

University Hills/Windsor Park Neighborhood Plan

PLAN ADOPTED: August 9, 2007

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.





The University Hills/Windsor Park Neighborhood Plan

An Amendment to the
Austin Tomorrow Comprehensive Plan

August 2007



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Greg Guernsey, Director

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, approval of the plan does not legally obligate the City to implement any particular action item, nor does adoption of the plan begin the implementation of any item. The implementation of every recommendation will require separate and specific actions by the neighborhood, the City and by other agencies.

The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budget
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

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- Windsor Park Branch Library staff
- University Hills Neighborhood Association
- Windsor Park Neighborhood Association
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- Andrews Elementary School
- Region XIII Education Center
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- Lee Basore; Windsor Park resident since 1948

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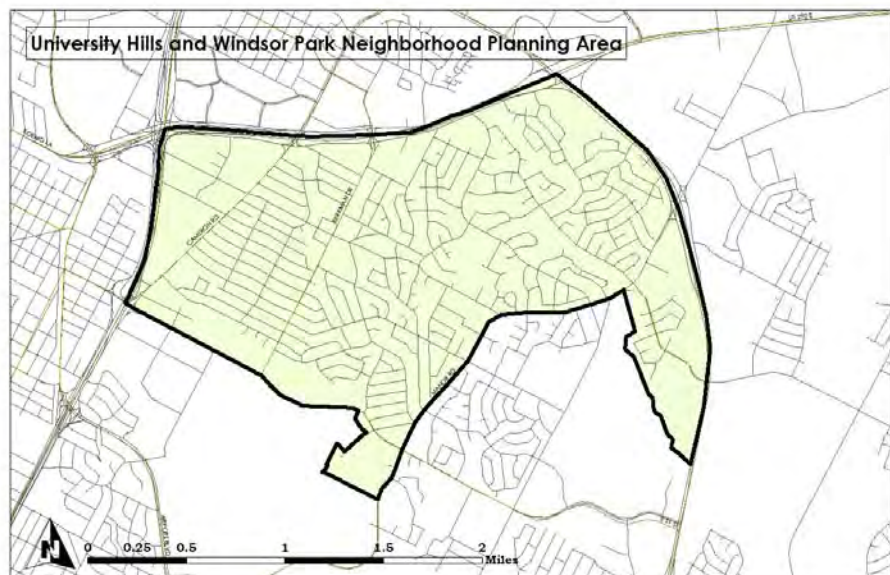
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PLAN SUMMARY

INTRODUCTION

This Plan Summary gives readers background information on neighborhood planning in the City of Austin and in the University Hills and Windsor Park neighborhoods. Main goals and priorities of the University Hills/Windsor Park Neighborhood Plan are listed in this chapter. A locator map identifies this planning area with respect to other areas in the City of Austin. Additional information on neighborhood planning in the city can be found in the Planning Area Context chapter and on the internet, www.ci.austin.tx.us/zoning.





NEIGHBORHOOD PLANNING IN THE CITY OF AUSTIN

The City of Austin's Neighborhood Planning program follows from decades of citizen initiatives to plan development in the City. These initiatives intended to establish planning that guides the form, location and characteristics of development in order to preserve the quality of life and character of existing neighborhoods.

In 1979, the City Council adopted a complete comprehensive plan, the Austin Tomorrow Plan (ATP), whose goals and objectives were based on public input (Austin Tomorrow Plan, p. 3-5). A policy objective in the ATP states: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood." In 1995-96, Austin's Citizens' Planning Committee issued reports recommending neighborhood planning to identify community needs and guide future development in specific areas of the city. ("From Chaos to Common Ground", Citizens' Planning Committee Report, p. 12). In 1996, Austin's City Council created the Neighborhood Planning program to broadly achieve citizen goals outlined in the aforementioned reports and initiatives.

NEIGHBORHOOD PLANNING IN UNIVERSITY HILLS AND WINDSOR PARK

In 2005, Austin's City Council designated the University Hills and Windsor Park neighborhoods as a neighborhood planning area for several reasons. These neighborhoods are part of the *urban core*, the dense central area of the City, which the City Council has previously designated as a priority planning area (see map on Page 14). Second, Neighborhood Planning & Zoning staff use several factors to choose the next urban core neighborhood to plan. These include: the amount of vacant and developable land, commercial zoning, arterial roadways, and development pressures. Planning staff also considered whether area stakeholders, particularly neighborhood associations, were interested in participating in the neighborhood planning process. Stakeholders in this planning area were enthusiastic about a neighborhood plan. Finally, the University Hills and Windsor Park neighborhoods were the only remaining areas surrounding the 700 acre Robert Mueller Municipal Airport redevelopment site that did not have a completed neighborhood plan. In anticipation of this redevelopment project's impact on surrounding neighborhoods, both residents, City staff and City Council determined the University Hills and Windsor Park planning areas (UHWP) to be appropriate candidates for planning in 2005.

Priority goals and recommendations in this plan were developed through a public planning process consisting of meetings, workshops, field work, surveys, and public hearings before the Planning Commission and City Council. This process is described in more detail in the following chapter. People who participated in the plan are referred to in this document as 'stakeholders'. Stakeholders include community business owners, renters, residents, property owners, and various organizations and institutions.



PLAN SUMMARY

Many of the planning priorities recorded in this plan mirror goals and concerns of Austin citizens in other planning areas as well as priorities of the Citizens' Planning Committee. In addition, many goals in the ATP are shared by current UHWP stakeholders and are restated in the plan. UHWP plan goals are also in accordance with Austin's preferred growth scenario determined through the Envision Central Texas regional planning effort (www.envisioncentraltexas.org). For example, the Land Use & Development Chapter includes land use recommendations that encourage both commercial and higher-density residential growth along major corridors in the planning area.

Goals in the UHWP plan also reflect efforts to coordinate with strategic planning occurring in related City departments, other regional planning bodies and outside government agencies. UHWP planners and stakeholders have coordinated with the following City departments and programs:

- Austin Police Department
- Economic Growth and Redevelopment Services Office/ Small Business Development Program
- Health and Human Services Department
- Neighborhood Housing and Community Development Department
- Parks and Recreation Department
- Public Works Department
- Solid Waste Service Code Enforcement program
- Watershed Protection and Development Review Department

When writing transportation recommendations, staff considered City of Austin and regional transportation plans, in addition to state transportation planning efforts. The UHWP plan also incorporates planning efforts of the Capital Metropolitan Transportation Authority, the Austin Independent School District, and the University of Texas Medical Branch at Mueller.

CHAPTER STRUCTURE AND CONTENT

Each chapter in this plan addresses a major issue area: Land Use & Development, Housing, Parks, Open Space and the Environment, Transportation Networks and Infrastructure, Mueller Connectivity, and Community Life. Each chapter includes objectives and recommendations that support the goals in the UHWP Vision Statement (page 9). The objectives are labeled and written in italics. Recommendations, which offer specific means for how the objective can be achieved, are the bulleted points beneath each objective.

Implementation notes in each section offer suggestions for how the recommendations could be implemented. Additionally, the introduction section of each chapter de-



PLAN SUMMARY

scribes to whom the objectives and recommendations in the chapter are directed. Some recommendations, such as many of those in the Land Use and Development chapter, will be implemented upon adoption of the plan. Other recommendations, such as those in the Community Life chapter, will be implemented by community members. The University Hills & Windsor Park Neighborhood Plan Contact Teams will be the main organizations responsible for coordinating with applicable City of Austin agencies, neighborhood associations, etc. to prioritize and implement the recommendations included in this plan (see Conclusion chapter for more information). Finally, each chapter includes several shaded boxes. These boxes focus on a specific chapter topic, and often include background information and important contact information.



VISION STATEMENT / NEIGHBORHOOD PLAN GOALS

A neighborhood plan vision statement reflects the shared interests or wishes of neighborhood planning stakeholders. The following vision statement was developed from comments collected from stakeholders at initial community-wide outreach meetings, the initial workshop for the plan, and neighborhood survey results from Fall 2005. The vision statement has been reviewed and revised through feedback collected at subsequent public planning meetings. The goals described in this vision statement served as starting points for the development of more specific goals and recommendations in the University Hills/Windsor Park Neighborhood Plan.

The objectives and recommendations in the University Hills/Windsor Park Neighborhood Plan will contribute to improving the quality of life of area residents, creating a positive reputation for the UHWP neighborhood, and supporting area schools and youth by accomplishing the following goals:

- Promote and maintain the single-family residential character of the neighborhood.
- Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.
- Improve the aesthetic look of the planning area with the use of landscaping, reduction of billboards, and quality design of business structures and surroundings.
- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.
- Improve the existing transportation system and support expanded public transportation services.
- Protect and enhance all natural and environmentally-sensitive features of the area, especially Little Walnut Creek, Tannehill Creek, and Fort Branch Creek, and tributaries and springs of these three creeks.
- Increase opportunities for physical recreation through additional parkland, an improved pedestrian and bicycle environment, and built environment planning.
- Support the area's ethnic and language diversity and foster greater communication among area residents.



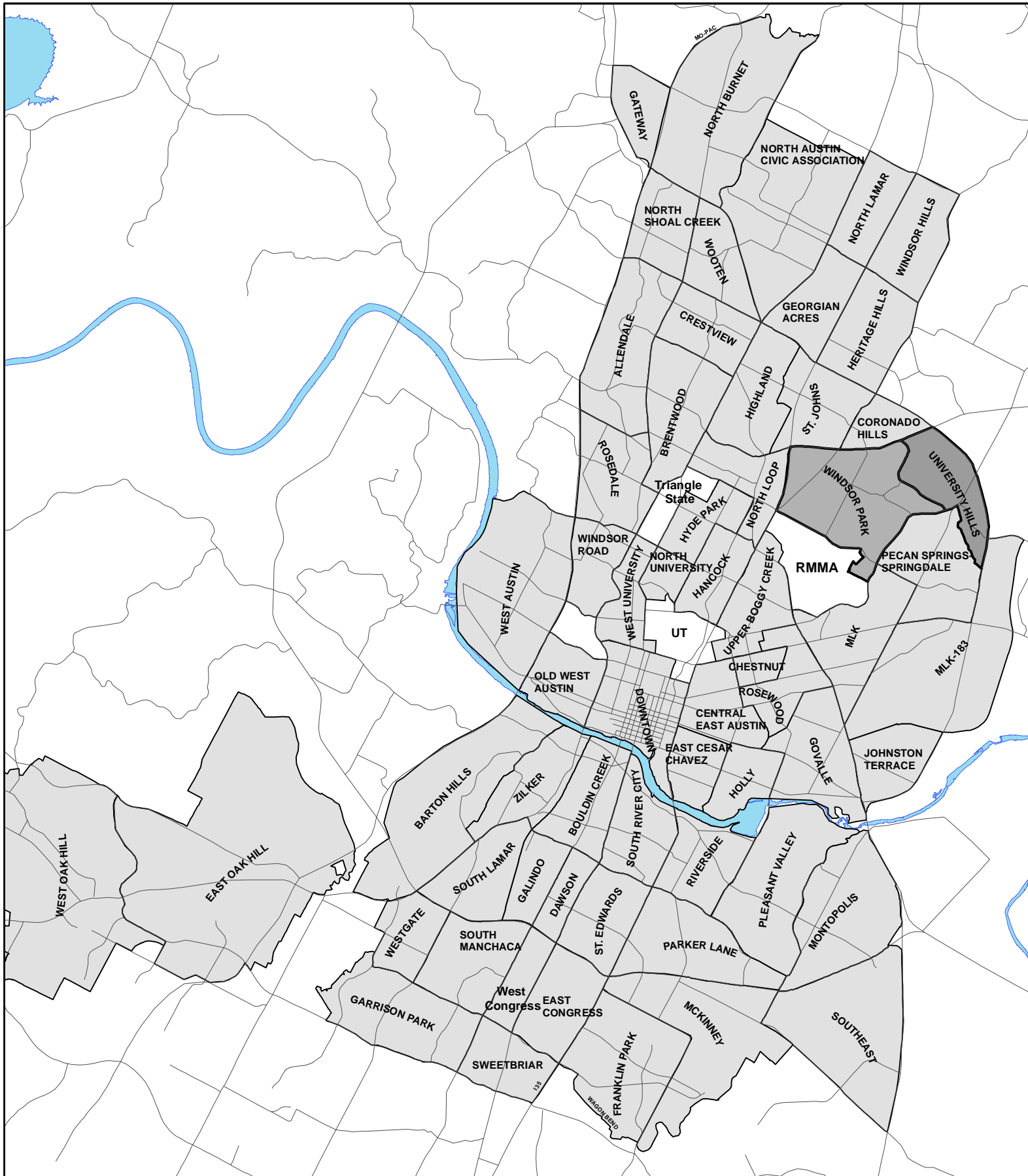
PRIORITY ACTION ITEMS

During the neighborhood planning process, City of Austin planners worked with stakeholders to identify those projects or initiatives most needed or desired in the neighborhood. Stakeholders anticipate that the completion of these projects would noticeably improve the quality of life of area residents and enhance the resources that exist within University Hills and Windsor Park. These priority items are listed because they were often stated as desired objectives during the planning process, and they will positively affect the most people in the planning area. They can serve as a starting point for the Contact Teams to determine the recommendations on which to focus their initial implementation efforts. The final survey UHWP plan survey asked stakeholders to rank these action items in order of their importance to the neighborhood. They are listed below in the order they were ranked from the survey results.

- Coordinate with APD to reduce crime in the planning area.
- Increase the accessibility of Bartholomew Park through sidewalk and trail construction and linkages to the Mueller hike & bike trail.
- Create a plan with the Austin Tenants Council to address property management problems within the planning area.
- Improve the planning area's business and retail environment by patronizing local businesses, and conducting research to identify challenges to existing businesses and impediments to new businesses locating in the planning area.
- To improve coordination between Mueller developers and UHWP stakeholders, ensure UHWP representation on the various coordination committees (e.g., Mueller Neighborhoods Coalition, the Plan Implementation Advisory Committee) at all times.
- Conduct a traffic calming study for Windsor Park as Mueller develops.
- When Berkman Drive is extended south into the Mueller redevelopment, construct crosswalks at the 51st Street, Berkman Drive intersection and a sidewalk on the west side of Berkman Drive north to Broadmoor.
- Permanently remove portable toilets from Dottie Jordan Park and screen the dumpster in the park's parking lot. Modify the pool restroom facility to allow park user access throughout the year and when the Recreation Center is closed.
- Extend public pool hours of operation and length of season at Dottie Jordan Park and Bartholomew Park.

- Collaborate with the DADS Regulatory Services Division and facility managers to enforce proper management of assisted living facilities in the planning area. *
- Establish and maintain working relationships with City of Austin Watershed Protection & Development Review staff to notify them of erosion problems along Little Walnut Creek and other area creeks and work with staff to develop solutions to address increased erosion resulting from impacts of greater impervious cover in the planning area and surrounding areas. *

*These action items were added after the survey in response to comments from the February 22 final workshop and survey comments.



Nighborhood Planning Areas



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

0 0.5 1 2 3 4 Miles



Neighborhood Planning Areas



Windsor Park



University Hills



PLANNING AREA CONTEXT

INTRODUCTION

This chapter describes various aspects of the University Hills and Windsor Park planning areas, including a history of each area, a statistical profile of recent demographic and housing trends, and a narrative of the area's geography.



2003 aerial photo of Windsor Village and Gaston Place



HISTORY

The following paragraphs describe a brief history of the University Hills and Windsor Park planning areas. With assistance from longtime University Hills residents and after review of the University Hills Neighborhood Association archives, Ms. Mary Alice Brown, a University Hills resident, contributed much of the information in the University Hills history section. Mr. Lee Basore and Mr. Rick Krivoniak, Windsor Park residents, contributed much of the information in the Windsor Park history section. NPZD staff sincerely thank these community members for taking the time to contribute to the UHWP neighborhood plan.

UNIVERSITY HILLS

The University Hills neighborhood has a history that highlights neighborhood advocacy and community spirit in the midst of the natural beauty of the area, especially its hills, extensive tree cover, and Little Walnut Creek. University Hills was built primarily on farmland previously owned by Vernon and Betty Cook. In the 1960s, the Cooks began selling parts of their farm to homebuilders. Cook's Pond, a former farm stock pond, still remains within one of the area subdivisions. In 1997, the American Botanical Council purchased the historic Cook homestead, also known as the Case Mill Homestead, for its headquarters located at Manor Road & Walnut Hills Drive. (See Page 19 for more information.) University Hills is located on a portion of the acreage that surrounded this homestead.

In 1960, homebuilding in University Hills began under the joint venture of Carrington Built Homes and Lumbermen's Investment Corporation. As the subdivision name suggests, all streets are named for colleges or universities. Building continued into the late 1960s in the general area east of Northeast Drive, bordered by Hwy 183 and Little Walnut Creek (south of Manor Road). In the late 1960s and early 1970s, approximately 150 homes on the northeastern edge of University Hills (near Langston and Hwy 183) were built by Bill Milburn Homes as Vintage Hills. Later, five apartment complexes were built within the University Hills boundaries.

At the time of its initial development, University Hills was a suburban neighborhood whose location provided convenient access to downtown via IH-35, and to northeast Travis County via Hwy 290 or Manor Road. This location provided (and still provides) an easy commute to many major employment locations downtown and along the highways on the neighborhood's north and east boundaries. As the sections of neighborhood were built, developers promoted the area as a great place to live, especially for professionals, state employees, and those in the Air Force stationed at Bergstrom Air Force Base. Advertisements for new homes promoted the subdivisions' winding roads, rolling hills, trees, and that University Hills had "Austin's only private community recreational center complete with swimming pool, club, and playground."



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In 1972, University Hills homeowners successfully challenged a developer's plan for a Planned Unit Development (PUD) at the above-mentioned clubhouse site, which was located on nine acres of land along Little Walnut Creek. This land had been dedicated as permanent open space for University Hills residents, and it contained a clubhouse, swimming pool, tennis courts, and picnic area. As a result of the residents' success in court, the developer sold the property to the City of Austin for use as a city park. The name selected for the park, "Dottie Jordan Park" was in memory of a young music teacher who lived across the street from the park. She was one of many University Hills residents who dedicated time and energy to preserving this greenspace as a community park. This community spirit was the catalyst for the formal organization in March 1974 of the University Hills Homeowners Association (UHHA), later renamed the University Hills Neighborhood Association (UHNA).

Through the years, UHNA members and other neighbors have devoted countless hours to many causes that would maintain and improve the neighborhood's quality of life. Some highlights are described below:

- Residents of University Hills and surrounding communities have coordinated with the City of Austin on numerous occasions to preserve Little Walnut Creek. (See page 90 for more information on Little Walnut Creek.)
- University Hills Branch Library opened on August 1, 1986. Neighbors conducted a petition drive for a new library on property donated by builder Walter Carrington. Neighbors did not support Library Commission-suggested names for the new facility, so a UHNA ad-hoc committee suggested to City Council another name, University Hills Branch Library, which City Council approved.
- Residents coordinated with the Austin Police Department (APD) to include University Hills in APD's "Weed & Seed" program, a public safety program for northeast Austin (<http://www.ci.austin.tx.us/weedseed/weeding.htm>).
- Residents have participated in numerous neighborhood beautification efforts since first participating in Austin Clean Sweep in 1984.
- Many residents are active participants in civic activities, including participating in Northeast Community Council of Austin, co-sponsoring candidate forums, and volunteering for churches and other nonprofits such as Northeast Caregivers.



University Hills Branch Library



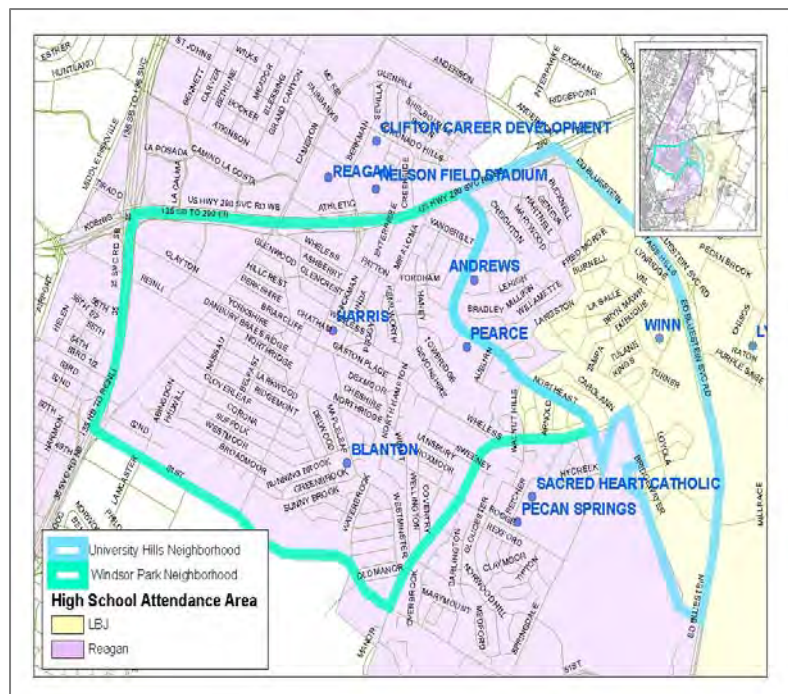
PLANNING AREA CONTEXT

- Residents also actively participate in public comment periods for major environmental changes in the surrounding area. For example, residents opposed the stationing of 66 RF-4C and F-4D jets at Bergstrom Air Force Base, citing the increased noise levels as detrimental to residents' health and to property values (expansion was eventually approved). They also collaborated to oppose expansion of landfills east of University Hills on Hwy 290.
- Residents have also actively participated in public comment periods for major roadway expansions near University Hills. For example, they supported the following projects: expediting the Manor Road/Springdale Road expansion project and the overpass at its intersection with Hwy 183 (July 1981), upgrades to Hwy 290 East from Berkman Dr to Hwy 183, expansion of Hwy 183 from IH-35 to Springdale Road, and construction of the eastern route for the SH130 toll road. Residents opposed the change of existing highways in the area to toll roads, and they also have collaborated with Capital Metro staff to better monitor bus stops for loitering and littering.

WINDSOR PARK

The development of Windsor Park neighborhood began in the 1950s. Previously, the land was primarily used for farmland; crops grown in the area included maize, corn, and sorghum. Many streets in the neighborhood were former farm roads, including Wheless. Wheless is a major street in the neighborhood that "jogs" at various angles throughout Windsor Park, because it formerly bordered the perimeter of area farms. In 1960, construction of the Capital Plaza shopping center (located between IH-35 and Cameron Road) was completed. It was the first major shopping center in the area, predating the Hancock shopping center on the west side of IH-35 (built in 1964).

As Windsor Park developed in the 1950s, it was considered a growing and active middle-class neighborhood. Reagan High School, located just north of Windsor Park, was Austin's newest high school at the time, opening in Fall 1964. In just three years, Reagan's football team won the state championship in 1967, and repeated in





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1968 and 1970. In the 1970s, the federal government targeted the Austin Independent School District for racial segregation. In response, the school board began to bus students between the predominantly African-American Anderson High School in east Austin and Reagan High School. However, prior to this, Reagan High School was already one of the more integrated schools in Austin; its attendance boundary included the predominantly African-American neighborhood of St. John's (north of Hwy 183). Some residents believe that these school desegregation efforts were one of the major causes of the "white flight" from the area, which had a profound effect on both the University Hills and Windsor Park neighborhoods that continues today. Schools in the area are still perceived to be the main reason young, middle-class families have moved from or do not move into the area. The Community Life chapter includes recommendations for improving area schools.

Like its neighbor to the east, University Hills, the Windsor Park neighborhood has a history of community activism. The Windsor Park Neighborhood Association formed in 1983 when neighbors organized to protest the proposed closing of the Windsor Park Branch Library. The Association managed to keep the rented library space open and convinced the Austin City Council to build a permanent branch library, which opened in July 2000 on Westminster Drive.

One of the most memorable events to affect Windsor Park was the closing of the Robert Mueller Municipal Airport, located directly south of the neighborhood. History of interaction between Windsor Park and the airport dates back to 1983, when the City of Austin proposed an airport expansion that would include the construction of runways within Windsor Park neighborhood boundaries. Public concerns about this proposal began the movement to close down the Mueller airport and relocate Austin's airport away from residential neighborhoods. A 1985 voter referendum to move the airport failed by less than 1% because it did not name a proposed cost or location for the new airport. In 1991, the Air Force announced that it would be closing Bergstrom Air Force Base, and in 1993 voters approved moving the Austin airport to the Bergstrom site. Robert Mueller Municipal Airport closed in 1999.



Windsor Park Branch Library



Public Art in front of Windsor Branch Library



PLANNING AREA CONTEXT

Meanwhile, beginning in 1984, residents from Mueller-area neighborhoods anticipated the airport's eventual closure and proposed an idea for reuse of the site. They hoped that redevelopment would avoid the typical "strip" shopping centers that were common in the area. Various City of Austin task forces, committees and commissions have carried forward the original neighborhood concept of dense development. The Mueller Connectivity chapter of this plan includes information about the Mueller redevelopment and various oversight committees.

HISTORIC SITES

Potentially historic structures are located in both University Hills and Windsor Park.

- The Case Mill Homestead, a Colonial Revival house built in 1853, is located just south of Little Walnut Creek at 6200 Manor Road. A flour mill was operated on site until at least 1905. The University Hills and Windsor Park subdivisions are now located on the 231 acres of land surrounding the homestead.
- The lotus shaped restaurant building at the current Econo-o-Lodge Motel at 6201 Hwy 290 East, although recently modified out of character, is a credible example of 1960s "futuristic" architecture.
- The Berkman house located at 1701 Rogge Lane was the residence of Lambert and Mae Berkman, who owned portions of the land that is now Windsor Park. The Berkmans lived in the house until the early 1990s.
- The Dairy Queen on Manor Road was the first Dairy Queen in Austin and was featured in an episode of NBC's "Friday Night Lights" television show in 2007.



The American Botanical Council located at the former Case Mill Homestead on Manor Road.



Restaurant at 6201 Hwy 290 East



UHWP STATISTICAL PROFILE

The University Hills/Windsor Park Combined Neighborhood Planning Area (NPA) consists of two individual neighborhood planning areas: Windsor Park and University Hills. The following statistical profile includes population and development-related data for each neighborhood. This data demonstrates trends among the individual neighborhoods and illustrates comparisons between the combined Neighborhood Planning Area and the greater City of Austin. As the following figures show, the University Hills/Windsor Park neighborhood planning area is an ethnically diverse part of the City that has recently experienced significant growth and diversification.

POPULATION AND ETHNICITY

As can be seen in Figure 1, population growth is significant in Windsor Park, University Hills, the City of Austin, and in the Austin/Round Rock five-county region known as the Metropolitan Statistical Area or MSA.

Figure 1: Population Change 1990- 2000

	1990	2000	1990-2000 percent change	
University Hills	4,560	5,292	16.1	
Windsor Park	12,294	16,572	34.8	
Combined Neighborhood Planning Area	16,854	21,864	29.7	
Austin	465,622	656,562	41.0	
Austin/ Round Rock MSA*	846,227	1,249,763	47.7	
*MSA (Metropolitan Statistical Area) includes Bastrop, Caldwell, Hays, Travis, and Williamson counties.				

Source: 1990 and 2000 U.S. Census



Figure 2: Ethnicity Shares of Total Population, 1990– 2000

	White (%)		Black (%)		Hispanic (%)		Asian (%)		Other (%)	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
University Hills	38.2	23.6	47.4	43.4	13.3	31.0	.5	.8	.5	1.2
Windsor Park	53.3	31.0	24.2	18.2	20.8	47.2	1.2	1.8	.5	1.8
Combined NPA	49.2	29.2	30.5	24.3	18.8	43.2	1.1	1.5	.5	1.7
Urban Core	53.8	42.4	15.1	12.4	27.7	39.3	2.9	4.0	0.5	2.0

Source: 1990 and 2000 Census

The ethnicities of residents in the planning area have shifted significantly over time as well. The History chapter describes the original residents of University Hills and Windsor Park. Many of these residents have since moved out of the area and a more diverse group of people and families have replaced them.

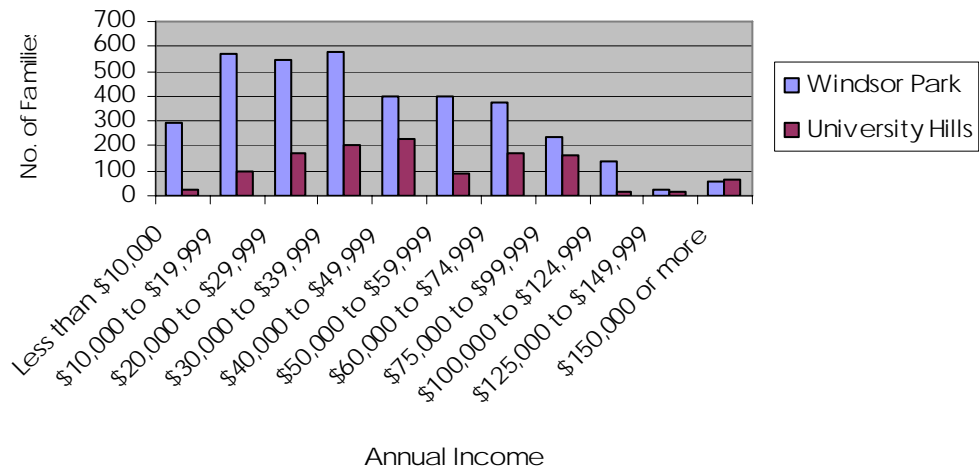
In this chapter, diversity refers to levels of educational attainment, ethnicity, country of origin, language, and income levels. Figure 2 above demonstrates the changing ethnicity of UHWP residents. Most significantly, the Latino population became the largest share of the population, increasing from 18.8% to 43.2% in 10 years. While the African American population increased slightly in numbers, their percentage share within the combined planning area decreased over six percentage points. The percentage of the African American population within the combined planning area, however, is still nearly double that of the Urban Core average (which includes most neighborhood planning areas in Austin). Planning objectives and recommendations relating to the social implications of increased ethnic diversity are discussed in the Community Life chapter.

Figures 3 and 4 give data on income levels and educational attainment for University Hills and Windsor Park residents. The presence of a large lower income population in the planning area may be due to the large stock of older housing, which is affordable to these residents. As property values and real estate sales prices have begun to increase in Windsor Park and University Hills in the last few years, the 2010 U.S. Census may show a decline in the number of low-income residents moving into the planning area.



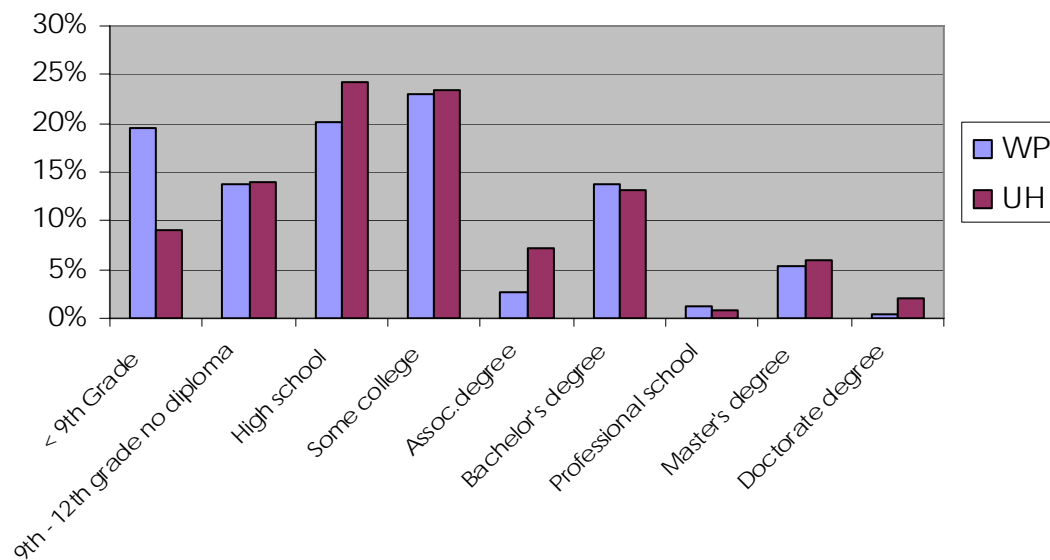
PLANNING AREA CONTEXT

Figure 3: Income Levels in the UHWP Planning Area



Source: 2000 Census

Figure 4: Highest Educational Attainment

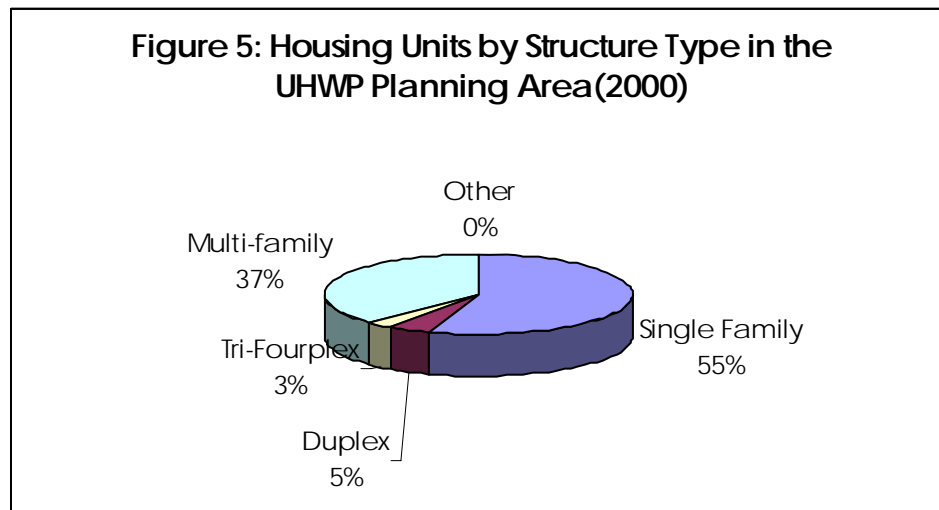


Source: 2000 Census



HOUSING STOCK AND REDEVELOPMENT

The data in this section is relevant to the content of the Land Use and Development Chapter and also the Housing Chapter. Housing data can also be used to better understand the demographic data above. For example, Figure 5 below demonstrates that a significant portion of housing in the planning area is multi-family. Multi-family structures include apartment complexes, duplexes, and structures that house three and four families. Most multi-family structures in the planning area are rented; and much of the lower-income population in the planning area lives in these structures. The potential loss of affordable housing due to redevelopment and property value increases is discussed in the Housing Chapter.

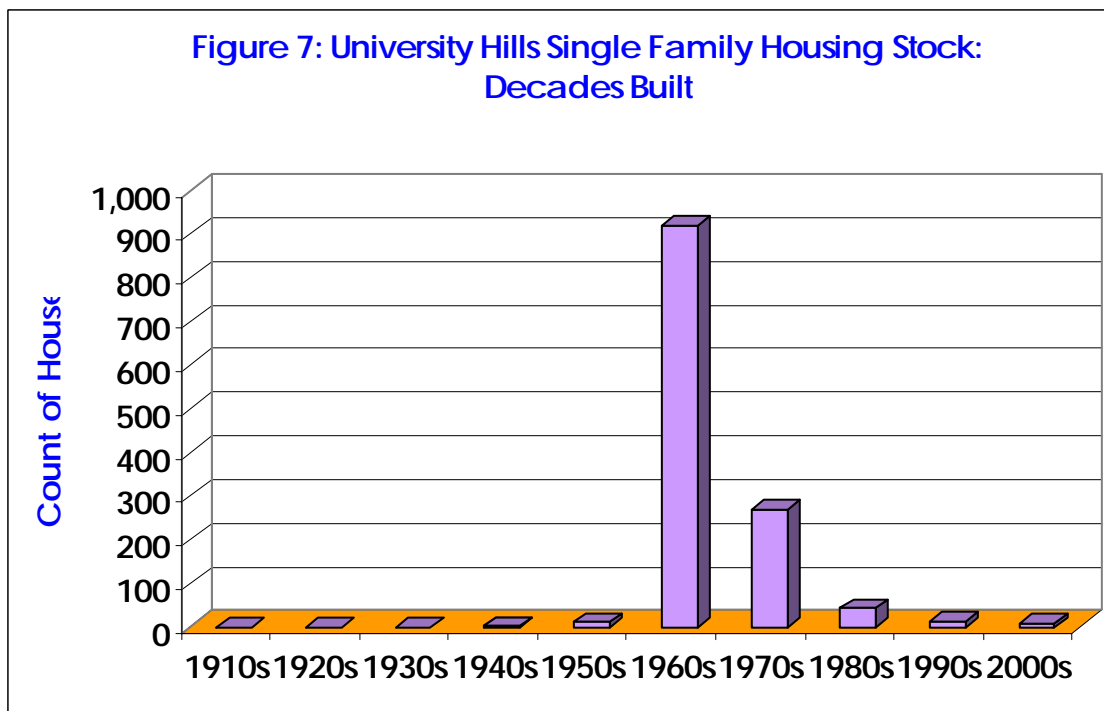
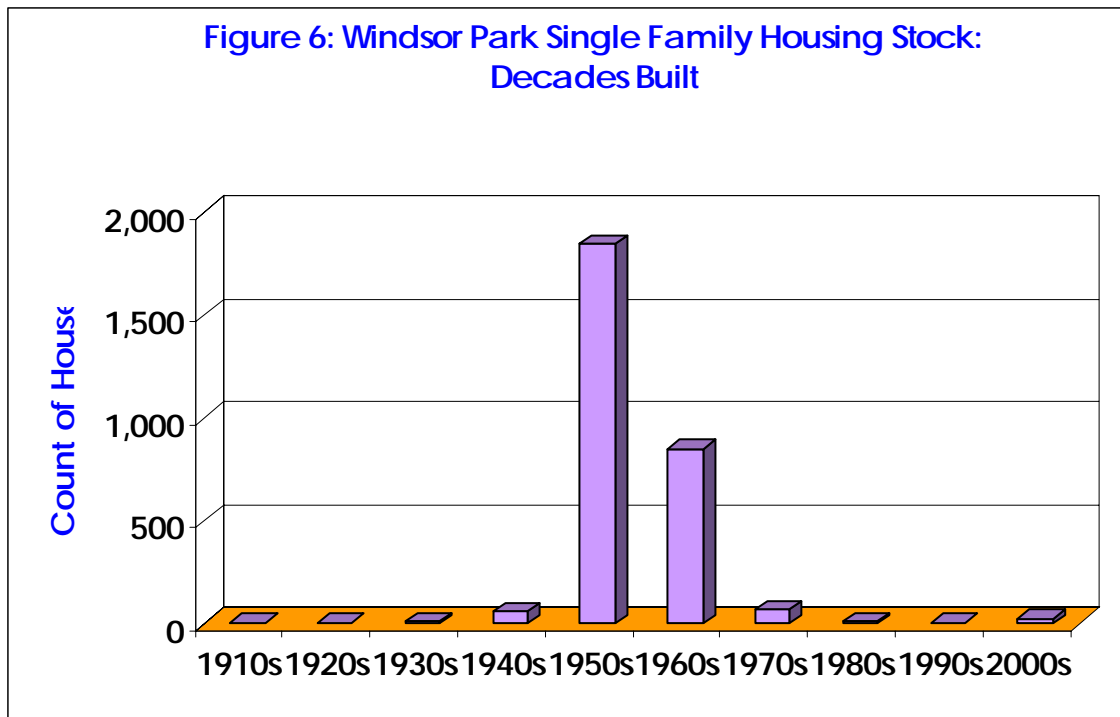


Source: 2000 Census



PLANNING AREA CONTEXT

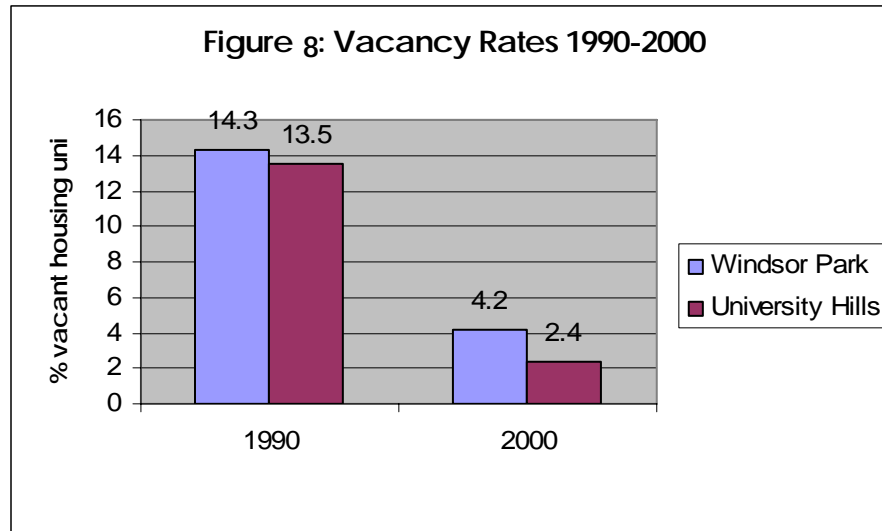
Figures 6 & 7 reflect information in the History section of this document, which describes when the major residential subdivisions were developed. A majority of the





PLANNING AREA CONTEXT

structures in Windsor Park were built in the 1950s and 1960s, and a majority of the structures in University Hills were built in the 1960s and 1970s.



Source: 1990 and 2000 Census

Data from Figures 8 and 9 show reinvestment in the planning area. The chart above shows a decrease of 73% in the vacancy rate between 1990 and 2000. Building permit activity, which is depicted by Figure 9 on the following page, shows a significant increase since 2003. Permit types range from minor electric and plumbing repairs for single family residences to large scale renovations of commercial structures. Permits sometimes indicate additional living units have been added to original structures.

The population and development trends in the UHWP planning area are likely to continue as construction at the former Robert Mueller Municipal Airport progresses. Additional residential and commercial redevelopment is anticipated in the planning area, especially along major corridors such as 51st Street and Cameron Road. Read more about how Mueller redevelopment affects the planning area in the Mueller Connections chapter.



Figure 9: Building Permit Activity, 1996– 2006	
Year	Total Building Permits in University Hills & Windsor Park
1996	145
1997	176
1998	161
1999	140
2000	172
2001	185
2002	110
2003	113
2004	267
2005	336
2006	354

Source: City of Austin, NPZD and WPDR departments.



GEOGRAPHY

AREA DESCRIPTION

The University Hills / Windsor Park planning area is located in central northeast Austin. Its boundaries are Interstate Highway 35 (IH-35) on the west, Highway 290 (Hwy 290) on the north, Highway 183 (Hwy 183), Little Walnut Creek, and Manor Road on the east, and 51st Street on the south (see map on Page 30). The planning area consists primarily of single family neighborhoods with commercial areas located along the major roadways. Much of the Windsor Park subdivision, built in the late 1950s, was designed in a grid street pattern with one-story ranch-style homes. Small groups of earlier-period bungalows are scattered within the planning area (e.g., between Wheless and Patton Lane and north of Clayton Lane). The University Hills neighborhood is located primarily east of Northeast Drive. As described in the subdivision name, the University Hills area has a rolling topography. The streets, platted in a more suburban curvilinear design, are named after United States colleges and universities. Lots in Windsor Park are between 7,000 and 10,000 feet, while most lots in University Hills are slightly larger than 10,000 feet (see the Lot Size Map in the Appendix).

SURROUNDINGS

The former Robert Mueller Municipal Airport is located directly south of the Windsor Park planning area, across 51st Street. The airport is currently being redeveloped as a “mixed-use urban village” that will contain large retail stores, employment centers such as the Dell Children’s Center and University of Texas research facilities, smaller retail, and a variety of housing types. The UHWP planning process consistently considered how this redevelopment would affect the planning area, for example, through increased services a short proximity from area residents, additional traffic generated along surrounding streets, etc.

The south and east side of Manor Road is part of the Pecan Springs/Springdale planning area. UHWP stakeholders considered the land use and zoning decisions made for portions of Manor Road within Pecan Springs/Springdale to promote consistent land use along this corridor. The Lyndon B. Johnson High School and surrounding neighborhood east of Hwy 183 are accessed by



Typical Windsor Park home



Typical University Hills home



PLANNING AREA CONTEXT

Manor Road or the pedestrian bridge connecting to the Springdale Shopping Center. The St. Johns and Coronado Hills neighborhoods are north of the UHWP planning area. Initiation of the neighborhood planning process for each of these neighborhoods is anticipated in 2007. Highway 290 is the major boundary between the UHWP planning area and these areas, as IH-35 is between Windsor Park and the North Loop planning area to the west. Stakeholders have expressed that efforts should be made to ensure that these boundaries do not serve as a barrier between neighborhoods. To the extent feasible, efforts should be made to connect neighborhoods through transit, bike lanes, greenbelts, etc. in spite of major physical barriers. Recommendations in the Parks, Open Space, and Environment chapter and the Transportation chapter address this issue.

NATURAL ENVIRONMENT

The University Hills/Windsor Park planning area is an established urban area; there is very little vacant land available for additional development or preservation as open space. However, extensive changes to impervious cover amounts in the planning area could affect infrastructure needs and may affect drainage and water quality of area creeks.

During the UHWP planning process, stakeholders and planners considered how the planning area's creeks affect and are affected by development. Recommendations in the Parks, Open Space, and Environment chapter address these considerations. Multi-family and commercial redevelopment projects require property owners to build water quality and storm water detention facilities to help address some of the negative environmental consequences of dense development. Residents and city staff have confronted erosion problems in the planning area for many years. Information requested by UHWP stakeholders and collected by the City of Austin's Watershed Protection and Development Review Department on the above topics can be found in the Appendix.

There are three major creeks and a small pond in the UHWP planning area. Tannehill Creek runs parallel to 51st Street and through Bartholomew Park. Erosion mitigation projects including landscaping have recently been completed along the banks of



Backyard view along Little Walnut Creek.
Photo courtesy of Lou O'Hanlon.



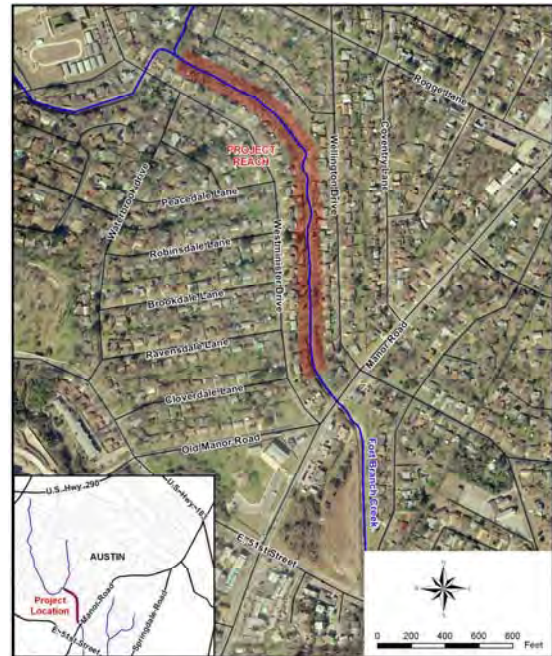
Tannehill Creek north of 52nd Street



PLANNING AREA CONTEXT

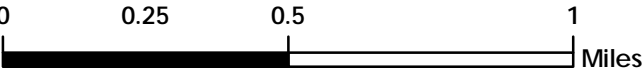
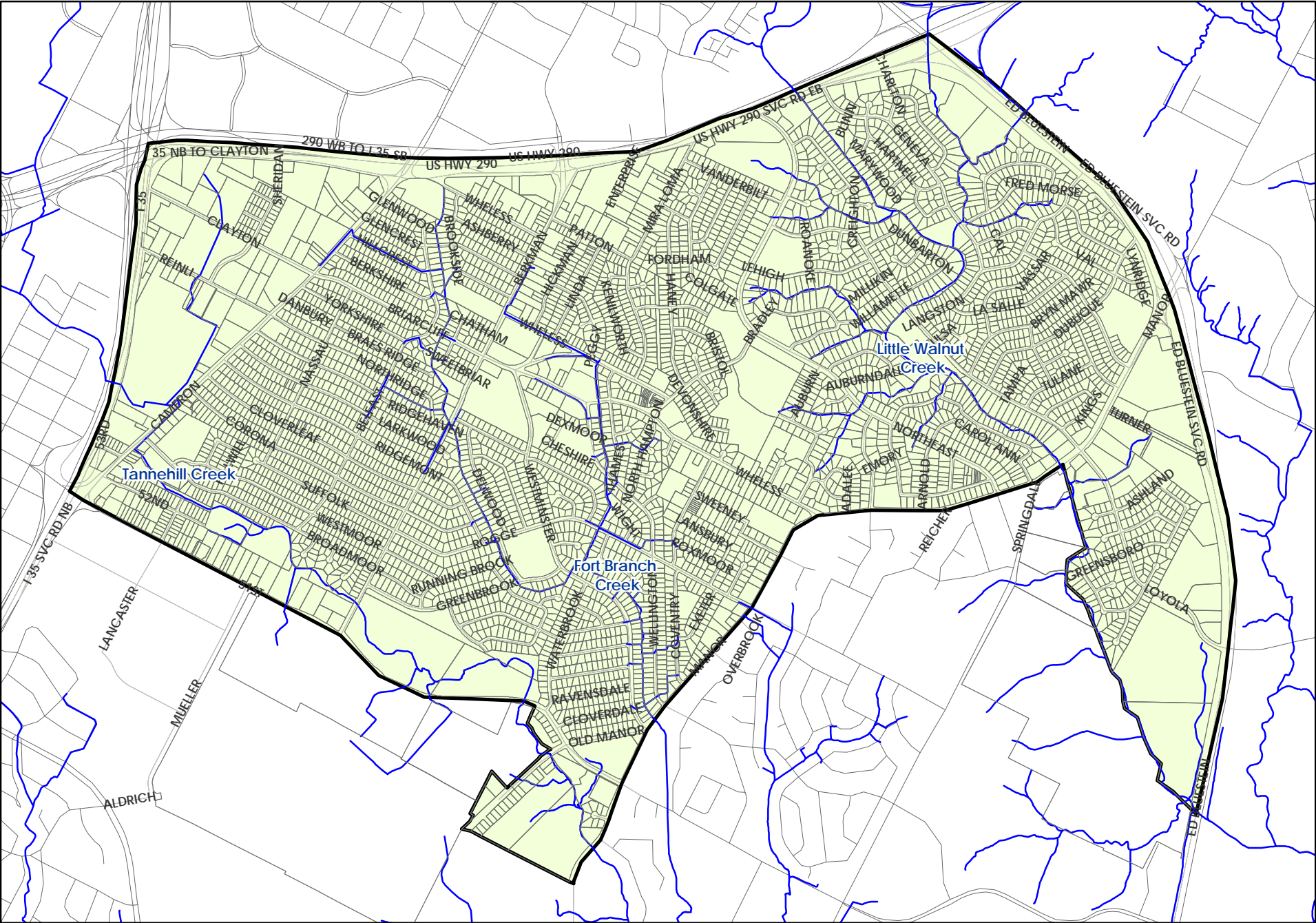
Tannehill Creek. Little Walnut Creek runs behind many homes in University Hills and has posed an erosion hazard for years. For example, flood waters and debris caused a 30-inch sewer line to overflow in 2003, resulting in a major sewage spill in Little Walnut Creek. Additionally, several homes have been purchased by the City and their owners have had to relocate due to significant bank erosion.

Fort Branch Creek is also a major creek within the UHWP planning area. Tributaries join the main body of Fort Branch Creek near Blanton Elementary. From there the creek flows southeast and crosses Manor Road. In 2000, the City's Watershed Protection and Development Review Department completed a watershed master plan. The plan indicated that Fort Branch Creek was a priority area for addressing flooding and erosion problems. In 2003, the City replaced bridges over the creek at Manor Road and Westminster Drive to reduce roadway flooding. In 2007, the City will plant vegetation and begin structural improvements to stabilize the creek banks; limestone boulders and a wider creek bed will also help mitigate erosion. Appendix I describes existing and future erosion control projects on creeks within the UHWP planning area.



Fort Branch Creek
Map courtesy of Morgan Byers, City of Austin WPDR

University Hills / Windsor Park Neighborhood Planning Area



PLANNING PROCESS

INTRODUCTION

Background research and field work began in preparation of the University Hills / Windsor Park planning process during the summer of 2005 and concluded with two general community meetings held on September 20 and October 1, 2005. The public planning process for the University Hills/ Windsor Park neighborhood plan officially began with a first workshop held at Andrews Elementary School on November 5, 2005. A detailed meeting summary for the entire planning process can be found in the Appendix.

Neighborhood planning staff and community stakeholders made a concerted effort during the planning process to encourage the participation of a diverse group of stakeholders, including homeowners, renters, and business and property owners. Additionally, stakeholders and neighborhood planning staff worked together to create a series of objectives for the process of creating this neighborhood plan (see next page). These objectives served as a guide for maintaining contact among stakeholders, conducting meetings, and drafting plan recommendations. Neighborhood planning staff worked with stakeholders to craft goals for the planning process and a vision statement for the UHWP plan (see Plan Summary chapter), and then held a series of meetings during the following year on topics relating to land use, community life, recreation, and other planning issues.

WHO DECIDES?

- Public parks and amenities
- Adequate bus systems
- New sidewalks
- Strong neighborhood schools
- Bike lanes
- Housing affordability
- Urban design
- Safe street corners

YOU? OR SOMEONE ELSE?

- Good access to the Mueller Airport project
- Quality shopping and services
- Traffic increases
- Future zoning changes
- Future land use
- Creek erosion
- Street flooding

Read with Carol Austin, partner and lead neighborhood planner, that the goals of your neighborhood plan will also reflect your neighborhood's needs.

NOVEMBER 29 or DECEMBER 8

For more info or to R.S.V.P., contact Lee Heckman, lee.heckman@cs.austin.tx.us, 512-474-3564

Planning staff mailed notices for important meetings to all property owners and renters to increase participation



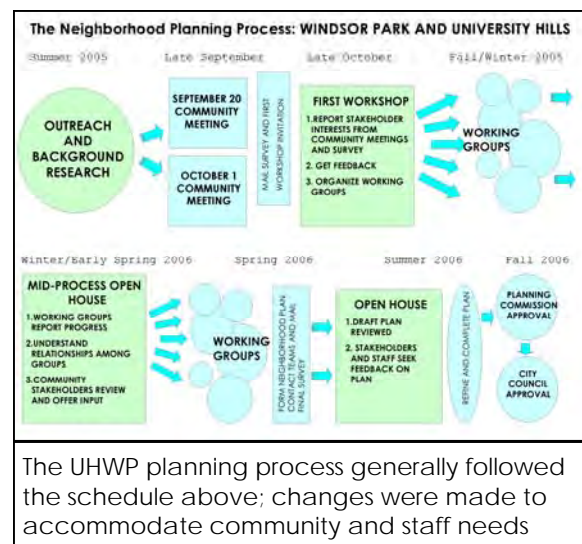
PLANNING PROCESS OBJECTIVES

- Involve as many stakeholders, and as diverse a group of stakeholders (e.g., homeowners, renters, property owners, business people etc.) as possible in the planning process.
- Encourage equal participation by stakeholders from all parts of the planning area at neighborhood meetings, zoning committee meetings, and other working groups.
- Incorporate the impacts and implications of the redevelopment of the Robert Mueller Municipal Airport into the planning process and neighborhood plan.
- Establish and maintain communication with City departments and other agencies when planning stakeholder meetings, drafting recommendations, and designing implementation strategies.
- Establish consensus among neighborhood plan stakeholders on plan objectives and recommendations.

NEIGHBORHOOD PLANNING PROCESS OVERVIEW

After initial community meetings, neighborhood planning staff announced the beginning of the planning process by mailing an invitation to all property owners and residents within the planning area. They were invited to take an initial survey, attend the first workshop (November 5, 2005), and forward contact information to planning staff. An email list was created, and contact information was collected throughout the planning process. The email list was used extensively to communicate and share meeting schedule information with stakeholders.

On November 29 and December 8, 2005, planning staff presented preliminary goals and recommendations. This information was organized by issue area and included parks and creeks, transportation, schools, crime, and other neighborhood concerns. Once community members' major concerns were identified, planning staff organized working groups to address each major planning issue through regular, focused meetings. Community meetings on various





PLANNING PROCESS

topics (open space, group homes, transportation, etc.) were held during the planning year (2006). Minutes from these meetings were posted on the UHWP website.

In Summer 2006, after most public meetings were complete, staff organized notes from the meetings and drafted recommendations for the plan document. Neighborhood planning staff presented these recommendations for public comment at an open house and process update meeting held on October 14, 2006. Notices for this meeting were mailed to residents and property owners throughout the planning area. Public comments on the plan expressed at this meeting were incorporated into the text and recommendations in the plan.

Planning staff completed writing and editing the draft UHWP plan in January 2007. Input from several City of Austin departments and outside agencies was incorporated into the plan. Stakeholders helped refine and prioritize recommendations in several chapters, and several residents contributed to the history section of this document.

The final draft of the UHWP Neighborhood Plan was presented for public comment on February 22, 2007 at a final open house. Input from a final survey and the open house was also reviewed and incorporated into the plan. In response to public requests for additional time to review the plan and associated zoning recommendations, staff conducted three additional community meetings (April 28, May 30, and June 6, 2007). Planning Commission and City Council hearings were conducted during Summer 2007 and the plan was approved on August 9, 2007.

LAND USE WORKSHOPS

Future land use planning is a central component of the City of Austin's Neighborhood Planning process. To initiate discussions on future land use and potential zoning changes that could be adopted with the plan, staff identified four corridor areas around which to focus land use workshops. It was anticipated that a majority of the



Posters were hung in public places to invite residents to attend planning meetings



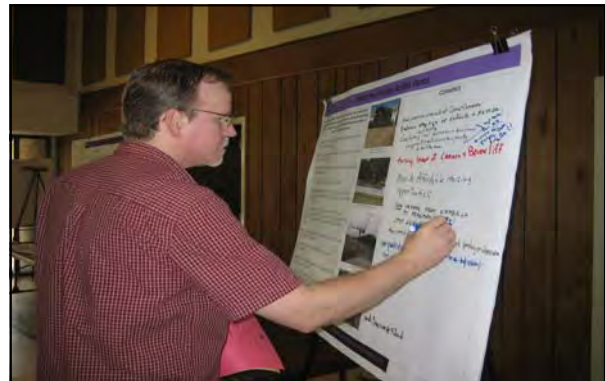


PLANNING PROCESS

land use and zoning changes resulting from the neighborhood plan would occur around these corridors: Cameron Road, 51st Street, Berkman Drive, and Manor Road.

Neighborhood planning staff organized community land use workshops for each of these corridors. Staff sent special notices to property owners and renters in each corridor area prior to workshops. During these workshops, stakeholders described desired land use changes, urban design elements, and other planning ideas for each corridor. Minutes from these meetings were posted on the UHWP website. Recommendations reflecting their ideas are included in the Land Use & Development chapter.

After all land use workshops were held, a group of neighborhood stakeholders from Windsor Park and University Hills volunteered to form the UHWP Zoning Committee. Committee members met with neighborhood planning staff approximately every other week for several months. Zoning committee meetings were held during the work day at the NPZD office. Staff presented zoning change recommendation to the Zoning Committee based on land use workshop notes. Some Zoning Committee members also coordinated with individual property owners to make zoning recommendations. Prior to the October 14, 2006 workshop, staff sent targeted mailings to the owners of properties proposed for rezoning.



October 14 Process Update Meeting



Final Plan Open House on February 22, 2007

PARTICIPATION

NPZD staff continues to develop strategies to increase participation in the neighborhood planning process. For the UHWP plan, meeting notices were posted in public places such as restaurants, parks, apartment complexes, and libraries. Plan updates and meeting notices were sent regularly through the email list mentioned above, and neighborhood association newsletters also announced planning meetings. Meeting notices were translated into Spanish and meetings were held in Spanish at several schools in the planning area. Generally, meeting days, times, and locations were cho-



PLANNING PROCESS

sen in an effort to accommodate stakeholders' schedules, and they were usually held in public libraries, schools, and area churches.

Despite these efforts, participation in the neighborhood planning process is limited. It is the desire of both planning staff and UHWP stakeholders that over time, more renters, low income residents, Spanish speakers, developers and business people will become engaged in community affairs.

COORDINATION WITH CITY OF AUSTIN DEPARTMENTS AND OTHER OUTSIDE AGENCIES

Implementation of many of the plan recommendations fall under the purview of other City of Austin departments (such as Parks & Recreation, Public Works, etc.) and outside agencies such as Capital Metro. On multiple occasions, NPZD staff invited these representatives to attend UHWP planning meetings to speak directly with stakeholders. Outside representatives and city staff also met individually with NPZD staff to review initial draft plan recommendations. They offered comments and ideas for the content and wording of the recommendations so that UHWP plan recommendations would clearly describe stakeholders' desired projects and improvements. Their comments also helped frame UHWP plan recommendations so that they could be feasibly included in the departments' work programs. The recommendations included in this plan reflect their comments. Upon completion of a draft plan, staff presented to the City's "Special Point of Contact" (SPOC) committee, whose members consist of a representative from various city departments. The committee members also offered valuable insight on the general content and recommendations in the plan.

It is the goal of NPZD staff that this substantial preliminary review will facilitate the successful implementation of plan recommendations, given adequate funding and continued community support.

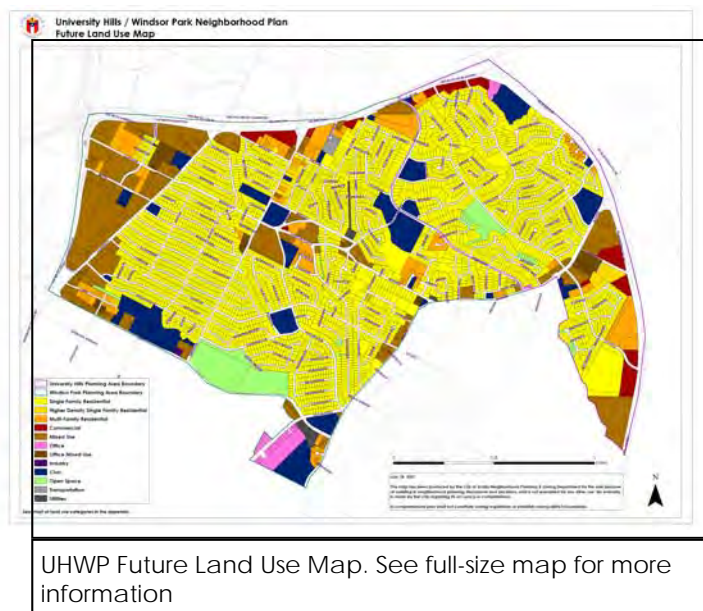
LAND USE AND DEVELOPMENT

INTRODUCTION

A major component of the neighborhood planning process is the analysis of existing land use patterns. Neighborhood stakeholders work with planners to determine how, if at all, existing land uses in the planning area should change to accommodate development pressures, increasing (or decreasing) population growth, and needs for additional commercial services and housing.

THEMES

The land use recommendations in this plan correspond to several “themes” that stakeholders expressed and staff planners concurred with during the planning process. To accommodate some redevelopment in the planning area, provide additional commercial services, and preserve existing residential neighborhoods in the interior of the planning area, most land use changes and rezoning recommendations correspond to properties located along and nearby the major corridors (Cameron Road, 51st Street, Berkman Drive, and Manor Road). In general, stakeholders were supportive of mixed use development along these corridors and also at the location of shopping centers in the neighborhood. Allowing for residential uses on the sites of the major shopping centers was a means to demonstrate support for improving and revitalizing these



LAND USE AND DEVELOPMENT

centers, which was also a major theme in land use planning discussions. Stakeholders also supported maintaining multi-family zoning of sites in multi-family use (i.e., sites with existing apartment buildings) as a means to preserve affordable housing in the neighborhood. Finally, stakeholders supported allowing for additional higher-density residential housing on the few vacant lots in the planning area that were larger than the planning area's standard lot size (between approximately 7,000 and 10,000 square feet).

CHAPTER CONTENT

This chapter begins with recommendations regarding land use and zoning; these are organized according to the major corridors within the planning area. Sections begin with a short description of the land use planning issues in each area, and include a series of objectives and recommendations (bulleted statements) to address these issues. Next, this chapter includes recommendations regarding economic development. As stated earlier, revitalizing existing shopping centers and attracting additional neighborhood-oriented commercial services to the planning area was a major theme in the planning process. Finally, this chapter includes a design section. Design-related themes such as encouraging pedestrian-oriented development and preserving the neighborhood character were consistently mentioned by stakeholders during the planning process.

In each of these sections, a short paragraph describes the appropriate organization that would implement the recommendations. The Future Land Use Map on Page 53 is a visual representation of the land use changes proposed with this neighborhood plan. Additionally, the Infill Options map on Page 54 displays the locations where the neighborhoods have adopted special infill options.

PROCESS

Neighborhood planning staff held planning workshops for each corridor area to identify stakeholders' vision and goals. After these land use work-

LAND USE AND DEVELOPMENT

shops were completed, interested members of the community formed the UHWP Zoning Committee. Members of this committee worked together with NPZD staff to develop the zoning recommendations proposed with the neighborhood plan. See the Process chapter for more information.

SPECIAL NOTE ON VERTICAL MIXED USE

On August 31, 2006, the City Council adopted the Design Standards and Mixed Use subchapter of the City's Land Development Code. The provisions in this subchapter created a Vertical Mixed Use (VMU) Overlay along certain streets (referred to as Core Transit Corridors and Future Core Transit Corridors) in Austin. Properties within the overlay are offered incentives (such as parking reductions) to build VMU buildings that meet certain design standards and include an affordable housing component. Neighborhoods also have the opportunity to select other properties not located on the designated streets for the VMU Overlay, and to "opt-out" of the overlay on sites that they deem inappropriate for VMU development. The opt-in/opt-out process is conducted by neighborhood associations or plan contact teams separately from the neighborhood planning process.

The adoption of the Design Standards and Mixed Use subchapter and the formulation of the opt-in/opt-out process was occurring at the same time as the UHWP planning process. As such, NPZD staff discussed the VMU overlay with stakeholders and the zoning committee considered VMU when making zoning recommendations. Therefore, although the opt-in/opt-out process was to be conducted separately from the process to approve the neighborhood plan, the plan includes recommendations where appropriate that reflect the neighborhood's interest in maintaining the VMU overlay along these corridors, and to "opt-in" to the overlay on other locations (e.g., Capital Plaza shopping center, Windsor Village shopping center, etc.). This is most applicable to the recommendations in the Windsor Park planning area. Minutes from a public meeting about VMU are included in the Appendix.



LAND USE RECOMMENDATIONS

The information in this section describes objectives and recommendations related to land use and zoning that support the following plan goals:

- Promote and maintain the single-family residential character of the neighborhood.
- Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.
- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

Implementation Note

The recommendations in this section will be implemented upon City Council approval of the UHWP Neighborhood Plan, through zoning changes and adoption of the UHWP Future Land Use Map (FLUM). Recommendations relating to Vertical Mixed Use will be implemented upon City Council's approval of University Hills & Windsor Park's "opt-in/opt-out" application (see VMU note in the introduction).

CAMERON ROAD & VICINITY

Land Use Workshop held on March 25, 2006

The portion of Cameron Road within the UHWP planning area extends from its intersection with IH-35 to its intersection with Hwy 290. It therefore serves as a major connection for the Windsor Park neighborhood to the City's transportation network (see aerial photograph on page 40). This corridor includes diverse land uses, such as extensive retail in the Capital Plaza shopping center at the corner of Cameron Road and IH-35, several large multi-family complexes on Reinli Street and Clayton Lane, a small neighborhood of single family residences off Clayton Lane, and

CAMERON ROAD PROJECT SUMMARY & UPDATE

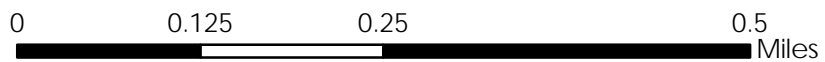
The City of Austin's Public Works Department is currently initiating a series of improvements to the portion of Cameron Road between 51st Street and US Hwy 290. This project is separate from the UHWP neighborhood plan. This project would include a center left-turn lane for this entire section of the road. This segment of Cameron Road has closely spaced driveways and cross-streets and, as a result, has experienced a significant rate of left turn collisions. This project would resurface and re-stripe the existing four-lane roadway to provide one lane in each direction and a center turn lane to separate left turns from through traffic, thus reducing the potential for left turn collision. As the proposed cross-section includes only one through lane in each direction, bus turnouts are also proposed to prevent buses from blocking traffic.

Project Highlights:

- * Restriping to three lanes
- * Reduce accident frequency
- * Maintains vehicular capacity
- * Bike Lanes
- * Bus pullouts
- * Pedestrian crossing at Corona Drive

This aerial map illustrates the Tannehill Creek area in Dallas, Texas, highlighting the proposed Tannehill Creek Parkway and its surroundings. The map includes the following labels and features:

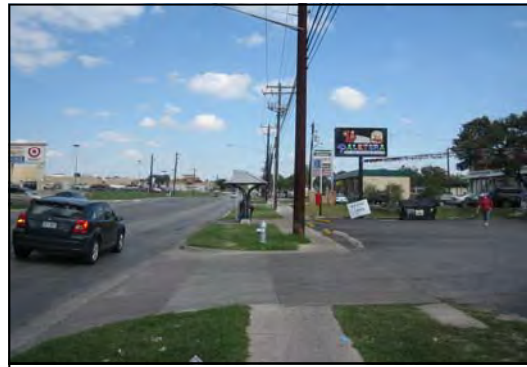
- Major Roads:** I-35 NB TO CLAYTON, I-35 SB AT E 51ST, I-35 NB TO REINLI, US HWY 290 SVC RD EB, US HWY 290, 290 WB TO I-35 SB, 290 SVC WB AT CAMERON, US HWY 290.
- Local Streets:** BROADVIEW, ROSEMONT, CLAYTON, REINLI, CAMERON, BROADMOOR, LUDLOW, CORONA, CLOVERLEAF, DANBURY, NASSAU, YORKSHIRE, BRIARCLIFF, GLENCREST, HILLCREST, GLENWOOD, WHELESS, ASHBERRY, GLENVALLEY, CHATHAM, DUNBURY, SWEETBRIAR, DEVON, NORTHBRIDGE, RIDGEMONT, LARKWOOD, RIDGEHAVEN, BELFAST, WESTMOOR, SUFFOLK, DELWOOD, BERKMAN, NORTHBRIDGE.
- Key Locations:** Capital Plaza Shopping Center, Twin Towers Office Park, Single Family Dwellings on Sheridan St.
- Geographical Features:** Tannehill Creek.
- Other Labels:** 53RD, 52ND, 51ST, 50TH, 49TH, 48TH, 47TH, 46TH, 45TH, 44TH, 43TH, 42TH, 41TH, 40TH, 39TH, 38TH, 37TH, 36TH, 35TH, 34TH, 33TH, 32TH, 31TH, 30TH, 29TH, 28TH, 27TH, 26TH, 25TH, 24TH, 23TH, 22TH, 21TH, 20TH, 19TH, 18TH, 17TH, 16TH, 15TH, 14TH, 13TH, 12TH, 11TH, 10TH, 9TH, 8TH, 7TH, 6TH, 5TH, 4TH, 3TH, 2TH, 1ST.





LAND USE AND DEVELOPMENT

churches on Cameron Road. At the Cameron Road land use workshop, neighborhood stakeholders expressed concerns about the heavy traffic on Cameron, the predominance of automobile-oriented uses, and the dangerous pedestrian environment. They also expressed a desire for aesthetic improvements to the road (e.g., street trees, landscaping, more neighborhood-oriented design, etc.) Additionally, stakeholders have expressed that the view of the University of Texas tower when looking south on Cameron Road should be preserved to the extent feasible. The following planning objectives and recommendations address these concerns. Design-specific recommendations are included in the Design subchapter starting on Page 58.



Cameron Road, looking north

Objective: Transform Cameron Road into a pedestrian-friendly street with additional mixed use housing opportunities.

Recommendations:

- Encourage residential mixed-use developments on Cameron Road by opting in to the Vertical Mixed Use overlay included with Cameron Road's designation as a Future Core Transit Corridor in the Design Standards & Mixed Use Subchapter of the Land Development Code, adopted August 31, 2006.
- Support the designation of Cameron Road as a Core Transit Corridor (CTC) so that pedestrian-friendly design elements are required when redevelopment of this shopping center occurs. (See the Design subchapter.)

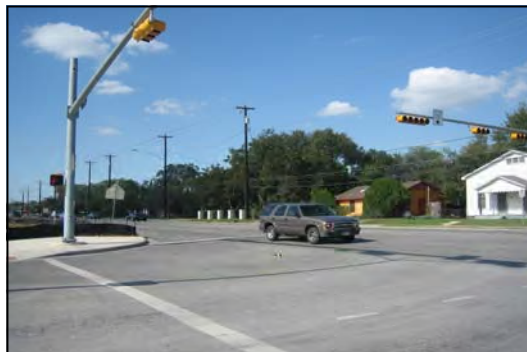
Objective: Preserve the single-family residential homes on Rosemont, Sheridan, and Broadview Streets

- They provide affordable housing and are nearby many services.

Recommendation:

- Maintain the existing residential zoning on these properties.

Objective: Capital Plaza should continue to serve as a buffer between IH-35 and the Windsor Park neighborhood, but it should be a more pedestrian-oriented development with a residential component that does not "turn its back" to the Windsor



Intersection of 51st Street & Lancaster Court



LAND USE AND DEVELOPMENT

Park neighborhood.

Recommendations:

- Adopt the Neighborhood Urban Center infill option on the Capital Plaza site (5300 North IH-35).
- Maintain the Vertical Mixed Use Overlay on the Capital Plaza site (5300 North IH-35).

Objective: Allow for additional residential development on the parcels between IH-35 & Cameron Road.



51st Street looking west

Recommendation:

- Adopt the Mixed Use Combining District on these parcels to permit residential development.

Objective: Consider the view of the University of Texas Tower in the design of in any proposed new developments along Cameron Road, and preserve the view to the maximum extent feasible.

Recommendation:

- The design and height of structures should not block the view of the UT Towers when looking south on Cameron Road.

51ST STREET & VICINITY

Land Use Workshop held on June 24, 2006

With the redevelopment at the former Robert Mueller Municipal Airport, 51st Street will become a more highly traveled roadway with greater importance in the City of Austin's transportation system. Additionally, it will serve as the gateway to two dense neighborhoods, Windsor Park and Mueller. A wide variety of land uses currently exists along 51st Street, including older single family dwellings, apartment complexes, small offices, and two large churches (See aerial photograph on Page 43). UHWP plan participants envision 51st Street as a pedestrian-friendly, mixed-use roadway. In addition to the community's desire for increased commercial development along 51st Street, they also want the neighborhoods north of 51st Street to remain buffered from the anticipated additional traffic and more intense land uses along 51st Street and within the



Intersection of 51st St & Berkman Drive at Mueller

51st Street & Vicinity



0 0.125 0.25 0.5 Miles

2003 Aerial Photograph



LAND USE AND DEVELOPMENT

Mueller redevelopment.

Objective: Transform 51st Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51st and the proposed businesses and land uses within the Mueller redevelopment.

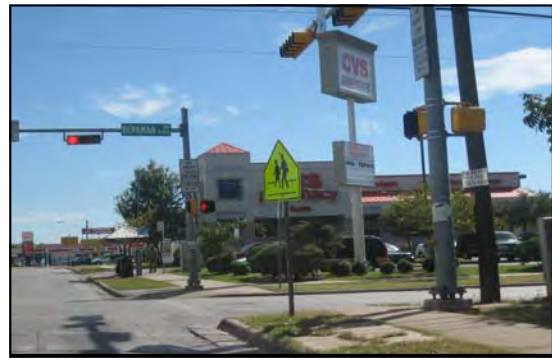
Recommendations:

- Rezone properties to commercial mixed use to allow for office, retail and restaurant opportunities, and restrict automobile-oriented businesses.
- Maintain the Vertical Mixed Use overlay on 51st Street to allow for additional residential development with an affordability component.
- Support the designation of 51st Street as a Core Transit Corridor as defined in the Design Standards and Mixed Use Subchapter so pedestrian-friendly design elements will be required with redevelopment of this street. (See the Design subchapter.)

Objective: Buffer the Windsor Park neighborhood from the land uses on the south side of 51st Street (e.g., Dell Children's Center, large retail stores, etc.).

Recommendations:

- Maintain multi-family zoning of properties currently in multi-family use along 52nd Street.
 - These multi-family units currently provide affordable housing in close proximity to several job centers (businesses in Capital Plaza, the Mueller redevelopment).
- As a transition from the proposed commercial uses on 51st street to residential uses on 52nd street, allow for office uses in the current residences on Lancaster Court by rezoning these lots to an office zone district intended for small-scale office uses, often in former residential structures.
- Transition from commercial to office uses on 51st Street as it approaches the entrance to the Windsor Park neighborhood at Berkman Drive.



Intersection of Briarcliff & Berkman



LAND USE AND DEVELOPMENT

BERKMAN DRIVE & VICINITY

Land Use Workshop held on April 29, 2006

Berkman Drive serves as a collector street in the planning area, as it runs from 51st Street north to Hwy 290. Although it connects these two major roads, it remains a primarily residential street with commercial and multi-family uses at its intersection with Hwy 290 and a second commercial area at the Windsor Village shopping center (See aerial photograph on Page 46). At the Berkman Drive land use workshop, neighborhood stakeholders expressed support for preserving the residential character of Berkman Drive. They also expressed support for redevelopment of the Windsor Village Shopping Center and neighboring commercial properties along Gaston Place so that they offer a wide variety of neighborhood-serving uses. Additionally, they would like these shopping areas to be more visually attractive and less automobile-oriented. Additional information regarding attracting businesses to Windsor Village is included in the Economic Development section of this chapter. Also, design-related recommendations specific to Windsor Village and the Berkman Drive area are included in the Design section of this chapter.

Objective: Maintain the primarily neighborhood-oriented, residential character of Berkman Drive, especially south of the Windsor Village Shopping Center.

Recommendation:

- Maintain single-family residential zoning of parcels adjacent to Berkman Drive from 51st Street to Northridge Drive.

Objective: Berkman Drive parcels on the east side of the street between the Windsor Village Shopping Center and Hwy 290 should serve as a transition between adjacent commercial areas and Windsor Park's residential neighborhoods on either side of the street.

Recommendation:

- Rezone the single-family parcels on the east side of Berkman Drive, from Wheless to Patton Lane, from single family to a higher-density single family zoning district that would allow townhome and condominium uses.



Lots on Berkman Drive between Patton & Wheless

Objective: Transform the Windsor Village Shopping Center and surrounding area into a pedestrian-friendly and neighborhood-oriented urban center that