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## Updated Options for Group 3

### Along 31st Street and between 31st and 32nd Streets

The next page contains updated options for the areas along 31st and 32nd Streets, in response to comments at the January 14th (and prior) meetings. The legend for all three options is below.

All three options share two elements:

- 1 The two residential parcels along the north side of 31st Street are designated Multifamily.
- 2 The two parcels that front Lamar Boulevard are Mixed Use, because both are currently intensely zoned and allow Vertical Mixed Use.

### What is this?

City staff developed these options based on the results of the October 22nd brainstorming session on this area. In crafting these options, staff also considered existing zoning and land uses. **UPDATE NOTE:** These options have been modified since they were originally produced, based on input at the November 19, December 4, and January 14 meetings.

Bryker Woods Elementary and parks in this area already have Future Land Uses associated with them from a prior meeting. Seton Hospital, Lamar Blvd, and a portion of St. Andrews Elementary also have Future Land Uses established at prior meetings.

### Meeting details

January 29th, 6:30pm to 9pm

LCRA Red Bud Facility

3601 Lake Austin Blvd

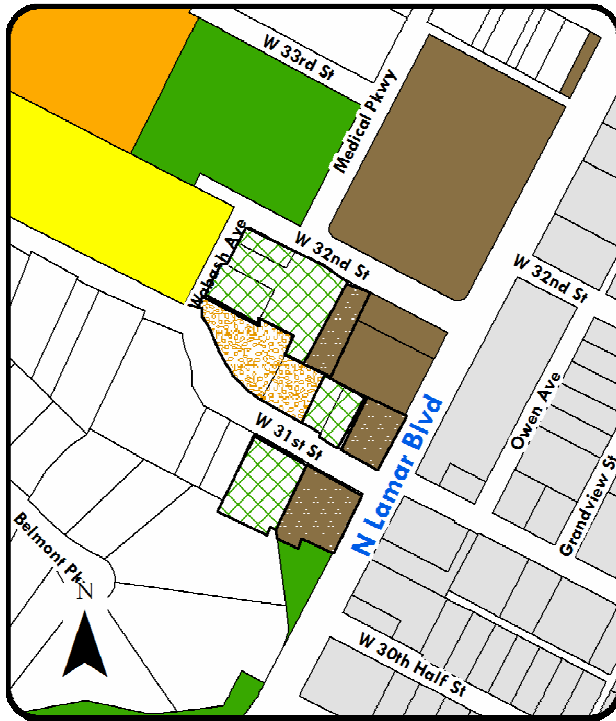
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## Draft Plan Text

### Randalls parcel

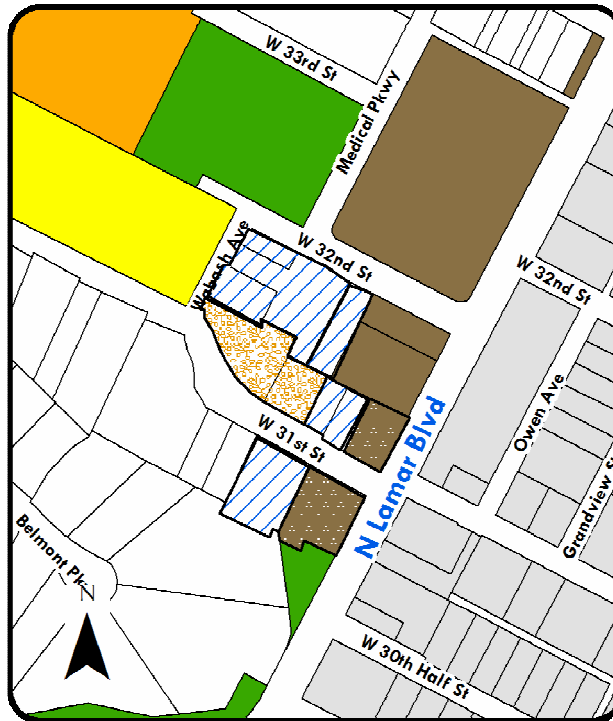
The last page contains draft plan text for the Randalls and Medicine Shoppe Parcels on 38th Street. For the full context, the objective, text, and preceding recommendations are also included.

## Option A



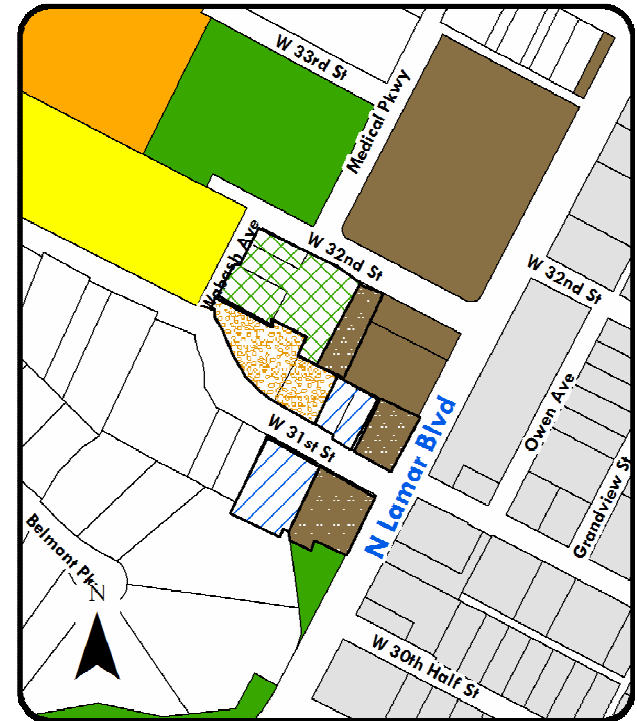
Other parcels are designated Neighborhood Mixed Use. This would allow small-scale retail, residential, and office uses, subject to the constraints of small parcels and land area.

## Option B



Other parcels are designated Mixed Use/Office. This would allow small and large offices and similarly scaled residential. Parcels on 31st St are likely to be constrained by their small size, while parcels along 32nd St could be developed more intensely.

## Option C



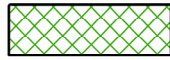
This option would designate the parcels along 31st St as Mixed Use/Office (thus prohibiting retail uses on 31st St), but would designate the parcels on 32nd St as Neighborhood Mixed Use (with the goal of encouraging retail uses that could interact positively with Bailey Park).



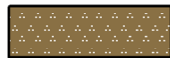
**Multifamily**



**Mixed Use/Office**



**Neighborhood Mixed Use**



**Mixed Use**

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# Draft Plan Text for the Safeway and Medicine Shoppe Tracts

## Objective

Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use, urban neighborhood, respecting and providing amenities to the Bryker Woods and West 31<sup>st</sup> Street neighborhoods.

This corner of the neighborhood is currently a collection of intense uses related to a regional medical and shopping node, including Seton Hospital, the Heart Hospital, Central Market, and St. Andrews Episcopal School. However, the part of this node south and west of West 38<sup>th</sup> Street and Lamar Boulevard is dominated by single-use developments, and particularly parking lots, that leave the area ugly and devoid of life. Revitalizing this area by bringing in shops, restaurants, and residences will meet city goals of promoting infill development in appropriate places and will bring these amenities within walking distance of the Windsor Road neighborhoods. New uses and more street life should also help to nourish two of central Austin's educational assets, Bryker Woods Elementary and St. Andrews Episcopal Schools.

### L.5.1

Allow vertically mixed use development along the 38<sup>th</sup> Street and Lamar Boulevard. Property whose stormwater feeds into Seiders Springs should be redeveloped such that it contributes to the health of the spring by absorbing rainfall into the ground.

### L.5.2

Keep the Randalls and Medicine Shoppe at the triangle where 35<sup>th</sup> and 38<sup>th</sup> Streets split. This grocery store performs a vital role in the neighborhood and is beloved by this and other nearby neighborhoods. If this parcel redevelops, Randalls is encouraged to stay. Stakeholders support mixing residential uses only on top of Randalls or another grocery store. The corner lot that is currently home to the Medicine Shoppe is a prominent location in the neighborhood and should be seen as such. Redevelopment should allow the site to become a neighborhood use and a welcoming gateway to the neighborhood by connecting to and beautifying the city-owned open space.