

Central West Austin, September 24

Lake Austin Boulevard from Hearn to MoPac

Land uses

- Primarily neighborhood-scaled retail and office in good condition on both sides including.
 - Restaurants & bars
 - Service station
 - Veterinary clinics
 - Medical offices
 - Accounting offices
- Eilers Park/Deep Eddy Pool/Lady Bird Lake Trail/Johnson Creek, fire station, American Legion Hall
- Area south of Lake Austin Boulevard is within Waterfront Overlay
- Most of retail area is within Drinking Water Protection Zone

Nearby amenities

- Lions Golf Course & WAYA
- Randalls, CVS, 7-11, Maudie's, Goodwill, Kitchen Door
- Quarter mile to O. Henry Middle School & Austin High School
- Half mile to retail on 5th Avenue

Transportation

- Sidewalk on both sides of street. Need for better tree canopy.
- Bike lane on both sides of street.
- Bus Route: #21/22 (35th Street, UT, East Austin, downtown), UT Shuttle (Lake Austin and Enfield Road) & near Austin High Park and Ride
- Lake Austin Boulevard is a minor arterial and experiences congestion

during rush hour and speeding at other times. Safety is a concern.

- Street crossing is difficult

Your comments

- "I would love to see [this area] allowed to develop following the principles of urbanism."
- "Keep the office and commercial but protect the adjacent single-family neighborhood"
- "Add more retail, office, and health care"
- "Vehicle access severely limits most businesses on this strip currently. I think some mid-rise retail with garages similar to what is seen at and along Lamar between 6th and 10th would be good."

Other chapters of plan

- Address vehicle and pedestrian safety
- Recreate the boulevard as a gateway and make a real boulevard
- Add trees

