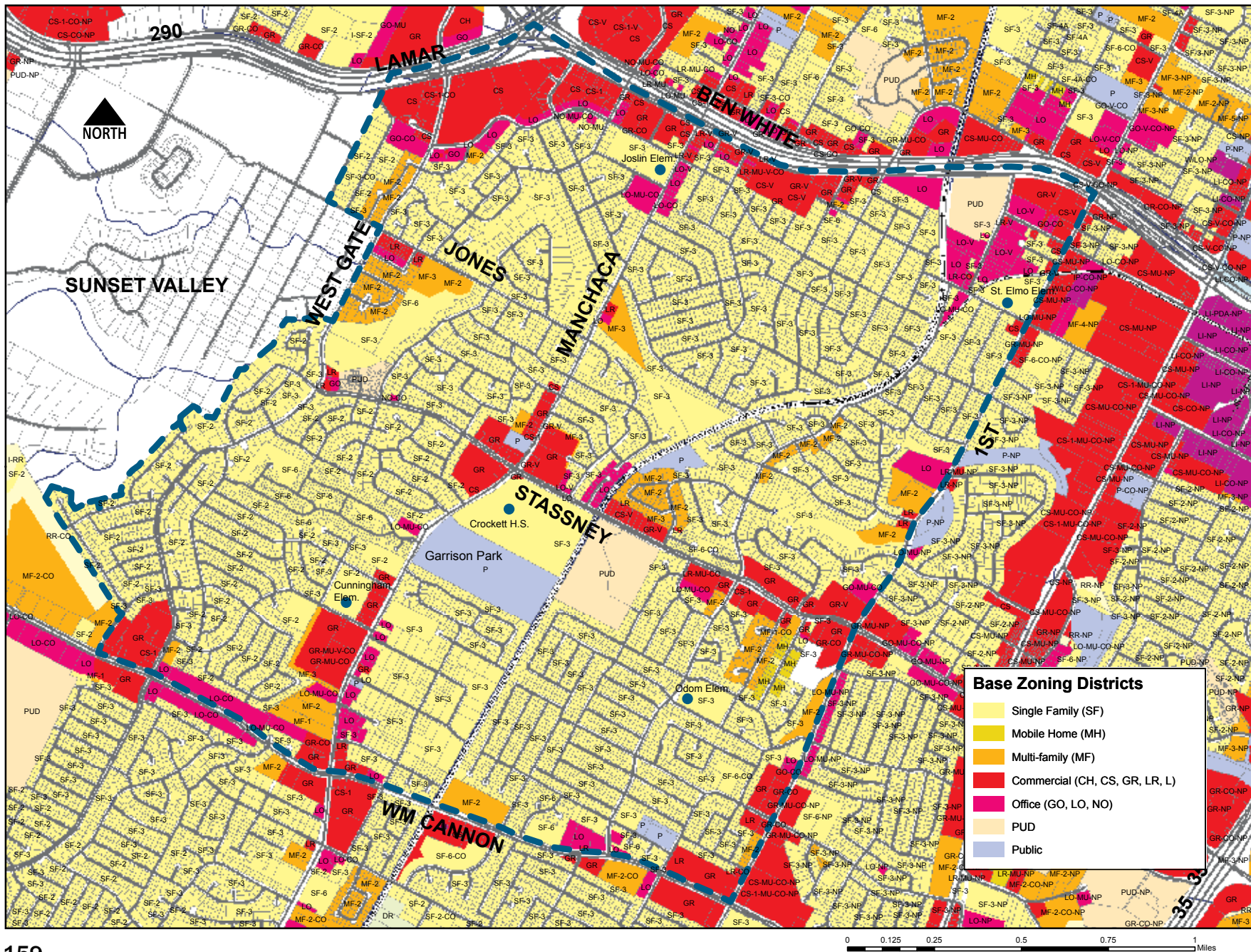
Meetings	Date & Time	Location	Details	Staff Represented	Attendance
Character District Workshop	5.18.2013 (9am - 1pm)	Crockett High School	Neighborhood Planning staff gave an overview of the draft definitions and visions for the four character districts, and presented the revised draft Character District Map. Next, community stakeholders worked in groups to provide input on the appropriate character of the four districts, including appropriate building types, building heights, and design guidelines for retrofits and redevelopments (e.g. the desired location of parking). Groups also edited district boundaries on the draft Character District Map, and assigned districts to unlabeled areas of the map.	PDRD (Neighborhood Planning and Urban Design Division)	57
Frontage Road Community Design Workshop	6.15.2013 (9am - 1pm)	Crockett High School	The purpose of this Community Design Workshop was to create an illustrative vision for the Ben White Blvd. frontage road between Frontier Trail and Bannister Lane. Community stakeholders worked in small "Design Teams" to produce conceptual designs (maps and sketches) and guiding principles (written policies) for the Frontage Road. Each team included a staff facilitator and a volunteer design professional. All teams had access to "resource rovers" representing WPD, PWD, ATD, Art in Public Places, TxDOT, and the City of Austin's Urban Design Division.	PDRD (Neighborhood Planning and Urban Design Division); WPD; ATD; PWD (Neighborhood Connectivity Division); Art in Public Places; TxDOT	55
Community Conversation #1: Collaboration & Creativity	8.22.2013 (6:30 - 8:30 pm)	Manchaca Road Branch Library	Participants brainstormed in groups draft neighborhood plan actions related to creativity, healthy living, and collaboration (among community members and with the City and other institutions). Participants attached draft actions written on post-its and voted on priority actions on topic posters. Topic posters were rotated among tables, so groups could build off each other's ideas.	PDRD (Neighborhood Planning); Economic Development Department; AISD; GAVA; Austin Public Library	48
Community Conversation #2: Parks, Green Infrastructure, & Sustainability	9.10.2013 (6:30 - 8:45pm)	Cunningham Elementary School	Neighborhood Planning staff explained how the draft actions for this community conversation were developed from previous neighborhood feedback. The City Arborist and representatives from WPD and PARD discussed how plan actions related to the environment are implemented. During four rounds, participants worked in groups to review draft plan actions on one of four posters, edited and added actions, and voted on top priorities. Topic posters included: Garrison Park and Armadillo Park; school parks, new parks, park amenities, and community gardens; tree canopy, watershed, and stormwater management; and ways to promote environmentally sustainable practices in the SACNPA.	PDRD (Neighborhood Planning); PARD; Austin Parks Foundation; AISD Outdoor Learning Specialist; Office of Sustainability; Austin Energy; Green City; WPD; City Arborist; Heritage Tree Foundation	54
Community Conversation #3: Transportation	10.3.2013 (6:30 - 8:30 pm)	Cunningham Elementary School	<p>This community conversation began with presentations on the following:</p> <ul style="list-style-type: none"> <li>Neighborhood Planning staff on how the draft actions were developed from previous meetings and discussed how transportation improvements are implemented.</li> <li>Neighborhood Plan Implementation staff on the formation and role of the Contact Team.</li> <li>Public Works staff on how the Neighborhood Partnering Program works.</li> <li>Capital Metro staff on the new MetroRapid bus and current neighborhood services, service standards, bus stop amenities, and partnering on improvements.</li> </ul> <p>These were followed by an open house for participants to review draft neighborhood plan actions related to transportation, add comments, and prioritize locations. Topics included sidewalk construction, pedestrian crossing improvements, traffic calming, transit facilities, bicycle facilities, and bicycle/pedestrian education and programming.</p>	PDRD (Neighborhood Planning and Neighborhood Plan Implementation); PWD (Neighborhood Connectivity Division and Neighborhood Partnering Program); Capital Metro; Lone Star Rail; ATD	41



Meetings	Date & Time	Location	Details	Staff Represented	Attendance
Community Conversation #4: Character Districts	10.26.2013 (9am - 12pm)	Cunningham Elementary School	Staff from the Capital Planning Office and Neighborhood Plan Implementation Team explained how neighborhood plans get implemented. Neighborhood Planning staff explained how the draft Character District Map was developed, outlined the draft vision and guidelines for each district, and discussed how both present and future zoning ordinances would be applied to each character district. Neighborhood Planning staff also gave a presentation on household affordability: what it means, why it's an issue in Austin, and what neighborhood plans can and cannot do to address it. In small groups, participants reviewed the Proposed Character District map and voted on three infill option tools: secondary apartments, front yard parking, and mobile food restrictions. The workshop ended with an open house with stations dedicated to character districts and CodeNEXT; the Hospital Special District and Westgate Activity Center; the Watershed Protection Department (to discuss recent flooding); the Capital Planning Office; results from the Community Conversation on transportation; and draft illustrative visions for the Civic Center and Ben White Frontage Road.	PDRD (Neighborhood Planning and Neighborhood Plan Implementation); Capital Planning Office	38
Community Conversation #5: Household Affordability	11.19.2013	Austin Community College South Austin Campus	Neighborhood Planning and NHCD staff gave a presentation defining household affordability, explaining why it's a concern in Austin, outlining what neighborhood plans can do to address it, and discussing other tools for addressing it. Next, a panel of experts (representing NHCD, CAN, Foundation Communities, and HousingWorks) answered questions about household affordability. After the panel, participants discussed household affordability issues and solutions at small tables. At the end of the meeting, each group shared the takeaway ideas from their discussion.	PDRD (Neighborhood Planning); NHCD; HousingWorks; Community Advancement Network; Foundation Communities	24
Open House	12.7.2013	Cunningham Elementary School	At the final open house, there were posters displaying the draft plan goals, policies and actions. Participants dot voted on their priority actions and added post-it comments. Participants also had the opportunity to sign up for the neighborhood contact team.	PDRD (Neighborhood Planning and Neighborhood Plan Implementation)	131
Infill Options Special Meeting	4.3.14	Cunningham Elementary School	The purpose of this specially called meeting was to address outstanding concerns about some of the Special Use Infill Options. Neighborhood Planning staff provided an overview of the planning process and information about the infill options included in the draft plan, participants from each planning area discussed and voted on whether to include the infill options. Each table was facilitated by staff from the Planning and Development Review Dept. and staff from Current Planning and Residential Review served as resource rovers to answer specific questions about the options.	PDRD (Neighborhood Planning, Current Planning, Residential Review)	177 signed in, estimated turnout over 200

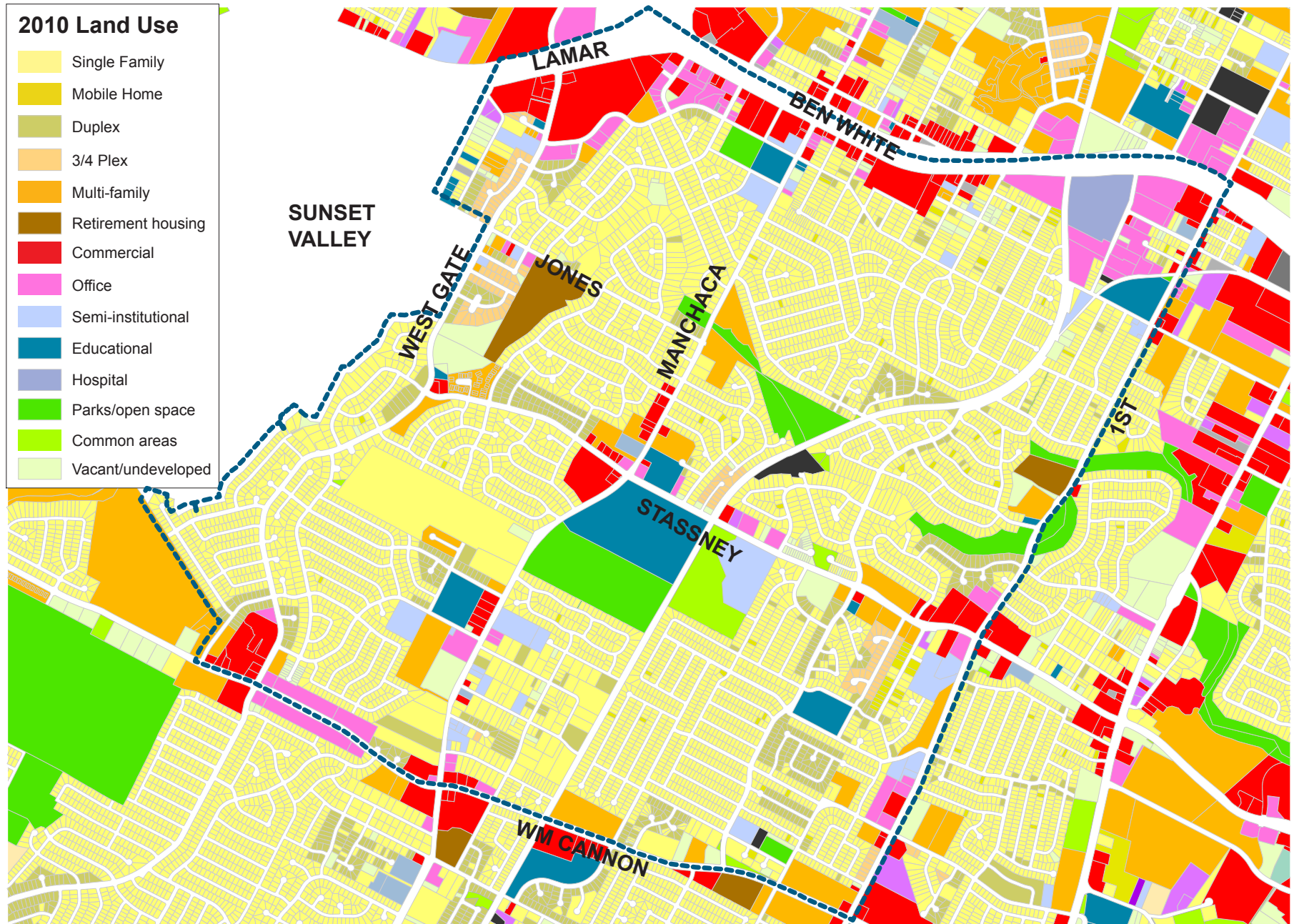


# CURRENT ZONING DISTRICT MAP





## 2010 CURRENT LAND USE MAP





## Appropriate Zoning Districts for Character Districts

In the interim between the completion of the CodeNEXT project and the adoption of the land development code, the following zoning districts should be generally considered appropriate for the Character Districts. The table

shows basic/typical permitted land uses and general development standards for current zoning districts. Maximum height and minimum lot size are shown. [This table is intended for quick reference only; for zoning district uses and](#)

[standards, refer to Title 25-2 of the Land Development Code.](#)

**RC:** Residential Core

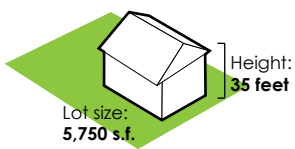
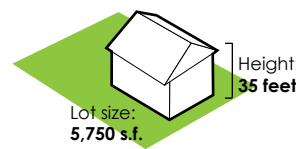
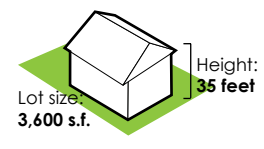
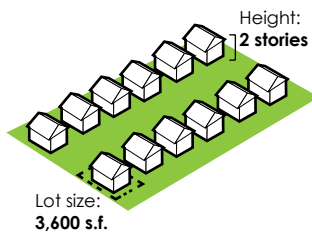
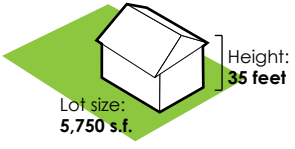

**NT:** Neighborhood Transition

**NN:** Neighborhood Node

**MUH:** Mixed-Use Activity Hub

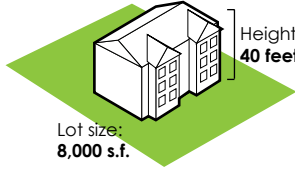
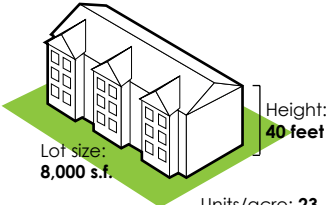
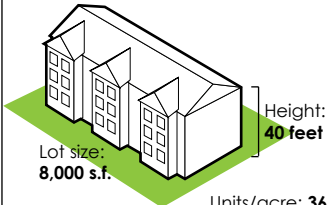
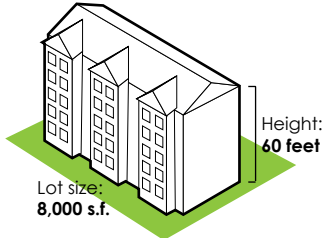
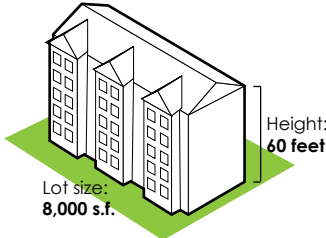
**AC:** Activity Center

### RESIDENTIAL ZONING DISTRICTS

SF-2					SF-3					SF-4A					SF-4B				
RC	NT	NN	MUH	AC	RC	NT	NN	MUH	AC	RC	NT	NN	MUH	AC	RC	NT	NN	MUH	AC
																			
Single-family residential					Single-family residential Duplex (7,000 s.f. min lot size) Two-family residential (7,000 s.f. min. lot size)					Small lot single-family residential					Condo residential				
SF-5					SF-6					<p>* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.</p> <p>SF-2 through SF-4 zoning can be within Neighborhood Transition and Neighborhood Node character districts, but zoning changes to these districts may not be recommended.</p> <p>Subchapter F: Residential Design and Compatibility Standards, modifies the development standards for residential properties in the SACNPA east of Manchaca Rd., including limiting maximum building height to 32 feet.</p>									
RC*	NT	NN	MUH	AC	RC*	NT	NN	MUH	AC										
																			
Single-family residential Duplex Condo residential Townhouse (10 units max.)					Single-family residential Duplex Condo residential Townhouse Two-family residential														

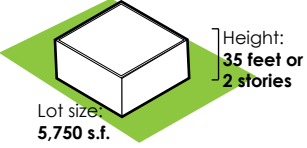
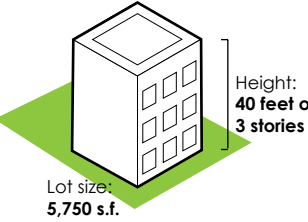
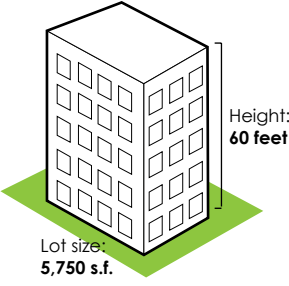
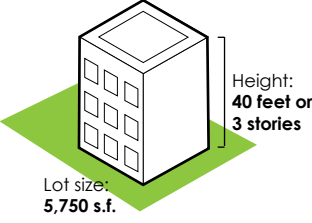
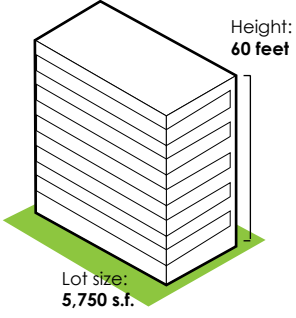
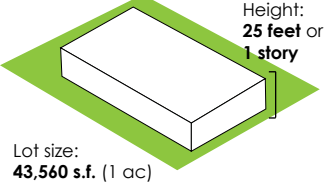
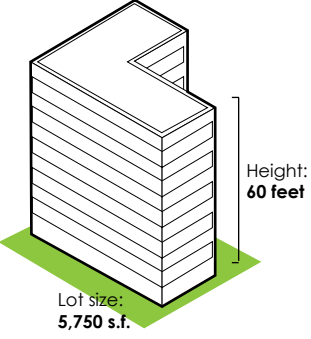
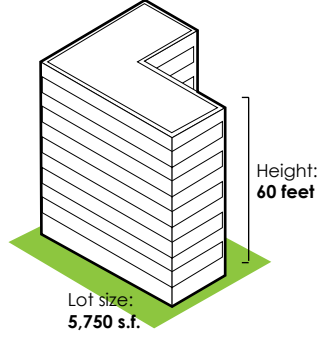


### RESIDENTIAL ZONING DISTRICTS (continued)

MF-1					MF-2					MF-3				
RC**	NT	NN	MUH	AC	RC	NT	NN	MUH	AC	RC	NT	NN	MUH	AC
 <p>Lot size: 8,000 s.f.</p> <p>Height: 40 feet</p> <p>Units/acre: 17</p>					 <p>Lot size: 8,000 s.f.</p> <p>Height: 40 feet</p> <p>Units/acre: 23</p>					 <p>Lot size: 8,000 s.f.</p> <p>Height: 40 feet</p> <p>Units/acre: 36</p>				
All MF Districts may include Single-family residential, Duplexes, Condo residential, Townhouses, and Multifamily (includes triplexes, fourplexes, apartments, etc.)														
MF-4					MF-5					<p>** In locations where the fronts of lots in the Residential Core abut Neighborhood Node or Mixed-Use Activity Hub districts, MF-1 may be appropriate as a transition from the more intensive district to the existing neighborhood. When located in the Residential Core, the mass and height of MF-1 zoned properties should be visually and physically compatible with the surrounding neighborhood.</p>				
RC	NT	NN	MUH	AC	RC	NT	NN	MUH	AC					
 <p>Lot size: 8,000 s.f.</p> <p>Height: 60 feet</p> <p>Units/acre: 36-54</p>					 <p>Lot size: 8,000 s.f.</p> <p>Height: 60 feet</p> <p>Units/acre: 54</p>									



## OFFICE &amp; COMMERCIAL ZONING DISTRICTS

NO						LO						GO						LR					
RC	NT	NN	MUH	AC		RC	NT	NN	MUH	AC		RC	NT	NN	MUH	AC		RC	NT	NN	MUH	AC	
																							
Administrative, business & professional offices Art gallery						Medical offices Administrative, business & professional offices Communication services Art gallery						Similar to LR uses, except: Business or trade school Business support services Limited restaurant (cond.) Personal services Printing & publishing Financial or personal improvement services						Similar to GO uses, plus: Consumer repair services Food sales General Retail (< 5,000 s.f.) Restaurant Service station Personal improvement services Financial services Pet services					
GR						W/LO						CS						CS-1					
RC	NT	NN	MUH	AC		RC	NT	NN	MUH	AC		RC	NT	NN	MUH	AC		RC	NT	NN <sup>1</sup>	MUH	AC	
																							
Auto-related uses Hotel Indoor entertainment Outdoor sports & rec. Theater Pawn shops Alternative financial services						Limited warehousing and distribution Custom manufacturing						GR uses, plus: Construction sales & services Convenience storage Vehicle storage						CS uses, plus: Liquor sales Cocktail lounge  1 When applied in NN, all uses not allowed in LR should be prohibited.					



## Infill Options & Design Tools Summary

Special Use Infill Options and Design Tools provide additional options beyond those allowed by base zoning. The community discussed Infill Options at the February 16, 2013, May 18, 2013, and October 26, 2013 workshops as ways to increase housing diversity and encourage affordability. A survey administered between Jan. 29 and Feb. 5, 2014

also provided information about the different options and provided an opportunity for further input. Initial recommendations were revised following a special meeting on April 3, 2014 and subsequent conversations with neighborhood associations. The Neighborhood Character section of this plan (page 37) further describes the options participants selected.



For more information on Infill Options and Design Tools, please refer to [ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill\\_tools.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf).

INFILL OPTION	DESCRIPTION	RECOMMENDATION
Small Lot Amnesty	Permits construction on legally-created lots that do not meet existing minimum lot standards.	Adopt in the Garrison Park planning area. Initiate an amendment to adopt small lot amnesty in South Manchaca through the Contact Team following code amendment to the small lot amnesty tool.
Cottage Lot	Allows homes on lots 2,500 square feet or greater in size.	Explore adoption and application through the CodeNEXT process.
Urban Home	Allows homes on lots 3,500 square feet or greater in size.	Explore adoption and application through the CodeNEXT process.
Secondary Apartment	Allows secondary apartments in SF-2 zoning and on lots between 5,750 and 7,000 square feet.	Adopt in the South Manchaca planning area and a subdistrict of the Garrison Park planning area.
Corner Store	Permits small retail uses on property with residential zoning. Please see Section 25-2-1481 of the Land Development Code for details.	Adopt in a subdistrict along Manchaca Rd in the South Manchaca planning area.

DESIGN TOOL	DESCRIPTION	RECOMMENDATION
Garage Placement for new single family construction	Requires attached or detached garages or carports to be located flush with or behind the front facade of the residence.	Adopt in the Westgate, South Manchaca, and Garrison Park planning areas.
Parking placement for new single family construction	Limits impervious cover and number of parking spaces for new single family residential construction.	Adopt in the Westgate, South Manchaca, and Garrison Park planning areas.
Front porches	Allows covered and uncovered front porches to extend within 15 feet of the front property line, rather than the standard required by zoning.	Adopt in the Westgate, South Manchaca, and Garrison Park planning areas.



## Demographic Profile

The South Austin Combined Neighborhood Planning Area includes three neighborhood planning areas: Garrison Park (GP), South Manchaca (SM), and Westgate (WG). The three neighborhood planning areas cover a gross 2,679 acres. The combined area is largely residential and also includes commercial, office, civic, hospital, and park land uses.

The demographic variables included in this appendix show data for each neighborhood planning area, the combined planning area, and the City of Austin where appropriate. In some cases, there is considerable variation amongst the three neighborhood areas while the combined area closely resembles City of Austin characteristics.

Variation amongst the individual neighborhood planning areas and between the combined planning area and the city as a whole highlights the importance of this neighborhood plan and the opportunities it provides.

Participants in the planning process voiced the desire for a community that is diverse in its population, housing types, employment opportunities and recreational amenities. Many of these attributes exist in the planning area as evidenced by the following data and can be capitalized and improved upon.

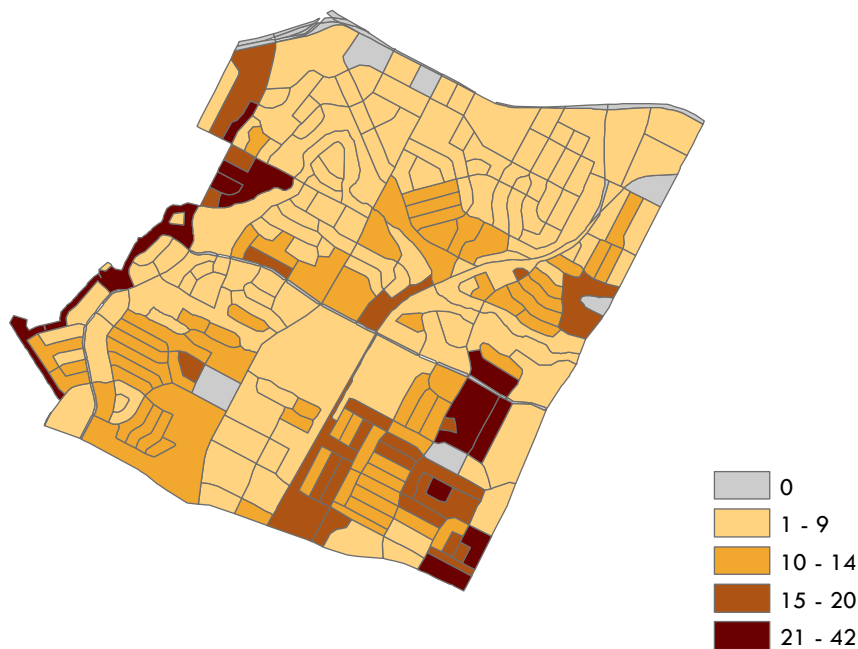
A walkable community that is accessible to all people using all modes of transportation was also a high

priority. The planning area’s overall density is low to medium; higher housing density and more varieties of housing types can be accommodated while maintaining the neighborhood’s character. A mix of uses including retail and commercial and better connections to these destinations and throughout the area would improve the area’s walkability.

Overall, the combined planning area’s population is largely stable. The most notable changes were economic, median family income and poverty rates.

Data sources: 2000 and 2010 US Census, 2010 City of Austin GIS land use layer, 2012 TCAD

### TOTAL POPULATION



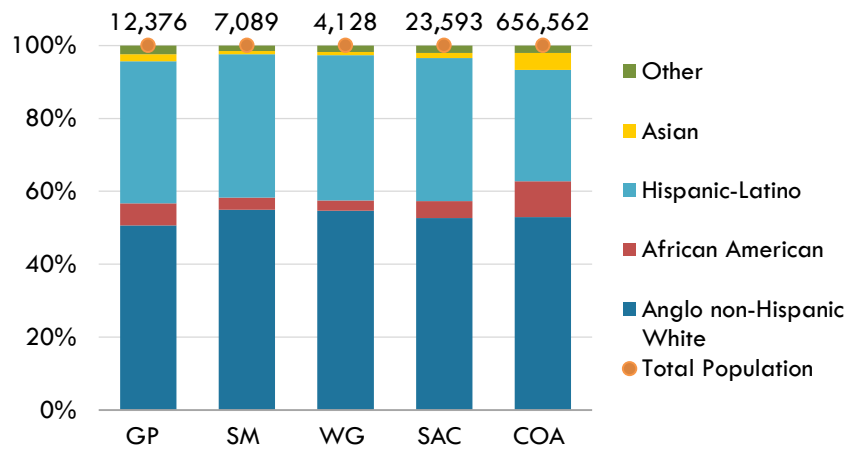
Population per acre by census block, 2010

In 2000, the total population in the SAC area was 23,593, an overall density of 8.8 persons per acre. In 2010, the total population was 22,115, an overall density of 8.25 persons per acre. The slight decrease was caused by the dip in population, a 6.3% decrease, and the addition of 535 housing units.

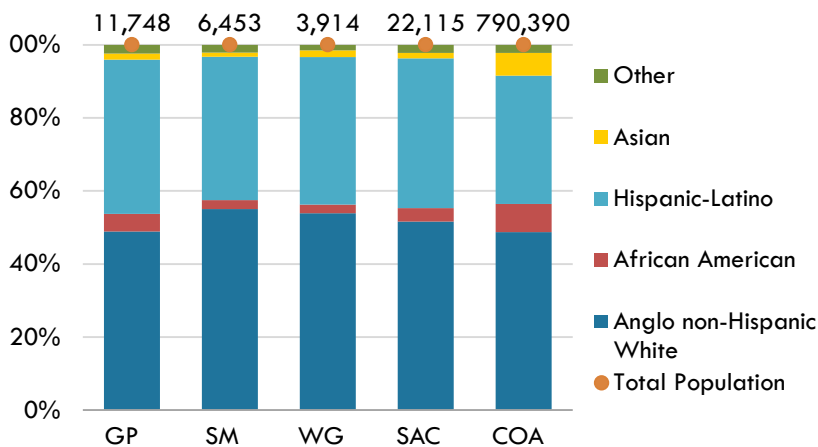
The 2010 population per acre map shows that much of the area is low density, indicated by the yellow colored blocks. The gold color reflects density that is similar to Hyde Park (considered one of Austins most walkable neighborhoods with a wide variety of housing types and amenities) where, in 2010, the density was 12.6 persons per acre. The darker colors indicate the locations of multi family housing.



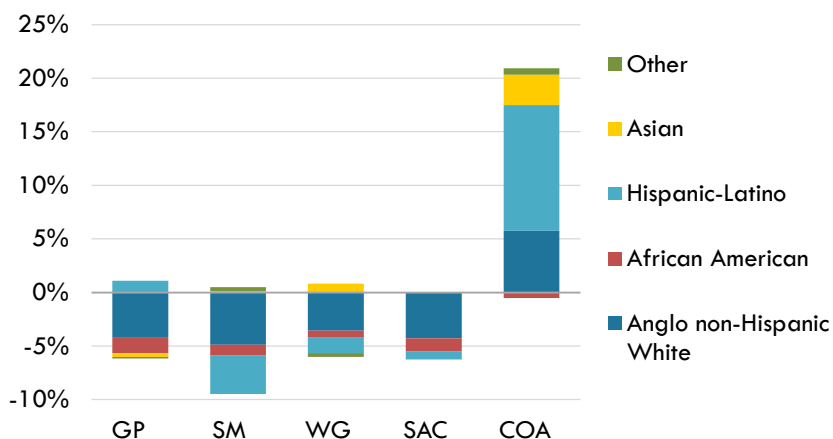
## POPULATION BY RACE/ETHNICITY

**2000**

Garrison Park has the largest and most diverse population in the planning area. The Latino population was consistently high in all three planning areas, while the African American and Asian populations varied - 0.9% Asians in South Manchaca and Westgate, 6.1% African Americans in GP.

**2010**

As of 2010, the South Austin Combined area was on the verge of becoming majority minority with a 48.4% minority population. The graph shows slight variation amongst the three neighborhood planning areas with Garrison Park already a majority minority area with a 51.1% minority population. The City of Austin also had no ethnic or demographic group as a majority; 51.3% of the population are minority.

**Change 2000 to 2010**

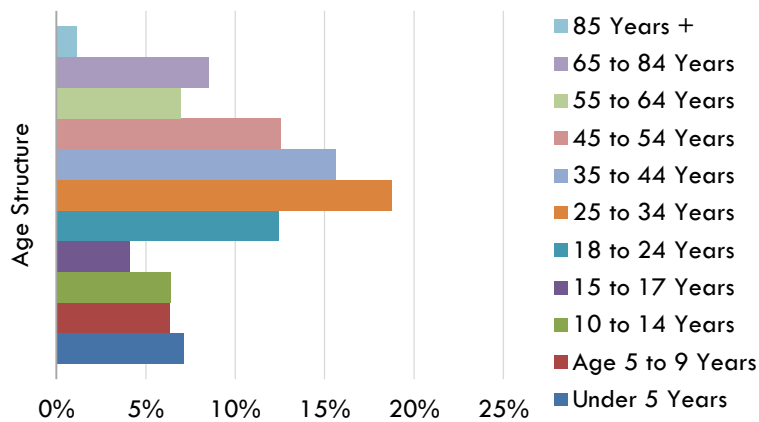
Overall, in South Austin, all ethnic population groups decreased slightly except for Latinos in Garrison Park and Asians in Westgate. The greatest decline was among the Anglo non-Hispanic white population.

Citywide, the rate of growth amongst Latino and Asian households exceeded the growth of Anglo households. The African American share of total population continued to decrease.



## APPENDIX

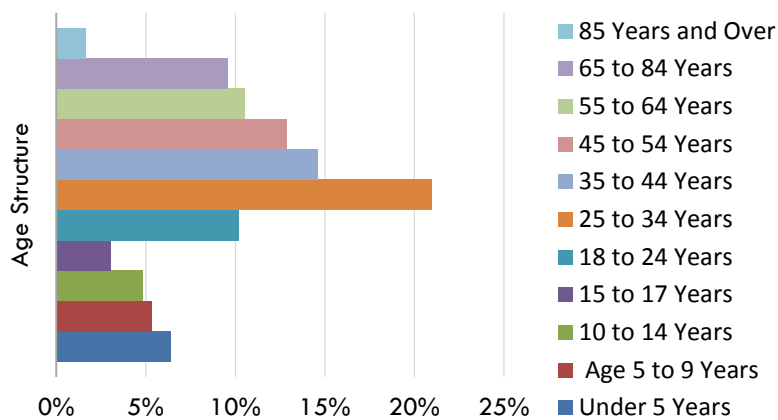
### POPULATION BY AGE



#### 2000

Total population in the planning area was 23,593; the largest age group was 25-34 year olds at 18.8%. The under 18 population totaled 24% and the over 55 population totaled 16.6%

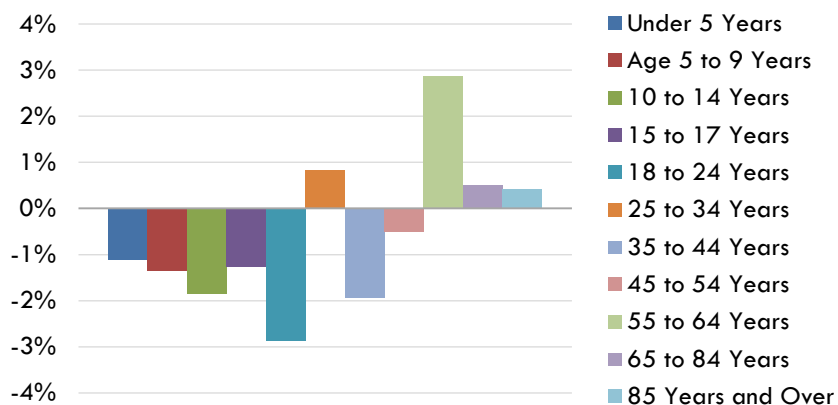
#### South Austin Combined



#### 2010

The South Austin Combined Neighborhood Planning Area's age structure closely resembles the overall city's age structure with 25-34 year olds making up just over one fifth of the population and relatively small percentages of young and school age children. 55 plus year olds make up another fifth of the population.

#### South Austin Combined

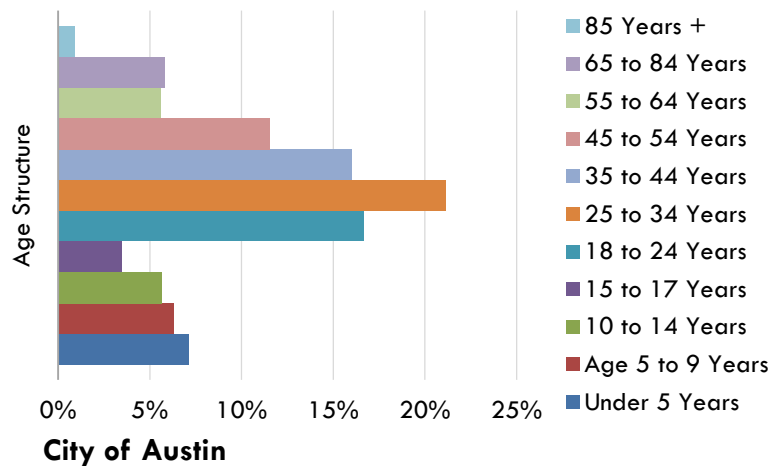


#### Change 2000 to 2010

From 2000 to 2010, the greatest migration out of the South Austin Combined Neighborhood Planning Area was young and school aged children and 18-24 years olds. The greatest in migration was amongst 55-64 year olds. Overall, the South Austin combined planning area's population decreased by 1,478 people.

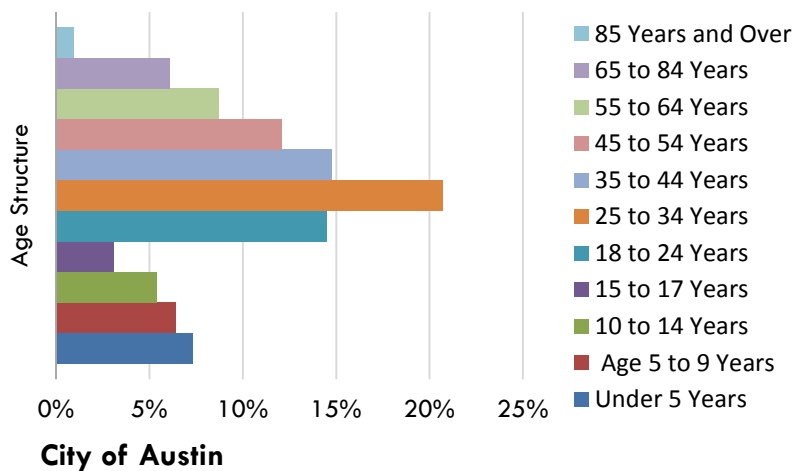
#### South Austin Combined





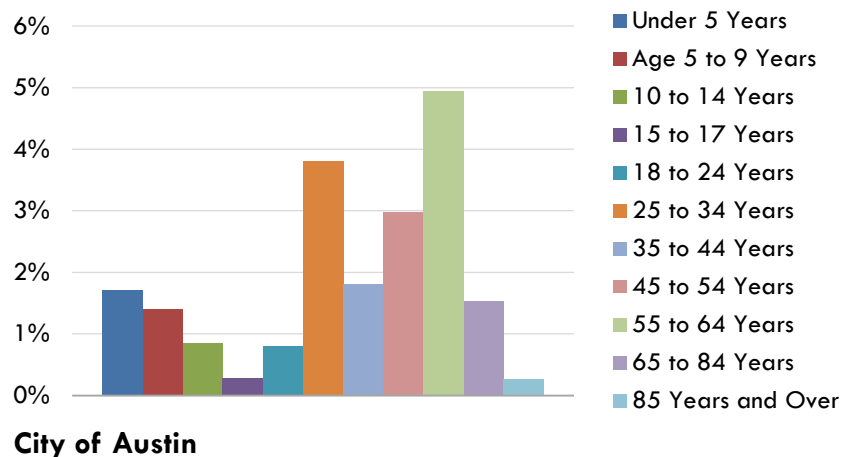
### 2000

Total population in Austin was 656,562. Like the South Austin Combined area, 25-34 year olds was the largest group at 21.1%. The under 18 population was 22.5% while the over 55 population was 12.3%.



### 2010

The City of Austin continues to have a high percentage of young people. The 18-24 year cohort remains high, though their share of the population has declined slightly since 2000. The 55-64 year cohort increased by almost 5%. The total population was 790,390.



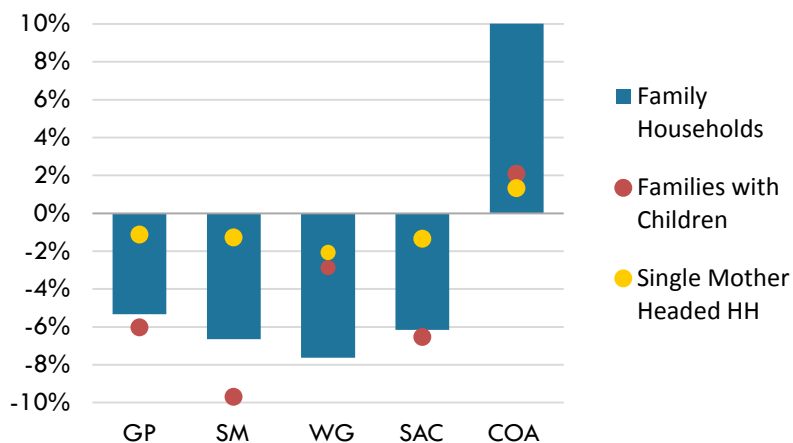
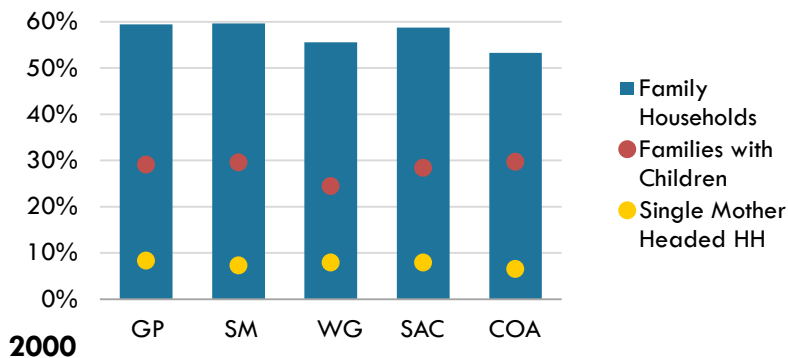
### Change 2000 to 2010

In contrast to the South Austin Combined Neighborhood Planning Area, the City of Austin's population increased by 20.4% during the ten year period 2000 to 2010. All age group populations increased with notable increases in the 25-34 and 55-64 year groups.



## APPENDIX

### HOUSEHOLDS



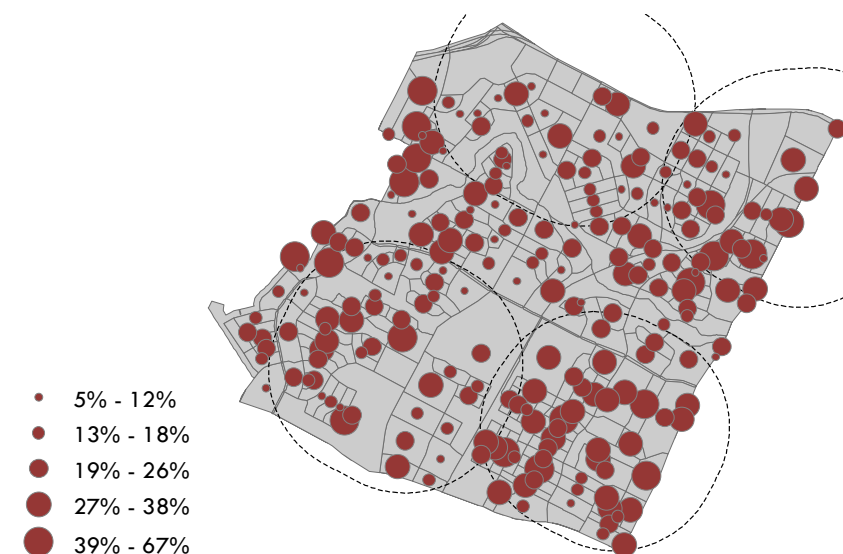
#### Change 2000 to 2010

Overall family households have decreased in the planning area. Families with children have decreased at a slightly higher rate than family households. This is consistent with the change in age structure where most decreases occurred among children and 35-44 year olds.

Throughout the City of Austin, family households have increased significantly while family households with children have increased only slightly.

The map at left displays families with children as a percentage of total population in households. Larger dots indicate higher percentages of families with children in the census block. There are fewer families with children through the north-south center of the planning area, between Manchaca and the railroad track.

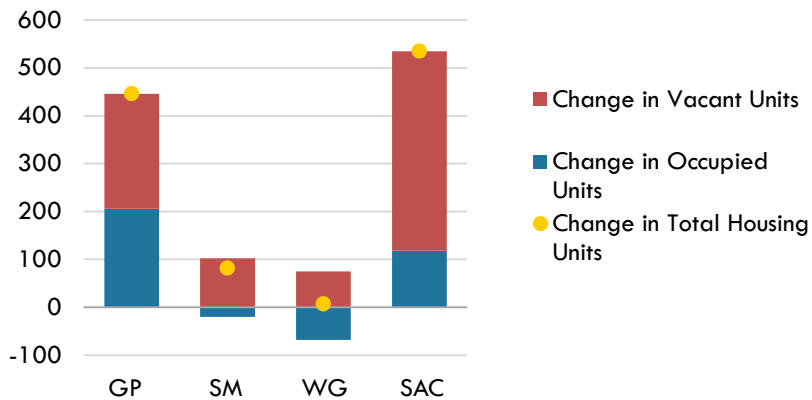
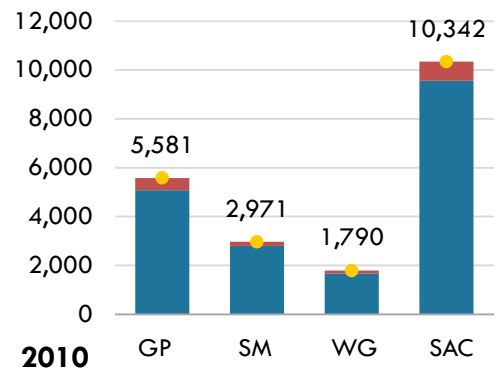
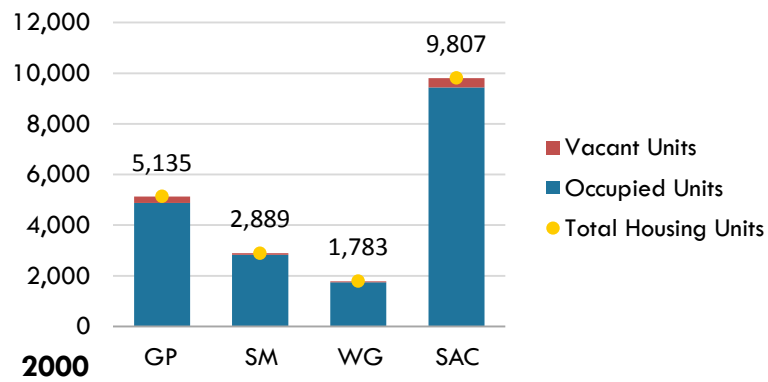
The dashed circles show a half mile radius around each of the elementary schools. Families with children clearly are clustered in greater numbers around Odom and St. Elmo. (Note: Families with Children includes Single Mother Headed HH).



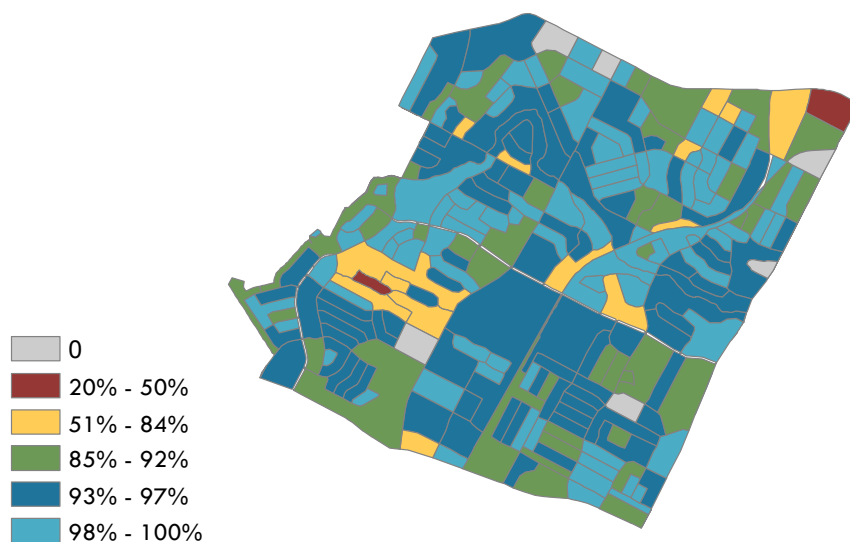
Percent Families with Children, 2010



## OCCUPANCY

**Change 2000 to 2010**

Occupancy rates throughout the South Austin Combined Planning Area have been very high and continue to be very high. The change from 2000 to 2010 reflects a small decrease in occupancy, some of which can be explained by the addition of 535 housing units. Compared with citywide occupancy rates, the planning area was slightly higher.

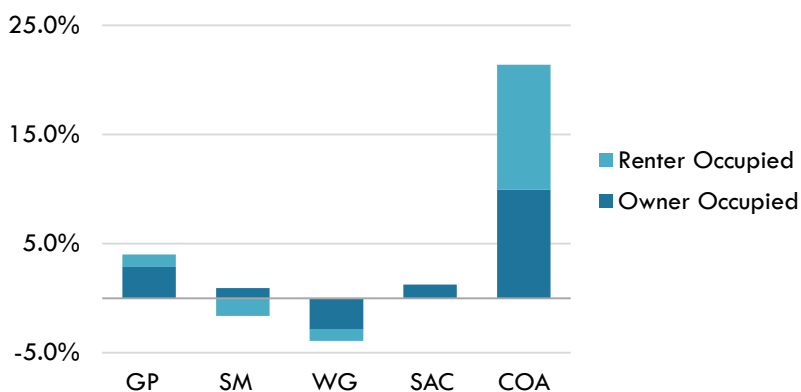
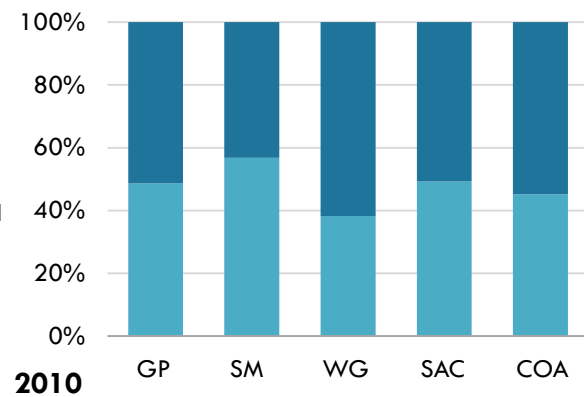
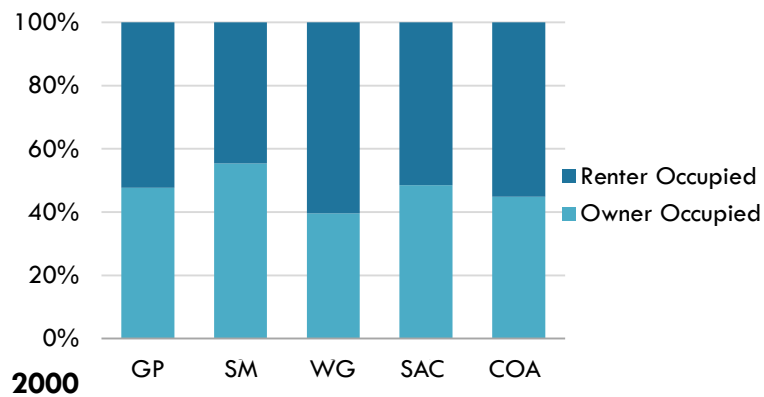


The map at left shows 2010 occupancy rates by census block. It indicates very high occupancy rates throughout the planning area. As a whole, the area's occupancy rate was 92.5%. The gray areas in the map indicate there is no occupied housing in those blocks - some are schools and some do not have housing units.



## APPENDIX

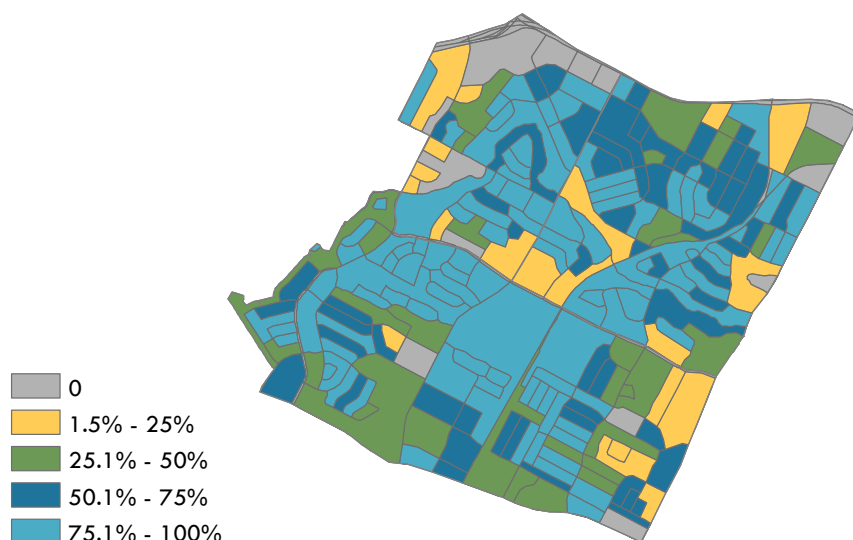
### TENURE



#### Change 2000 to 2010

While the share of owner and renter occupied housing units remained largely unchanged, units were added in Garrison Park and South Manchaca which accounts for the slight increases in owner occupied units.

Citywide, owner and renter occupied rates increased 10% and 11.4% respectively. These increases were possible because of the 77,399 units added.

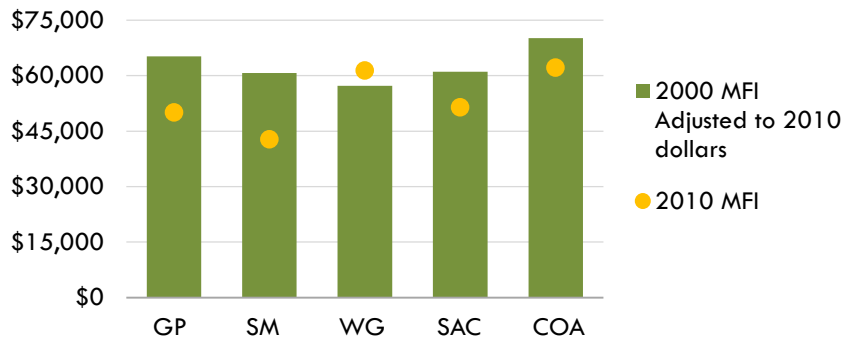


Percent Owner Occupied Housing Units, 2010

Overall, the combined planning area has almost an equal share of owner and renter occupied housing units with 49.2% owner occupied in 2010. Westgate has the lowest owner occupancy rate at 38.2%; South Manchaca has the highest at 56.8%. Gray areas indicate there are not any owner occupied units, such as in census blocks with schools or only multi family units. The green and brown areas that indicate lower levels of owner occupied housing are areas with high densities of multi family housing.



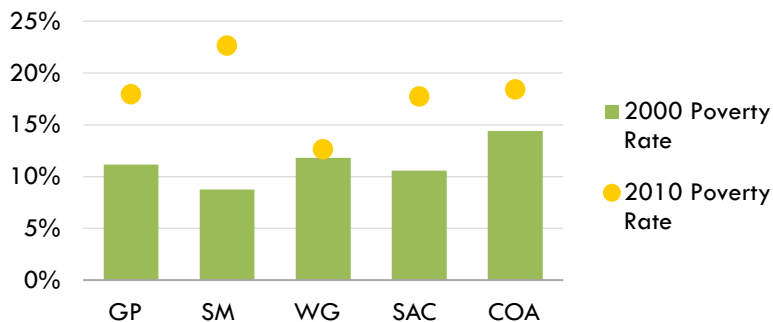
### MEDIAN FAMILY INCOME



#### Change 2000 to 2010

Median family income (MFI) in the South Austin Combined Neighborhood Planning Area is about 15% lower than in the city. Income varies among the neighborhood planning area; Westgate has the highest MFI and was the only area where MFI increased from 2000 to 2010. In Garrison Park and South Manchaca, incomes fell significantly.

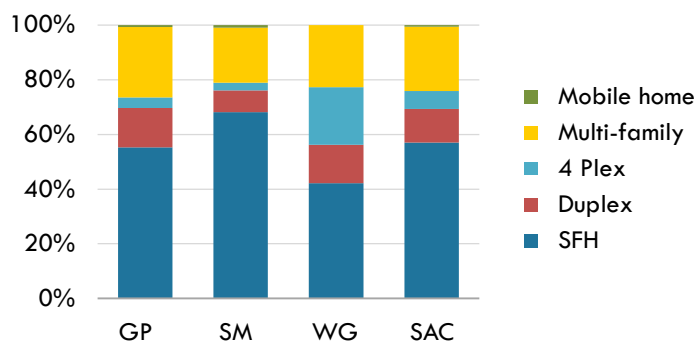
### POVERTY RATE



#### Change 2000 to 2010

In 2000, the combined planning area's poverty rate was 10.6%, well below the city's. By 2010, the area's poverty rate was 17.7%, just one percent below the citywide rate. South Manchaca experienced the greatest increase along with the greatest decrease in median family income, as noted above.

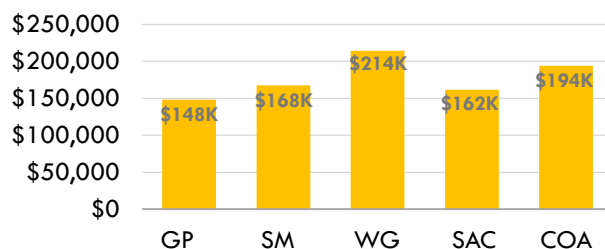
### HOUSING TYPES



#### 2010

There are a variety of housing types in the South Austin Combined Planning Area. Single family homes are the most prevalent type, followed by multi family housing and duplexes. Westgate has the greatest mix of housing types with a particularly high percentage of four plexes. Each neighborhood has over 20% multi family units.

### MEDIAN HOUSING VALUE



#### 2012

Median housing values are based on TCAD appraisals, which provide a uniform basis for comparison. Westgate has the highest median value, 45% higher than Garrison Park.



# INITIAL SURVEY

## 1. Would you like to take this survey in English or en Español?

Answer options	Percent	Count
English	99.6%	544
Español	0.4%	2
Answered Question		546
Skipped Question		0

## 2. The above map shows the combined neighborhood planning area, with neighborhood boundaries indicated in different shades of blue. In which planning area(s) do you live, own property, or work? Please check all that apply.

Answer Options	Percent	Count
Westgate	32.1%	170
South Manchaca	33.0%	175
Garrison Park	37.5%	199
Do not live, work, or own property in the planning area	2.1%	11
Answered Question		530
Skipped Question		16

## 3. Do you currently live, work, or own property within the planning area? Please check all that apply.

Answer Options	Percent	Count
Own a house or condominium	86.6%	459
Rent a house or apartment	6.8%	36
Own a business	5.8%	31
Work at a business	8.3%	44
Own property other than your house or condominium and live in the planning area	3.8%	20
Own property but do not live in the planning area	4.2%	22

The following survey was sent to XX addresses in the planning area at the beginning of the planning process. 546 responses were received and recorded in the following tables.

Other (please specify)		17
Answered Question		530
Skipped Question		16

## 4. What are some of the things you like most about your neighborhood? Please pick five (5) characteristics from the list below or add your own.

Answer Options	Percent	Count
Mature trees	69.7%	329
Convenient shopping/dining	47.0%	222
Quiet neighborhood	46.6%	220
Housing affordability	34.5%	163
Neighborhood character	32.6%	154
Your neighbors	31.4%	148
Good access to public transportation	26.3%	124
Easy to get around the neighborhood	24.4%	115
Close to workplace	21.6%	102
Diversity of residents	21.0%	99
Neighborhood parks	20.8%	98
Local serving businesses	20.8%	98
Close to freeways	19.9%	94
Close to parks/public recreation	16.7%	79
Sense of community	15.5%	73
Sidewalks	14.4%	68
Housing styles	11.7%	55
Area schools	9.7%	46
Other	7.8%	37
Landscaping in people's yards	7.6%	36
Answered Question		472
Skipped Question		74



## 5. What five (5) things would you like to change in the neighborhood?

Answer Options	Percent	Count
Criminal activity	48.9%	231
Inadequate sidewalks	38.6%	182
Cut-through traffic	37.7%	178
Poorly maintained single-family property	37.7%	178
Appearance and quality of commercial corridors	32.8%	155
Types of businesses along the corridors	32.6%	154
Poorly maintained multi-family property	31.1%	147
Lack of viable or safe alternatives to driving	29.2%	138
Other	27.1%	128
Traffic noise	24.6%	116
Quality of parks	24.2%	114
Lack of sufficient variety in shopping and dining	23.5%	111
Poorly maintained commercial property	22.7%	107
Parking in front yard	14.2%	67
Limited access to parks	13.3%	63
Commercial encroachment into residential areas	12.1%	57
Lack of convenient shopping and dining	12.1%	57
Poor quality of transit service	11.9%	56
Flooding	9.7%	46
High housing/rent costs	8.1%	38
Commercial parking in residential areas	3.8%	18
Poor access to major roads	2.5%	12
Lack of diversity of residents	1.5%	7
Answered Question		472
Skipped Question		74

## 6. What are the most important opportunities for land use you feel your neighborhood should pursue? Please choose three (3) of the following.

Answer Options	Percent	Count
Making major roadways more pleasant and safer to walk and bicycle along	47.0%	221

Preserving the built character of established neighborhoods	36.0%	169
Changing commercial areas to promote greater walkability, provide more dining and shopping options, and increase the variety of housing choices	33.4%	157
Creating opportunities for new, smaller community gathering places such as “pocket” parks and plazas	30.6%	144
Improving the access to and quality of existing parks	24.5%	115
Increase nearby shopping and dining opportunities	20.9%	98
Identifying how vacant land could be developed in the future	20.6%	97
Creating opportunities for more local-serving businesses	19.4%	91
Promoting housing for seniors to allow residents to stay in their neighborhoods	16.2%	76
Creating better transitions between residential and commercial areas	10.4%	49
Other	9.4%	44
Allowing different types of housing (e.g., bungalow courts, houses on smaller lots, tri- and four-plexes that look like houses, garage apartments, small apartment complexes)	8.7%	41
Increasing the amount and/or variety of housing affordable to average Austinites	7.7%	36
Preserving the character of the existing commercial areas	5.5%	26
Allowing more housing for lower income Austinites	1.9%	9
Answered Question		470
Skipped Question		76



## 7. Which of the following facilities or amenities are important to you to have in your neighborhood?

Answer Options	Very important	Somewhat important	Unsure	Not important	Rating Average	Count
Grocery stores	347	106	2	6	1.28	461
Local serving businesses/shopping areas	299	150	5	2	1.36	456
Parks and recreational facilities	304	128	11	17	1.44	460
Restaurants/cafes	285	154	10	10	1.44	459
Sidewalks and bike lanes	310	112	11	29	1.48	462
Libraries	274	146	17	22	1.54	459
Access to healthy food, such as community gardens, farmers markets, etc.	270	137	28	25	1.58	460
Good schools	288	110	10	51	1.62	459
Public transportation stops/routes	202	183	33	38	1.80	456
Arts, music, and cultural facilities	186	187	44	35	1.84	452
Medical facilities	133	232	43	47	2.01	455
Pubs/Taverns	150	124	58	113	2.30	445
Highways/highway access	72	213	57	106	2.44	448
Banks and financial institutions	45	200	71	128	2.64	444
Place of employment	68	162	70	143	2.65	443
Major thoroughfares	53	171	89	134	2.68	447
Colleges and universities	49	178	75	142	2.70	444
Child care centers	64	138	77	164	2.77	443
Places of worship	62	107	63	217	2.97	449
Other						43
Answered Question						472
Skipped Question						74



8. What improvements are most important for enhancing localized transportation? Please choose three (3) of the following.

Answer Options	Percent	Count
Build bicycle paths/trails	41.3%	193
Create walking/hiking trails	39.6%	185
Improve dangerous intersections for motorists	32.1%	150
Repair existing sidewalks	31.9%	149
Build new sidewalks	31.3%	146
Reduce cut-through traffic	27.2%	127
Address unsafe crosswalks	18.8%	88
Stripe new bicycle lanes	16.1%	75
Increase bus service frequency	15.8%	74
Address blind corners	13.7%	64
Other	13.1%	61
Stripe new crosswalks	6.2%	29
Answered Question		467
Skipped Question		79

9. Thinking about how you reach daily destinations, what mode of transportation do you most commonly use? (Please check your most frequently used method for each column).

Answer Options	Within the planning area	Outside the planning area	Count
Car	326	410	459
Walk	209	18	217
Bike	115	33	127
Bus	25	73	85
Other (specify below)	3	4	5
Other			12
Answered Question			472
Skipped Question			74

10. If you had more convenient and safer transportation options, what other mode(s) of transportation would you use?

Answer Options	Within the planning area	Outside the planning area	Count
Car	70	128	141
Walk	249	47	255
Bike	239	122	266
Bus	109	164	213
Other (specify below)	16	26	33
Other			53
Answered Question			437
Skipped Question			109

11. Do you have children at home?

Answer Options	Percent	Count
Yes	29.3%	138
No	70.7%	333
Answered Question		471
Skipped Question		75

12. If yes, how do they travel to school? (Choose most frequently used mode).

Answer Options	Percent	Count
If yes, how do they travel to school?	0.9%	1
Walk	11.2%	12
Bike	3.7%	4
Bus	5.6%	6
Car (child drives)	11.2%	12
Car (parent drives)	67.3%	72
Other (please specify)		14
Answered Question		107
Skipped Question		439



## APPENDIX

13. The overall goal of *Imagine Austin*, the community-driven comprehensive plan recently adopted by the City of Austin, is to promote and develop complete communities. *Imagine Austin* defines a complete community as one that provides amenities, transportation, services, and opportunities that fulfill all residents' material, social, and economic needs. Please choose five (5) phrases or sentiments from the list below which describe what you feel makes a community complete. Feel free to add some of your own.

Answer Options	Percent	Count
A pedestrian and bike-friendly neighborhood with tree-lined streets and sidewalks	67.0%	311
Local parks, trails, and other public green spaces	60.6%	281
Quiet, safe, and well-lit residential streets where children can walk and play	53.4%	248
Protection, preservation, and restoration of environmental features such as creeks and aquifer recharge features/area	52.4%	243
Commercial areas promoting greater walkability, providing more dining and shopping options, and offering a variety of housing choices Public gathering places such as plazas, parks, and civic facilities like libraries and recreational centers	47.0%	218
A well-maintained neighborhood appearance	39.9%	185
Preservation of character of existing neighborhoods	32.1%	149
Entertainment, cultural, and recreational facilities and amenities	30.6%	142
Clean, attractive, and safe commercial areas	29.7%	138
Neighborhood-serving businesses	29.1%	135
A mix of housing types, transportation options, services, and facilities for a variety of ages and social and economic groups	23.1%	107
Redevelopment and enhancement(e.g., wider sidewalk and street trees)of existing commercial corridors and under-utilized properties	18.5%	86

Other	7.3%	34
More opportunities for home ownership	7.1%	33
More opportunities for affordable rental housing	2.2%	10
Answered Question		464
Skipped Question		82



