



MEMORANDUM

TO: Stephen Oliver, Chair
Members of the Planning Commission

FROM: Jeff Engstrom, Planning and Zoning Department, (512) 974-1621

DATE: April 3, 2018

RE: North Shoal Creek Neighborhood Plan
Case #: NP-2016-0031

Description of Backup Information

Backup information for the North Shoal Creek Neighborhood Plan is attached, including:

- Participation summary, plan summary, summary of major themes, issues, and concerns (this document)
- [Draft plan](#), NP-2016-0031
- [Character District Map \(FLUM\)](#)
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- Note that additional background information, including an in-depth profile of the planning area and detailed recaps of all workshops, presentations, and exercises can be found on the plan web page: <http://austintexas.gov/northshoalcreek>.

Participation Summary

The North Shoal Creek Neighborhood Plan was initiated by City Council Resolution (20140612-032) in June 2014. The kickoff meeting was held in October, 2016. Over the subsequent six months, Planning and Zoning staff conducted 6 workshops 3 online/print surveys. This was followed by release of draft plan elements and culminated in a draft neighborhood plan presented at the December 2017 open house.

DATE	WORKSHOP	PARTICIPANTS
October 1, 2016	Kickoff Workshop	49
November 5, 2016	Workshop #2 (Food Systems, Mobility)	30
December 3, 2016	Workshop #3 (Community Character, Housing)	39
January 21, 2017	Workshop #4 (Character Districts, Environment)	40
February 25, 2017	Workshop #5 (FLUM, Compatibility, NPCTs)	47
April 22, 2017	Workshop #6 (Discussion of Concerns)	33
December 9, 2017	Open House (Draft FLUM, Actions)	49

Please see plan appendix for summaries of meetings. See the plan web site for all meeting presentations and public input.

DATES	SURVEY	RESPONDENTS
Sept 15 – Oct 10, 2016	Initial Survey	325
Dec 3, 2016 – Jan 8, 2017	Visual Preference Survey	162
Jan 15 – Feb 1, 2017	Send-Home Survey	43
March 15 – April 17, 2017	Business Survey	13
Dec 1, 2017 – Jan 8, 2018	Final Survey	70

Other Outreach

- Web Site with all meeting dates, presentations, and collected input
- Postcards
- City and Neighborhood Association yard signs
- Business and Apartment Complex Flyers
- Press releases and coverage by *Community Impact*, *Austin Chronicle*, KUT, and *Imagine Austin* blog
- Focus group discussion in Spanish with parents of Pillow Elementary school children
- Regular email updates (288 people signed up on list)
- Neighborhood Association meetings, newsletter, emails
- Nextdoor.com announcements

Plan Summary

The North Shoal Creek Neighborhood Plan recommends action by community members, the City, and by other agencies to preserve and improve community character, plan for growth, and establish a complete community. The plan follows the principles of the *Imagine Austin Comprehensive Plan*, and builds on other City plans (such as the *Strategic Housing Blueprint* and the 2016 *Sidewalk Master Plan*). The community character visions and complete community goals emerged from these workshops and surveys. Each element of the plan vision corresponds to plan chapters and is summarized below.

Community Character: Seven distinctive areas were identified through the planning workshops. For each of those areas, participants developed Community Character vision and policies to achieve that vision.

Future Land Use Map (FLUM): In furtherance of the community character visions, a Future Land Use Map was created, taking into account the needs and desires of all stakeholders (residents, businesses, renters, property owners). The FLUM consists of character districts, which are the land use categories that have been established after the adoption of *Imagine Austin*. North Shoal Creek's character districts focus on built form and broad groupings of compatible land uses.

Complete Community Goals: The remainder of the plan focuses on goals, policies and actions to make North Shoal Creek a more complete community. These are places that Areas that provide amenities, transportation, services, and opportunities that fulfill residents' material, social, and economic needs. Policies are to be considered during public review of proposed developments, or when public funds are invested in the area. Actions will be carried out by City Departments, public agencies, community groups, and individual property owners, and are to be shepherded by a Neighborhood Plan Contact Team. Goals are listed below:

Mobility and Connectivity:

- (1) Improve connectivity for pedestrians and bicyclists.
- (2) Make streets safer for all.

Housing Opportunity:

- (1) Maintain a balance of housing types for a variety of household sizes and incomes.

Environment:

- (1) Enhance and increase open space and greenery throughout the neighborhood.
- (2) Protect environment quality and reduce the effects of flooding.

Quality of Life:

- (1) Maintain and add quality public facilities and services.
- (2) Provide a diverse range of shops and services for area residents and visitors.
- (3) Provide quality jobs in commercial areas so residents can walk or bike to work; continue to provide job opportunities along Shoal Creek Boulevard.
- (4) Promote health throughout the neighborhood by promoting active lifestyles, improving access to recreational spaces and opportunities, and increasing the safety of pedestrians and bicyclists.
- (5) Encourage a sense of community.
- (6) Provide safety and maintenance.

Summary of Major Themes

- The planning area is well on its way to becoming a complete community. Some stakeholders felt that it was already perfect.
- Preserving the strong sense of community among residents, businesses, and students.
- Enhancing natural spaces and adding trees while reducing impacts of flooding.
- Directing growth to the corridors.
- Improving walkability and ease of bicycling.
- Making streets safer for all.
- Maintaining compatibility and reducing impacts of development.
- Improving park amenities for both students and residents.
- Adding residential units in smart locations to take advantage of high capacity transit.
- Utilizing Shoal Creek as an amenity.
- Preserving existing and expanding the amount of affordable housing.
- Providing new open space opportunities, especially south of Steck Avenue.
- Taking advantage of community resources, including North Village Branch Library and Pillow Elementary.

- Promoting and expanding local businesses.
- Celebrating community successes, such as the new community garden.

Issues and Concerns

Trees & Open Space – The desire to maintain and expand the tree canopy came up constantly throughout the process. The Arizona Ash trees planted in the 1960's are reaching end of their lifespan throughout the planning area. The plan contains recommendations to fill out the tree canopy through City and non-profit programs.

There is a strong desire for access to nature and open space. Pillow Elementary School Park is the only public park in the area. Residents south of Steck Avenue are not within ¼ mile of a park. Acquiring land to develop a new park would be prohibitively costly, but there are opportunities for natural and open spaces as larger parcels develop. Through existing and proposed open space requirements and parks set-asides, larger redevelopments can help meet this need. This would be especially effective along Shoal Creek.

Shoal Creek Access – Shoal Creek is a hidden gem. Residents want access the creek; however, it runs through private property as it crosses the planning area. Most of the creek is within rear yards of single-family homes. The plan identifies two potential trail connections between Anderson Lane and Steck Avenue: one along Shoal Creek (behind large commercial tracts), and one along a drainage ditch connected to The Summit condominiums.

Connectivity & Safety – Stakeholders identified a lack of pedestrian connectivity from the residential core to commercial corridors. Some of these connections can be fixed by installing missing sidewalks, and the plan identifies segments that are top priorities. In other cases, the lack of connectivity is due to 1960's era street layouts.

Cut-through traffic speed and volume is frequent concern. Plan recommendations include traffic calming and adding protected bike lanes (in accordance with the Bicycle Master Plan). New development should not impact the core of the planning area; instead it should be built along the edge corridors, and ideally clustered near high-capacity transit stops.

Housing Affordability – The plan calls for a balanced approach to housing affordability: additional units along Activity Corridors, promotion of density bonuses for affordable units, and infill accessory dwelling units where there is space and access available. While most single-family homes in the planning area are of above-average cost, apartments and condos in the area are mostly of an older vintage and run below city-wide cost averages. Stakeholders agreed that strategies from the Strategic Housing Blueprint to maintain those market-rate units as affordable are important. Other provisions of the Strategic Housing Blueprint were more controversial. Some residents feared the call for increased missing middle housing within ¼ mile of core transit corridors could alter community character. And a few stakeholders were against addition of multi-family housing along the Burnet Road and Anderson Land Mixed-Use Activity Corridors. Other stakeholders felt the plan did not go far enough to promote affordable housing, and would like to have seen an expanded Neighborhood Transition district in places currently

occupied by single-family homes to support townhomes and small apartments. These two diverging opinions could account for some of the respondents who do not fully support the plan.

Managing Growth Impacts/Compatibility – There is a strong desire among homeowners to preserve the single-family nature of the residential core, which has not seen teardowns common in other neighborhoods. Through the plan, the residential core would remain predominantly single-family, although duplex and accessory dwelling units would be allowed in some areas.

Stakeholder also had concerns about redevelopment adjacent to residential uses. Transition districts were used in the FLUM to buffer low-density residential from the Mixed-Use Activity Corridor or Commerce districts wherever possible. There are only a few areas (shown in Figure 6, p. 57) that will rely on compatibility standards to separate homes from potential higher-intensity redevelopment.

Another concern related to aesthetic impacts of redevelopment along corridors. Stakeholders did not want to see a solid, 5-story wall of development along Burnet Road. While the FLUM cannot impose arbitrary height restrictions on different parcels within the Mixed-Use Activity Corridor district, the plan contains suggested typical design features (based on the visual preference survey), which should be consulted during any design review by the City. Additionally, lot sizes and parking requirements will limit the amount of development, especially on small to medium sized lots.

Final Survey Results (61 responses)

The Planning and Zoning Department surveyed the North Shoal Creek planning area stakeholders at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Overall, participants were satisfied with the process; on a scale of 1 to 5, the average satisfaction level was 3.6. Below are the results of responses to the question, "Do you support the North Shoal Creek Neighborhood Plan as a whole?" (66 total responses):

Answer Options	Response Percent	Response Count
Fully Supportive	20%	13
Support Most of the Plan	42%	28
Don't Strongly Oppose or Support	6%	4
Cannot Support Parts of the Plan	21%	14
Oppose the Plan	11%	7
<i>answered question</i>		66



AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
NORTH SHOAL CREEK NEIGHBORHOOD PLAN

PROPOSED CODE AMENDMENT:	THE ADOPTION OF THE PROPOSED NORTH SHOAL CREEK NEIGHBORHOOD PLAN AND ASSOCIATED FUTURE LAND USE MAP (FLUM).
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE PROPOSED PLAN AND FLUM SEEKS TO PRESERVE CURRENT DEVELOPMENT PATTERNS, BUT PROMOTES THE INCLUSION OF CONTEXT APPROPRIATE ACCESSORY DWELLINGS IN SINGLE FAMILY RESIDENTIAL AREAS, AND MIXED USE RESIDENTIAL IN AREAS THAT ARE DOMINATED BY NON-RESIDENTIAL COMMERCIAL DEVELOPMENT TODAY. THE PROMOTION OF INCREASED HOUSING SUPPLY, INCLUDING THE PROMOTION OF A VARIETY OF BUILDING TYPES MAY RESULT IN OPPORTUNITIES FOR LOWER PRICED HOUSING.
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL NO IMPACT FORESEEN.
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE PROMOTION OF INCREASED HOUSING SUPPLY AND A VARIETY OF BUILDING TYPES MAY RESULT IN OPPORTUNITIES FOR LOWER PRICED HOUSING. ADDITIONALLY, THE PLAN INCORPORATES A HOUSING OPPORTUNITY SECTION THAT OUTLINES SPECIFIC ACTIONS THAT MAY BE TAKEN IN THE NEIGHBORHOOD TO PROMOTE AFFORDABLE HOUSING, INCLUDING: EXPANSION OF DENSITY BONUSES, EDUCATION, POLITICAL ADVOCACY, AND MAINTENANCE OF EXISTING MARKET RATE AFFORDABLE HOUSING.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE PROMOTION OF INCREASED HOUSING SUPPLY AND A VARIETY OF BUILDING TYPES MAY RESULT IN OPPORTUNITIES FOR LOWER PRICED HOUSING.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	
OTHER HOUSING POLICY CONSIDERATIONS:	
DATE PREPARED:	MARCH 14, 2018
MANAGER'S SIGNATURE:	<u>Rh Copie</u>

NORTH SHOAL CREEK NEIGHBORHOOD NEWS SPRING 2018



Two final hurdles lie ahead for our hard-won neighborhood plan

by Sharon Justice, NSCNA Development Committee

Our neighborhood plan — officially titled the City of Austin North Shoal Creek Neighborhood Plan — is now about 90 percent complete. But it has two important hurdles ahead, and we need your help to shepherd it over those.

The final draft is posted on the city's North Shoal Creek Neighborhood Plan website at <http://www.austintexas.gov/departments/north-shoal-creek>. We ask that you please take time to look at it. If you don't want to tackle the entire 139 pages, we hope you will scan the table of contents; browse through the pictures, charts and tables; and then skim over the goals, policies and actions listed in Appendix A.

Speaking as someone who helped craft the plan, I admit that it's imperfect, but I am proud of it nonetheless. I think it's a workable compromise between how the participants in the process envisioned our neighborhood's future and the city's goals for density, development and affordability in Central Austin.

Our plan was reviewed and approved (with one vote against) by the Small

Area Planning Committee in January. When it comes before Austin's Planning Commission April 10, we North Shoal Creek residents need to show that we support it and don't want to see it substantially changed. The meeting will be at 6 p.m. on Tuesday, April 10, in City Council Chambers, City Hall, 301 W. Second St., downtown.

The NSCNA Development Committee is encouraging residents to attend this meeting if possible. If you think you can attend, please email us at development@nscna.org so we'll know how many supporters will show up. We'll want to organize carpools, so please tell us if you can drive or if you'll need a ride. (Parking in the garage on the Guadalupe Street side of City Hall is free with validation; for more info: www.austintexas.gov/cityhallparking.)

Approval by the Planning Commission is expected; what is unknown is what changes the commission might recommend. If approved, the plan goes next to Austin City Council on April 24. A similar show of support will be helpful then too.

(Continued on page 7) Two final hurdles

WHAT'S INSIDE

President's Corner	2
Community garden ribbon-cutting ..	3
New building opens on MoPac	4
CodeNEXT and North Shoal Creek ..	6-7
Neighborhood garage sales	8
Pillow's Page	9
Join the North Shoal Creek NA	10
North Shoal Creek 2018 officers and directors/NSC real estate	11

IMPORTANT DATES

- ⇒ April 10: NSC Neighborhood Plan, 6 p.m., City Council Chambers
- ⇒ April 14: NSC Community Garden ribbon-cutting, 10 a.m., northwest corner of Pillow campus
- ⇒ April 26: NSC Neighborhood Plan, 4 p.m., City Council Chambers
- ⇒ April 28: NSC Annual neighborhood garage sales and Pillow's Spring Fling

where.

(Continued from page 1) **Item C-01 8 of 8** *Two final hurdles*

In view of the staff/stakeholder conflicts that were successfully resolved during the planning process, it's ironic that our plan's fate now lies in the hands of people who weren't part of the process. It's important that we North Shoal Creek residents stay involved in the final steps of our planning process to ensure that it makes it over its last two hurdles intact.