

Central West Austin Land Use Options

September 11: Exposition & Enfield

What is this?

This document presents land use options for Exposition Boulevard, from Windsor to Enfield, and for Enfield Road, from Exposition to MoPac. City staff developed these options based on the results from the August 27 brainstorming session on this area and determining what options would achieve the different scenarios outlined by participants.

Options are presented for four areas: Exposition Blvd, the intersection of Exposition and Enfield, Enfield Rd, and the intersection of Enfield and MoPac. Each area has two options, and each option has three elements:

- The **Future Land Use Category** that will be applied to the Future Land Use Map if the option is selected.
- **Draft plan text** that would appear in the plan to provide explanation for what the Future Land Use should achieve. This text can go beyond what can be regulated to provide a fuller sense of the neighborhood's desire for each area. Additionally, we generally try to write land use recommendations so that areas to be preserved are kept distinct from areas that can change. This language will almost certainly be edited based on the discussion during the next meeting.
- **Neighborhood effects** that could result from each option.

Who decides which option goes into the plan?

The September 11 meeting will provide an opportunity to discuss the options for each area. Stakeholders at that meeting will decide which option should go in the plan. If stakeholders cannot reach consensus for an area, that area will be put on hold until the rest of the planning area has been addressed.

What if I cannot make the meeting?

Please send your preferences for each area to Victoria Craig by email at victoria.craig@ci.austin.tx.us or by phone at 974-2857. Staff will present comments received before the meeting at the start of the discussion.

Meeting details

September 11, 6:45pm to 9pm

LCRA Hancock

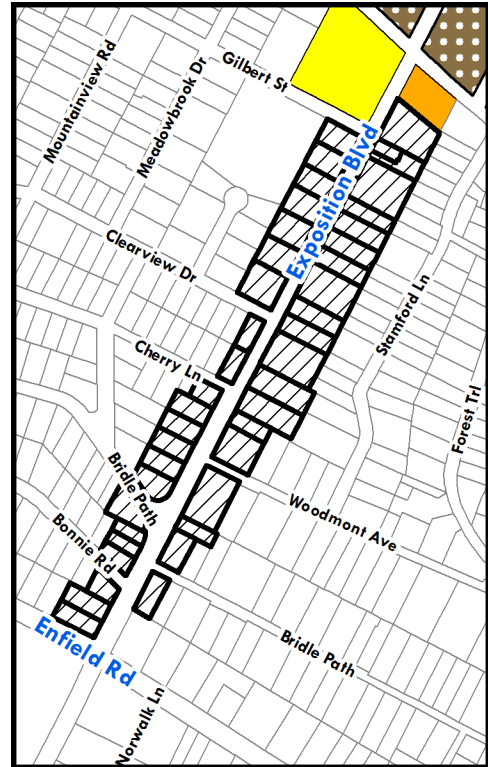
3700 Lake Austin Blvd

I. Exposition Boulevard

This corridor is developed with single-family detached homes and several duplexes. The houses are in outstanding condition with mostly big front yards, and diverse and attractive architecture. The streetscape has excellent tree canopy, a sidewalk on the east side, and bike lanes on both sides. Exposition has street activity including pedestrians and cyclists who use this segment for recreation or to get to nearby places such as Tarrytown Shopping Center.

Option 1: Single Family

Single Family is used to preserve existing land use patterns, protect neighborhoods from incompatible uses and loss of housing, and allow for limited infill development.



Draft Plan Text

Exposition Boulevard, from Windsor to Enfield, should remain as a stable single-family neighborhood that preserves the existing housing stock. Any future redevelopment should fit with the corridor’s architecture, housing types, deep setbacks, and lush tree canopy.

Effects

- Preserves existing single-family neighborhood
 - Buffers interior houses from Exposition
- Limit change to housing character
 - Setbacks, big front yards
 - Architectural design
- Limit changes to existing housing types
- Maintains current contribution to traffic patterns and volume
- Maintains current activity on the street
- Maintains tree canopy
- May not lead to redevelopment that could result in a sidewalk on the west side
- May not increase bus ridership
- May limit relative affordability
- Front yard privacy fences may be a sign that single family isn’t compatible

I. Exposition Boulevard *(continued)*

Option 2: Higher Density Single-Family

Higher Density Single Family provides opportunities for moderate density housing, including townhouses and can provide a transition between lower density residential and more intensive uses, such as Exposition Blvd.

Draft Plan Text

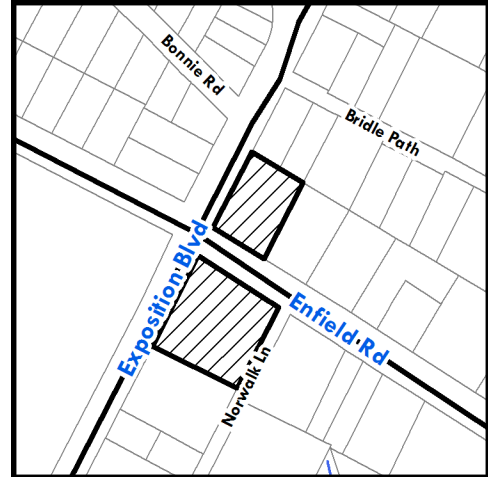
Exposition Boulevard, from Windsor to Enfield, should allow higher density single-family homes, including townhouses. New development should complement the character of the adjacent neighborhood, including the existing architecture, deep setbacks, and lush tree canopy.

Effects

- Additional flexibility in housing types along a busy corridor
- Compatible with adjacent single-family
- Increased change of redevelopment, which would result in piecemeal creation of a sidewalk on the west side.
- Adds activity on the street
 - More cyclists & walkers on the street
 - More people closer to nearby shopping and recreation
 - More people closer to bus stops
- Change the existing low density nature of the corridor
- Could promote changes to architectural features
- Moderate traffic increase
- More cars pulling in and out of driveways
- Could result in loss of mature tree canopy

II. Northeast & Southeast Corner of Exposition and Enfield

Both properties are developed with intensely built multi-family housing. The apartments on the northeast corner are adjacent to single-family homes; the southeast apartments are adjacent to multi-family. Exposition has street activity including walkers using the east side sidewalk and cyclists using the bike lanes. This intersection connects people to nearby places of interest such as Tarrytown Shopping Center and Westenfield Park.



Option 1: Multifamily

Multifamily is used to preserve existing affordable multifamily housing. Multifamily housing makes it possible for existing residents, both homeowners and renters, to continue to live in the neighborhood as they age.

Draft Plan Text

The northeast and southeast corner of Exposition Boulevard and Enfield Road should remain multifamily. The apartments at this location serve as a buffer between the single-family interior and this busy intersection, especially if Lions Municipal golf course or WAYA are developed in the future.

Should the existing multifamily structures undergo renovation or redevelopment, affordable rental units should be preserved. New construction should fit into Enfield's diverse architecture. Buildings should front the street, and parking should be hidden from street view.

Effects

- Maintains different kinds of housing in the neighborhood
- Continues to offer relatively affordable living options
- Serves as a transition between a busy intersection and the inner core of single family residential
- Maintains current contribution to traffic patterns and volume

II. Northeast & Southeast Corner of Exposition and Enfield *(continued)*

Option 2: Neighborhood Mixed Use

Neighborhood Mixed Use allows a mix of commercial and residential uses appropriately scaled to nearby single family areas.

Draft Plan Text

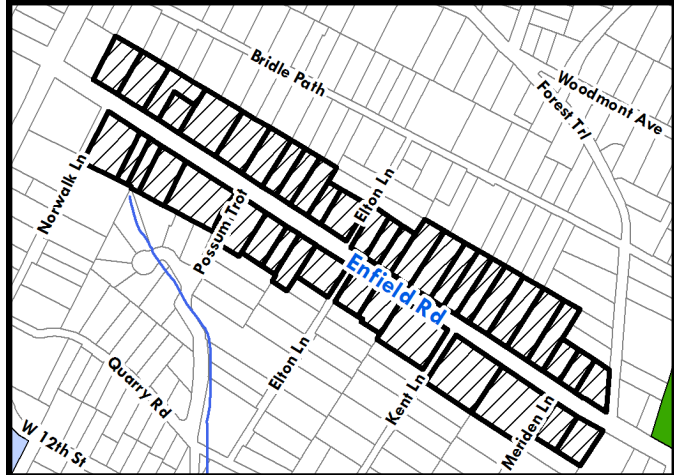
The northeast and southeast corner of Exposition Boulevard and Enfield Road should allow a mix of residences and small retail that serves the neighborhood, such as markets or cafés. New development should be scaled and designed to be appropriate with the character of the adjacent neighborhood. It should also be designed to attract people who walk and bike along this corridor and take advantage of the existing bus stops.

Effects

- Sites are already intensely developed and the proposed use would not create additional traffic or be larger in scale
 - This option would not create more incompatibility with adjacent use
 - As the sites are multi-family now, many cars already enter and exit here.
- Potential to provide neighborhood retail, such as small market, within walking distance to residences, WAYA & other destinations
 - Would allow retail opportunities at every major intersection of Exposition Boulevard, a minor arterial.
 - Local retail benefits from having multi-family nearby and being located along heavily traveled roads (Exposition & Enfield).
 - Would enhance activity on the street by placing a local destination and maintaining multi-family along a corridor with good tree canopy, bike lanes, and sidewalks.
- Could increase bus ridership
- Transition between a busy intersection, potential redevelopment of Lions Golf Course and WAYA, and core neighborhood
- Redeveloping existing multi-family could make units less affordable

III. Enfield Road

The north side of Enfield is all zoned multifamily, but a few single family structures still exist. The south side of Enfield, from Exposition to Possum Trot is all multifamily; east of Possum Trot is single family with occasional duplexes. Enfield Road is one of the few ways into the neighborhood. Traffic can make accessibility difficult during peak hours.



Option 1: Multifamily & Single Family

Single Family preserves the existing land use patterns, protects neighborhoods from incompatible uses and loss of housing, and allows for limited infill development. **Multifamily** preserves the existing affordable multifamily housing and provides a small number of additional opportunities for multifamily housing. This makes it possible for existing residents, both homeowners and renters, to continue to live in the neighborhood for years to come.

Draft plan text

The north side of Enfield from Exposition to MoPac, and the south side from Exposition to Possum Trot, should remain multifamily. Older apartments should be preserved to maintain their affordability. If older buildings are redeveloped, parking lots should not front Enfield.

The south side of Enfield from Possum Trot to MoPac should remain single family. The architecture, scale, and landscaping of the single family homes have an estate-like feel that should be preserved.

Effects

- Maintains the existing character of diverse housing types mixed together
- Maintains current contribution to traffic patterns and volume
- Continues to offer relatively affordable living options
- Traffic on Enfield may decrease the desirability of single family homes here
- Maintaining single family homes could increase the pressure to redevelop the multifamily dwellings which could result in a loss of affordability
- Potential for beautification of multifamily properties if renovation or redevelopment occurs

III. Enfield Road (*continued*)

Option 2: Multifamily

Draft plan text

The north side of Enfield from Exposition to MoPac, and the south side from Exposition to Possum Trot, should remain multifamily. Older apartments should be preserved to maintain their affordability. If older buildings are redeveloped, parking lots should not front Enfield.

The south side of Enfield from Possum Trot to MoPac should allow multifamily and larger single-family homes to develop, though they should continue to be compatible with their neighbors to the south. New apartments should not displace older apartments, but their units should be scaled to attract families.

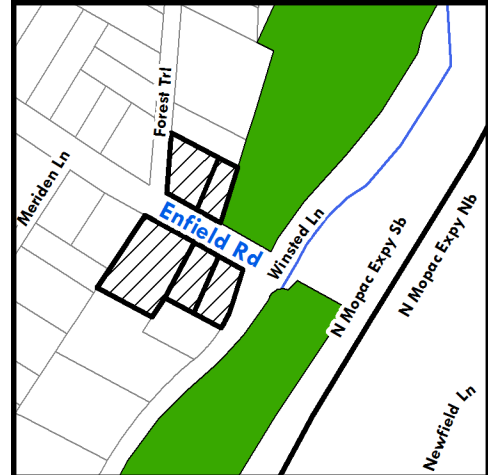
For both: Enfield's streetscape should be recreated, with wide and complete sidewalks and regularly spaced street trees. Apartment buildings should continue to be built at a smaller scale, 2 to 3 stories, and should also continue to be architecturally diverse and nice.

Effects

- Encourage diversity of housing types and takes redevelopment pressure off of existing affordable housing
- More residences along transit route makes it possible for more people to become less dependent on cars.
- More multifamily homes (without yards) will be close to Westenfield Park and Johnson Creek Greenbelt.
- Accepts growth in one of the places west of MoPac least likely to increase traffic impacts on neighbors
- Potential loss of single family homes and duplexes, including those with estate-like character.
- Enfield-MoPac intersection is congested. Even if the traffic impact in other places is minimal, that intersection will worsen, which may lead to more cut-through traffic on routes north and south away from Enfield.

IV. Enfield Road & MoPac

Adjacent to Westenfield Park and Johnson Creek Greenbelt. The north side is currently zoned multifamily and is occupied by one multifamily building and one single family building. The south side is zoned single family and is composed of two duplexes, a large cleared lot, and two single family buildings. The proximity to MoPac makes this location subject to noise pollution.



Option 1: Multifamily & Single Family

Single Family preserves the existing land use patterns, protects neighborhoods from incompatible uses and loss of housing, and allows for limited infill development. **Multifamily** preserves the existing affordable multifamily housing and provides a small number of additional opportunities for multifamily housing. This makes it possible for existing residents, both homeowners and renters, to continue to live in the neighborhood for years to come.

Draft Plan Text

The north side of Enfield at the intersection with MoPac should remain multifamily. Multifamily use at this location has served as a buffer between the single family homes of the interior residential areas and Enfield's traffic in the past and should continue to do so.

The south side of Enfield at the intersection of MoPac should remain single family.

Effects

- Maintains the existing character of diverse housing types mixed together
- Maintains current contribution to traffic patterns and volume
- Continues to offer relatively affordable living options
- Multifamily serves as a transition between a busy intersection and the inner core of single family residential
 - This location not be appropriate for single family dwellings seeking privacy and protection from higher speeds of vehicular traffic

IV. Enfield Road & MoPac *(continued)*

Option 2: Neighborhood Mixed Use

Neighborhood Mixed Use allows a mix of commercial and residential uses appropriately scaled to nearby single family areas.

Draft Plan Text

The eastern edge of Enfield, where it intersects MoPac, should become a mixed used node. At that location, the impact of retail and more residents should increase neighborhood traffic only minimally. Retail elements should complement Westfield Park and the Johnson Creek Greenbelt, and should also serve to stitch neighbors across MoPac back together.

Effects

- Provide a place for neighborhoods split by MoPac to come together, at a point with an existing sidewalk crossing.
- Potential for bringing retail needs closer to the community: discourages driving, encourages active lifestyle, adds activity to the street.
- Retail near to parkland can strengthen both if they interact well (such as by catering to the same users or by having people “always there” to keep an eye on the park)
- Creates a new location for retail in a part of the neighborhood relatively distant from existing retail areas ($\frac{2}{3}$ mi to W. Lynn retail, $\frac{3}{4}$ mile to Deep Eddy, $\frac{3}{4}$ mile to Tarrytown Shopping Center).
- Adding more active entrances along this stretch of Enfield could complicate and worsen the congestion that already exists.