APPENDIX D. CENTERS AND CORRIDORS

FACTORS USED IN IDENTIFYING CENTERS

Centers are marked with circles to designate the general area for the center to be located. Where there is an adopted plan with a Future Land Use Map or equivalent, the shape for the center is drawn to approximate the features from that plan that correspond to the center.

Existing City Plans	Areas with existing small-area plans intended to promote denser, mixed use development, such as Downtown, East Riverside corridor, station-area plans, and North Burnet/Gateway.
CAMPO centers	Centers identified in the Capital-Area Metropolitan Planning Organization's 2035 plan (Map XX: Centers Concept).
High capacity transit service	High-frequency or high-capacity transit service, such as multiple local or express bus routes, bus rapid transit, or urban or commuter rail.
Access to major roads	Either limited access roads (such as I-35 or SH 130) or at the intersection of major arterials (such as
Land Availability	Areas with vacant land or land identified for redevelopment by neighborhood plans (generally, but not exclusively, by calling for one of the mixed use future land use categories).
Existing development agreements	Areas already in the process of being developed at the scale of an activity center.
Proximity to incompatible land uses (job centers only)	Proximity to existing land uses incompatible with residential or mixed use development, such as landfills or existing industrial development.
Other	In addition to these general factors, other factors were also occasionally considered. Examples of other factors include lack of other Growth Concept Map features (Southside regional center, Pleasant Valley corridor through Dove Springs, or 71/Ross neighborhood center in Del Valle) or discouraging future residential development near the Decker Power Station.

FACTORS USED IN IDENTIFYING CORRIDORS

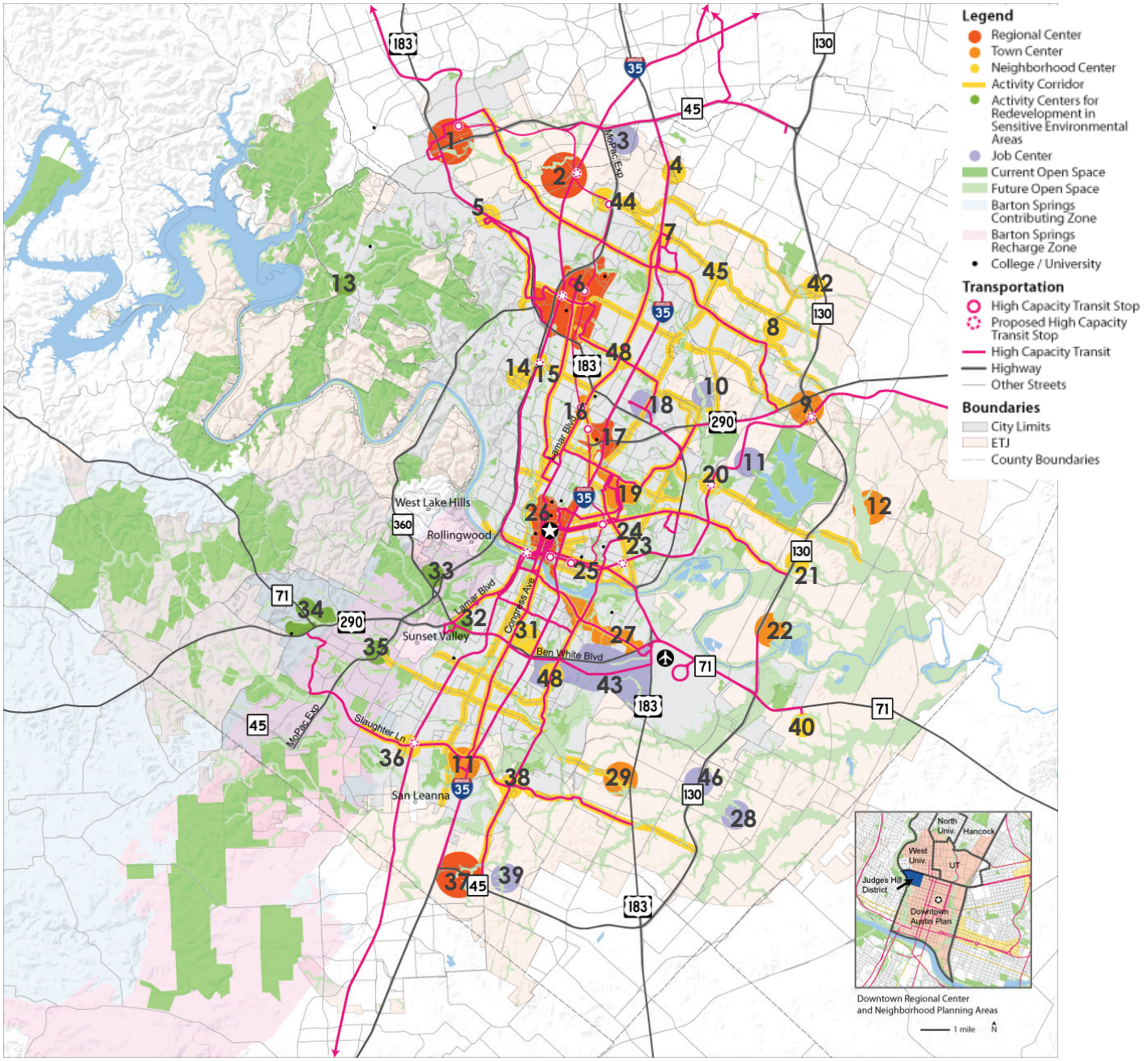
Corridors are marked with a yellow line identifying the length of the corridor.

Connecting the city	Routes that connected multiple activity or job centers or major transportation features.
Core Transit Corridors and Future Core Transit Corridors	Routes identified by the City's Commercial Design Standards, which require wider sidewalks and street trees.
Strategic Mobility Plan	Corridor studies included in the Strategic Mobility Plan.
Land availability	Areas with vacant land or land identified for redevelopment by neighborhood plans (generally, but not exclusively, by calling for one of the mixed use future land use categories).

GROWTH CONCEPT MAP CENTERS KEY

Centers are listed below and shown with the corresponding number on the growth concept map on the opposite page.

ID	Name	Center Type
1	Lakeline Station	Regional Center
2	Robinson Ranch Station	Regional Center
3	North 1325 Center	Job Center
4	1825 Strip	Neighborhood Center
5	183/McNeil	Neighborhood Center
6	North Burnet/Gateway Station	Regional Center
7	Tech Ridge	Neighborhood Center
8	Harris Branch	Neighborhood Center
9	290 & 130/Wildhorse PUD	Town Center
10	BFI Center	Job Center
11	Decker Center	Job Center
12	Whisper Valley PUD	Town Center
13	Four Points	Activity Center for Redevelopment in Sensitive Environmental Areas
14	Far West	Neighborhood Center
15	Anderson Lane Station	Neighborhood Center
16	Crestview Station	Town Center
17	Highland Mall Station	Regional Center
18	Cameron/183 Center	Job Center
19	Mueller Station	Town Center
20	Colony Park Station	Neighborhood Center
21	969/130	Neighborhood Center
22	Rio di Vida	Town Center
23	Springdale Station	Neighborhood Center
24	MLK Station	Neighborhood Center
25	Plaza Saltillo	Neighborhood Center
26	Downtown	Regional Center
27	Riverside Stations	Town Center
28	F1	Job Center
29	Carma	Town Center
31	St. Edwards	Neighborhood Center
32	Lamar/Ben White	Activity Center for Redevelopment in Sensitive Environmental Areas
33	Barton Creek Mall	Activity Center for Redevelopment in Sensitive Environmental Areas
34	Oak Hill Center	Activity Center for Redevelopment in Sensitive Environmental Areas



35	William Cannon/ MoPac	Activity Center for Redevelopment in Sensitive Environmental Areas
36	Slaughter Lane Station	Neighborhood Center
37	Southside Regional Center	Regional Center
38	Goodnight Ranch	Neighborhood Center
39	TDS Center	Job Center
40	71/Ross	Neighborhood Center

42	Cameron/Wells Branch	Neighborhood Center
43	McKinney Center	Job Center
44	Howard Station	Neighborhood Center
45	Dessau/Parmer	Neighborhood Center
46	FM812/130 Center	Job Center
47	South Park Meadows Center	Town Center
48	Lamar and Rundberg	Neighborhood Center

SUPPLEMENTAL ANALYSIS OF THE PREFERRED SCENARIO AND GROWTH CONCEPT

Background

The purpose of Imagine Austin Community Forum Series (CFS) 2 was to have the public create "broad-brush" planning scenarios through the use of a map chip exercise. These types of exercises have been used throughout the Country, including Austin during the 2003 Envision Central Texas effort. The public created 64 chip exercise maps, which were digitally processed by Staff in Geographic Information Systems (GIS) for further analysis. The scenarios were refined into five scenarios, from which the public chose a Preferred Scenario during CFS 3. Eventually, the Preferred Scenario informed the creation of the Growth Concept through additional meetings.

Staff created a Supplemental Analysis of the Preferred Scenario and a previous version of the Growth Concept by using Geographic Information Systems (GIS) to highlight any Centers or Corridors that might be severely restricted by environmental features, and to make sure the conceptual distribution of population and jobs were in line with community interests.

The results of this analysis informed the planning effort and should not be referred to for specific policy decisions. This is partly due to significant changes that were made to later versions of the Growth Concept map after this analysis. An older version of the Growth Concept is used for mapping comparisons in order to recognize conflicts with environmental features. The Preferred Scenario is used for GIS analysis of population and jobs, as it was during the planning effort.

During the mapping exercises, the chips represented additional population and jobs, not existing. For the purposes of clarity and simplicity, most of the analysis corresponds to that distinction. What follows is a brief explanation of how the chip maps were converted to GIS, and then the various feature comparisons to the Preferred Scenario and older Growth Concept.

Converting Chip Exercise Maps into GIS

Sixty-four chip exercise maps were collected as part of Community Forum Series 2. The image below represents a sample area of a chip exercise map.

These maps were converted into GIS by placing a point at each chip location, and buffering the point to the approximate area where the chip was located. The grids then are overlaid with the various feature layers that are represented in the maps that follow. The result of these overlays is a GIS layer that contains population, jobs, and the features we are interested in.

12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	15	23	19	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	16	50	50	50	50	50	50	50	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	5	3	10	50	50	50	50	50	50	50	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	21	45	50	49	35	45	50	50	50	50	50	48	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	23	50	50	50	50	50	49	45	50	50	50	48	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	3	48	50	50	50	50	50	50	25	16	25	21	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	12	50	50	50	50	50	50	50	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	10	50	50	50	50	50	50	50	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	44	50	50	50	50	50	50	19	0	0	0	0	0	0	1	21	38	42	33	10	0	0	0	0	0	0	0	0
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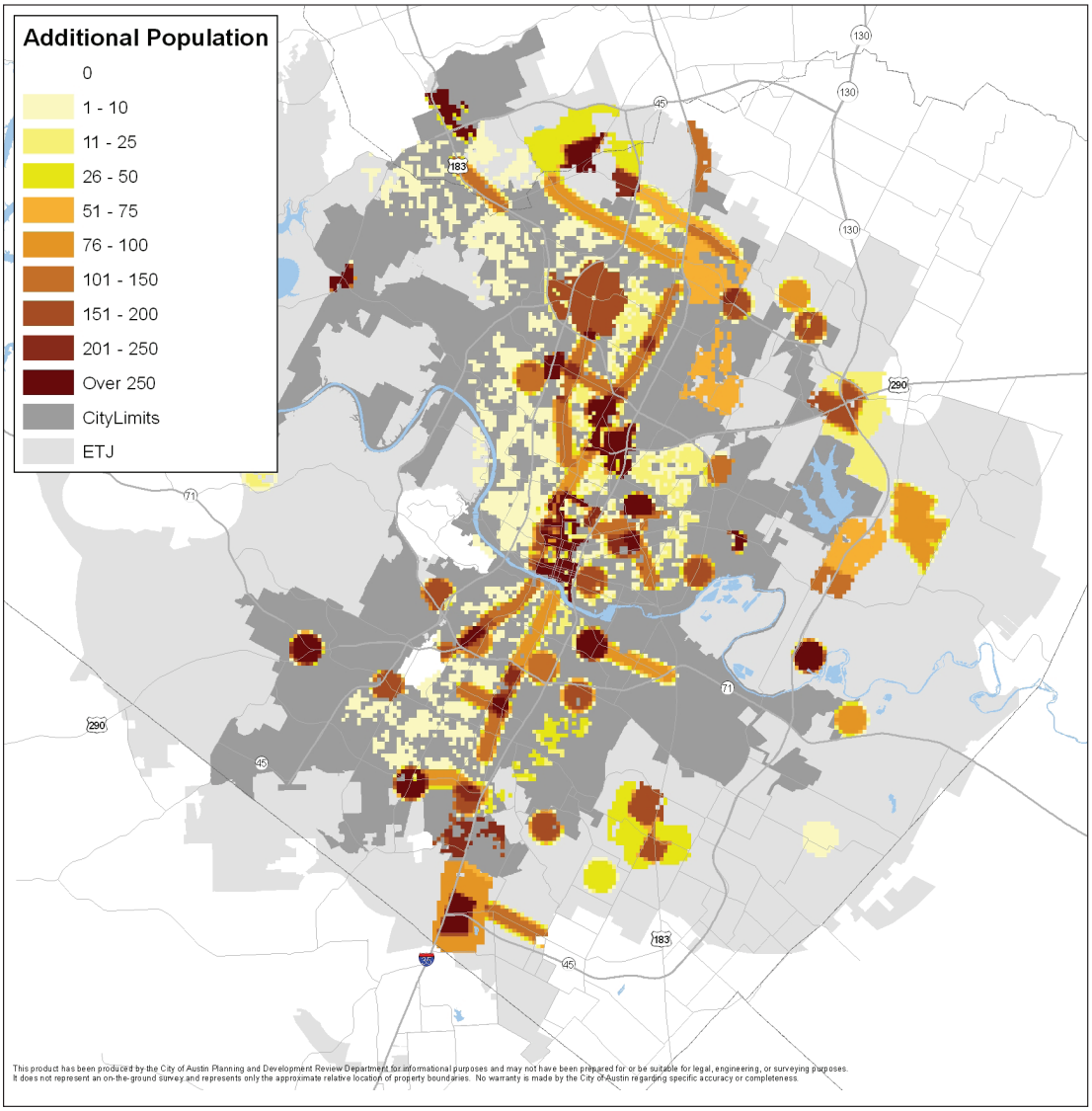
Resulting Preferred Scenario Maps

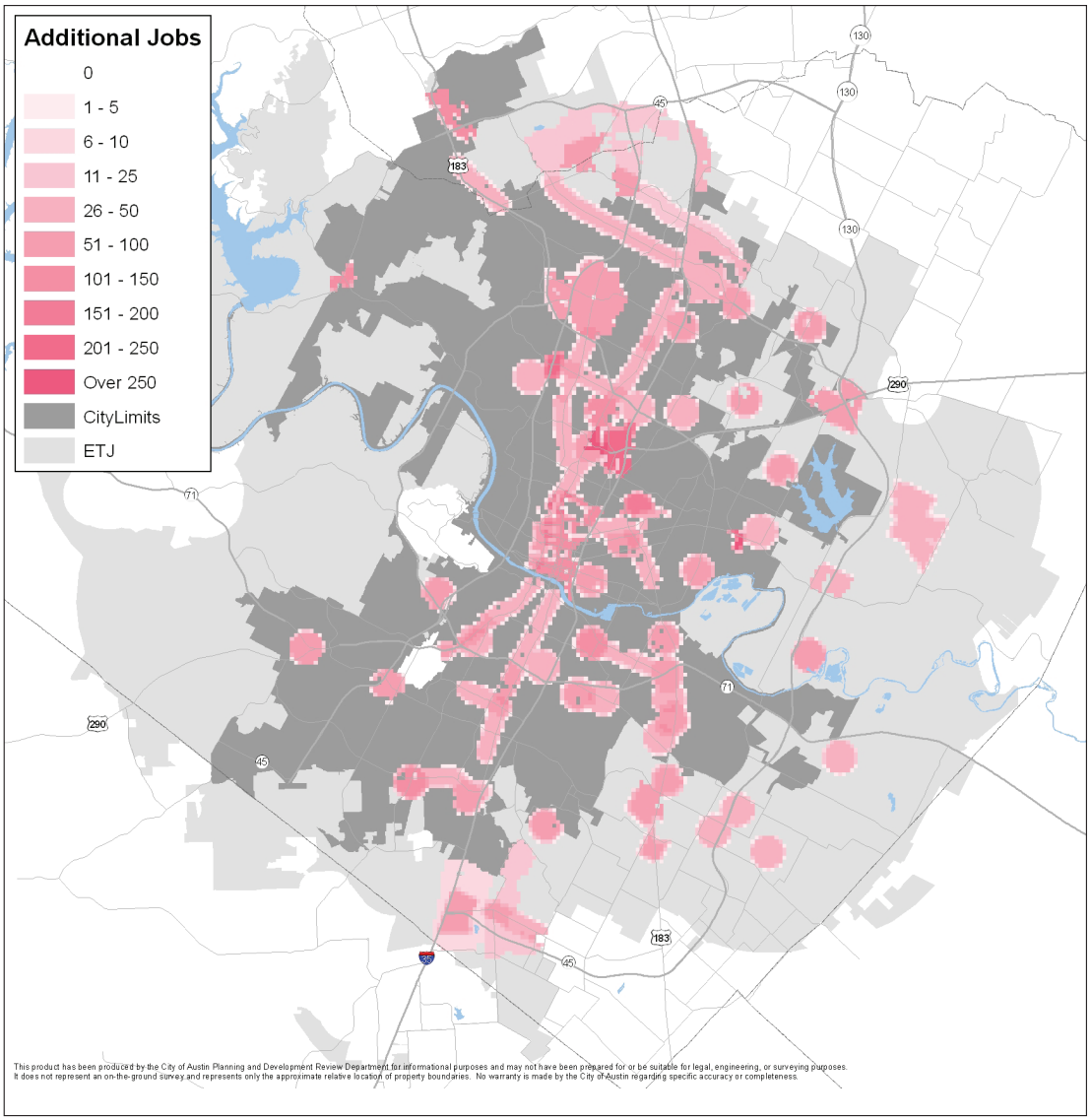
Once the population and jobs are allocated by grid cells, a map of the entire area showing the intensity of population or jobs is created, as seen below. The colors indicate the added population or jobs for each 10 acre cell. The grids then are overlaid with the various feature layers that are represented in the maps that follow. The result of these overlays is a GIS layer that contains population, jobs, and the features we are interested in.

Comparison of Preferred Scenario by City Jurisdictions

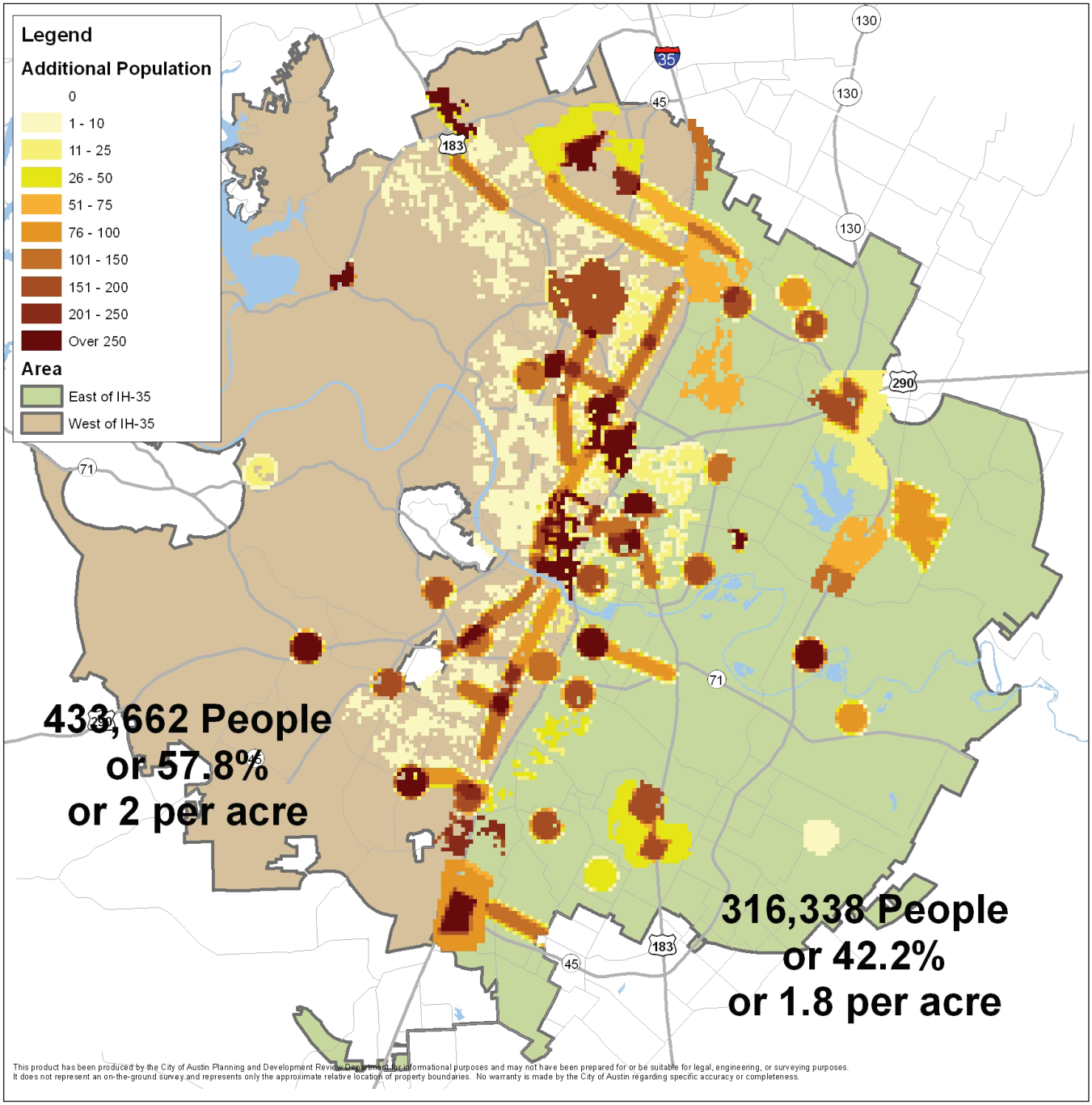
Preferred Scenario Population Concept



Preferred Scenario Jobs Concept



Preferred Scenario Population Concept East and West of I-35



The table below shows the existing and additional amount of population by City jurisdictions, while the second table shows additional jobs. Both correspond to the GIS layer that was used in the above maps.

Preferred Scenario Population Concept by City Jurisdictions							
Jurisdiction	**Existing**			**Concept Added 2009-2039**		**Concept Total by 2039**	
	People	**Acres**	**Gross Density: Persons/Ac.**	**People**	**%**	**People**	**Gross Density: Persons/Ac.**
Extra-territorial Juris. (ETJ)	208,225	198,906	1.0	139,880	19%	348,105	1.8
City Limits	812,025	196,998	4.1	610,120	81%	1,422,145	7.2
Grand Total	1,020,250	395,904	2.6	750,000	100%	1,770,250	4.5

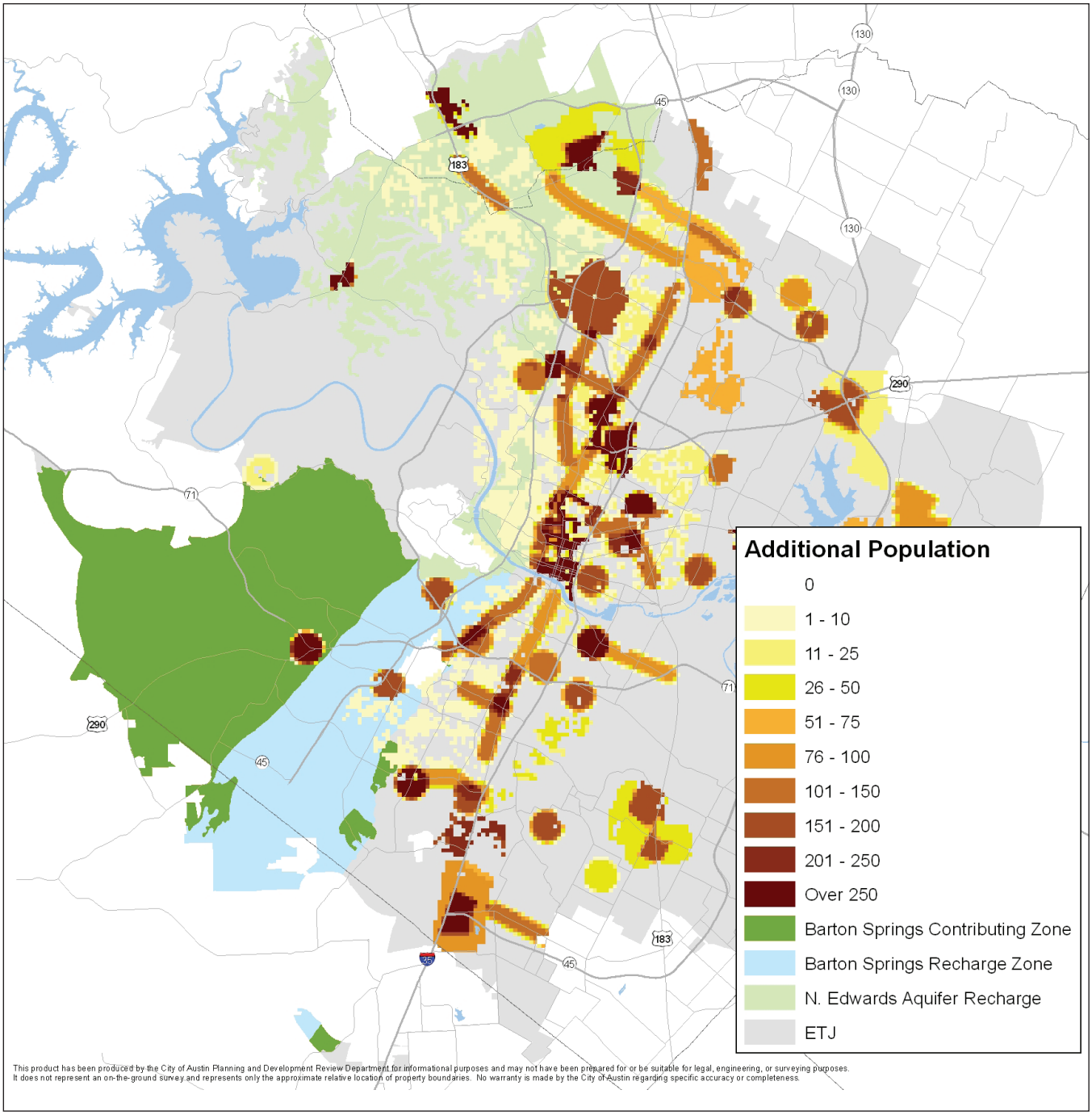
Preferred Scenario Jobs Concept by City Jurisdictions		
Jurisdiction	**Concept Added 2009-2039**	
	Jobs	**% Distribution**
Extra-territorial Juris. (ETJ)	53,990	18%
Full and Limited Purpose	246,199	82%
Grand Total	300,189	100%

For comparison, the table at right shows the population and density of other cities. Austin has a lower gross density than Dallas and Houston. This may owe to the amount of open space in the City of Austin extra-territorial jurisdiction. Nonetheless, it shows Austin's density is similar to other auto-oriented cities across the nation.

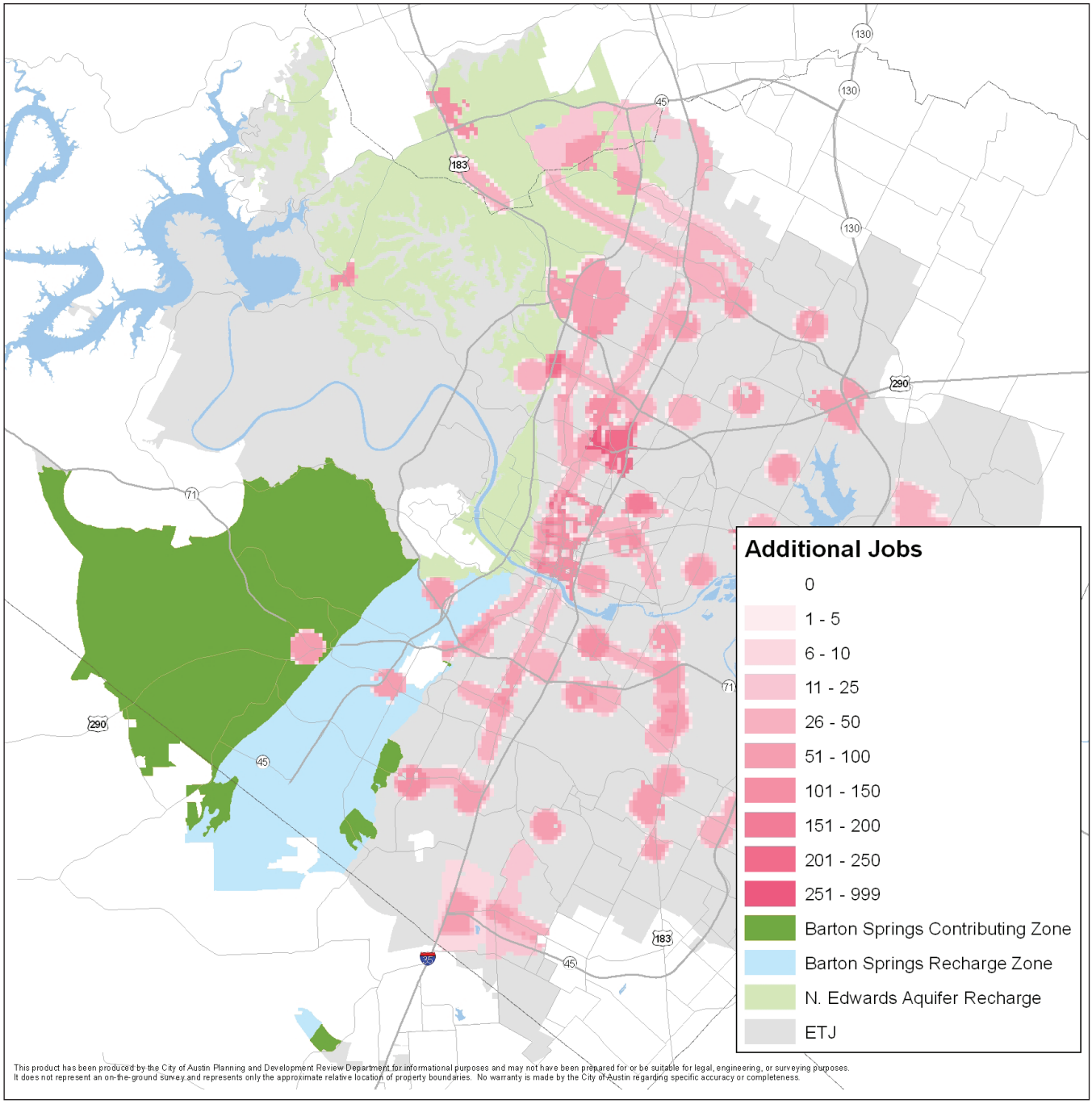
Population and Density of Other City Limits			
City	**People**	**Acres**	**Gross Density: Persons/Ac.**
Houston	2,099,451	384,832	5.5
Dallas	1,197,816	246,912	4.9
New York City	8,175,133	300,096	27.2
Portland, OR	583,776	93,056	6.3
Columbus	787,033	136,064	5.8
Fort Worth	741,206	217,472	3.4

Preferred Scenario Concept by Edwards Aquifer Zones

Population



Jobs


Additional Jobs
0
1 - 5
6 - 10
11 - 25
26 - 50
51 - 100
101 - 150
151 - 200
201 - 250
251 - 999
Barton Springs Contributing Zone
Barton Springs Recharge Zone
N. Edwards Aquifer Recharge
ETJ
130
183
45
290
71
35
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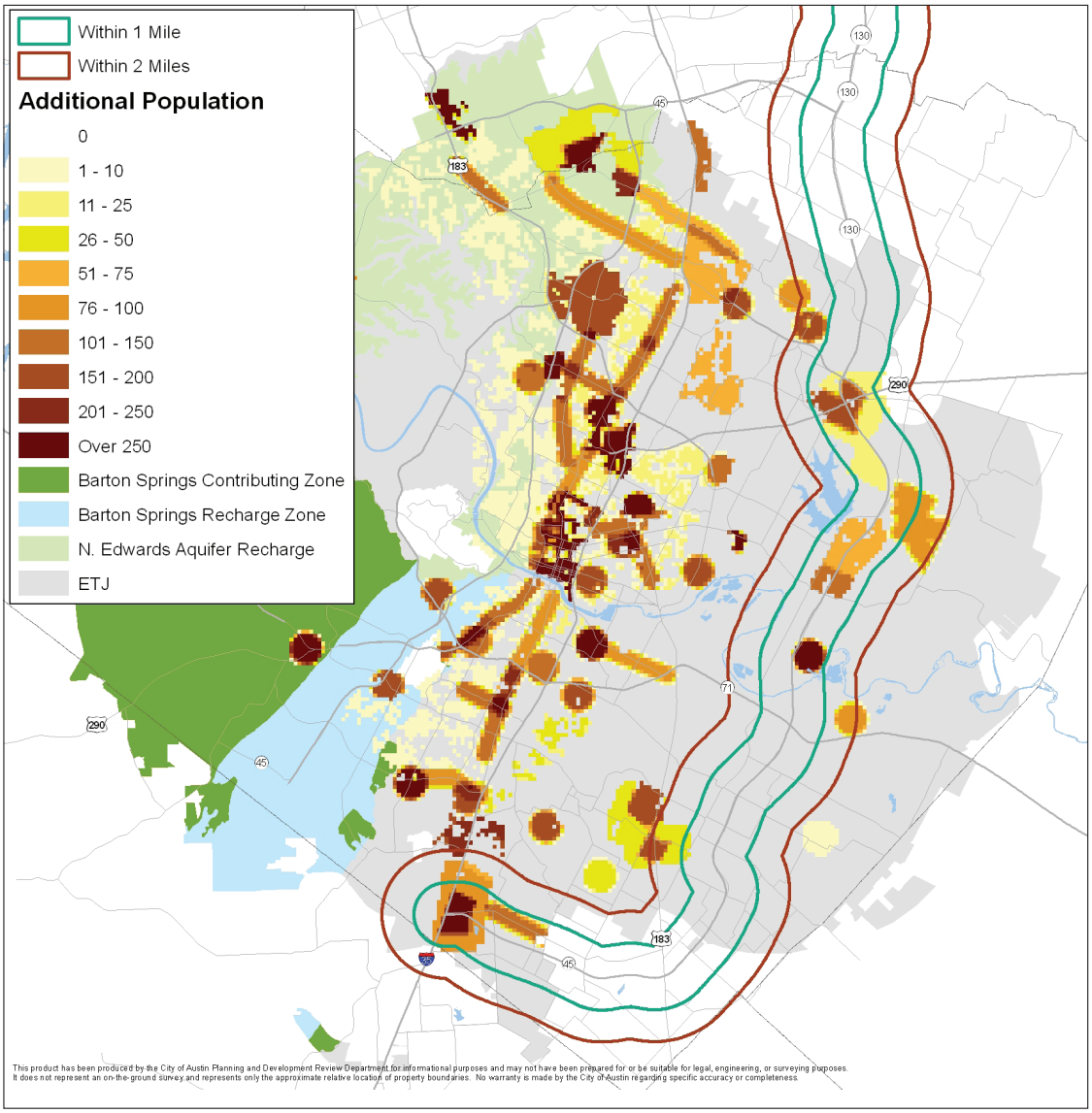
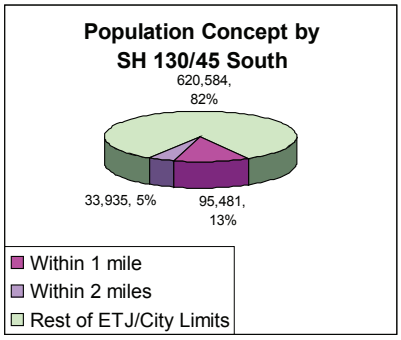
It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Preferred Scenario Population and Jobs Concept by Edwards Aquifer Zones				
Recharge Zone	**Concept Added 2009-2039**		**Percentage of Grand Total**	
	Population	**Jobs**	**Population**	**Jobs**
Barton Springs Contributing Zone	15,981	5,263	2.1%	1.8%
Barton Springs Recharge Zone	20,533	6,632	2.7%	2.2%
Total in Barton Edwards Aquifer Zone	36,514	11,895	4.9%	4.0%
N. Edwards Recharge Zone	107,851	41,219	14.4%	13.7%
Total in Edwards Aquifer Zones	144,365	53,114	19.2%	17.7%
Rest of ETJ/City Limits	605,635	246,885	80.8%	82.3%
Grand Total	750,000	300,000	100%	100%

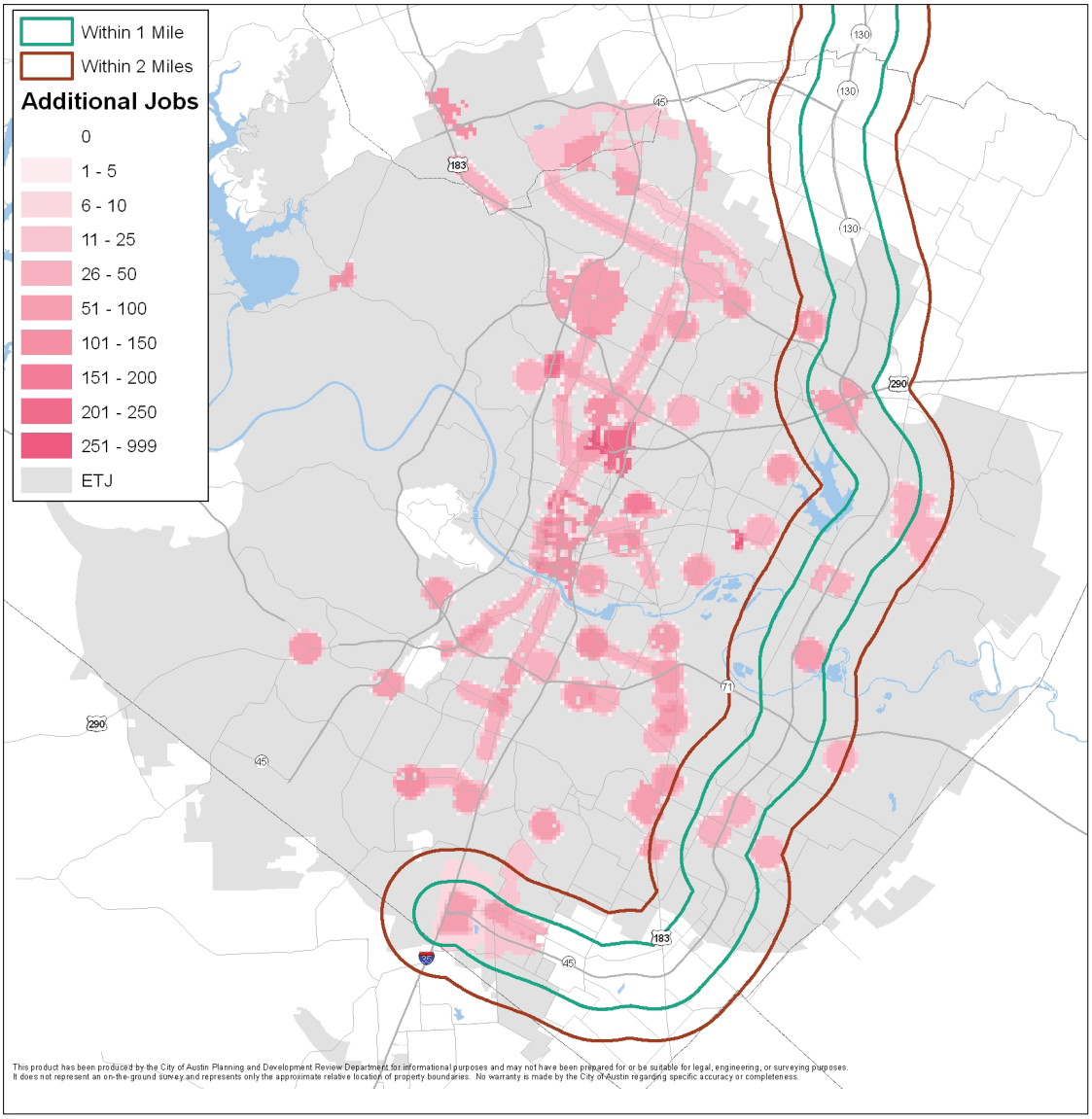
Preferred Scenario Concept by SH130/45 Areas

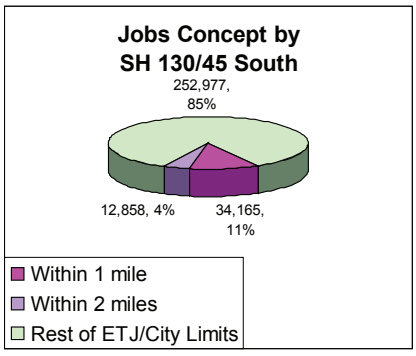
Population





Jobs

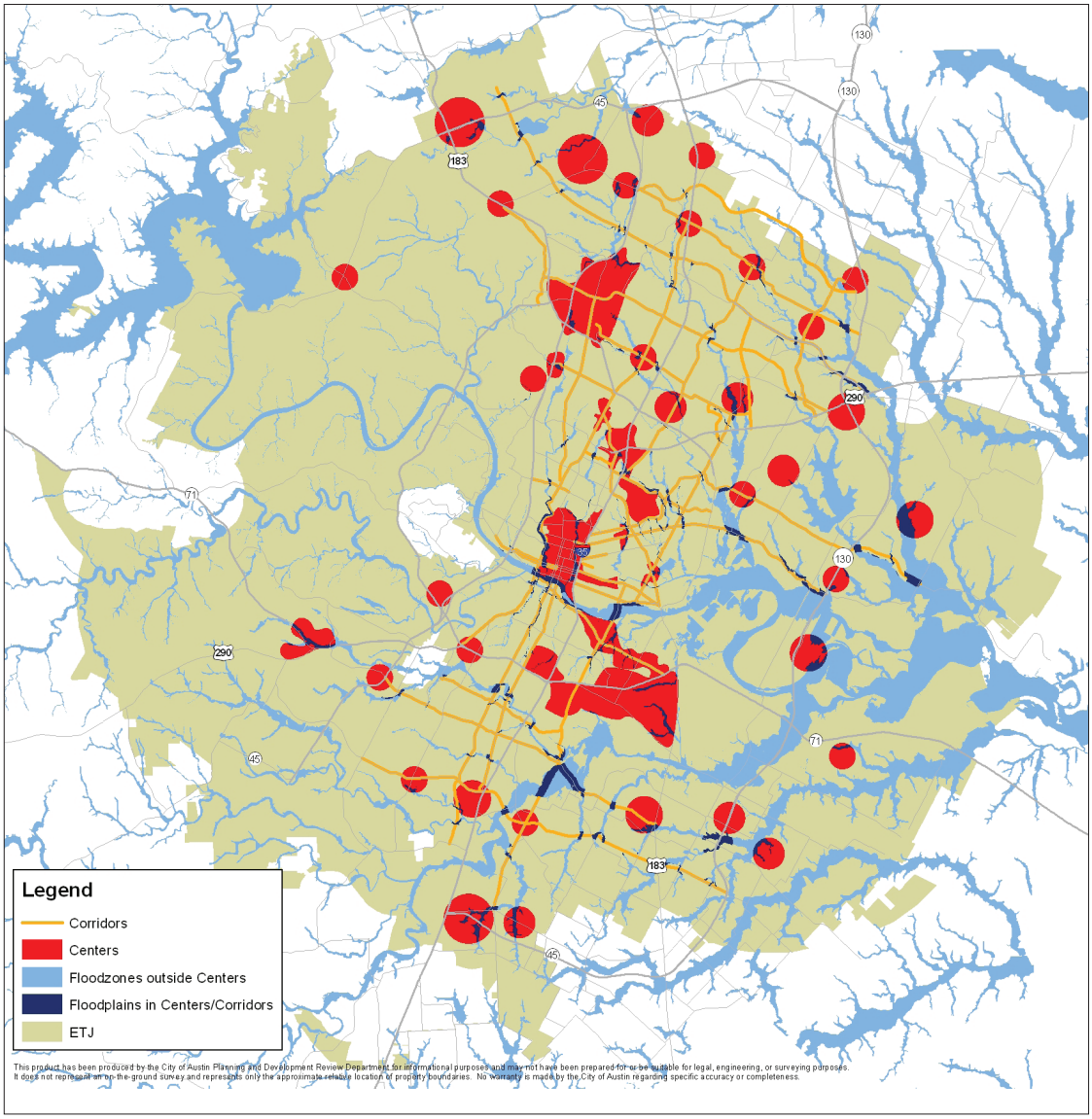


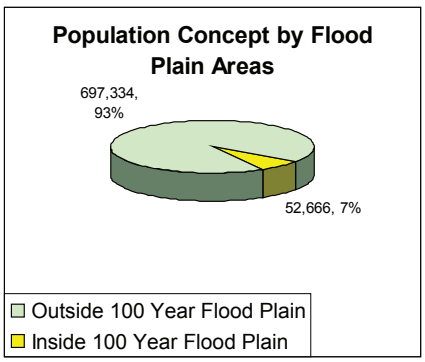


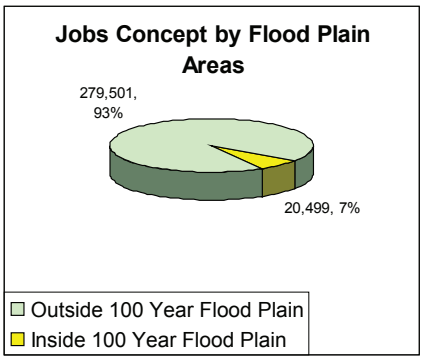
Preferred Scenario Population and Jobs Concept by SH 130/45 Areas

Area	Concept Added 2009-2039		Percentage of Grand Total	
	Population	Jobs	Population	Jobs
Within 1 mile	95,481	34,165	12.7%	4.6%
Within 2 miles	33,935	12,858	4.5%	1.7%
Total within 2 miles	129,416	47,023	17.3%	15.7%
Rest of ETJ/City Limits	620,584	252,977	82.7%	84.3%
Grand Total	750,000	300,000	100%	100%

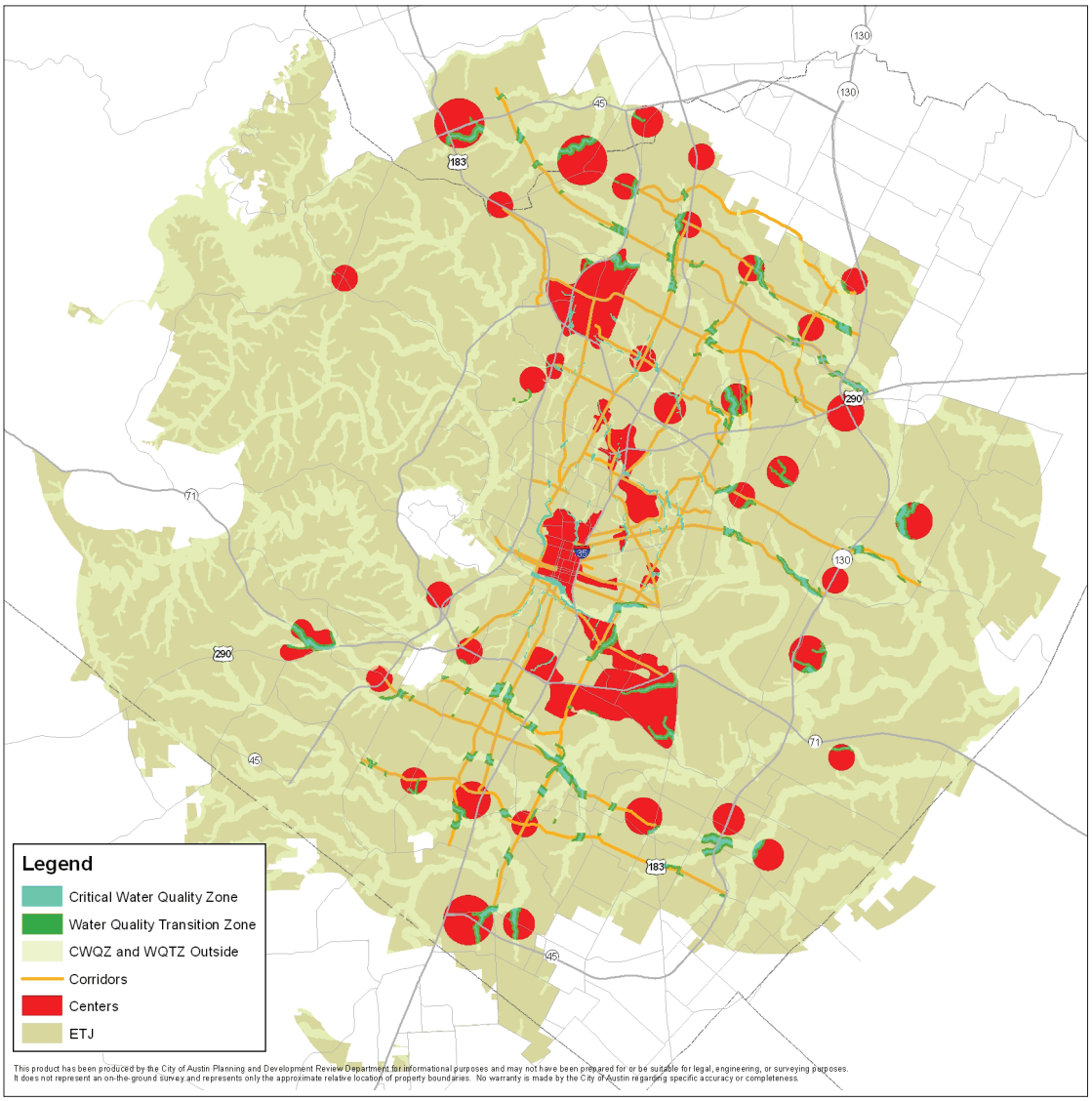
Growth Concept by Floodplains

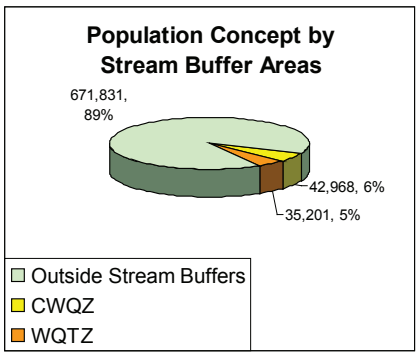


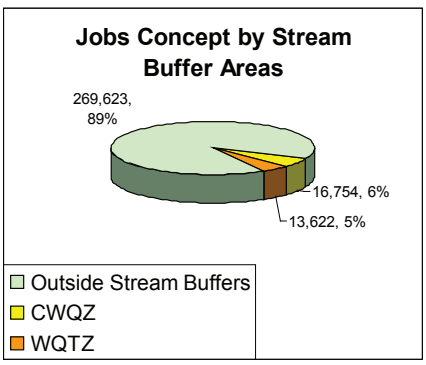




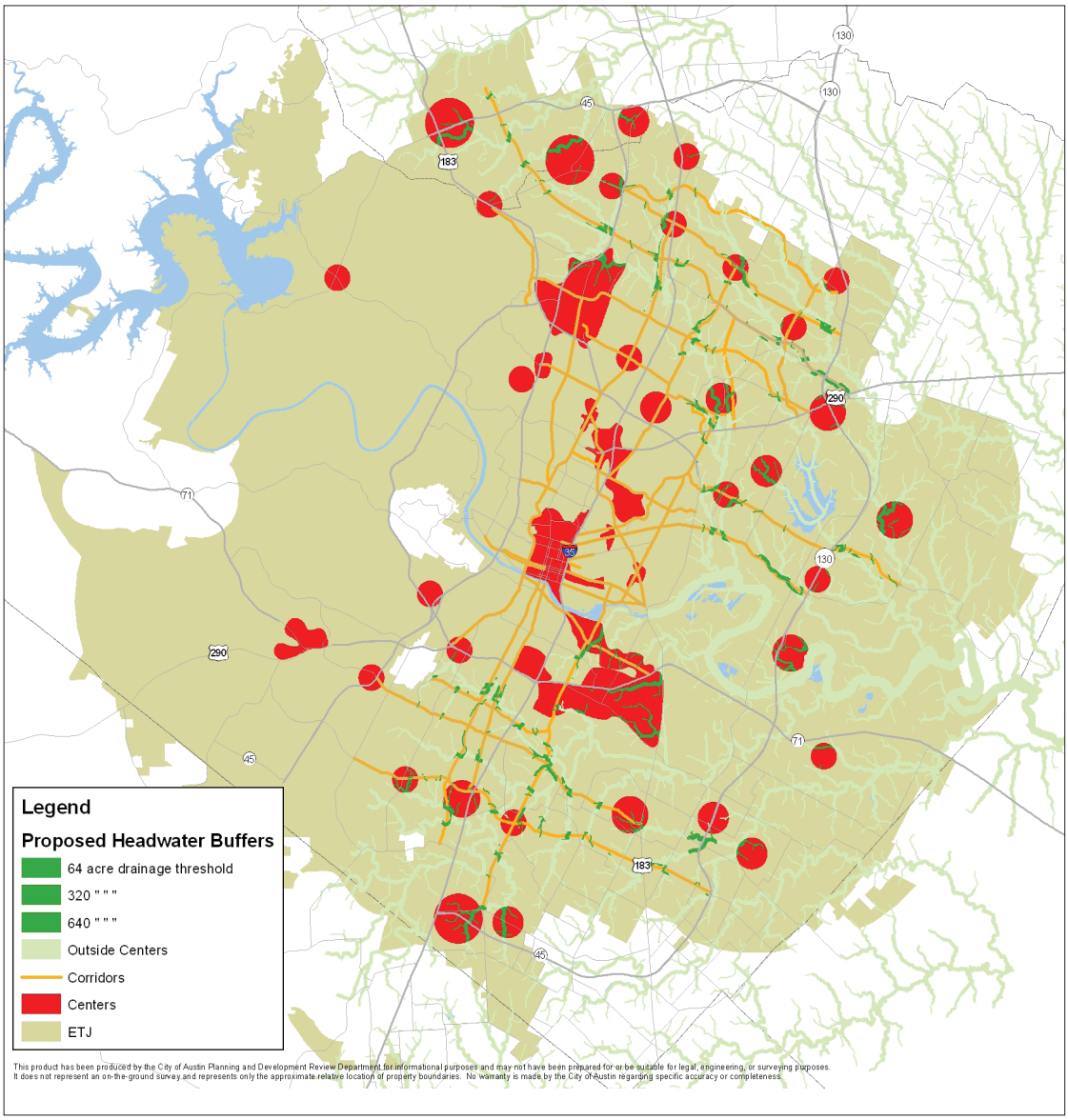
Growth Concept by Stream Buffers

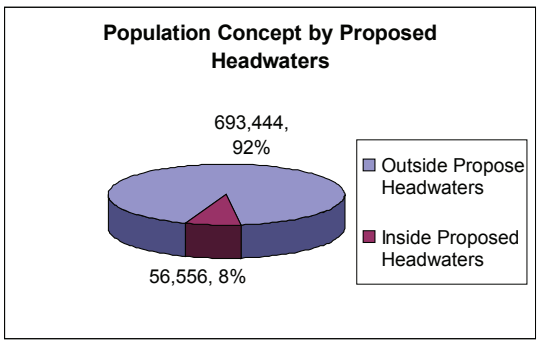


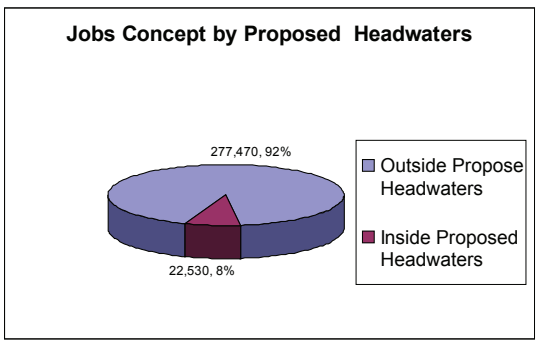




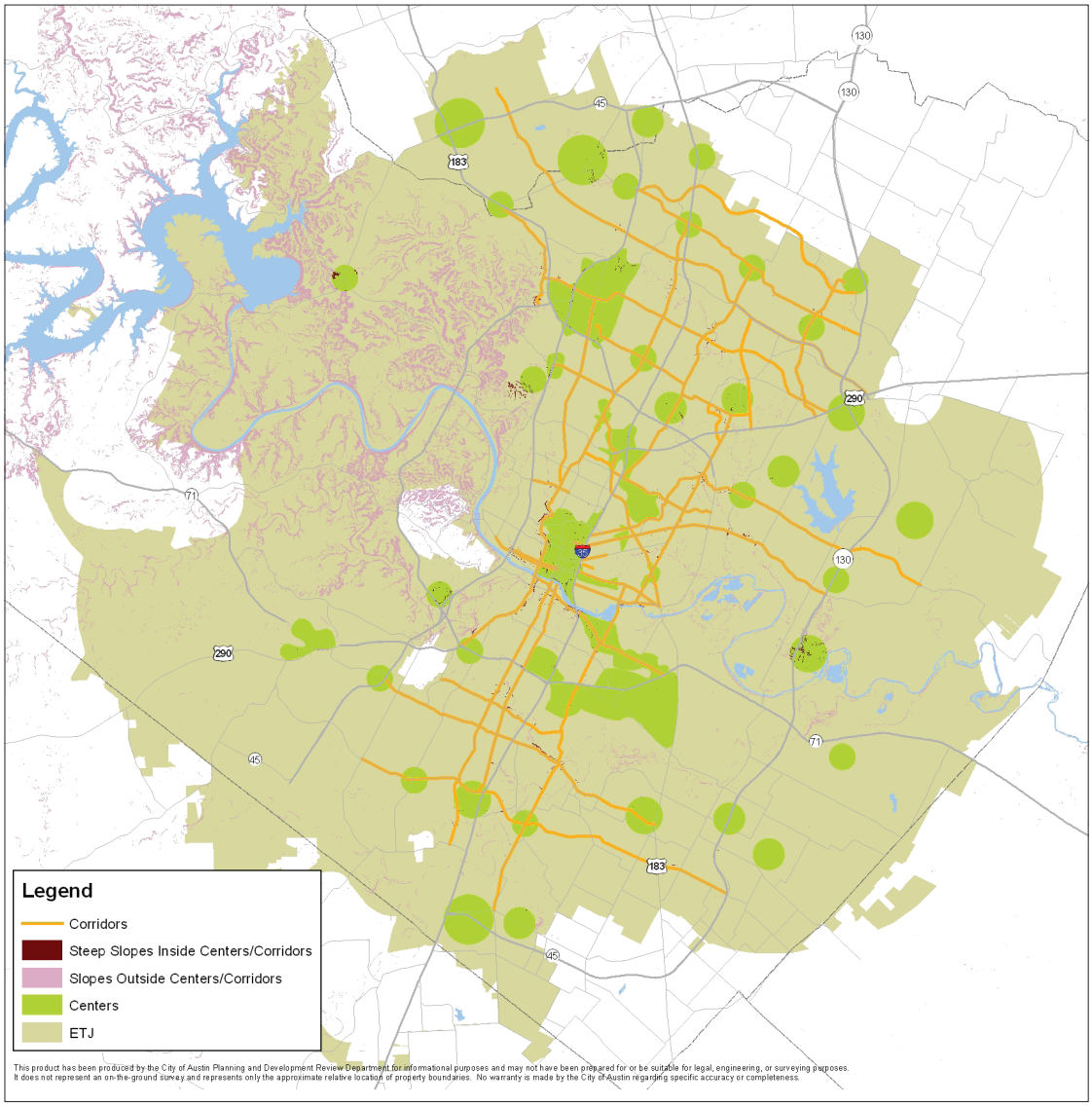
Growth Concept by Proposed Headwaters

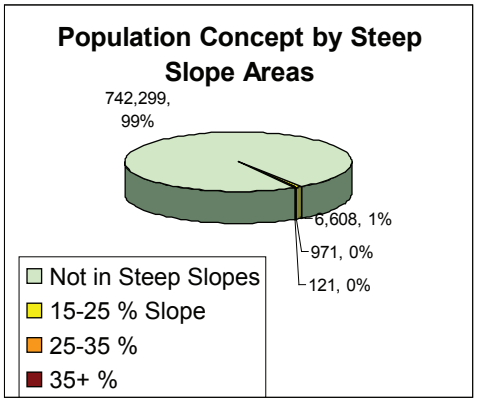


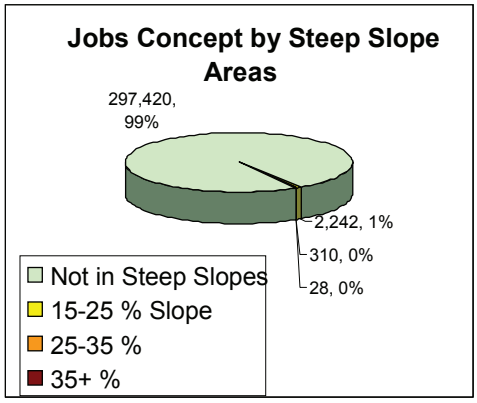




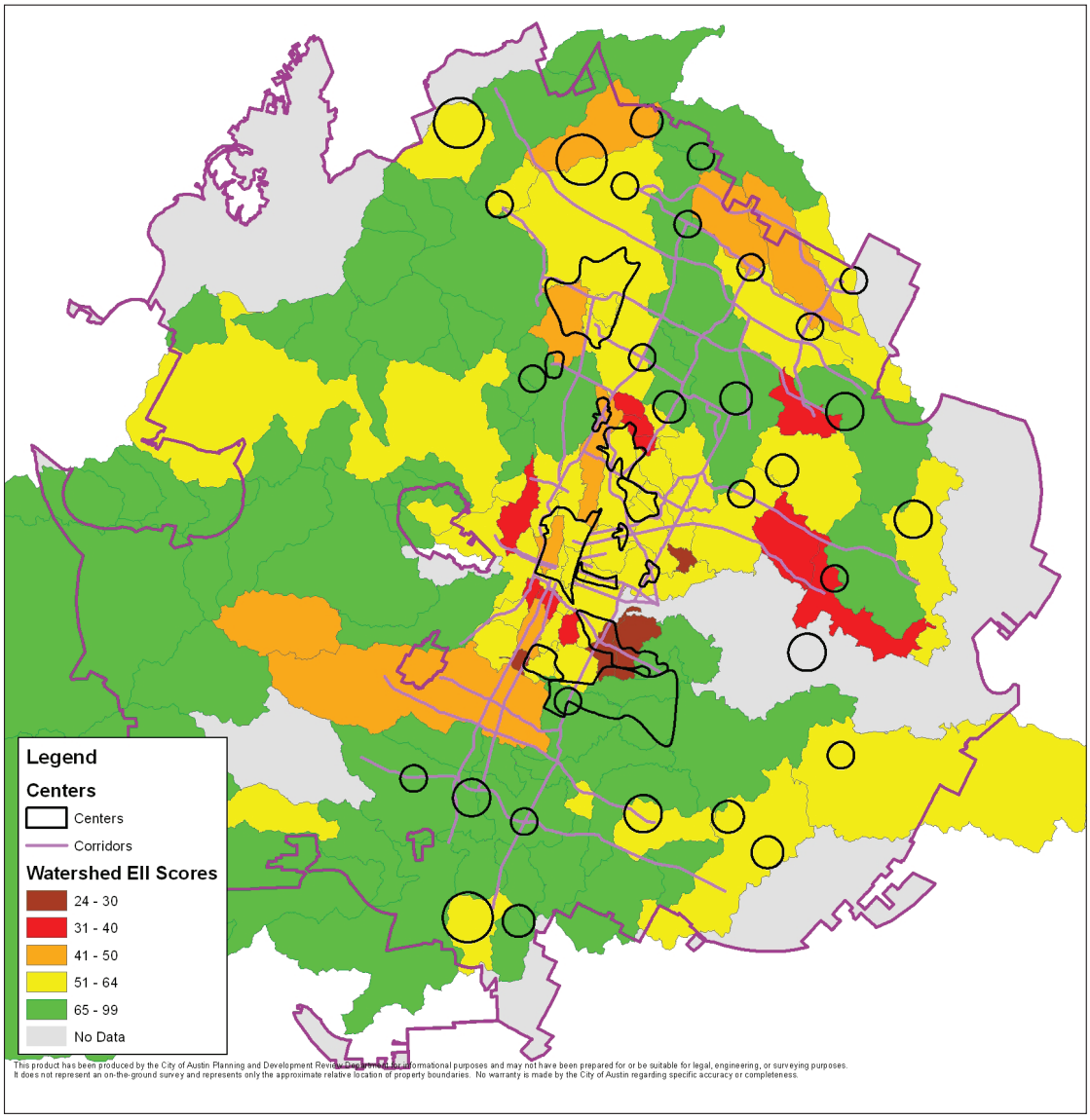
Growth Concept by Steep Slopes



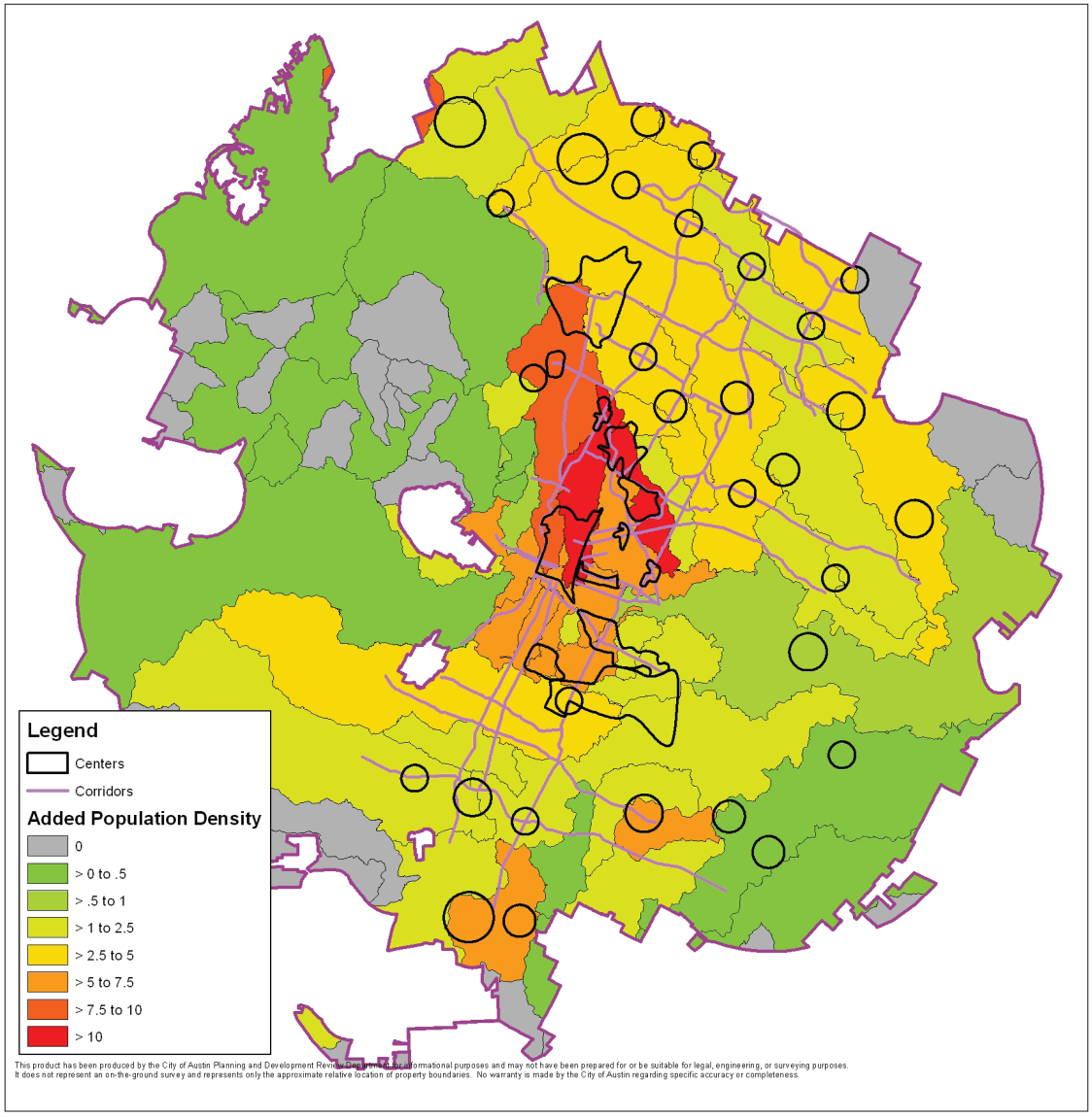




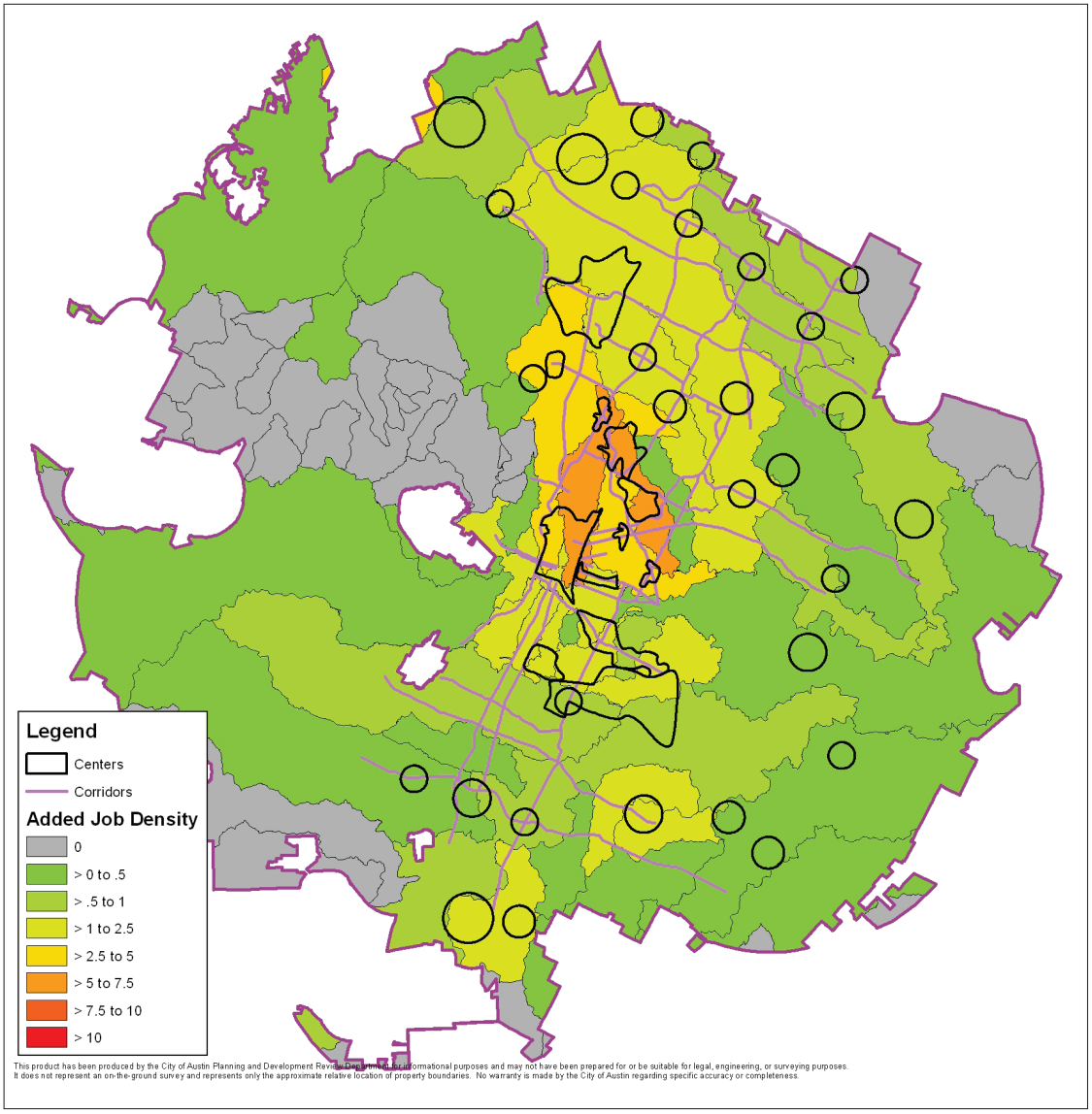
Watershed Environmental Integrity Index Scores And Growth Concept



Preferred Scenario Population Concept per Acre by Watershed Zones



Preferred Scenario Jobs Concept per Acre by Watershed Zones



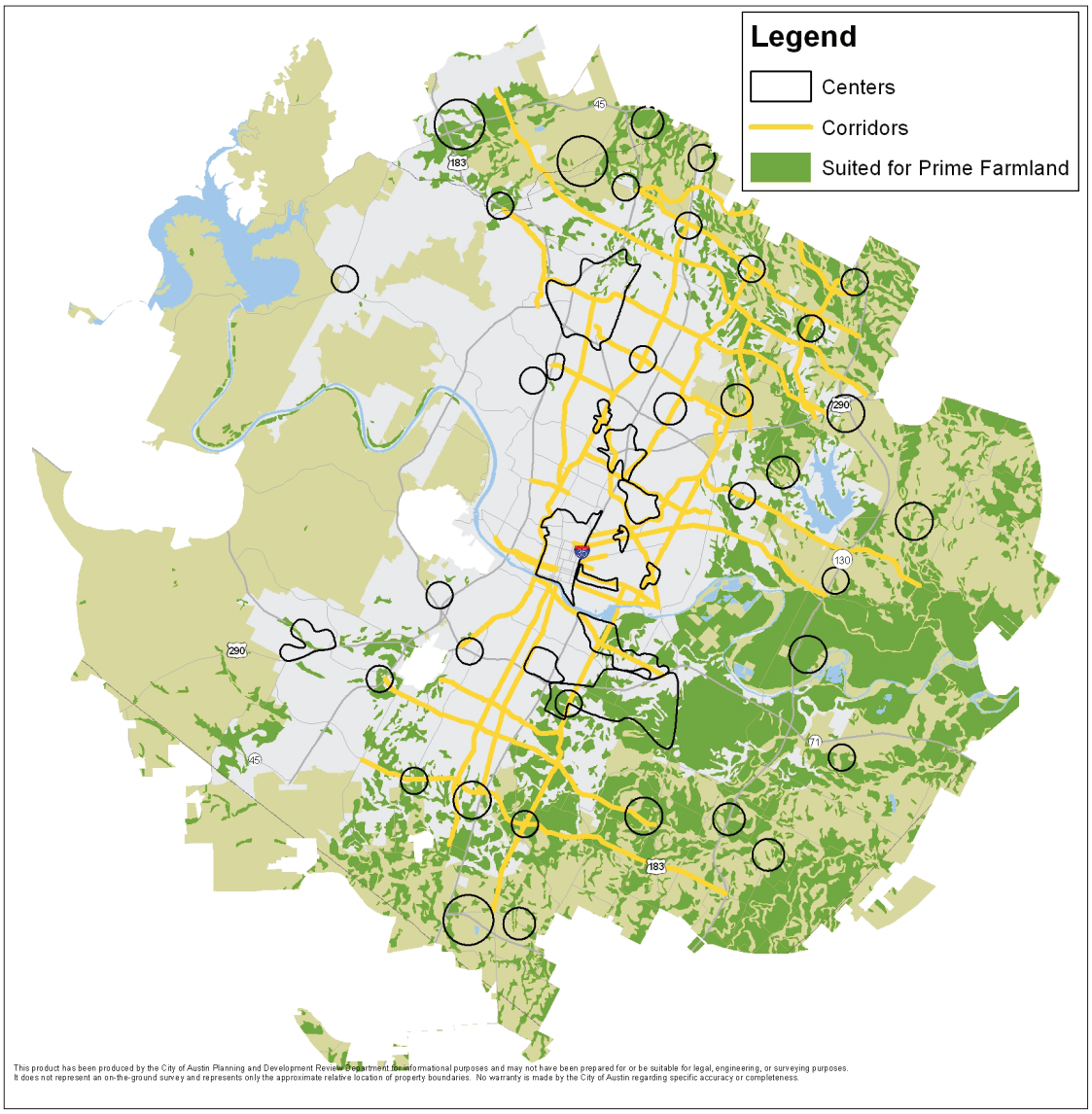
What are Watershed Environmental Integrity Index Scores ?

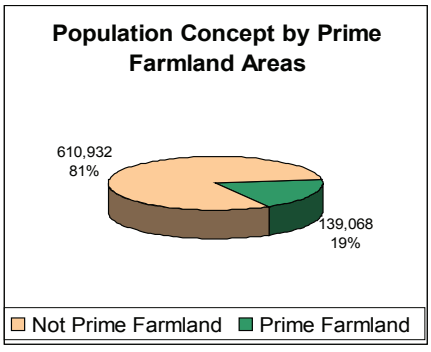
The Environmental Integrity Index (EII) is a water quality monitoring tool used to assess the ecological integrity and the degree of impairment of Austin's watersheds. The EII combines biological and physical criteria with chemical and toxicity data to provide a comprehensive assessment of the structure and integrity of the aquatic ecosystem.

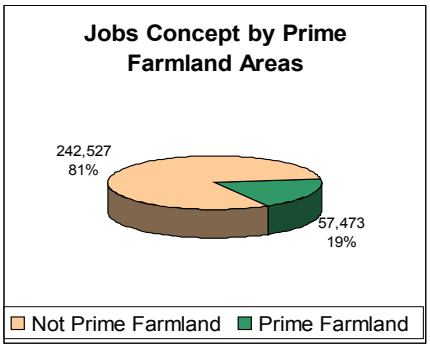
As part of the City's master plan process, the EII scores are integrated with flood and erosion assessments in order to evaluate the current water quality conditions of Austin's watersheds. The integrated scores have been used to develop a prioritized list of problem areas and will be used in the future to assess the effectiveness of solutions. In this manner, the EII contributes to the Department's mission to serve the citizens of Austin by using environmentally responsible and cost-effective water resource management to protect lives, property, and the quality of life. Because the EII is cost-effective, comprehensive and direct means of monitoring the health of Austin's receiving waters, it was also incorporated into the City of Austin's National Pollution Discharge Elimination System (NPDES) permit program as a Reasonable and Prudent Measure (RPM) for Barton Springs Salamander protection.

Index scores are an integer between 0 and 100 with the scores classified as such: Excellent 88-100, Very Good 76-87, Good 63-75, Fair 51-62, Marginal 38-50, Poor 26-37, Bad 13-25, Very Bad 0-12. Problem Scores are an integer between 1 and 100 with 1 being "No Problem" and 100 being a highest priority.

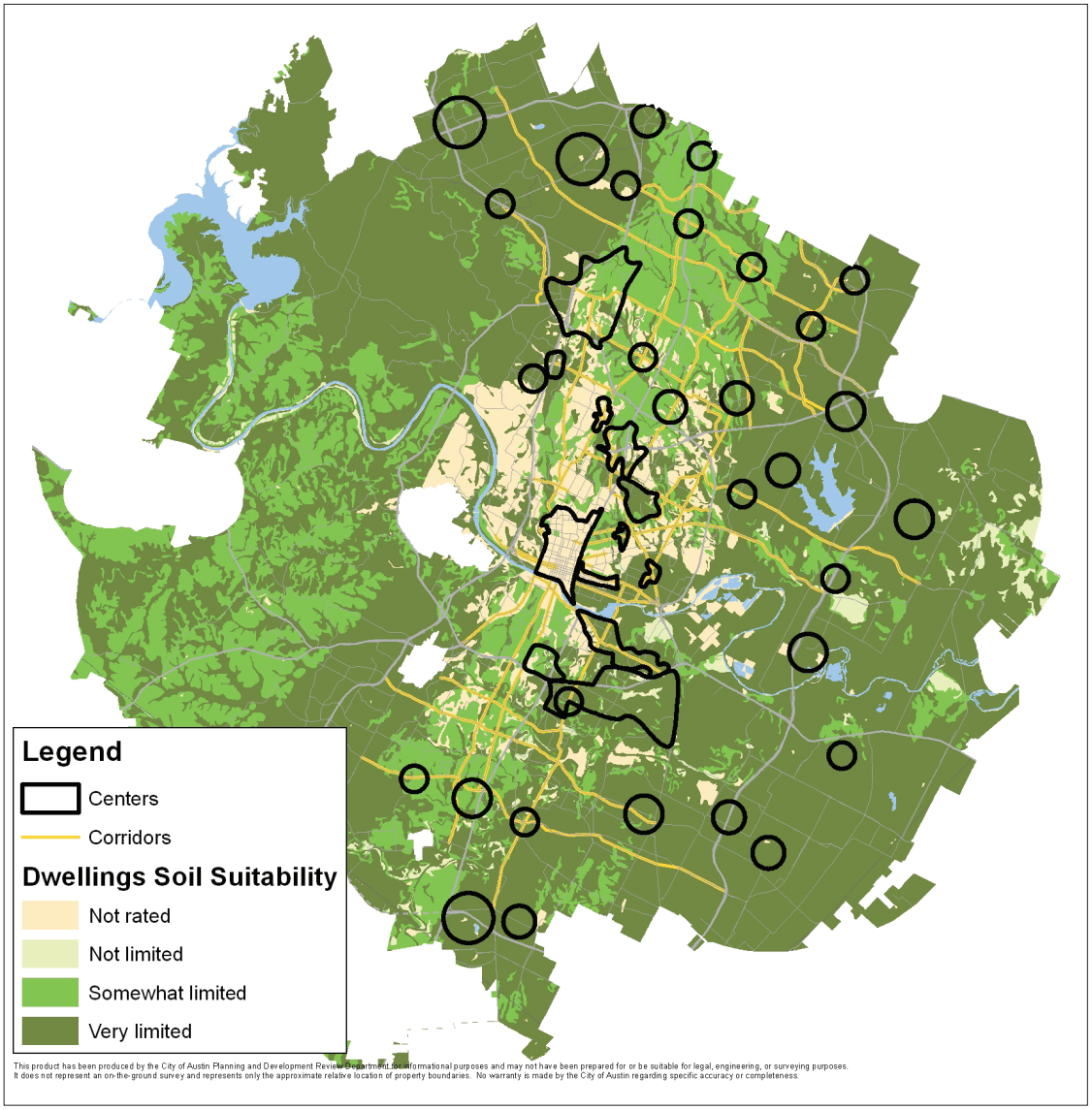
USDA Data: Areas Suitable for Prime Farmland

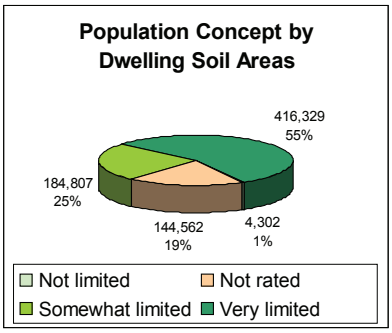


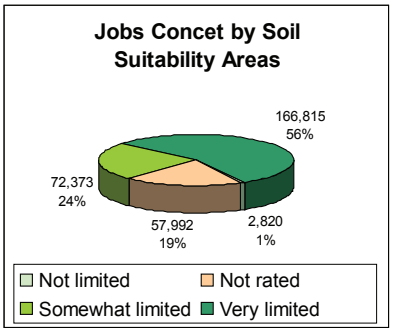




USDA Data: Soils Suitable for Dwellings







Additional Soil Data Acreage Analysis		
Dwellings Soil Suitability	**Acres**	
	Centers	**Corridors**
Not limited	288	303
Not rated	4,328	5,413
Somewhat limited	5,367	9,419
Very limited	20,233	15,157
Grand Total	30,216	30,292

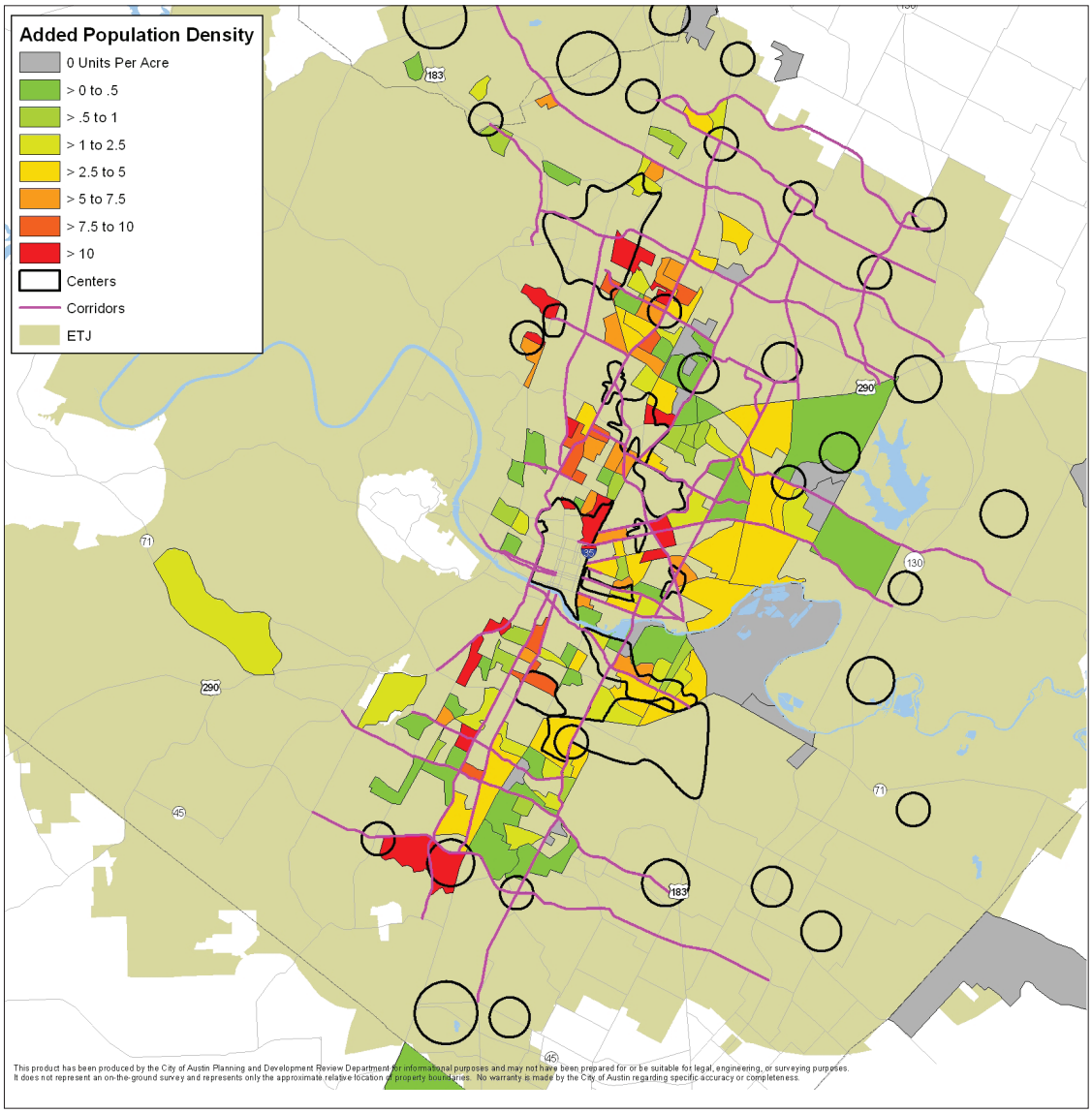
Prime Farmland	**Acres**	
	Centers	**Corridors**
All areas prime farmland	7,807	22,409
Not in prime farmland	5,241	25,051
Grand Total	30,216	30,292

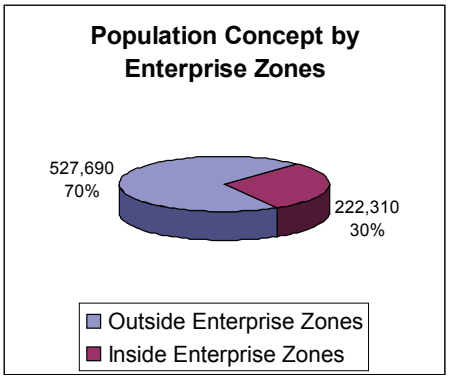
About the USDA Soil Data

This data consists of general soil association units. It was developed by the National Cooperative Soil Survey and supersedes the State Soil Geographic (STATSGO) data set published in 1994. It consists of a broad based inventory of soils and non-soil areas that occur in a repeatable pattern on the landscape and that can be cartographically shown at the scale mapped. The data set was created by generalizing more detailed soil survey maps. Where more detailed soil survey maps were not available, data on geology, topography, vegetation, and climate were assembled, together with Land Remote Sensing Satellite (LANDSAT) images. Soils of like areas were studied, and the probable classification and extent of the soils were determined.

This data is not designed for use as a primary regulatory tool in permitting or citing decisions, but may be used as a reference source. When data from the Digital General Soil Map of U.S. are overlaid with other data layers, caution must be used in generating statistics on the co-occurence of the land use data with the soil data. The composition of the soil map unit can be characterized independently for the land use and for the soil component, but there are no data on their joint occurrence at a more detailed level. Analysis of the overlaid data should be on a map polygon basis. Source: USDA

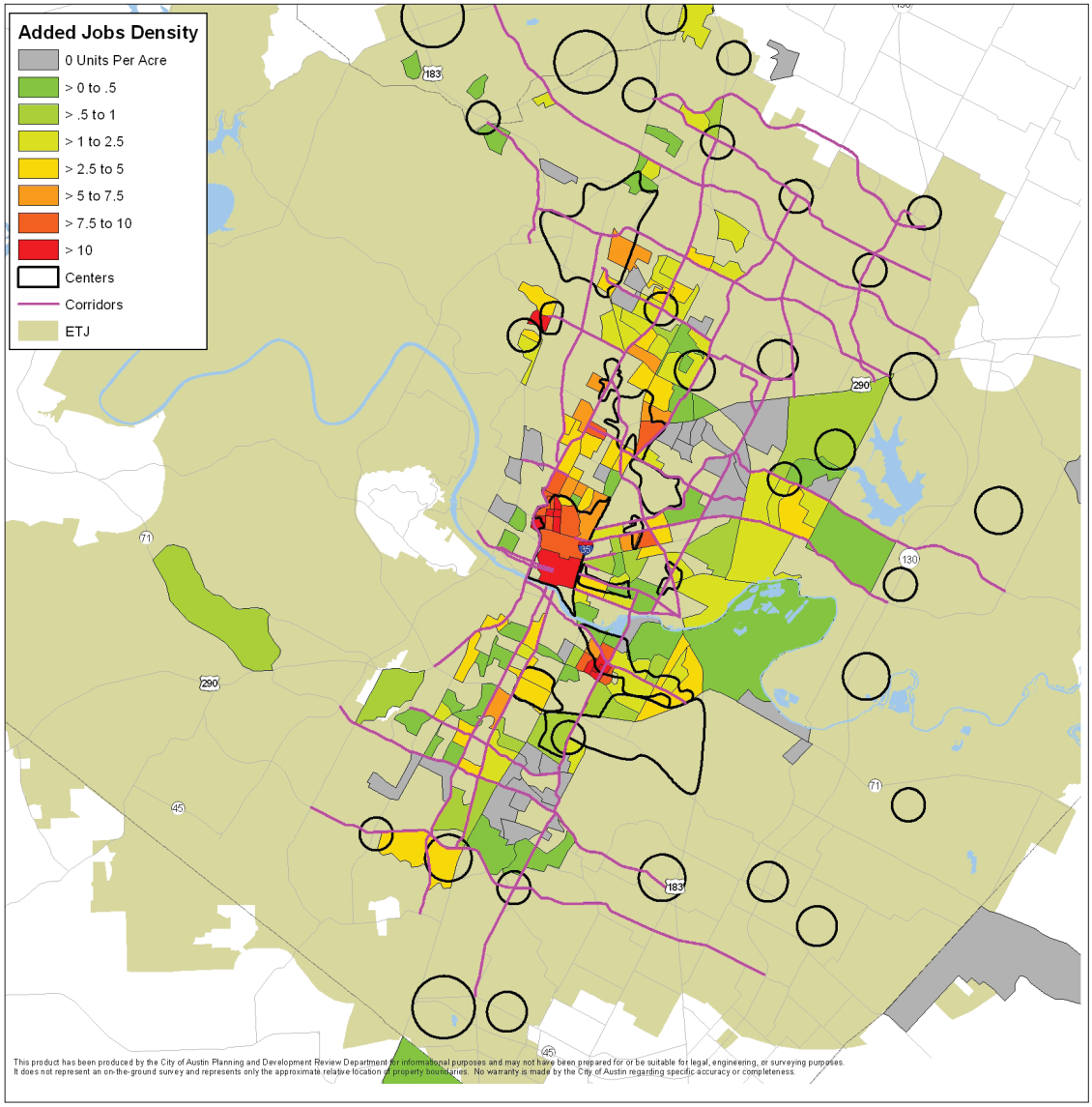
Preferred Scenario Population Concept per Acre by Enterprise Zones

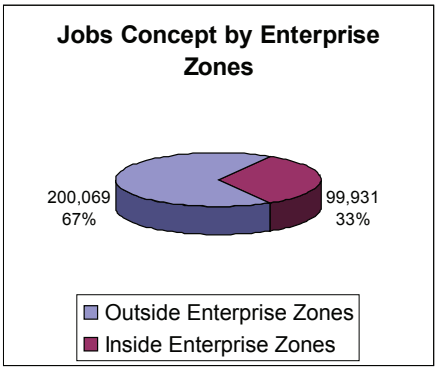




Note: The current configuration of corridors are shown. Some zones along corridors may not show population or jobs because they were added after the preferred scenario was created.

Preferred Scenario Jobs Concept per Acre by Enterprise Zones





What are Enterprise Zones?

- Any block group within the State of Texas that has a poverty rate of 20% or more, as determined by the U.S. Census Bureau during each decennial census is a state enterprise zone. The block group will remain an enterprise zone until it no longer qualifies, as a result of a subsequent decennial census.

- Any distressed county in Texas is an enterprise zone. A county is considered to be a distressed county if it has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data.

- Any federally designated empowerment zone, enterprise community or renewal community is also a State enterprise zone, for the duration of the federal designation.