

Central West Austin

Results from October 22 brainstorming meeting on
North Lamar/35th/38th

What features do you like about the Seton area as it currently exists?

Land Use

- Medical Center is expanding-some like this
- Walkable Randalls is great
- Good pedestrian traffic
- Seiders Springs is beautiful
- Shoal Creek
- Green space serves as a boundary buffering from the interior of the neighborhood
- Like Bailey Park being there
- Like school being there including outdoor school
- Urban life
- Mix of health care, restaurants, stores, bank
- Commercial and medical uses are close to residential- convenient
- Nice, concentrated, shops not encroaching into neighborhood; shops worthy of a walk (La Madeleine, Delaware Subs, 34th St Café, Kolache Factory)
- Historic buildings designed by locally significant architects
- Quaintness—smaller commercial buildings have a residential feel, fit into the environment of the neighborhood.
- Schools—two of the best public/private schools in the area. Protect, ensure compatible development, nourish them. Safe to walk to.
- First class medical care. Good employment base.

What features do you not like about this area as it currently exists?

Land Use

- Surface parking is bad-impervious cover, no aesthetic value, and doesn't contribute to pedestrianism
- Medical Park Towers has an overly large parking lot and wasted space
- Don't like St. Andrews buying land on 31st and using for school. This area should remain single-family
- Proliferation of commercial uses that generate more traffic (banks; expansion of Seton, schools, and general retail)

Transportation

- Much of the area, including 34th Street, should be more pedestrian friendly
- 34th Street traffic-Seton should use 38th & stay away from 34th
- 35th Street Cutoff near Hilberts is tough to cross
- Seton is regional draw with constant regular demand from employees who should use other routes, bus, etc.

- Increase in traffic is negatively impacting viability of single family areas
- Jaywalkers on 34th
- Intersection @ 34th/35th is bad and should be marked better
- Off-street parking is needed, especially for users of Shoal Creek Greenbelt (consider partnering for green space users)
- Limited parking on streets
- Call center office has more employees than they have capacity for parking. Employees are parking on street.
- Hike & Bike Trail gap along 31st St.
- Connectivity—roadways—can get around pretty well. Good access.

Other

- Water quality is being assaulted by commercial
- Crime/graffiti along 34th St.

What uses within this would best serve the community in the future?

Land Use

- Medical Park Tower Parking lot-create mixed use but give priority for employees to live there
- Shoal Creek Hospital could become condos
- Medical supply company could be neighborhood scale commercial or even green space
- Don't impact creek
- Retail along 38th and 34th @ Medical Park Tower
- Bring families to live or have destinations to go to around Bailey Park
- Limit intensity so residents are not negatively impacted
- Protect single family homes in area
- Conversion of commercial into neighborhood scaled mixed use
- Better use of green space (instead of just empty space, add something to encourage more activity)
- Add senior living/assisted living establishments
- Addition of SMALL-scaled multi-family
- Restaurants, neat shops with pedestrian traffic, compact area with lots of variety.
- Develop on underused parcels like parking lots.
- Lower density MF near St. Andrews—small scale density, low traffic generation.
- More density east of Medical Blvd.
- Townhomes along Shoal Creek Greenbelt?
- Consolidate medical uses east of Shoal Creek.

Transportation

- Bike lane on 34th
- Parking enforcement

- Plant trees along existing right-of-way
- Improve pedestrian access on streets other than 34th
- Limit street parking to 2 hours in the medical complex area

Other

- Bring large Medical Park Tower into compliance with water quality standards
- More landscaping and beautification especially along W 34th

What features do you like about the 35th Street area as it currently exists?

Land Use

- Great place to be young and old
- Walk to hospital, Randalls and shops
- Nice strip of diverse businesses
- Still serves neighborhood well
- Whole experience-character should be preserved
- The types of uses represent the types of uses we like-kind of funky, small neighborhood scale
- Need more restaurants
- Small scale commercial character & residential uses serve as good buffer to single family behind them
- Burger King-Serves Camp Mabry, hospital area & some in neighborhood
- Iconic buildings-maybe historic
 - Majority of buildings are greater than 50 years old
- Residential uses across from Brykerwoods Elementary are compatible and should be maintained
- Affordability of multi-family on W 35th
- Clear lines between uses (e.g., clear line between res on 34th and nonres/nonSF on 35th)
- People walking throughout the day
- Jefferson Square

What features do you not like about the 35th Street area as it currently exists?

Land Use

- Burger King-not neighborhood serving, adds traffic, not in neighborhood character
- Jefferson Square

Transportation

- 34th Street traffic is bad
- Left turn into businesses from 35th is bad
- Speed on 35th
- Need comprehensive parking plan, better manage parking from going into the neighborhood

- Cut-through traffic
- Light at 35th & Jefferson (East/West) stays green way too long resulting in back up into neighborhood
- Could be more pedestrian friendly—Brick Oven Pizza might be an example of a parking-challenged business that works? Or Maybe Kerbey Lane Villages?

What uses within this would best serve the community in the future?

Land Use

- Community gardens at the triangles
- More local businesses like the Fiddlers Green
- More small restaurants, bakery, shops, gym, convenience store that is neighborhood oriented
- 34th Street near Brykerwoods Elementary should go back to residential or transitional
- Prevent assemblage of adjacent lots into larger developments; Avoid monolithic fronts
- Land uses should be maintained in a stair step fashion with intensity furthest removed from residential
- Would like opportunity for some type of green space in the area
- A small neighborhood serving convenience store (w/ limited operating hours)
- Need more uses that serve the community on a regular basis so that people will get out and gather
- Local restaurants that offer family/community gathering (Like Amy's on Burnet Rd)
- Office or res but not both
- Don't push storefronts to the street
- Preserve tree canopy.
- Residential over retail on 35th—studio units for affordable housing? Elderly housing?
- Be sensitive to and respect the SF on the back—height/privacy, no dumpsters.

Transportation

- Improve pedestrian movement
- Better streetscape on 35th Street-trees, better sidewalks
- Better crossing over Mopac at 35th
- Some kind of shared parking? Fewer entrances onto 35th.