



**Keep Austin Resilient**  
*Systems Planning in the*  
*Age of Extreme Weather*



# Studio Question:

How can **system planning**,  
in the age of **extreme weather**,  
produce **equitable**  
and **resilient** outcomes?

# Outline

**Part I: Introduction + Analysis**

Part II: Site Selection

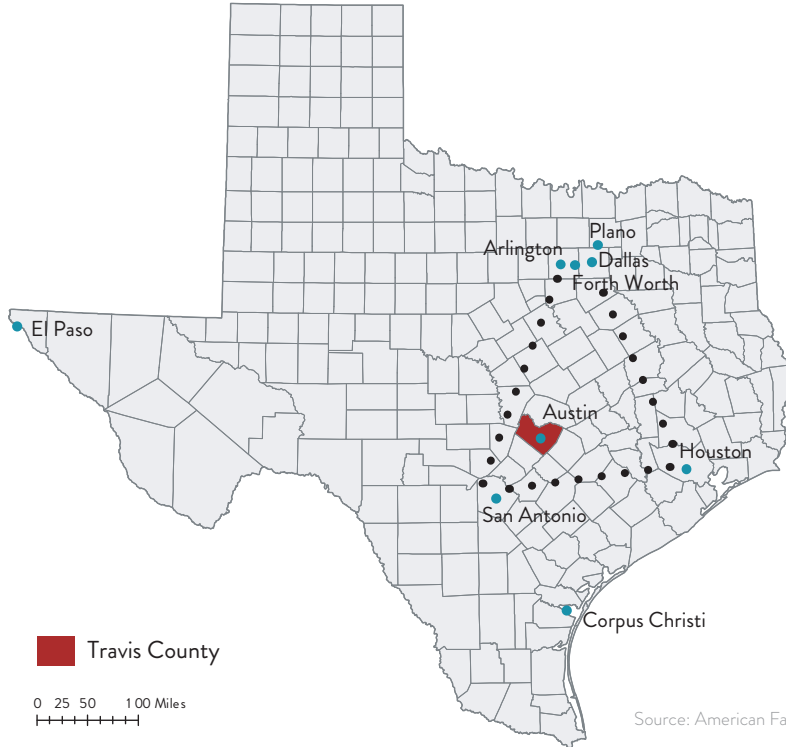
Part III: Strategies

DISCUSSION

Part IV: Policies + Recommendations

Part V: Neighborhood Proposals

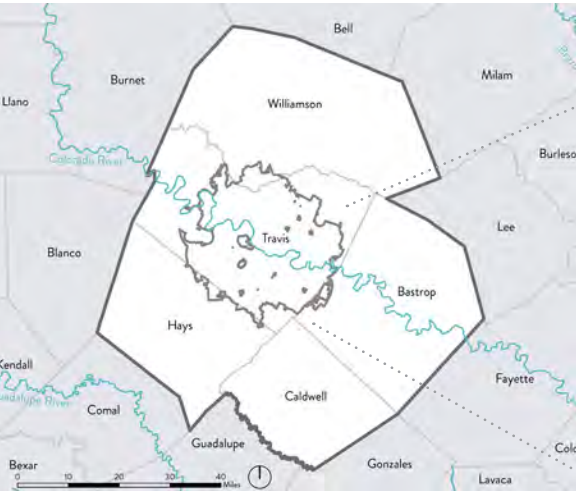
# The Texas Triangle



Source: American Fact Finder, Texas DOT

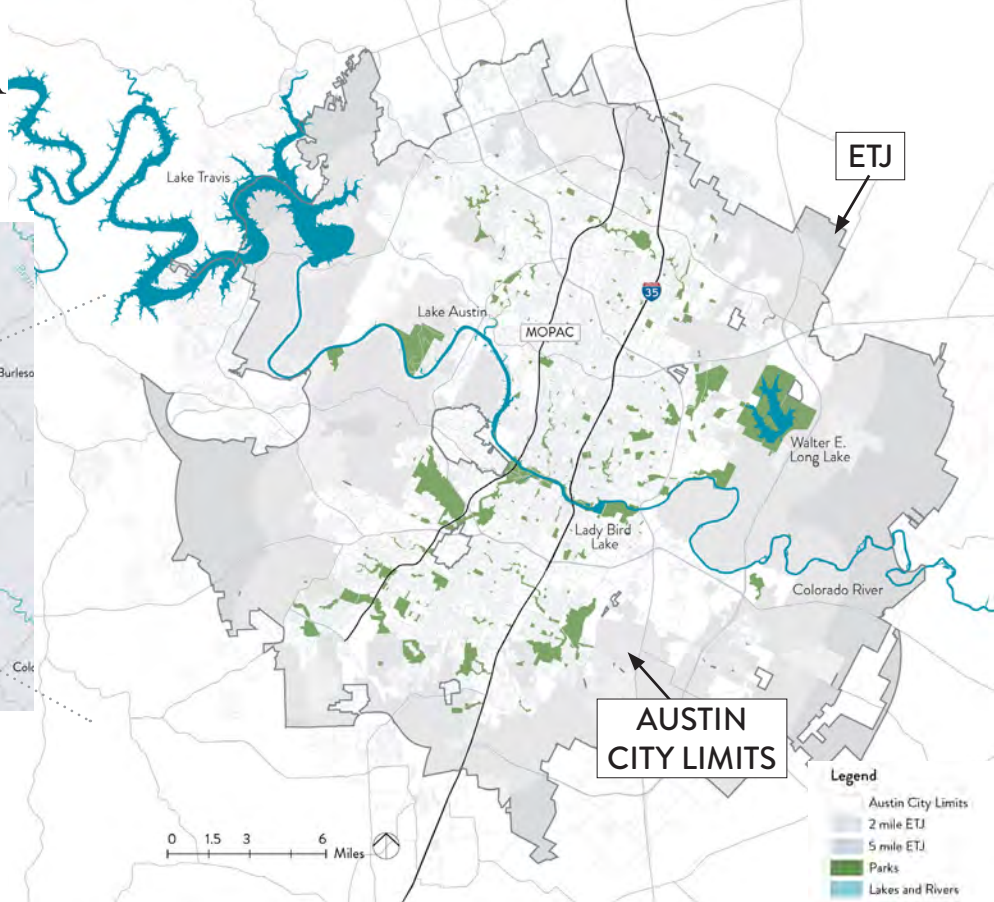
1.5 hr to San Antonio  
2.5 hr to Houston  
3 hr to Dallas

# Travis County MSA



## Legend

- Austin MSA boundary
- Austin City Limits
- Major rivers



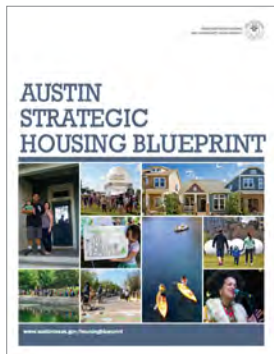
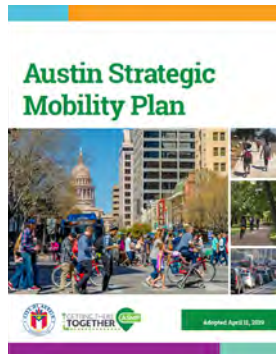
**AUSTIN CITY LIMITS**

**ETJ**

## Legend

- Austin City Limits
- 2 mile ETJ
- 5 mile ETJ
- Parks
- Lakes and Rivers

# Planning Context



Analysis

Site Selection

Strategies

Policies

Neighborhood Proposals



Environmental  
Resources



Land Use & Economy



Demographics  
& Poverty



Parks &  
Recreation



Housing

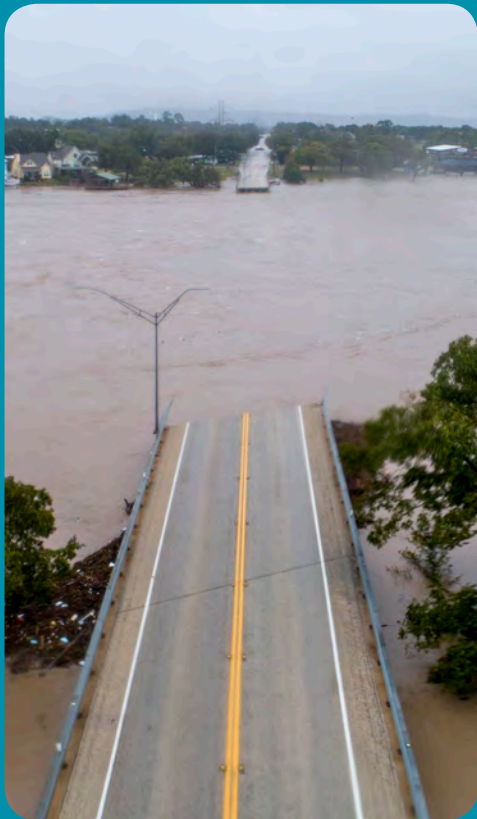


Mobility



Health & Wellness

# Extreme Weather



# Rapid Growth



# East West Divide





# Flash Flood Alley

Topography and soil type contributes to flooding issues



Source: Texas Water Development Board



Texas Hill Country



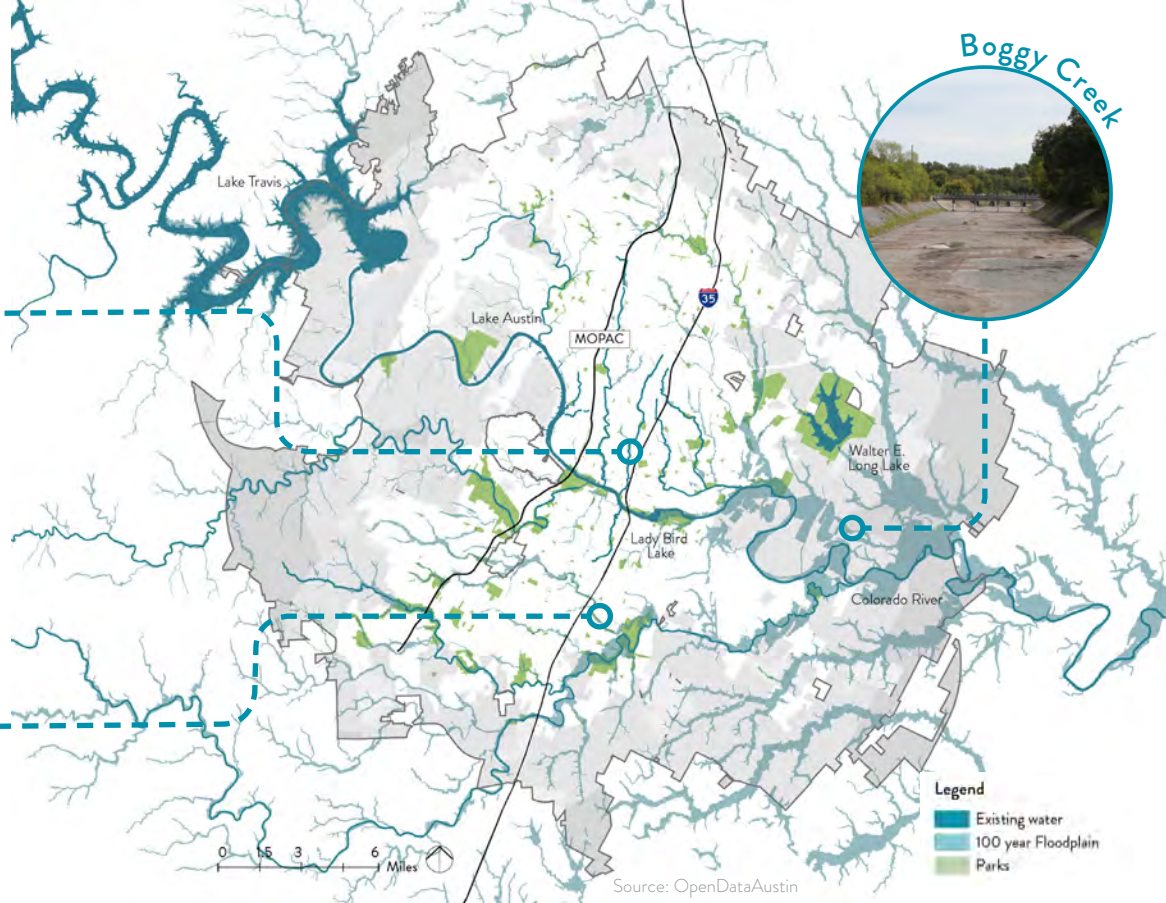
Blackland Prairie

# Watersheds & Creeks

Waller Creek



Williamson Creek



- Legend
- Existing water
  - 100 year Floodplain
  - Parks

Source: OpenDataAustin

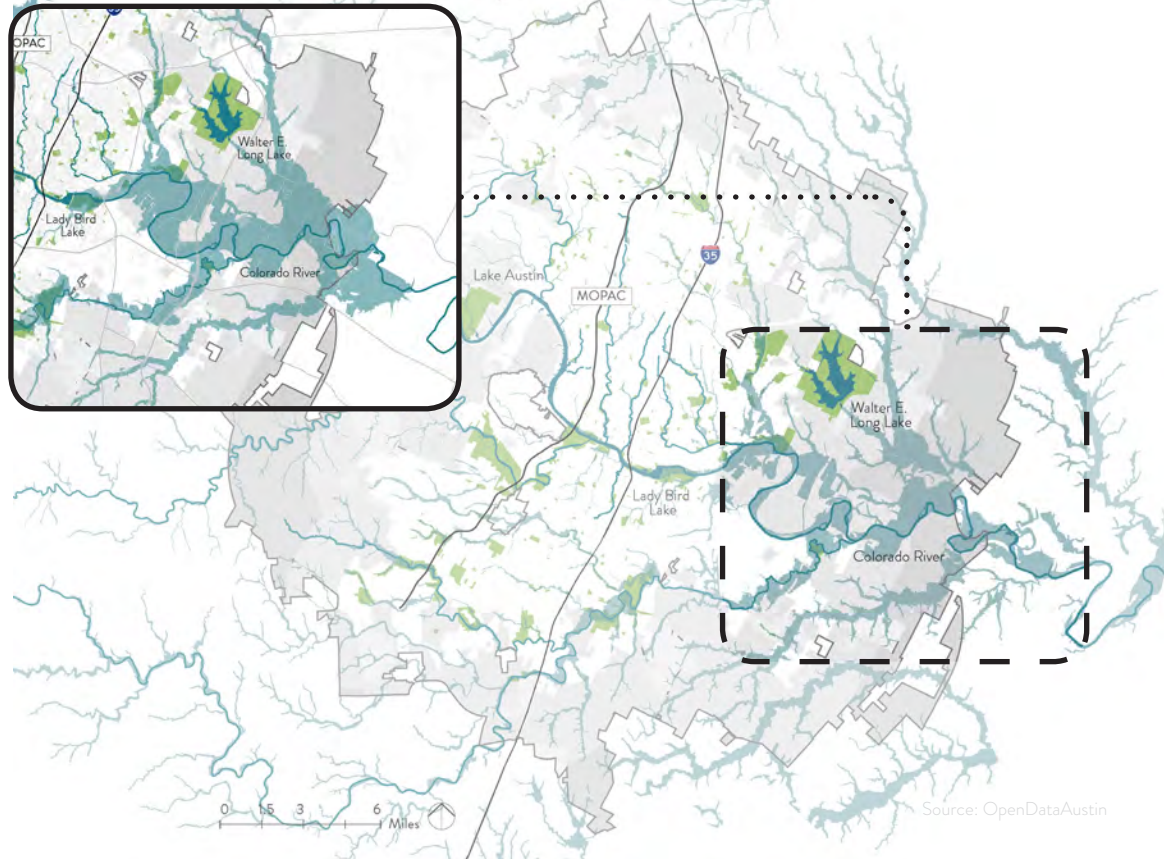
# Atlas 14 Study

## Legend

- Austin City Limits
- 2 mile ETJ
- 5 mile ETJ
- Lakes and Rivers
- 500 year Floodplain

Expanded floodplains significantly

Changed # of homes at risk in floodplain from 4,000 to 7,200

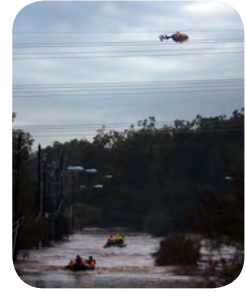


# Extreme Weather History

South Congress and Waller Creek, 1935 & 1938

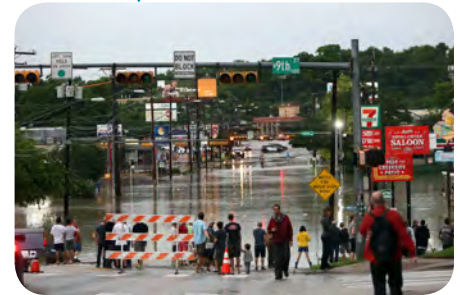


Halloween Day Flood, 2013



First Memorial Day Flood, 1981

Central Texas  
Drought  
2008 - 2016



Second Memorial Day Flood, 2015

Sources: Statesman.com, KUT Austin, and Austin History Center

# Extreme Weather History

## South Congress, 1935



## Waller Creek, 1938



13 deaths

left 3,000  
homeless

City  
continued to  
build dams

Source: University of Texas at Austin

# Extreme Weather History

First Memorial Day Flood, 1981



13 deaths

More than  
\$35 million  
in damage

Stunned  
residents,  
City was  
unprepared

Source: University of Texas at Austin

# Extreme Weather History

## Halloween Day Flood, 2013



4 deaths

745 homes  
damaged

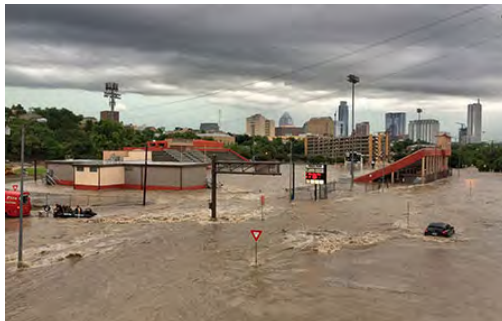
City  
technology  
and capacity  
mismatch

Continued  
development

Source: University of Texas at Austin

# Extreme Weather History

## Second Memorial Day Flood, 2015



50 closed  
roadways

221 flooded  
structures

High costs  
of flood  
mitigation

Source: University of Texas at Austin



# Extreme Weather History

Central Texas Drought, 2008 - 2016



over \$8  
billion in  
damages

2011 was the  
driest year  
in Texas  
history

Source: University of Texas at Austin

Analysis

Site Selection

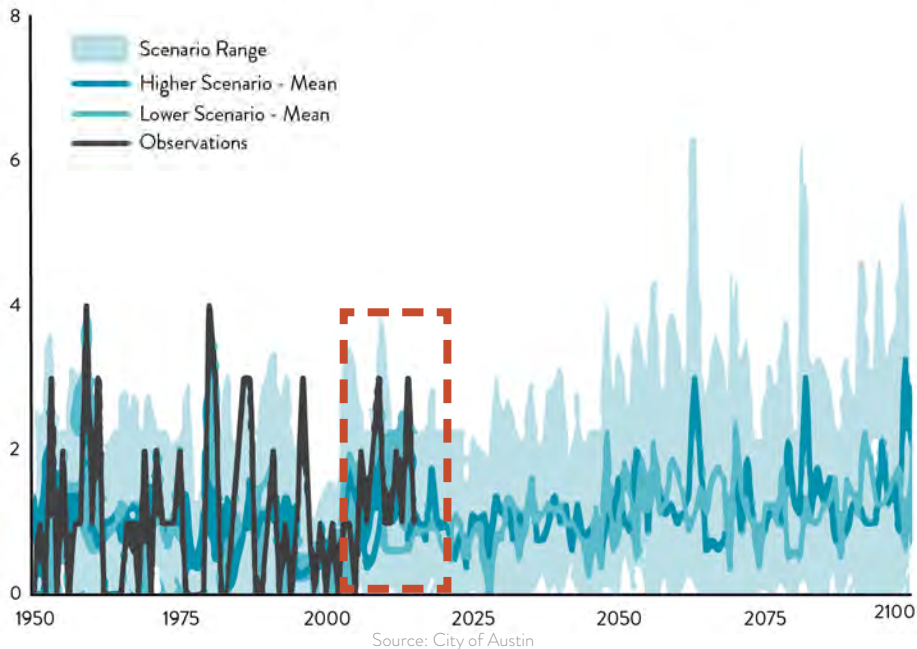
Strategies

Policies

Neighborhood Proposals

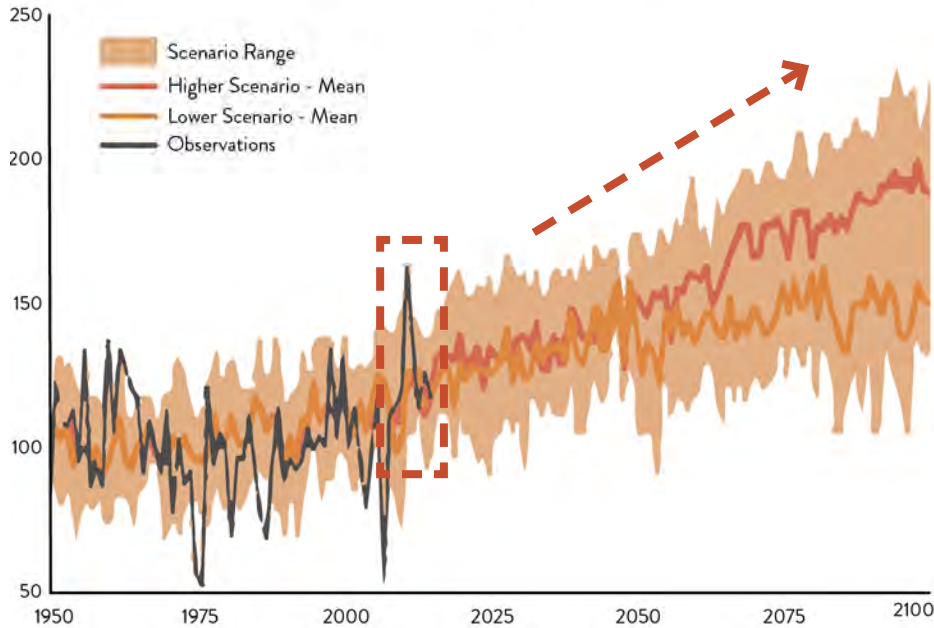
# Increase in Flood Intensity & Frequency

Days per Year with More Than 2" of Rain



# More Droughts & Worse Heat

Days per Year with Tmax > 90F



Source: City of Austin



# Happenin' Austin

Austin City Limits



Live Music Capital of the World



University of Texas (Hook 'Em!)



Barton Springs

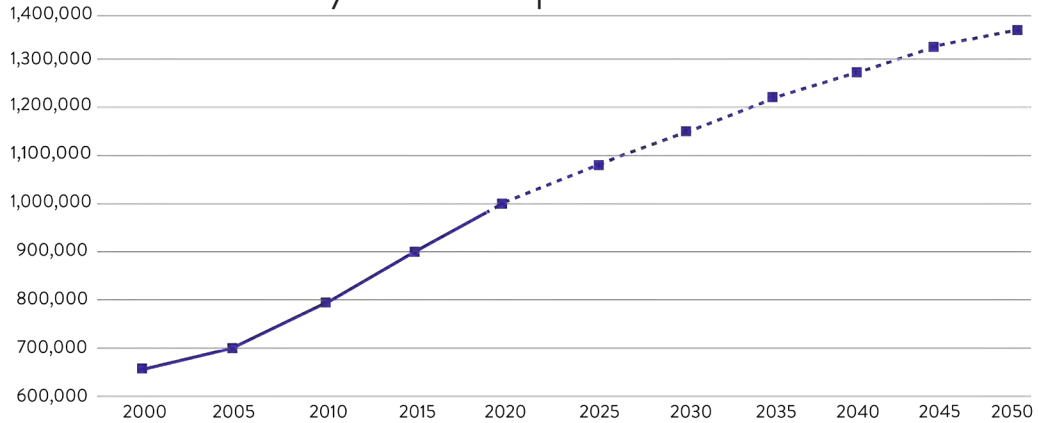


Lady Bird Lake



# Demographics | Population

## City of Austin Population Forecast



Source: City of Austin



Analysis

Site Selection

Strategies

Policies

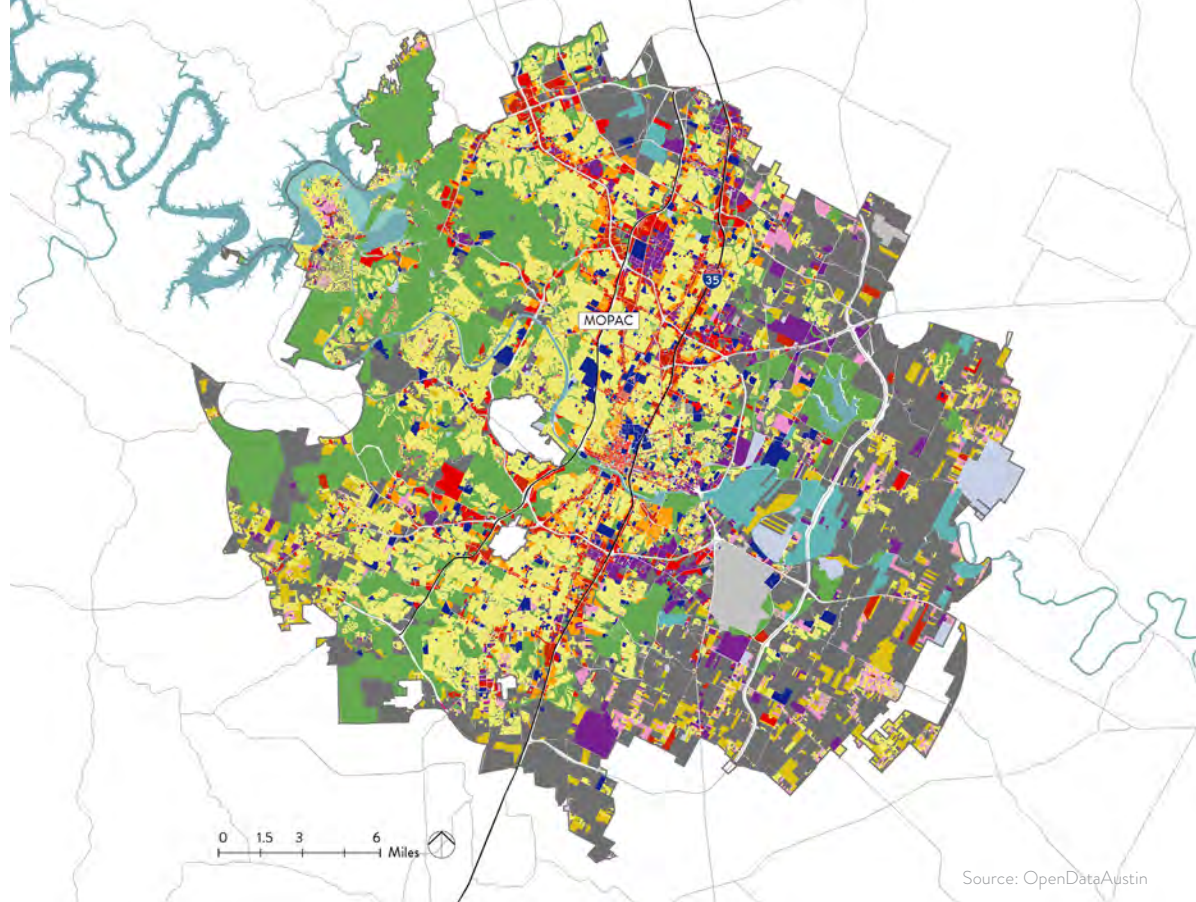
Neighborhood Proposals

# Land Use & Zoning

Primarily  
built out (11%  
vacant)

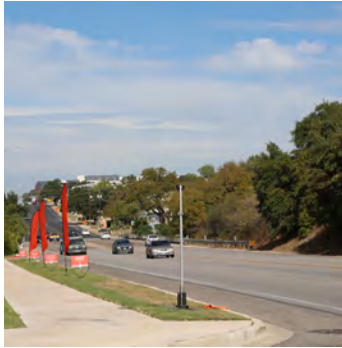
43% zoned  
single-family  
residential

Suburban  
density



Source: OpenDataAustin

# Mobility | Mode Share & Street Network



Car-oriented  
Wide roads  
Low public  
transit  
ridership

Source: Austin Strategic Mobility Plan

Analysis

Site Selection

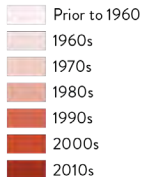
Strategies

Policies

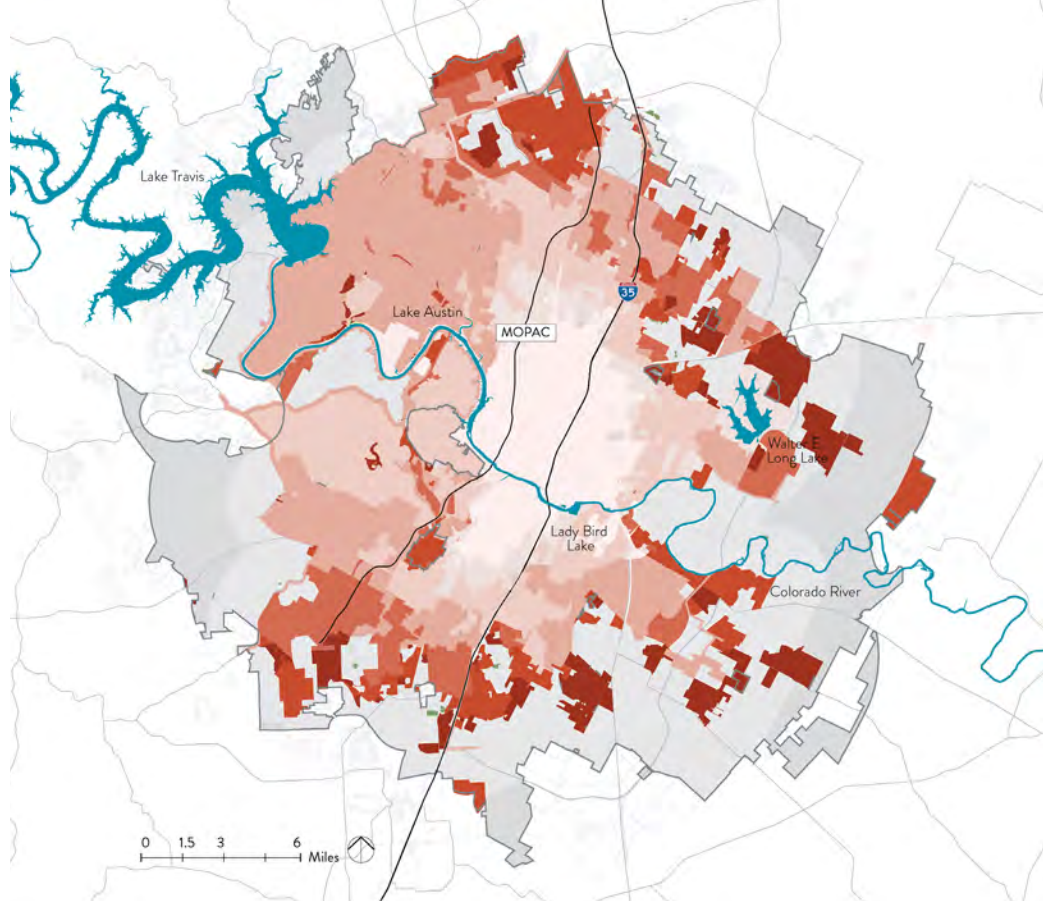
Neighborhood Proposals

# Annexation Over Time

## Legend



Expanding outwards  
for decades to  
accommodate  
growth

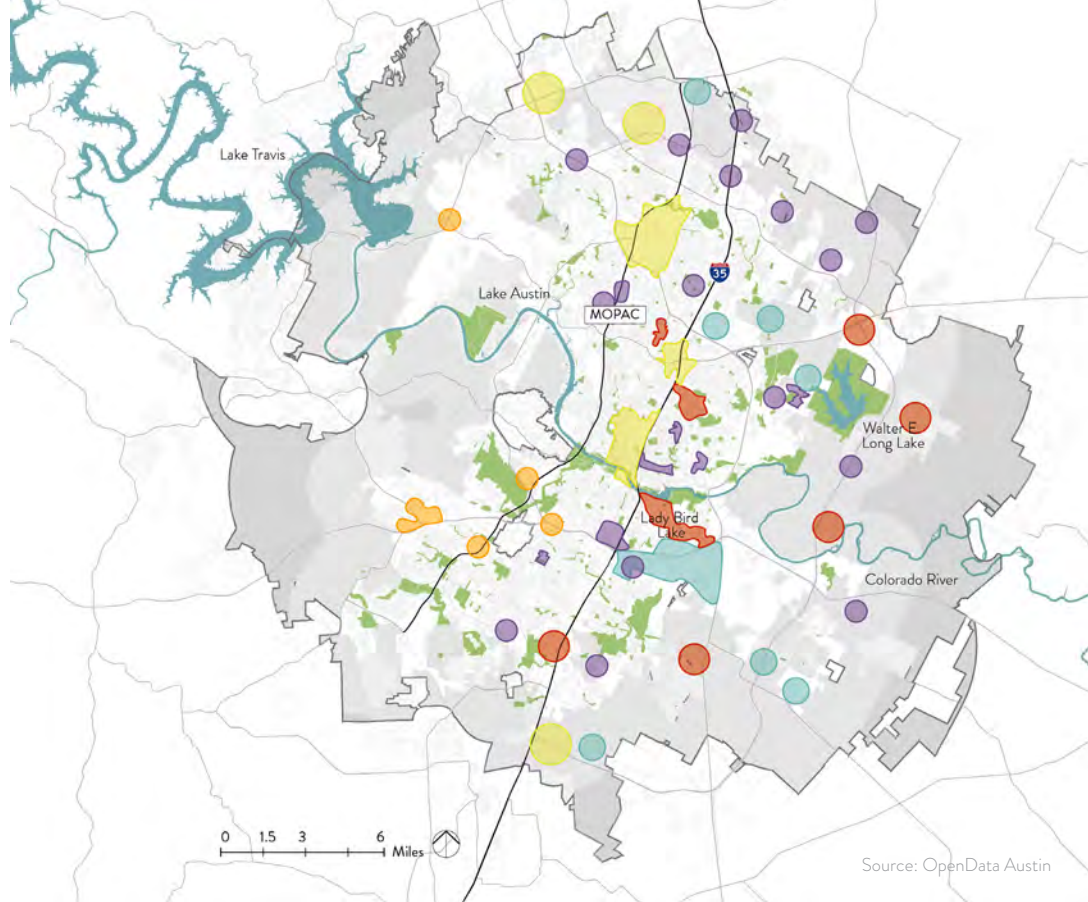




# Imagine Austin Plan

A compact and connected Austin

-  Parks
-  Lakes and Rivers
-  Town Centers
-  Regional Centers
-  Neighborhood Centers
-  Job Centers
-  Activity Centers for Redevelopment in Environmentally Sensitive Areas



Source: OpenData Austin

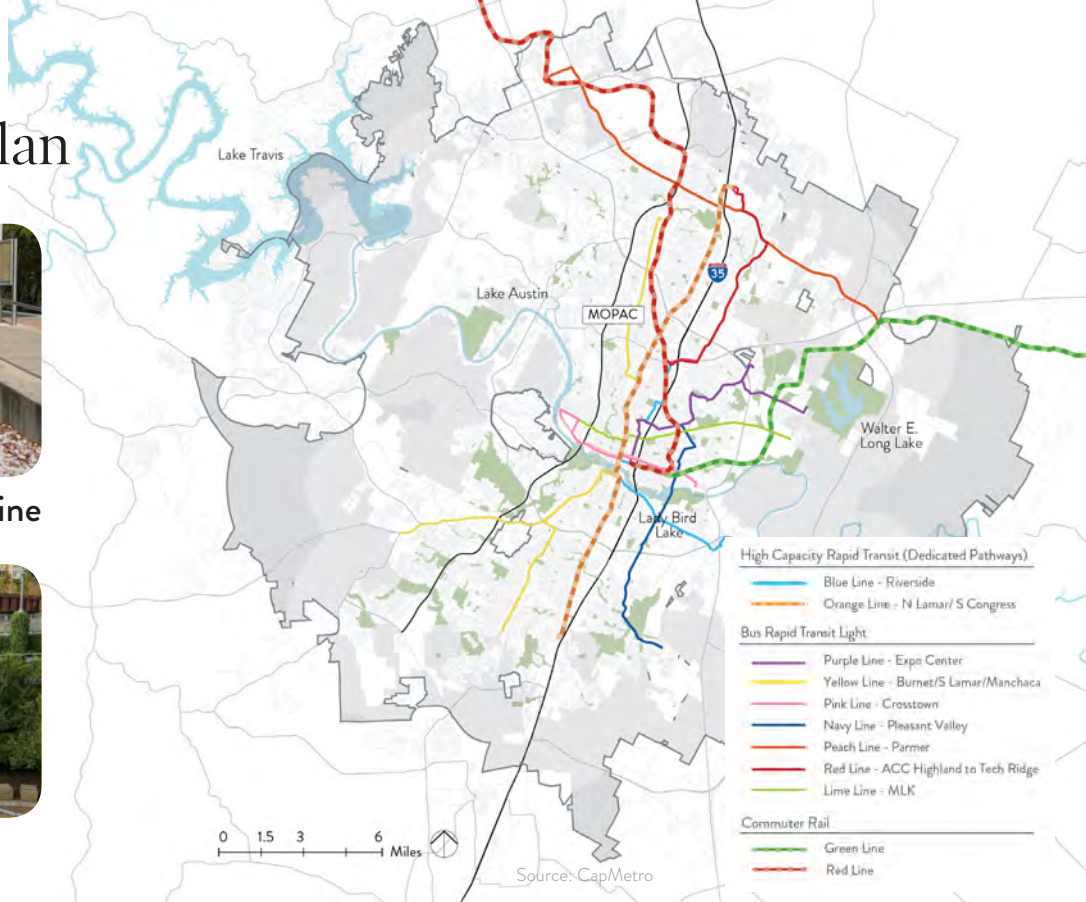
# Mobility Future Transit Plan



New MLK Station on Red Line



Hike and Bike Trail



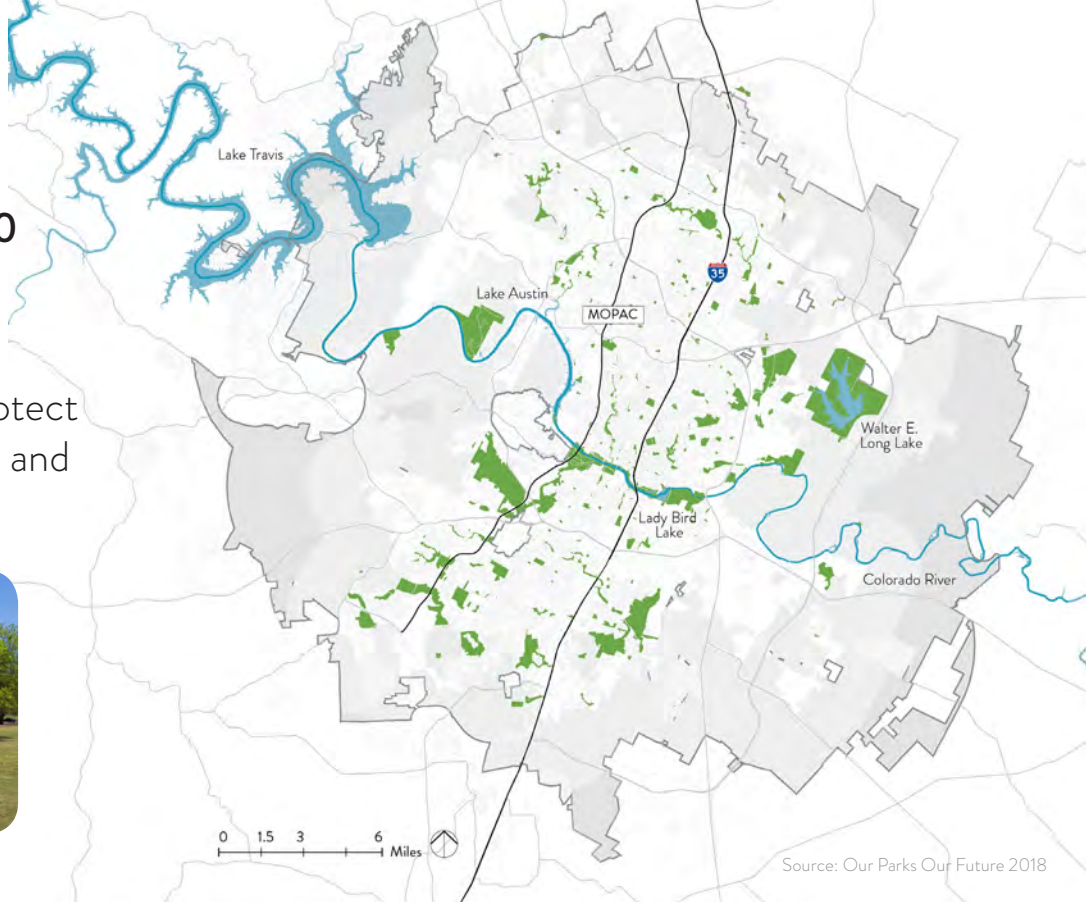
# Parks & Recreation

About 19 acres per 1,000 people

Future open space to protect **environmental resources** and **quality of life**



Zilker Park



Source: Our Parks Our Future 2018

# Race & Ethnicity

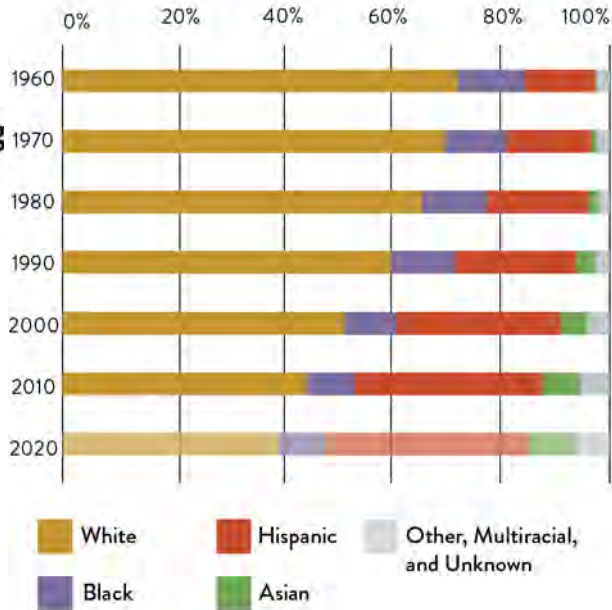
## Austin's the Only Fast-Growing City in the Country Losing African-Americans

By ENRIQUE DONAHUE II, DAVID BROWN | MAY 12, 2014

Residents Of East Austin, Once A Bustling Black Enclave, Make A Suburban Exodus

July 12, 2017 - 9:18 AM ET

### Ethnicity Shares History and Forecast



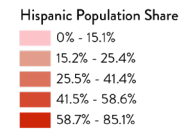
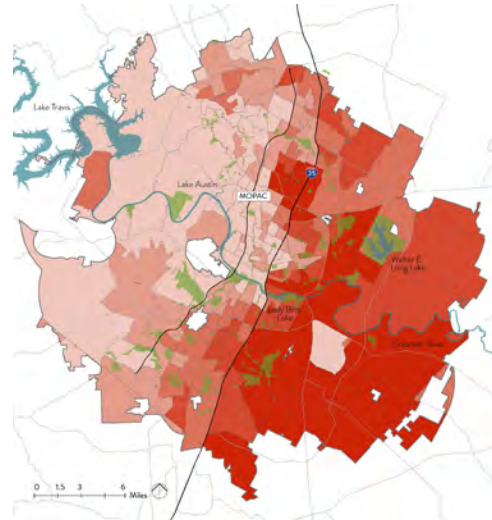
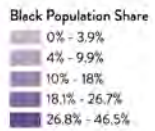
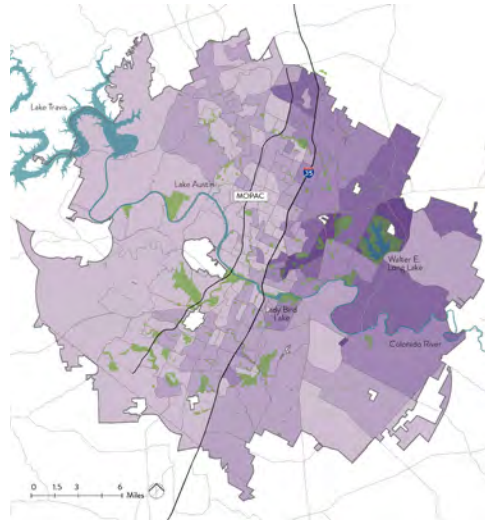
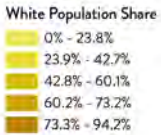
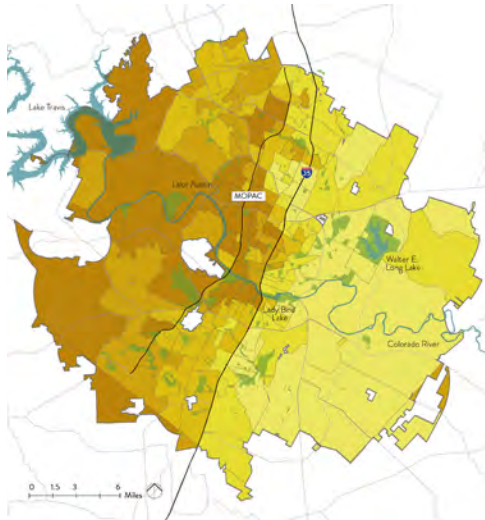
Source: City of Austin

Diversifying city

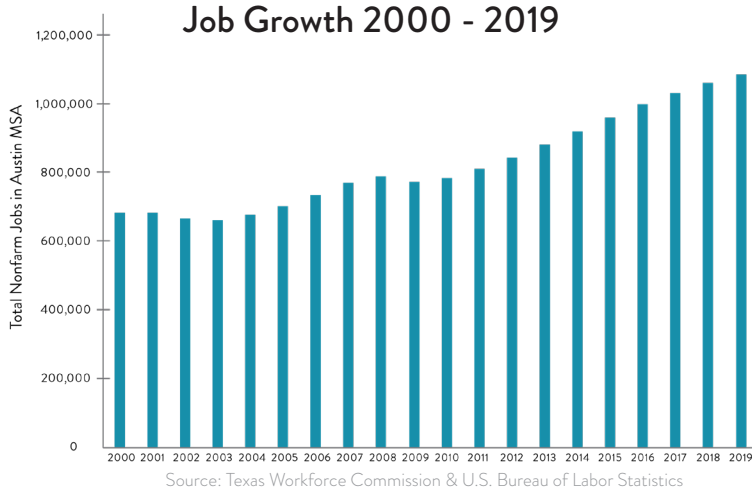
Majority minority

Growth of hispanic populations

# Race & Ethnicity | Spatial Disparity



# Job Growth



Growing tech industry

\$67,755 MHI

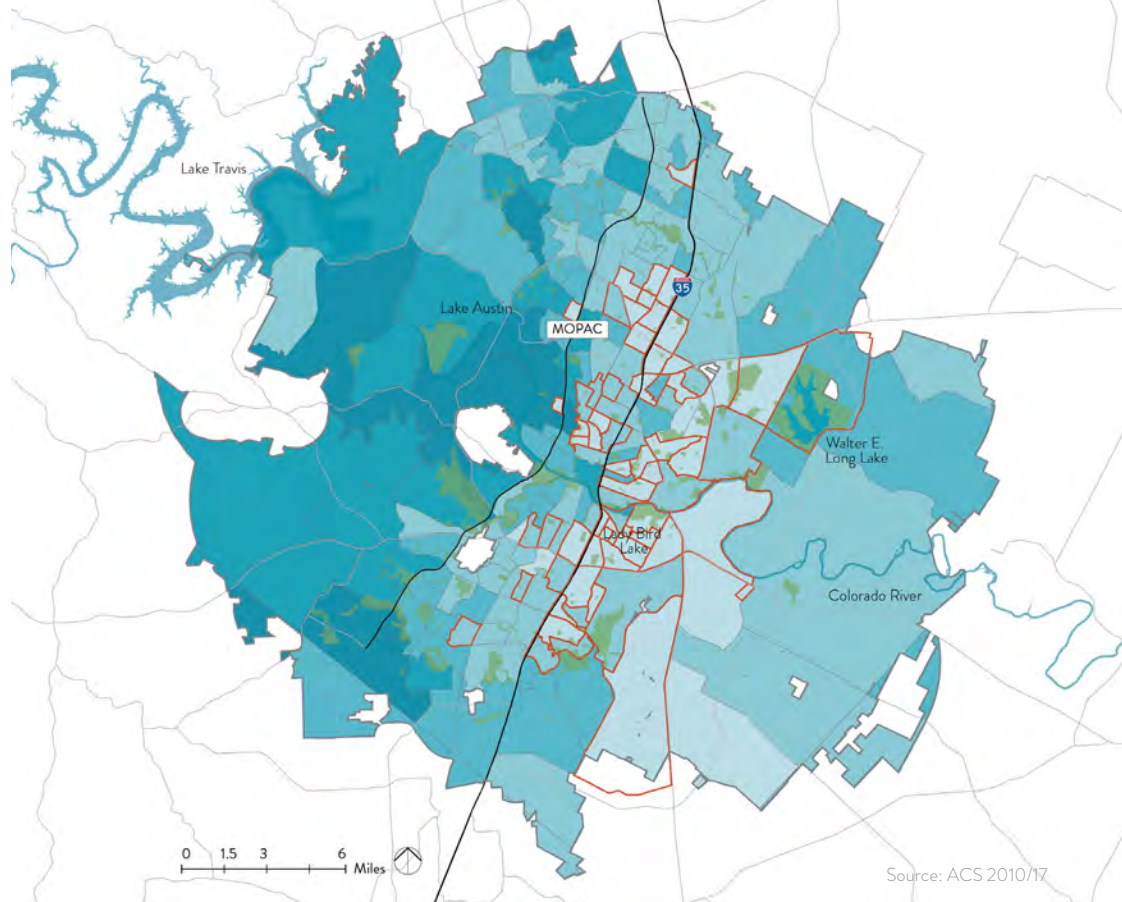
Rapidly stratifying

**SAMSUNG**



# Median Household Income + Poverty

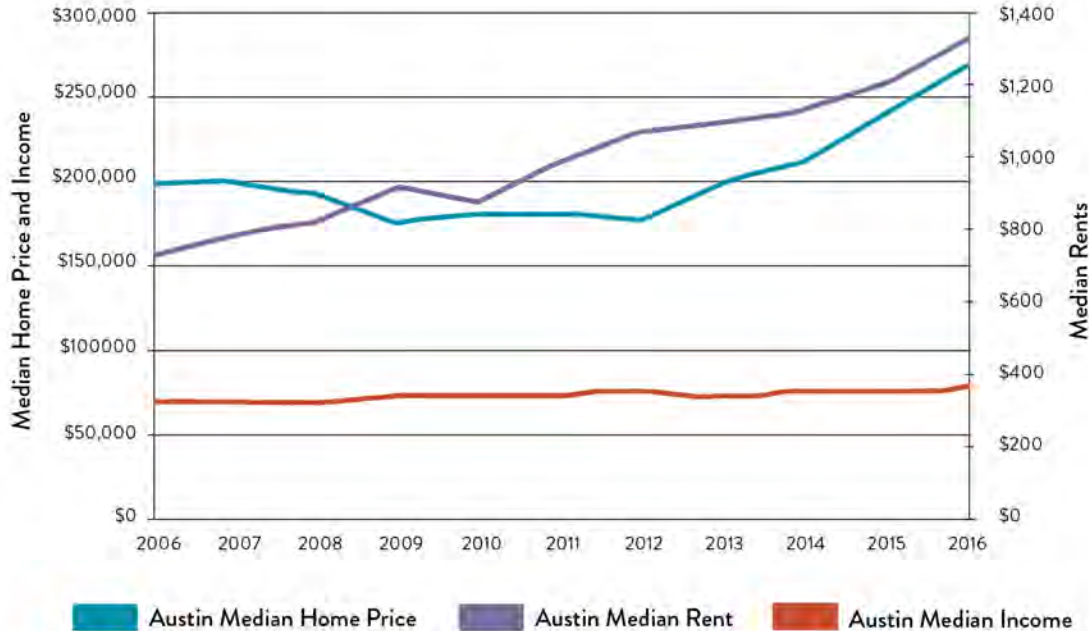
City-Wide Poverty Rate  
**15.4%**



Source: ACS 2010/17

# Housing | Disparities

## Austin Median Home Prices and Rents vs. Median Income



Source: Strategic Housing Blueprint, they got it from the National Association of Homebuilders (NAHB), Austin Opportunity Index, and Austin Investor Interests Data (2006-2016)

Owner  
median  
income:  
**\$97,294**

Renter  
median  
income:  
**\$46,316**

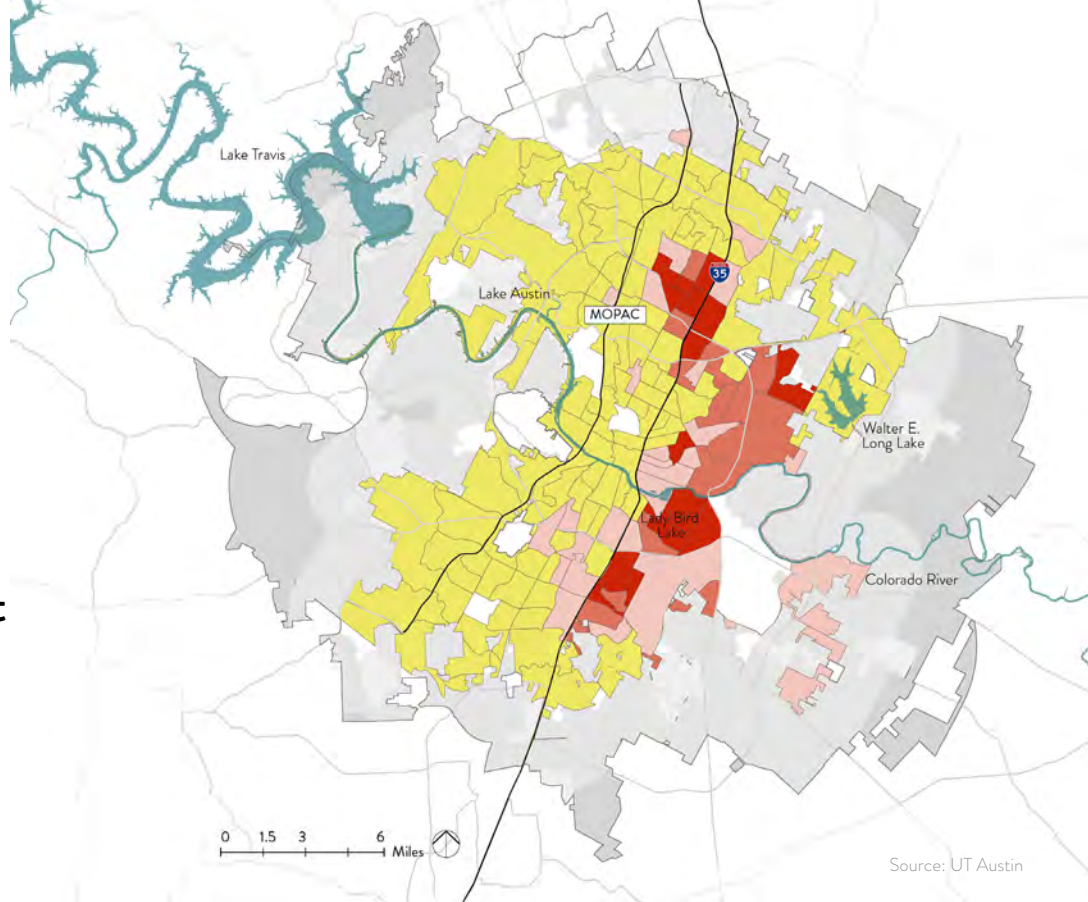


# Housing Displacement

## Vulnerability to Gentrification

- Not Gentrifying
- Vulnerable
- More Vulnerable
- Most Vulnerable

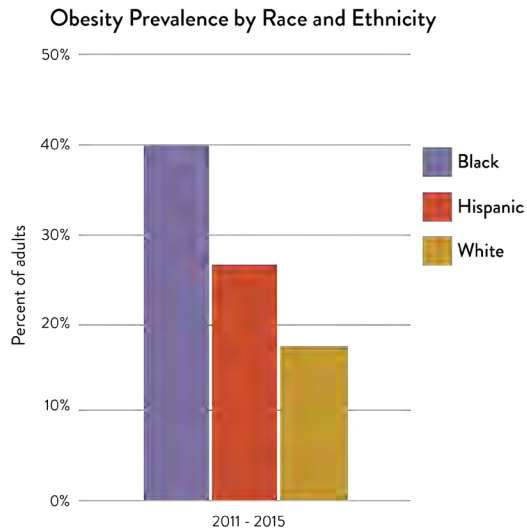
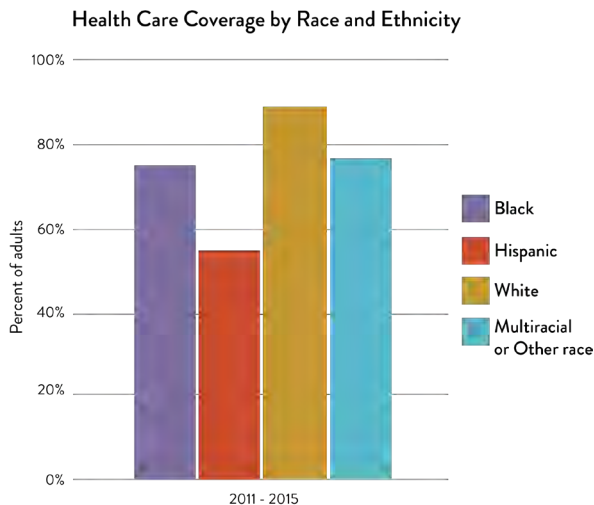
Pressure centered in the **Eastern Crescent**



Source: UT Austin

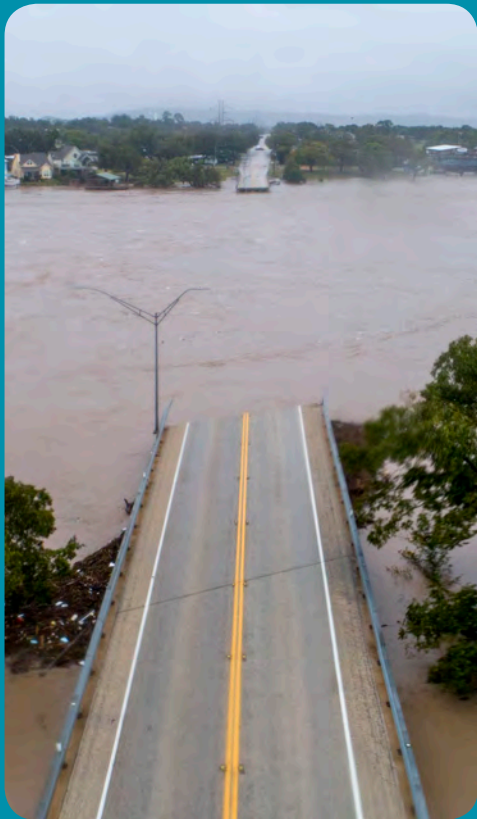
# Health & Wellness

Austin is considered a relatively healthy city, however, **disparities along racial, ethnic, and socio-economic lines exist**



Source: Healthy Austin - Open Data

# Extreme Weather



# Rapid Growth



# East West Divide



# Outline

Part I: Introduction + Analysis

**Part II: Site Selection**

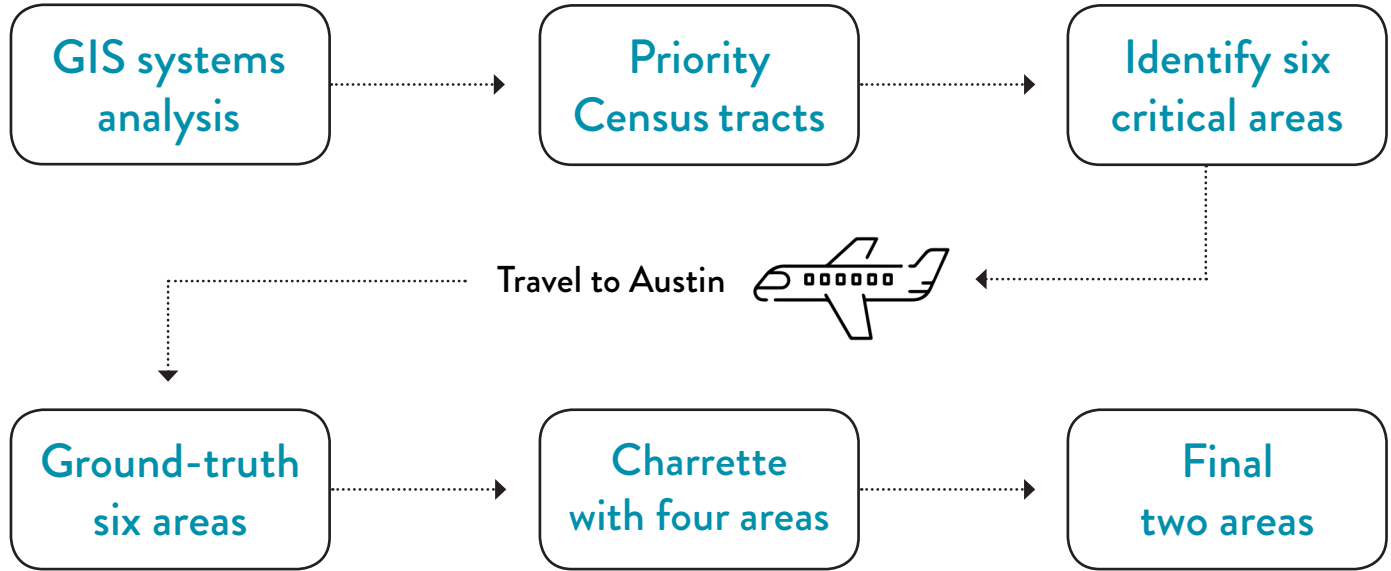
Part III: Strategies

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# Site Selection Roadmap





Environmental  
Resources



Land Use & Economy



Demographics  
& Poverty



Parks &  
Recreation



Housing



Mobility



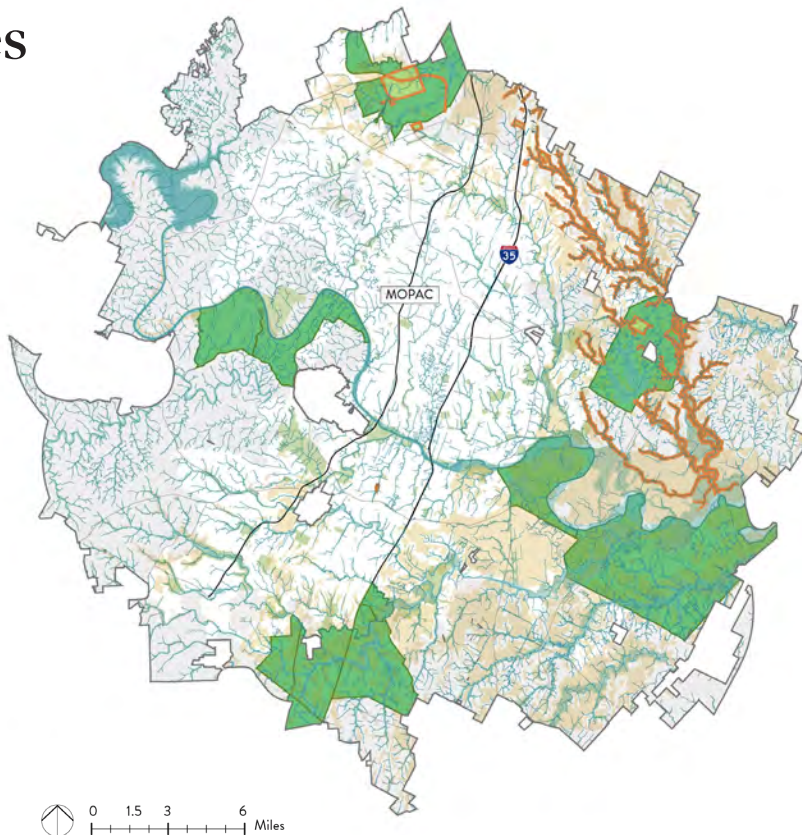
Health & Wellness

# Environmental Resources

## Vulnerable critical habitats and erosion hazard areas



Critical habitat and an eroded creek bank






- Parks
- Lakes and Rivers
- Creek Network
- USDA Prime Farmland
- Wetland
- Erosion Hazard Zone (East Austin)
- Environment System Priority Area

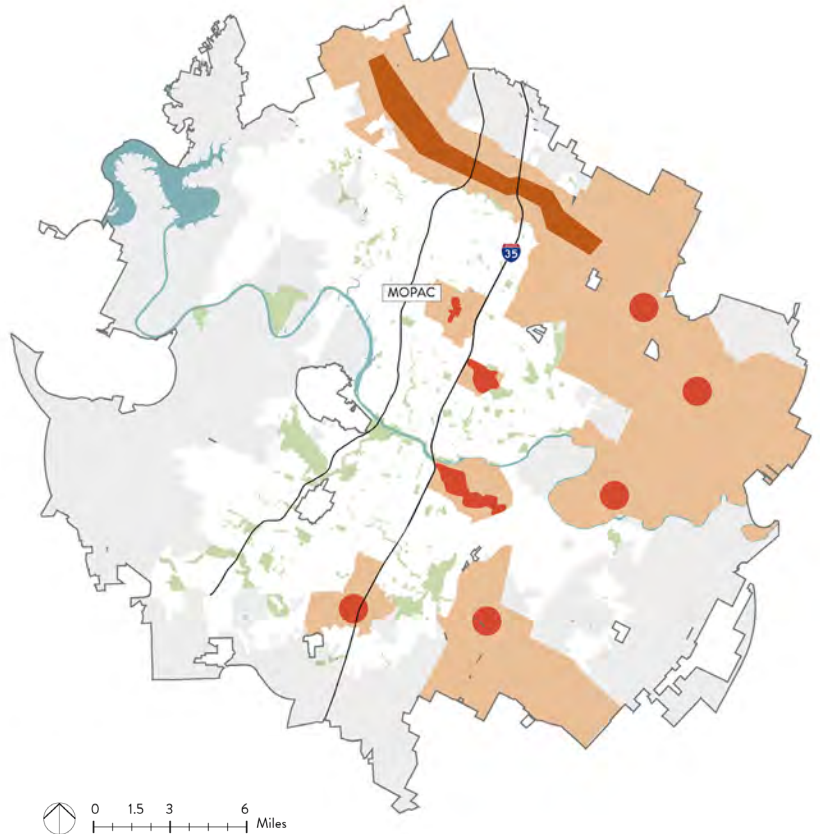
# Land Use & Economy

## Proximity to Austin economic development priority areas



Parmer Lane

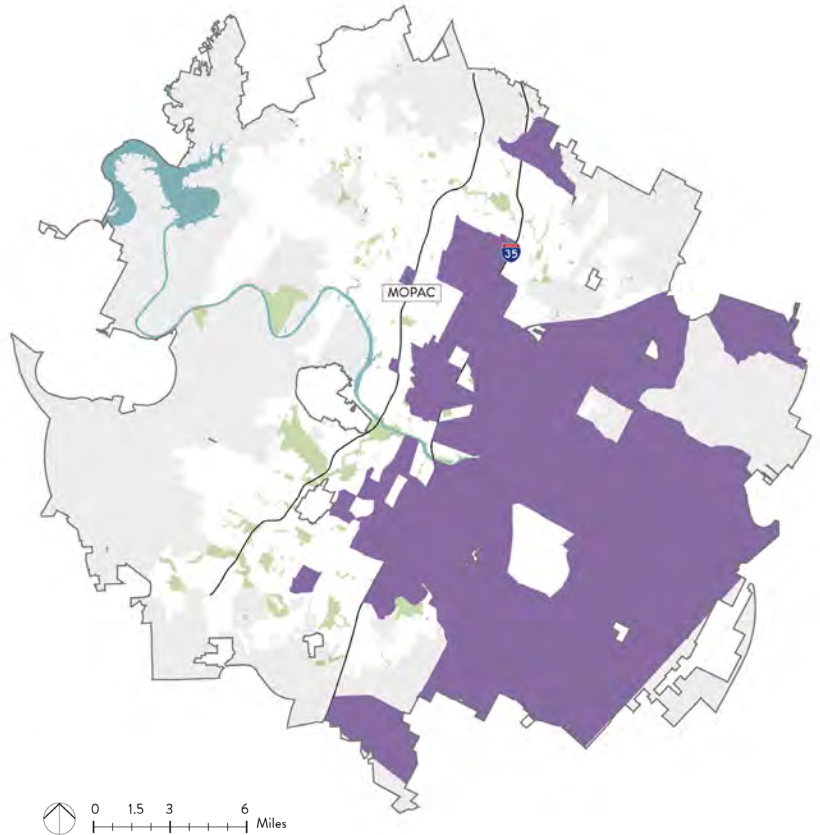
-  Focus Areas
-  Parmer Lane Tech Corridor
-  Town Centers





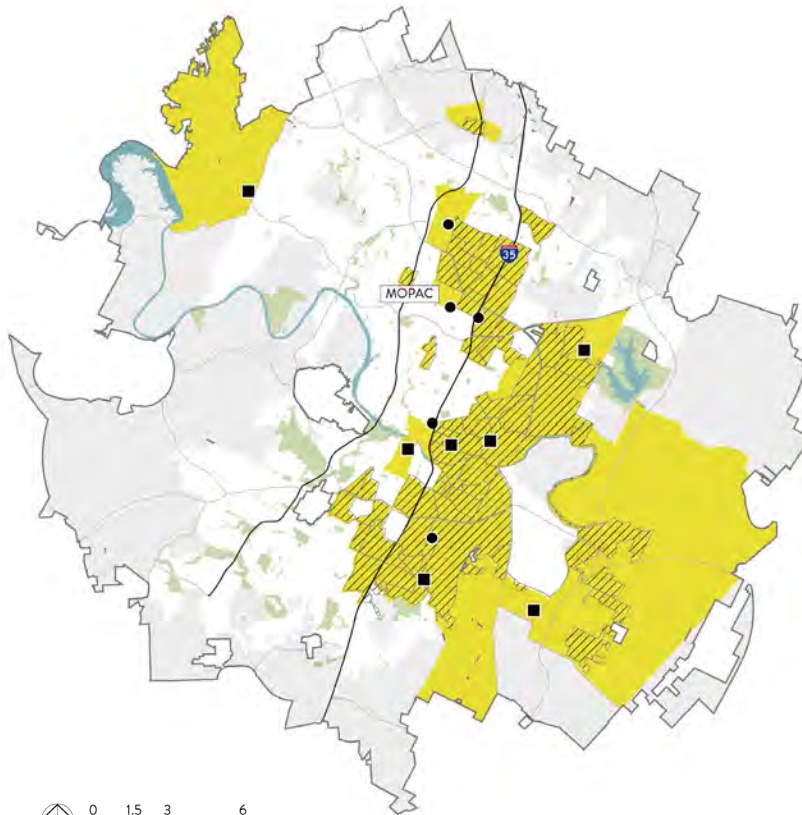
# Poverty


Above Austin's average  
poverty rate (15.4%)




# Housing

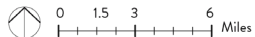
Vulnerable tracts or areas  
with developable  
City-owned land



 Vulnerable, More Vulnerable,  
Most Vulnerable (UT Austin)

 Short-Term Planning Sites

 Long-Term Planning Sites



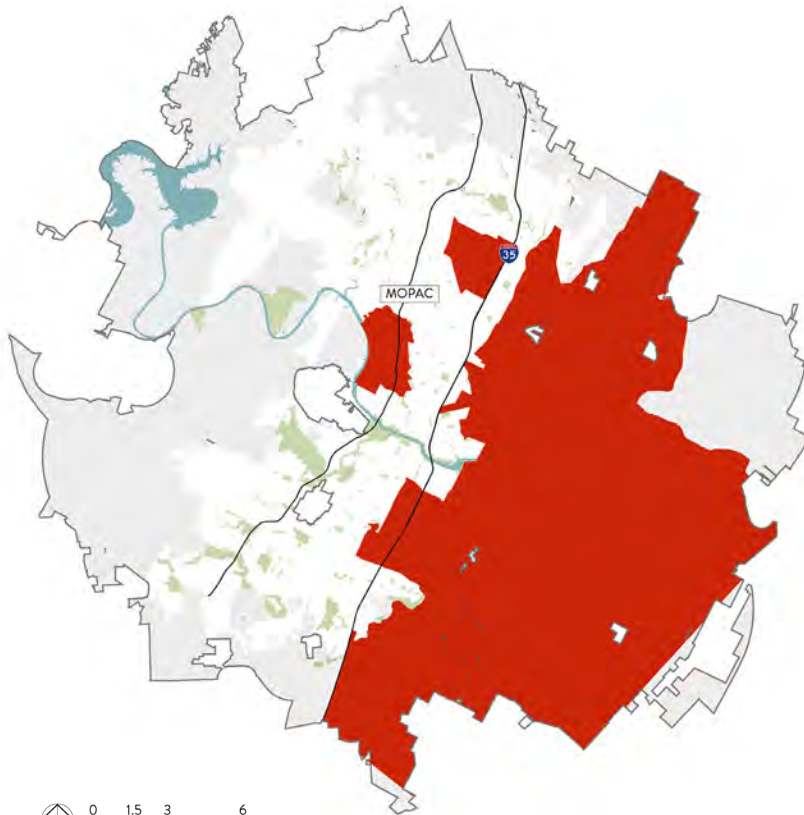
# Mobility

Low-access (15+ minutes to trail and transit)



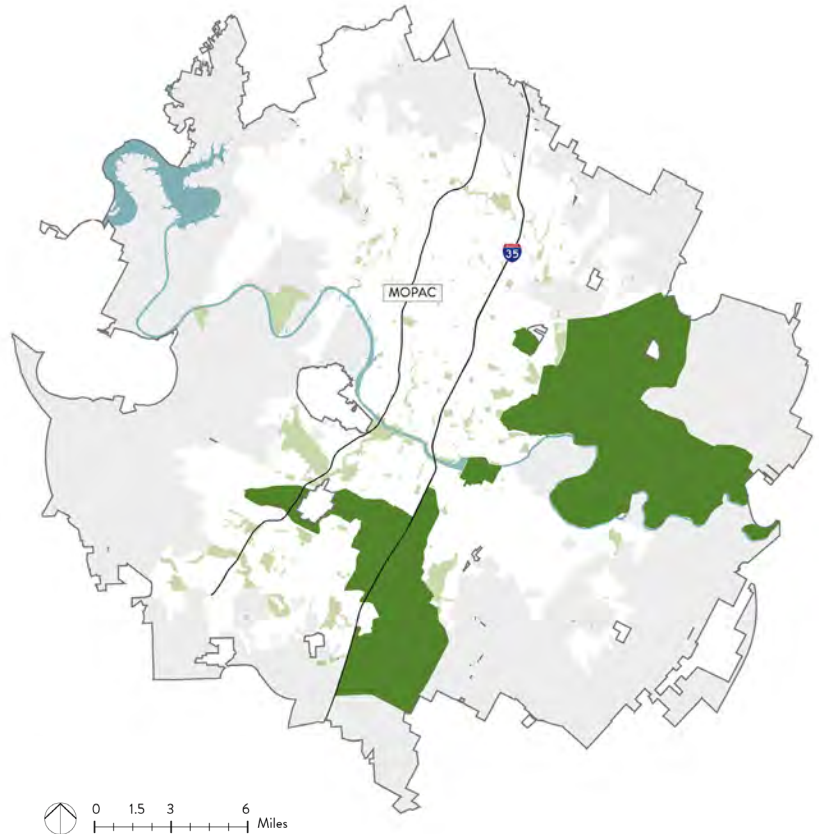
# Health & Wellness

Highest occurrence of poor health outcomes and low rates of health insurance enrollment



# Parks & Recreation

## PARD priority areas from the Long Range Plan

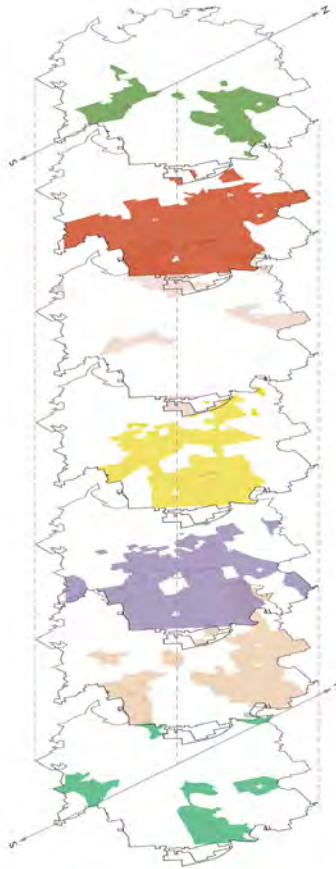


Parks  
& Recreation

Mobility

Poverty

Environmental Resources



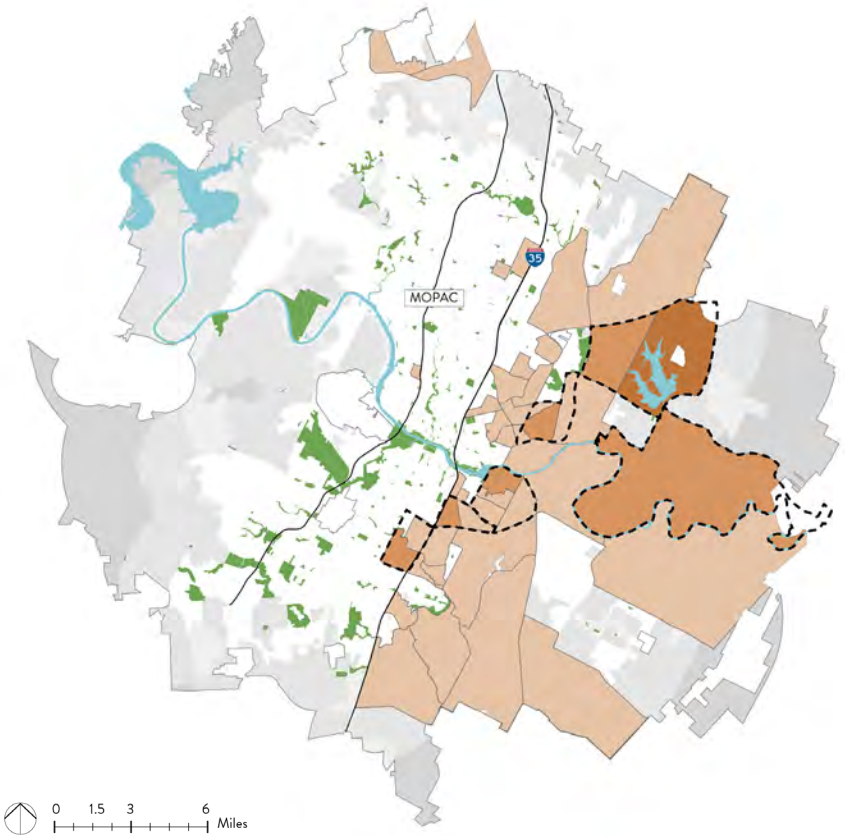
Health & Wellness

Housing

Land Use & Economy

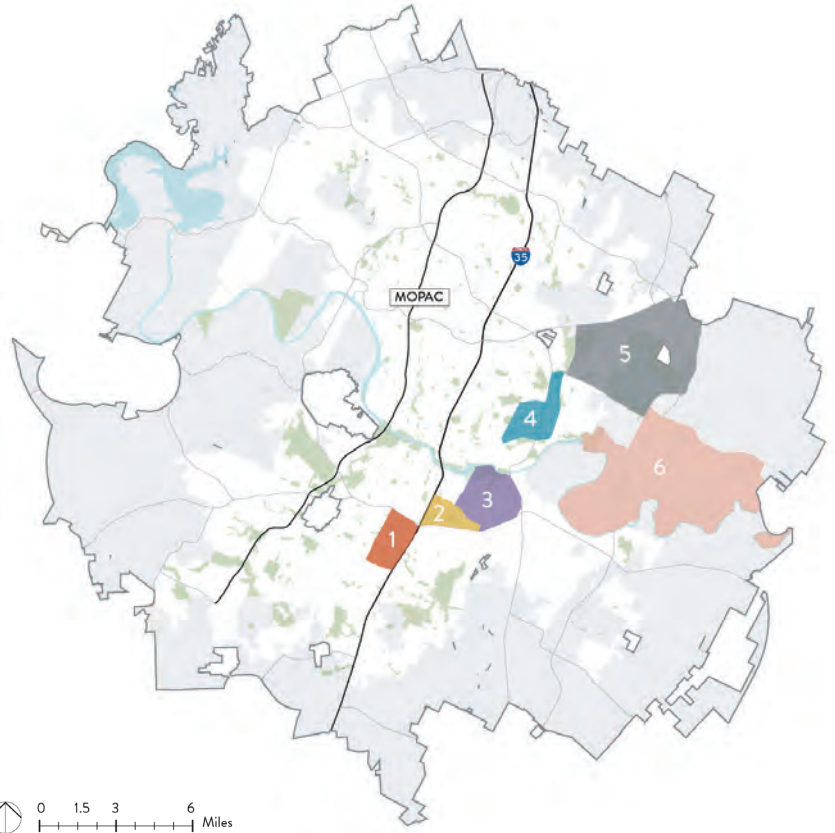
# Priority Areas Census Tract

- 3 System Priorities
- 4 System Priorities
- 5 System Priorities
- Selected Neighborhood Planning Areas



# Priority Areas Neighborhoods

1. Williamson Creek
2. Parker Lane
3. Pleasant Valley and Montopolis
4. MLK - 183
5. Census Tracts 22.12 and 22.02
6. Census Tract 22.07





# ✈️ Austin Trip ✈️



# Austin Trip Study Areas

## 1. Williamson Creek

2. Parker Lane - feedback from Presentation 1 in Austin

3. Pleasant Valley and Montopolis

4. MLK - 183

5. Census Tracts 22.12 and 22.02

6. Census Tract 22.07 - feedback from Presentation 1 in Austin in Austin



# Final Study Areas

## 1. Williamson Creek

2. Parker Lane - feedback from Presentation 1 in Austin

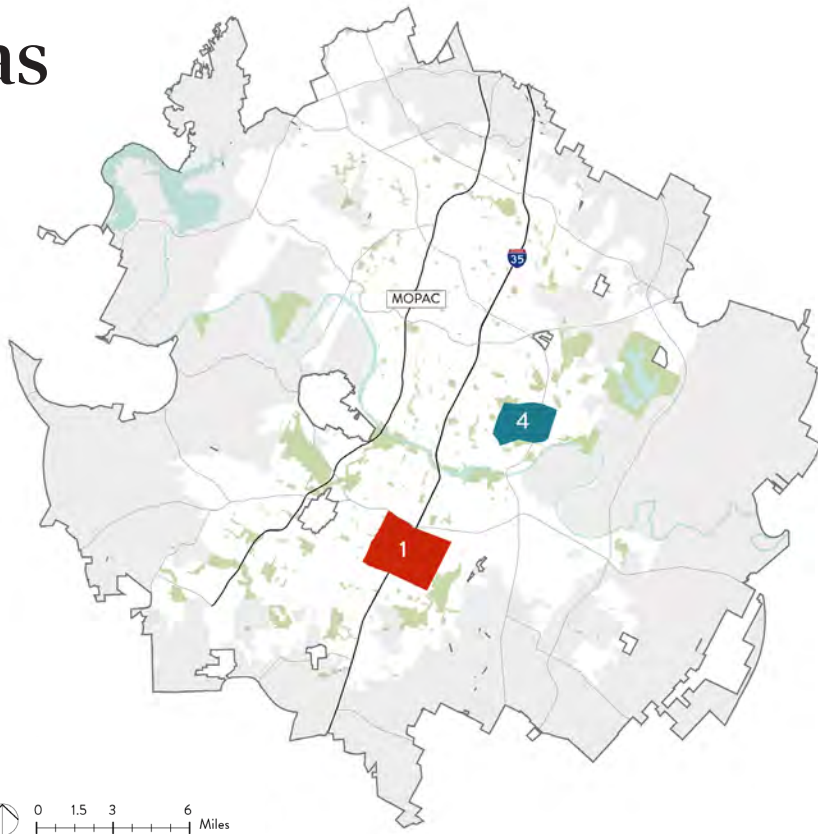
3. Pleasant Valley and Montopolis - many university students and not enough opportunity for impact

## 4. Tannehill Branch Creek

5. Census Tracts 22.12 and 22.02 - ongoing City redevelopment and planning efforts

6. Census Tract 22.07 - feedback from Presentation 1 in Austin

Sites selected illustrated the greatest **opportunity for impact**, **cross-system planning**, and **sense of urgency**.



# Neighborhood Issues

Shifting demographics

Change in community assets

Flooding

Development pressure

Connectivity

Social wellness/health

# Opportunities for Impact

Existing assets

Planned transit

Open space

Public land

Community history

## Williamson Creek

**Scale:** Larger

**Pressure:**  
East -west divide

**Community:**  
Existing and long-standing Latino population

**Contributions to change:**  
South Congress and new transit

**Approach to flooding:**  
FEMA voluntary buyout program



## Tannehill Branch Creek

**Scale:** Smaller

**Pressure:**  
Shifting demographic over time

**Community:**  
Strong African-American and Latino history

**Contributions to change:**  
Proximity to downtown and new transit

**Approach to flooding:**  
Creek channelization and small-scale interventions

# Outline

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**Part III: Strategies**

DISCUSSION

Part IV: Policies + Recommendations

Part V: Neighborhood Proposals

Extreme Weather



Resiliency

Rapid Growth



Community

East West Divide



Equity



Extreme Weather



Rapid Growth



East West Divide



Resiliency

Community

Equity



**Placemaking  
& Placekeeping**

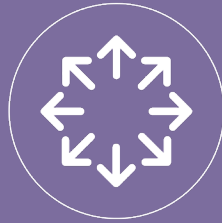
**Fostering  
Diversity**

**Creating  
Wealth**

**Building  
Connectivity**



**Placemaking  
& Placekeeping**



**Fostering  
Diversity**



**Creating  
Wealth**



**Building  
Connectivity**

## Placemaking & Placekeeping



Identifying community resources and assets, and enhancing through **site activation**, **protection and preservation**, as well as **celebration and appreciation**.





Fostering  
Diversity



Understanding the **unique** cultural assets, social needs, and housing preferences of individual groups.

Encouraging **inclusion** as well as celebrating **identity**.



## Creating Wealth



Wealth building is multi-layered.

Making **physical and economic investments** in a place, as well as enhancing **intellectual capital**, and promoting **knowledge sharing**.



## Building Connectivity



Building connections is multi-faceted, with two major components:

**Infrastructure, transit, and mobility**

+

**Social networks and interconnections** among different groups of people.

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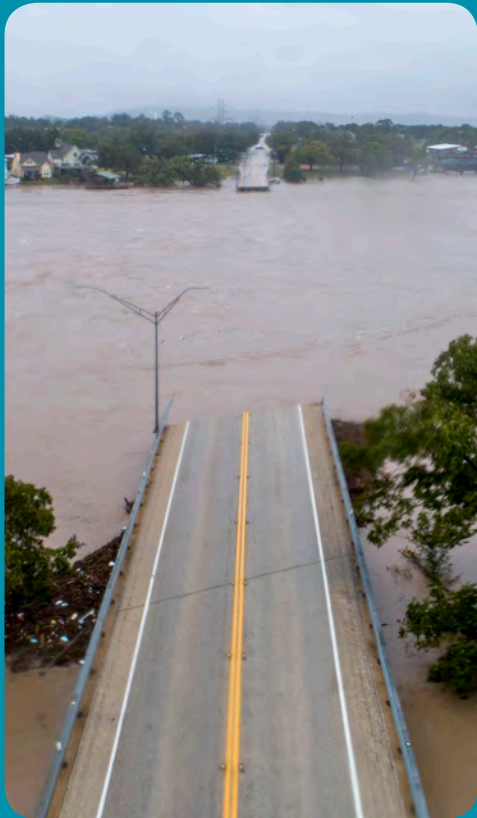
DISCUSSION

**Part IV: Policies + Recommendations**

Part V: Neighborhood Proposals



# Extreme Weather



# Rapid Growth



# East West Divide



# **Policies and Recommendations**

# Policy & Recommendation Summary



- Link Resilience Projects to CRS
- Write a Floodplain Overlay
- Revise Drainage Fee
- Promote Rainwater Harvesting
- Proactively Manage Buyout Areas
- Allow Gray Water Recycling



- Establish an Office of Housing Stability
- Adopt a Housing Preference Policy
- Adopt a Healthy Food Overlay
- Adopt a First Right of Refusal/Heads Up Policy
- Whole Watershed Management



- Expand AISD Outdoor Program
- Partner AISD and ACC for Green Job Technical Training
- Promote a Living Wage Certification
- Adopt a Tenant Opportunity to Purchase Act



- Implement a Living Streets Policy
- Enhance Emergency Alert System
- Prioritize Equity in Mobility Bonds
- Provide Housing Assistance in Schools
- Streamline Stormwater Management Departments

# Policy & Recommendation Summary



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# Link Resilience Projects to Community Rating System (CRS)

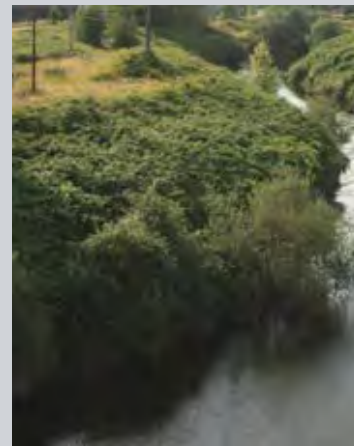
## Existing Issues

- High flood insurance costs
- Low enrollment
- Class 6 city

## Recommendations

- Protect residents before buyouts
- Tie infrastructure, social connectivity and education interventions to the existing CRS program
- Encourage enrollment

## Precedent



King County, WA

# Establish an Office of Housing Stability



## Existing Issues

- Displacement of residents
- No comprehensive process for relocation after floods

## Recommendations

- Establish City department to manage anti-displacement and emergency housing
- Help residents remain in their neighborhood through cash and legal assistance
- Manage relocation efforts from voluntary buyouts

## Precedent



City of San Antonio, TX

# Expand the AISD Outdoor Program



## Existing Issues

- Limited outdoor program
- Not linked to climate awareness and leadership
- Lack of green job growth

## Recommendations

- Expand the Outdoor Program tailored to the Austin environment and climate leadership
- Connect technical programs to green infrastructure design and green jobs

## Precedent



CDTech Green Corps,  
Los Angeles, CA

# Implement Living Streets Policy



## Existing Issues

- Car dominated and dangerous for pedestrians
- Stormwater contributing to water quality and quantity issues

## Recommendations

- Implement living street policy on streets missing sidewalks, wide streets, and high-injury network
- Reduce stormwater runoff, improved water quality
- Create safer streets for pedestrians and bikers

## Precedent



Maplewood, MN



# Policy & Recommendation Summary



- **Link Resilience Projects to CRS**
- Write a Floodplain Overlay
- Revise Drainage Fee
- Promote Rainwater Harvesting
- Proactively Manage Buyout Areas
- Allow Gray Water Recycling



- **Establish an Office of Housing Stability**
- Adopt a Housing Preference Policy
- Adopt a Healthy Food Overlay
- Adopt a First Right of Refusal/Heads Up Policy
- Whole Watershed Management



- **Expand AISD Outdoor Program**
- Partner AISD and ACC for Green Job Technical Training
- Promote a Living Wage Certification
- Adopt a Tenant Opportunity to Purchase Act



- **Implement a Living Streets Policy**
- Enhance Emergency Alert System
- Prioritize Equity in Mobility Bonds
- Provide Housing Assistance in Schools
- Streamline Stormwater Management Departments

# Outline

Part I: Introduction + Analysis

Part II: Site Selection

Part III: Strategies

DISCUSSION

Part IV: Policies + Recommendations

**Part V: Neighborhood Proposals**

# Neighborhood Proposals

## Williamson Creek

**Scale:** Larger

**Pressure:**  
East -west divide

**Community:**  
Existing and long-standing Latino population

**Contributions to change:**  
South Congress and new transit

**Approach to flooding:**  
FEMA voluntary buyout program



## Tannehill Branch Creek

**Scale:** Smaller

**Pressure:**  
Shifting demographic over time

**Community:**  
Strong African-American and Latino history

**Contributions to change:**  
Proximity to downtown and new transit

**Approach to flooding:**  
Creek channelization and small-scale interventions

# IMPLEMENTATION OVERVIEW

Description: This is a recap of the main goal of this recommendation and how it will help us reach our overall goal of a resilient, equitable Austin in the face of extreme weather.

## STRATEGIES



## POLICY AND PROGRAMS

- First Policy
- Second Policy

## COST

\$\$\$ HIGH COST

## TIME FRAME

▶▶▶ LONG TERM

## STRATEGIES

This recommendation uses the highlighted strategies.

## POLICY AND PROGRAMS

This recommendation is a local-level representation of these city-level policies and programs.

## COST

\$\$\$ LOW COST  
\$0 - \$100,000

\$\$\$ MEDIUM COST  
\$100K - \$500,000

\$\$\$ HIGH COST  
\$500,000+

## TIME FRAME

▶▶▶ SHORT TERM  
0 - 2 YEARS

▶▶▶ MEDIUM TERM  
0 - 10 YEARS

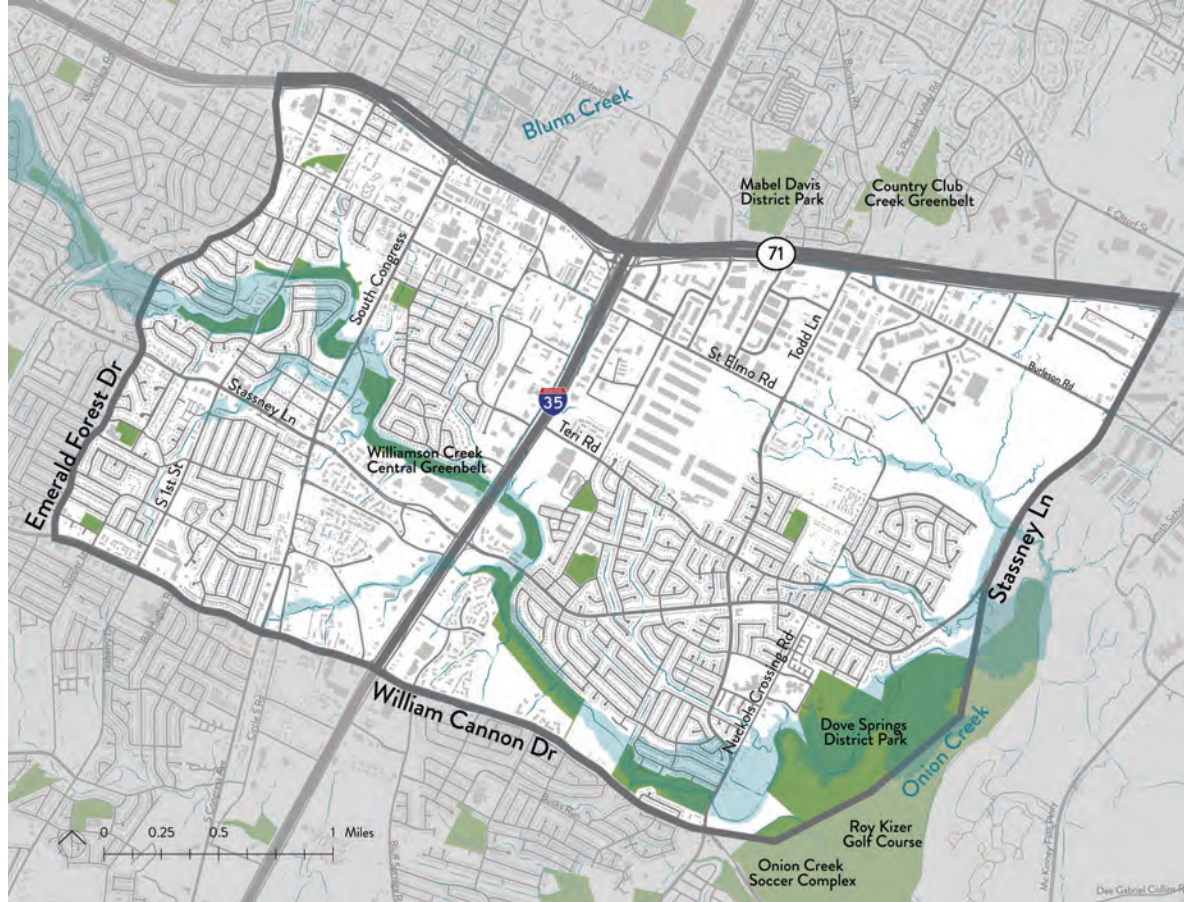
▶▶▶ LONG TERM  
0 - 30 YEARS

# Williamson Creek

# Williamson Creek

## Legend

- Focus area
- Building footprints
- City parks
- 500 yr floodplain
- Creeks



Analysis

Site Selection

Strategies

Policies

Neighborhood Proposals

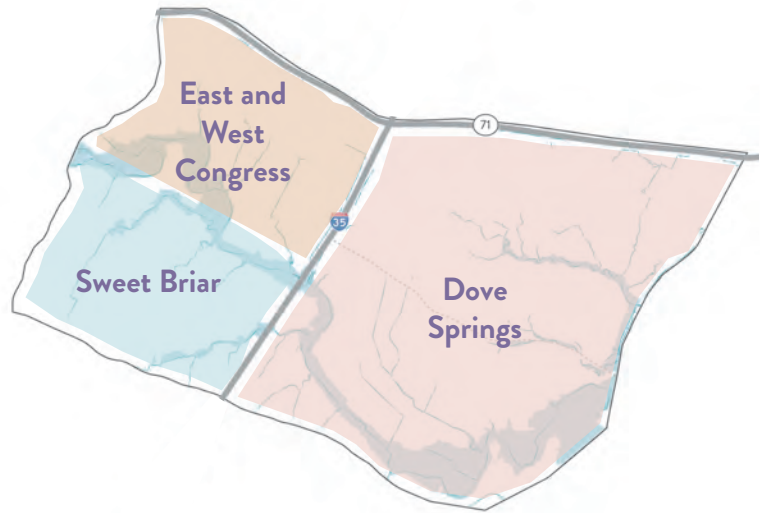
# Neighborhood Overview

Total population: **54,500**

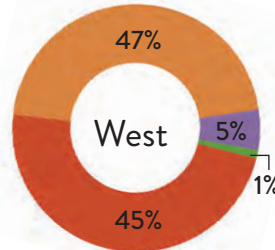
Increase of over 20,000 people since 2000



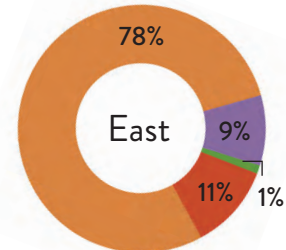
The Bergstrom Air Force Base closed in 1993, but had a lasting impact on the area's land use, community assets, and affordability.



**\$60,000**

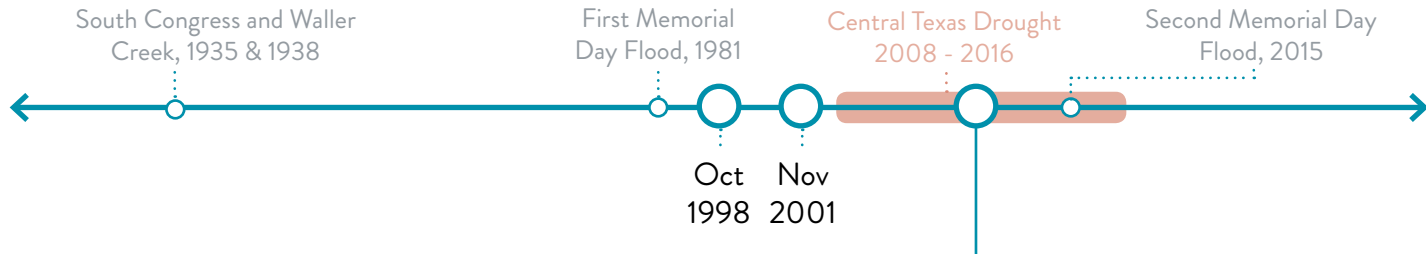


**\$46,500**





# Flooding History



## Back-to-back floods on October 13 and October 31, 2013

- October 13, 2013
  - » Williamson Creek flood that started voluntary buyout program
- Halloween Flood of 2013
  - » Onion + Williamson Creek
  - » 600 homes damaged
  - » 5 deaths



# Contributions to Change

- New Orange Line Streetcar
- Imagine Austin Neighborhood Center and Job Center
- Changing industrial areas



# Williamson Creek Recommendations

Recommendation #1

New Park and Trail System

Recommendation #5

Industrial Site Redevelopment

Recommendation #2

Short-term Trail Improvements

Recommendation #3

Extreme Weather Refuge Plan

Recommendation #4

Resilient TOD

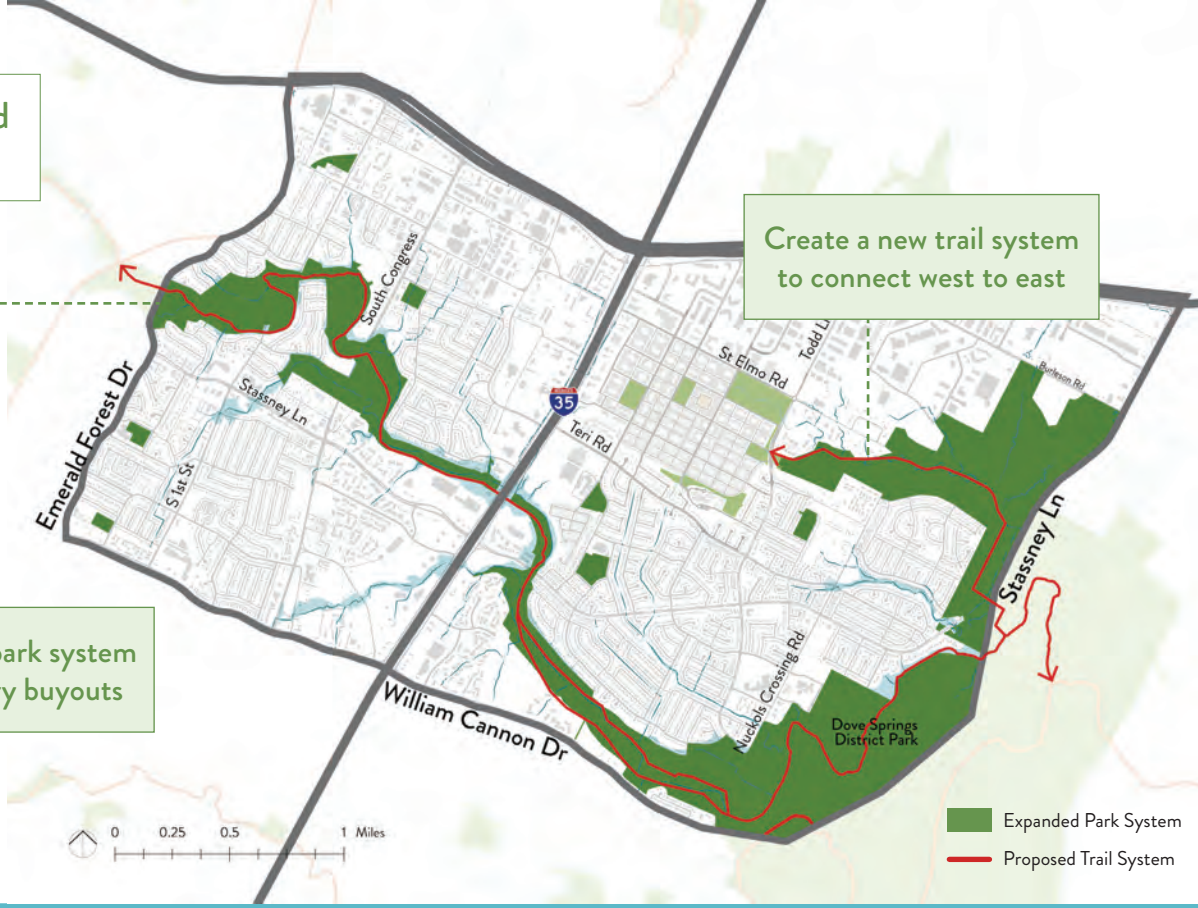


Recommendation #1

New Park and Trail System

Create a new trail system to connect west to east

Create a new park system from voluntary buyouts

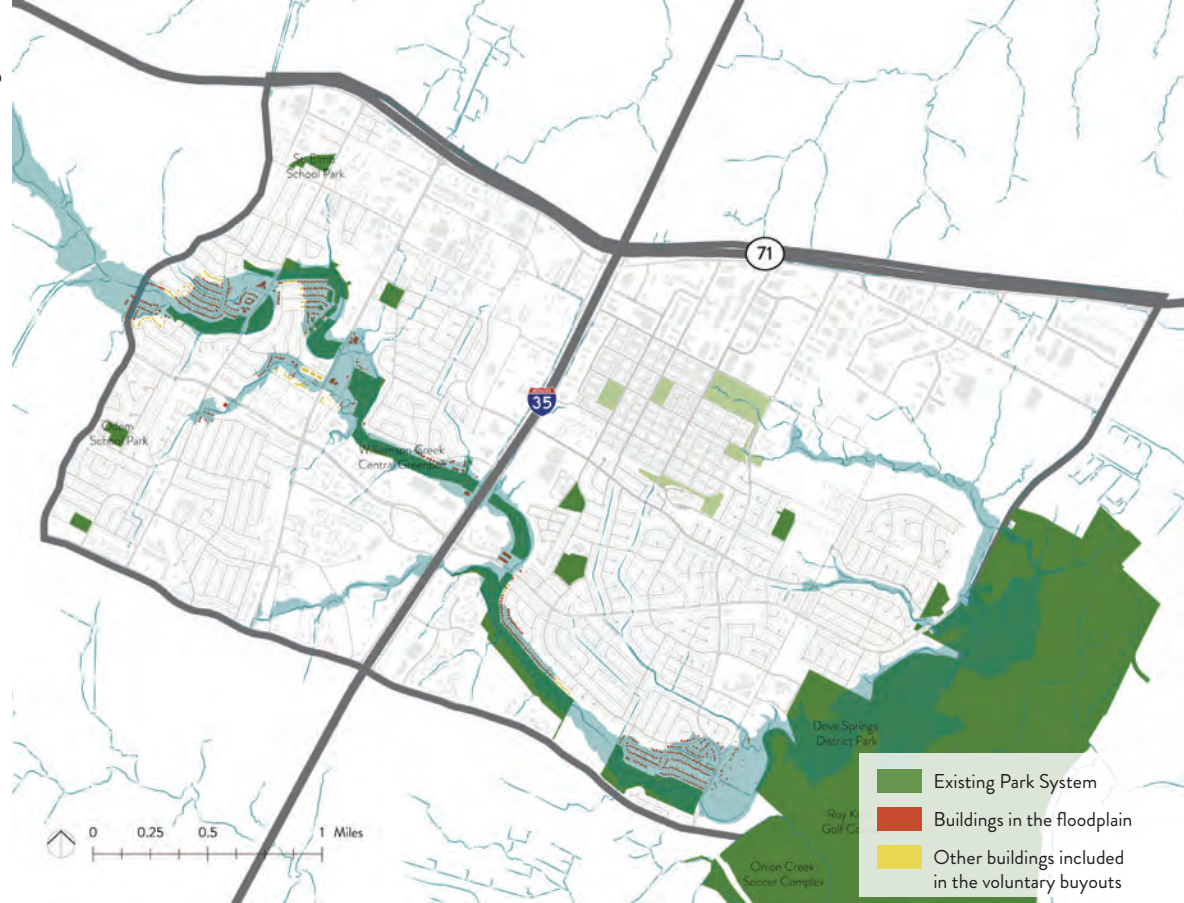


Expanded Park System  
 Proposed Trail System

# Buyout Parks

## Current

About ~900 homes are currently in the floodplain.



# Buyout Parks

## Current

About ~900 homes are currently in the floodplain.



# Buyout Parks After

New park system would provide flood protection, create a new asset for the community.



**Future Buyout Park System**

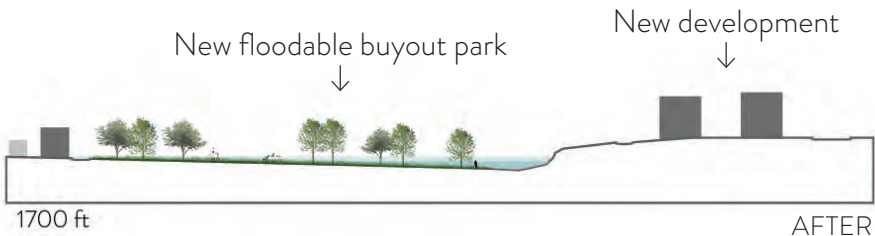
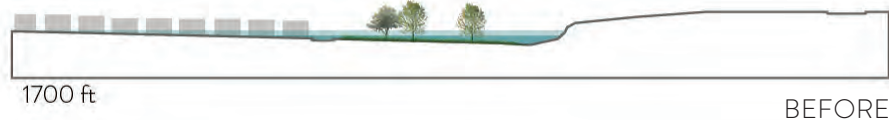


# Buyout Parks | Section

## Precedent

Mingo Creek, Tulsa, OK

In the 1980's, flooding in Tulsa led to **14 deaths and over 5,500 buildings destroyed**. The city proceeded to **buyout ~300 homes** and it is now a **signature floodable park**.



# Proposed Trail and Park Programming

-  New parks
-  Existing parks
-  Proposed Trail



# Proposed Trail and Park Programming

## Trail Programming

- Walking/Biking/Running Trail
- Distance Markers
- Health Education Signage
- Flooding History Education Signage



## Smaller Park Programming

- Community Gardens
- Community-gathering spaces
- Picnic areas



## Larger Park Programming

- Exercise Equipment
- All-Gender Restrooms
- Bilingual Language Signage
- Safety Lights & Call Boxes
- Shaded Areas, Seating, Picnic & Grill Areas
- Children's Water Area and Playgrounds



## Precedent BeltLine | Atlanta, GA



The Atlanta BeltLine is a **trail and a park system** that connects diverse communities across Greater Atlanta and has:

- Free fitness classes
- Space for public art
- Urban agriculture programming

## IMPLEMENTATION

# New Park and Trail System

A new trail system connects neighborhoods to their creeks, and provides new spaces for gathering.

## STRATEGIES



## POLICIES

- Office of Housing Stability
- Community Rating System

## COST



HIGH  
COST

## PHASING



LONG  
TERM



RECOMMENDATION #2

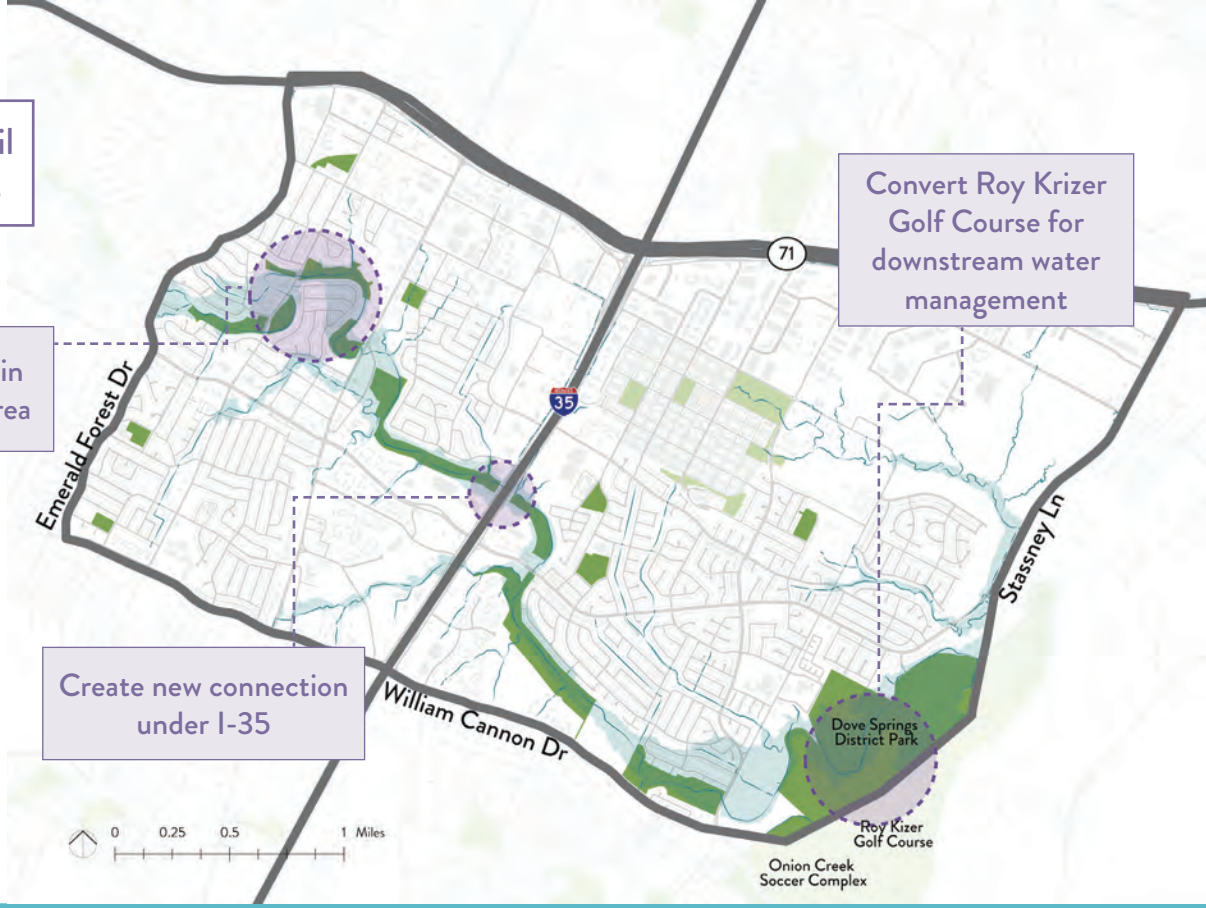
Recommendation #2

Short-term Trail Improvements

Widen creekway in existing buyout area

Create new connection under I-35

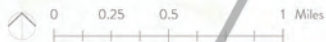
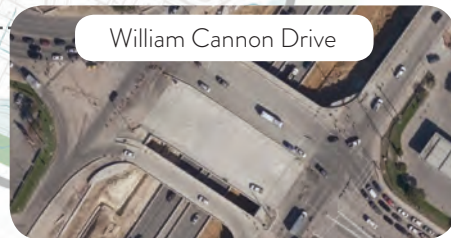
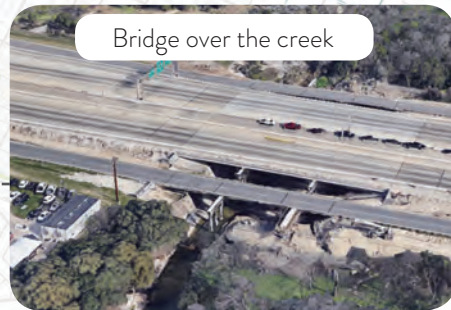
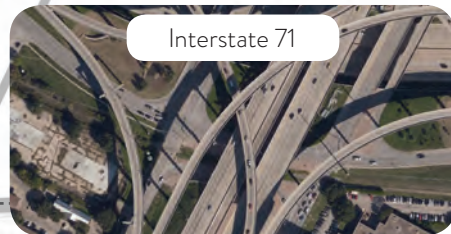
Convert Roy Kizer Golf Course for downstream water management



# I-35 Trail Connection

## Existing

There are no safe crossings across I-35 for people without car access.



# I-35 Trail Connection

## Create a New Neighborhood Connection



Onion Creek Soccer Complex | Austin, TX



Chicano Park | San Diego, CA



## IMPLEMENTATION

# Near-term Park Improvements

Short-term improvements take immediate action to improve flood risk and connectivity for the community around Williamson Creek.

## STRATEGIES



## POLICIES

- Community Rating System
- Mobility Bond

## COST



MEDIUM  
COST

## PHASING



SHORT  
TERM





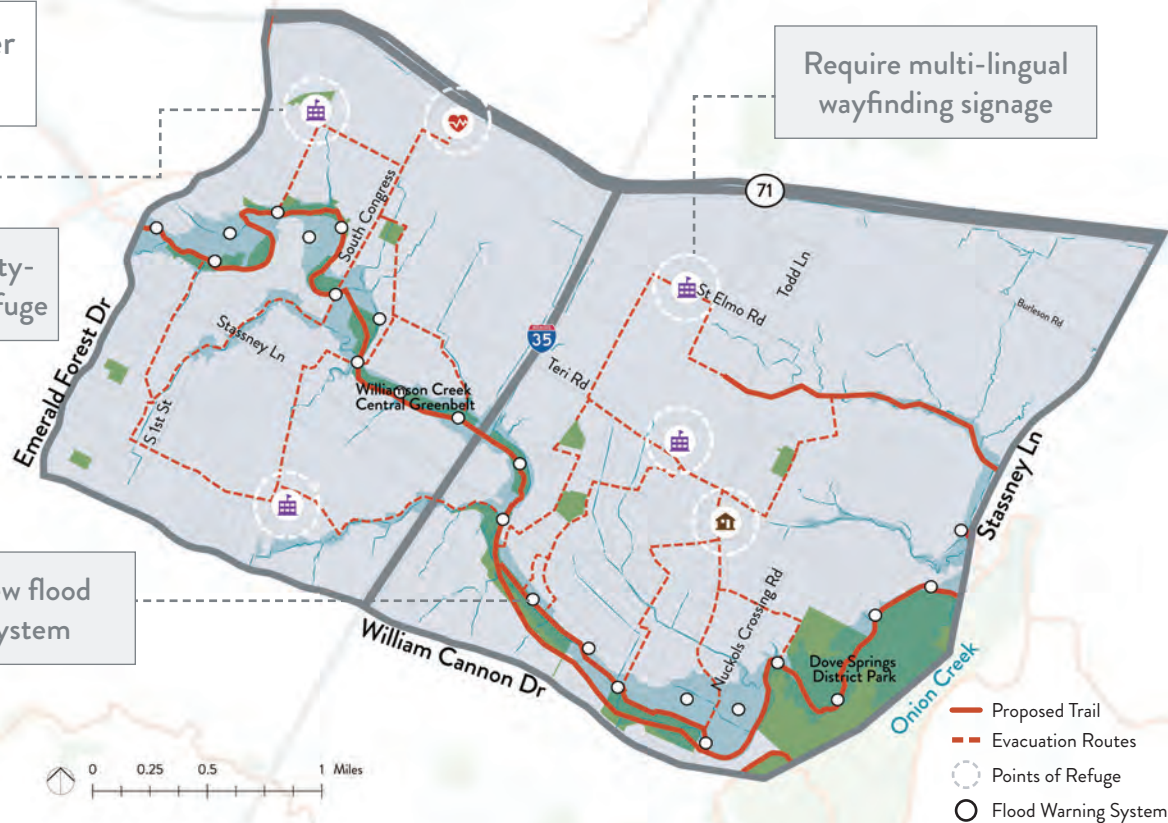
Recommendation #3

Extreme Weather  
Refuge Plan

Require multi-lingual  
wayfinding signage

Establish community-  
focused points of refuge

Create a new flood  
warning system



# Suitability Analysis

“Suitability for refuge” is a combination of slope and topography to find the highest, flattest points.

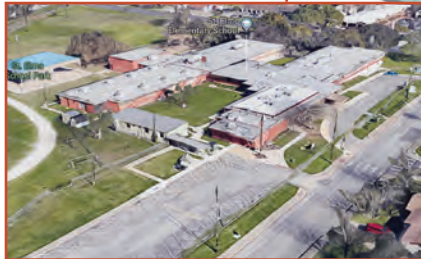
Suitability Value for Refuge Place



# Points of Refuge

“Suitability for refuge” is a combination of slope and topography to find the highest, flattest points.

Suitability Value for Refuge Place



St. Elmo Elementary School

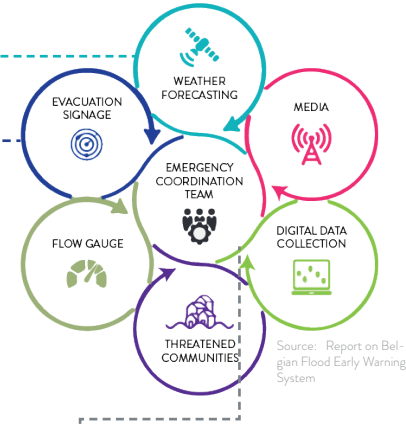
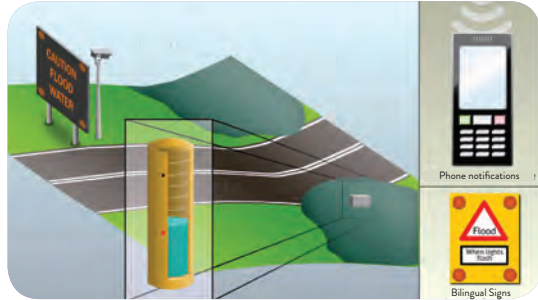


## SE Branch Public Library



# Early Warning System

## “Smarter” Flash Flood Warning System



## Bilingual Signage for Cooling Centers and Flooding Centers



## Nonprofit Coordination - Wesley Center Center for Family and Neighborhood Development



## IMPLEMENTATION

# Extreme Weather Refuge Plan

Ensures all members of the Austin community around Williamson Creek have a plan and place of refuge in case of extreme flooding or heat.

## STRATEGIES

Placekeeping



Fostering Diversity



Building Connectivity



Creating Wealth



## POLICIES

- Community Rating System

## COST



LOW  
COST

## PHASING



SHORT  
TERM



Recommendation #4

### South Congress Resilient TOD

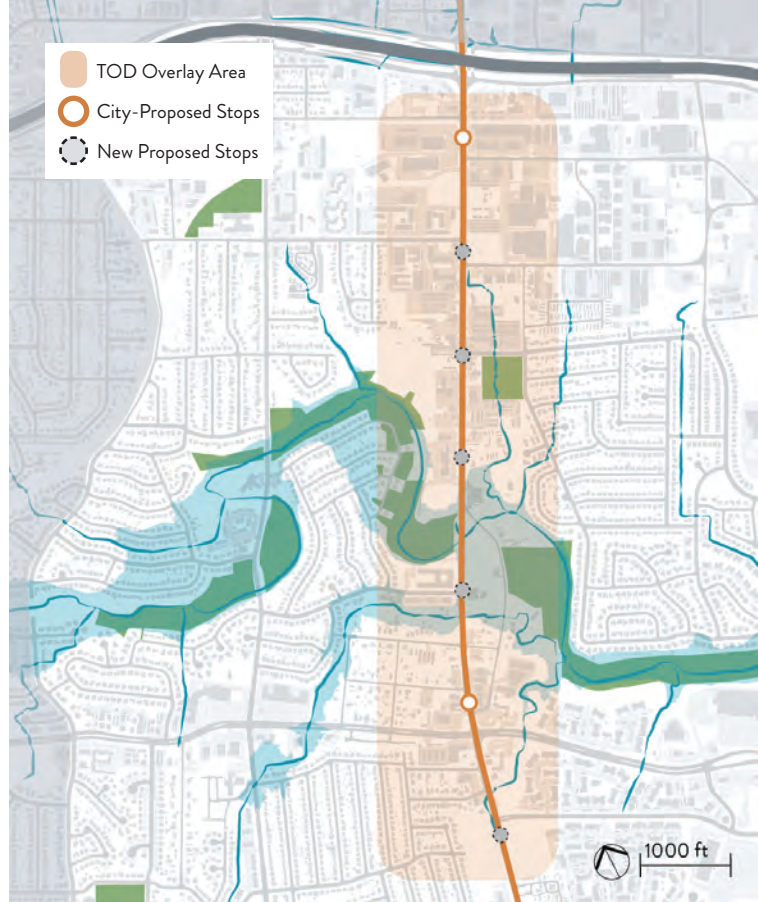
- Propose new streetcar stations & a new TOD Overlay
- Apply the Floodplain Overlay Policy
- Redesign South Congress Ave



# South Congress Resilient TOD

## Propose New Stations and Implement TOD Overlay

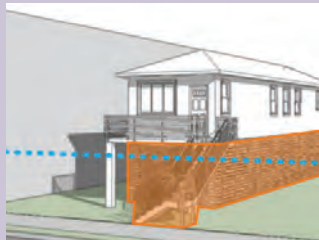
New and proposed development



# South Congress Resilient TOD





## Applying the Floodplain Overlay Policy

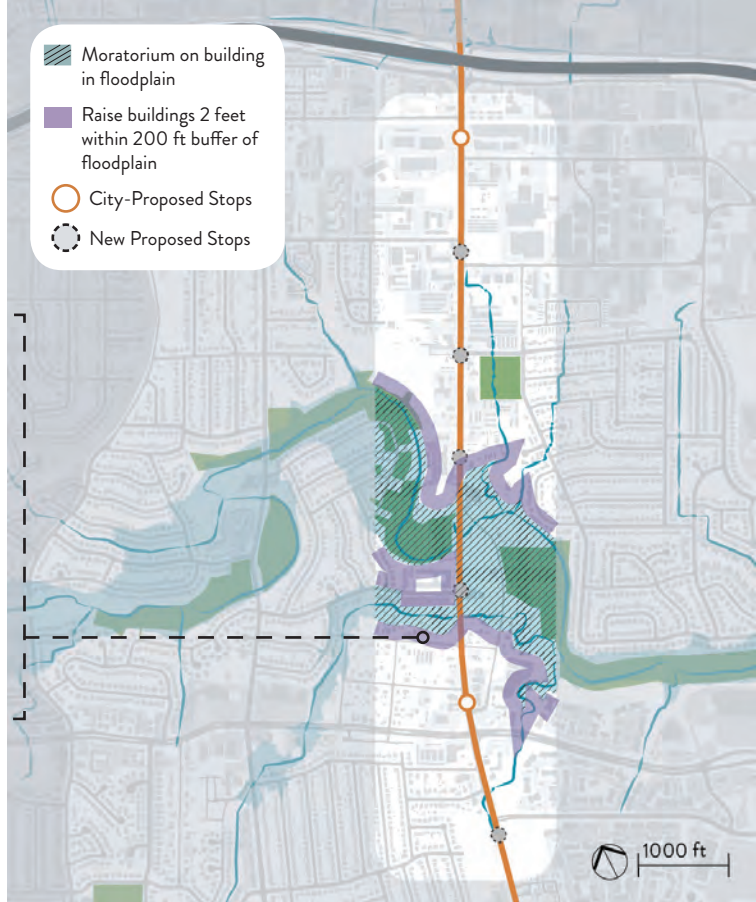
### Residential



### Commercial



-  Moratorium on building in floodplain
-  Raise buildings 2 feet within 200 ft buffer of floodplain
-  City-Proposed Stops
-  New Proposed Stops





# South Congress Resilient TOD

## Leverage transit construction for stormwater management

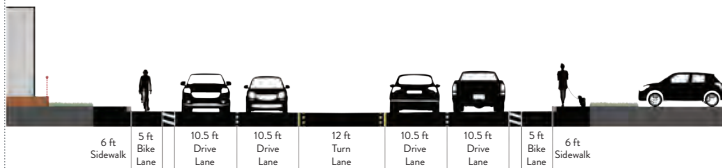
Existing road conditions



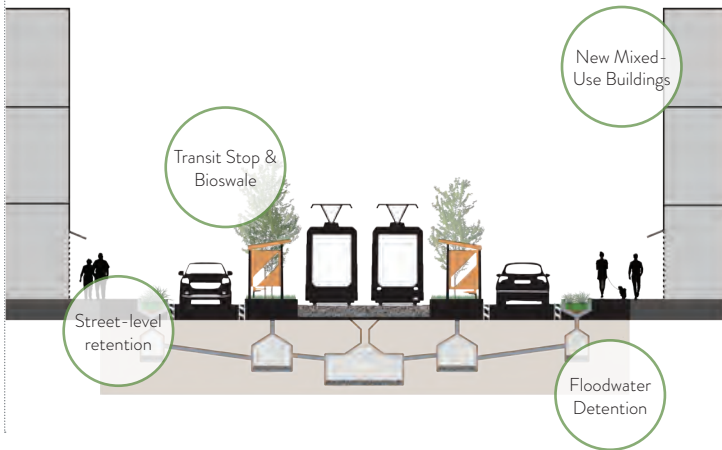
Streetcar greenway



BEFORE



AFTER



## IMPLEMENTATION

# South Congress Resilient TOD

A TOD district provides for dense, transit-oriented housing on high ground and retrofits existing buildings and pedestrian infrastructure.

## STRATEGIES

Placekeeping



Fostering Diversity



Building Connectivity



Creating Wealth



## POLICIES

- Floodplain Overlay
- Mobility Bond

## COST

HIGH  
COST

## PHASING

MEDIUM  
TERM

## Recommendation #5

## Industrial Site Redevelopment

- Upper-reach water management
- Relocation housing
- Needed amenities for undeserved east-side residents









# Redevelopment Existing

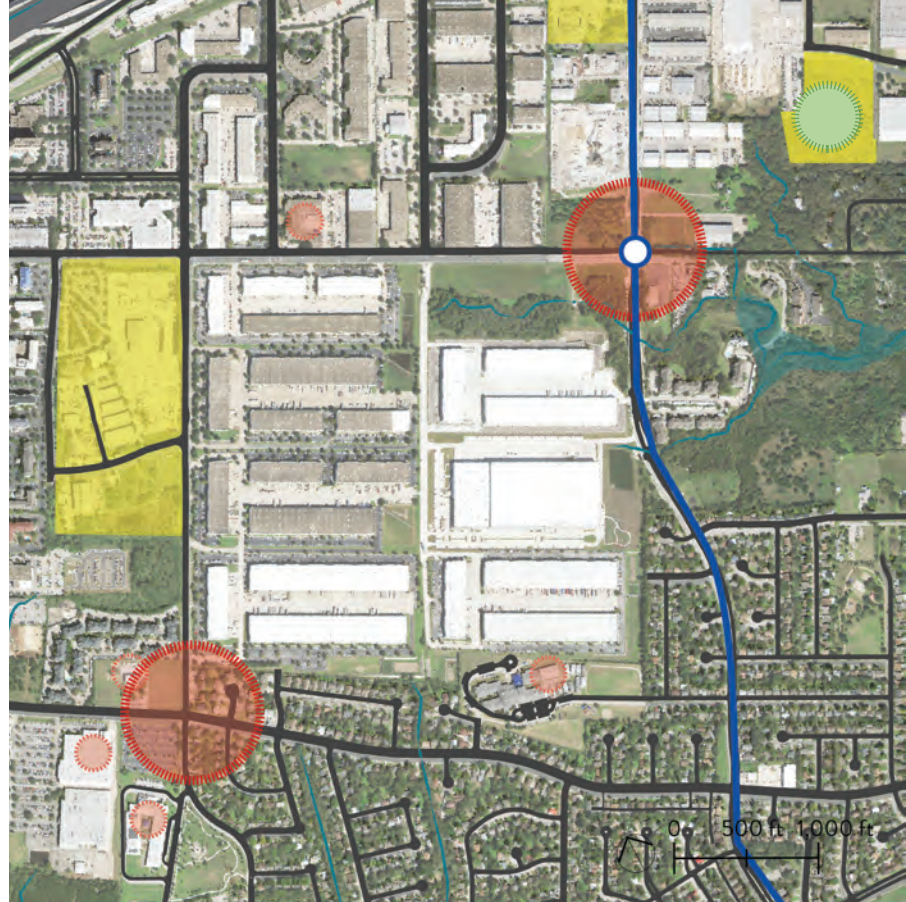
## Site Opportunities:

- Job Center and Neighborhood Center
- Connector between schools and institutions
- Capitalize on city-owned land
- Transition zone between residential and industrial

## Future Vision:





- Upper-reach water management
- Relocation housing
- Needed amenities for undeserved Dove Springs residents

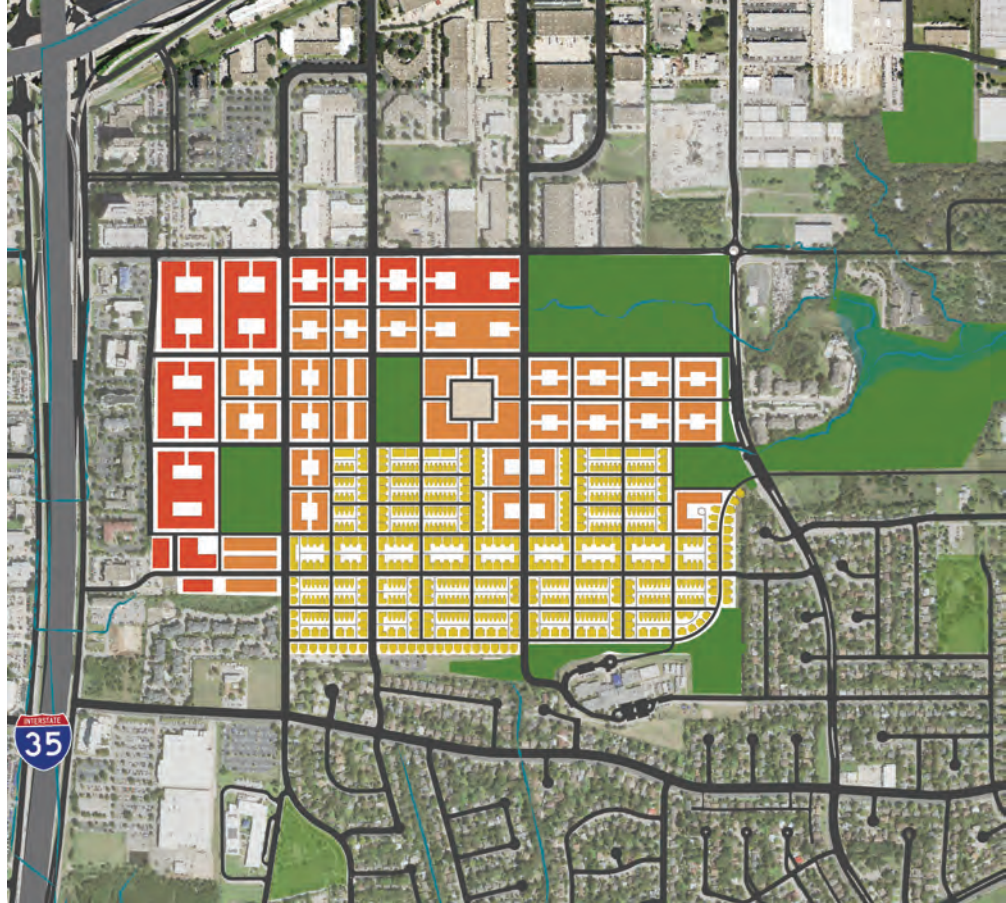
-  Future Blue Line BRT
-  Future Blue Line BRT Stops
-  City-owned land
-  Critical intersections
-  Schools
-  Future urban farm



# Redevelopment Transition from residential to mixed-use industrial

## Legend

-  Park space & stormwater roads
-  Mixed-use office / light industrial
-  Mixed-use residential
-  Residential use



# Redevelopment

## Upper-reach water management

### Stormwater options

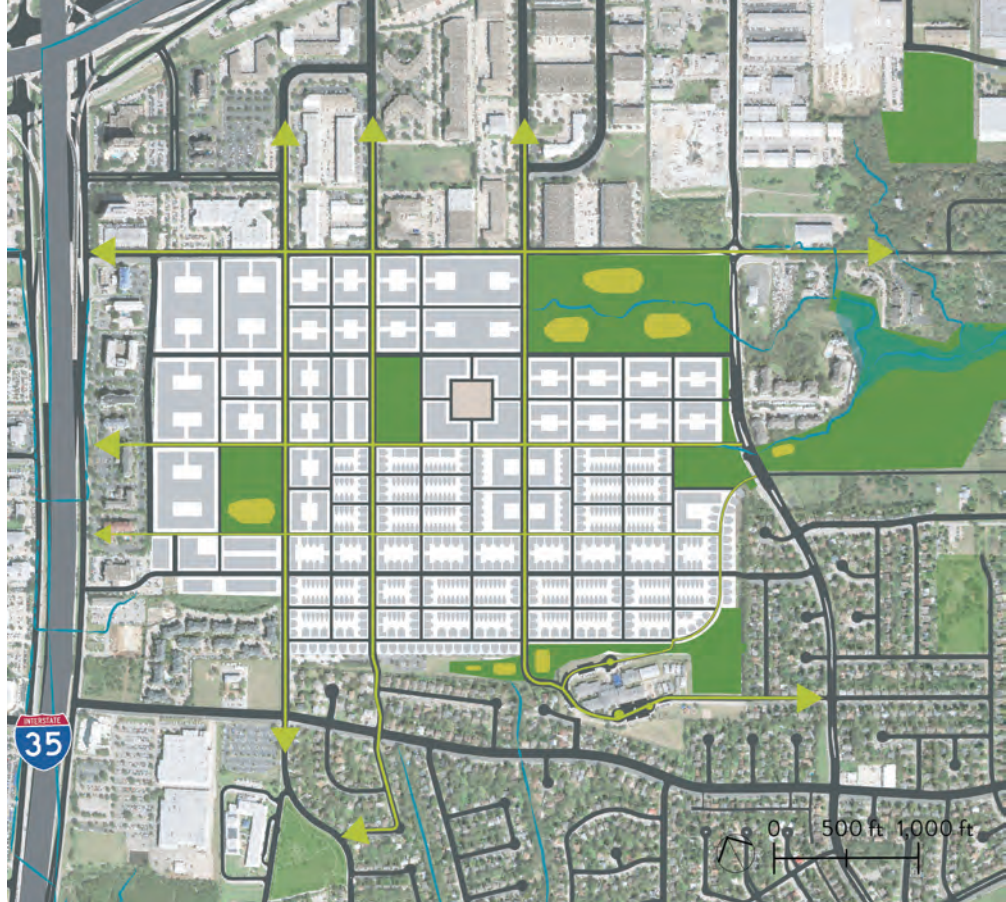
- Bioswales
- Detention basins
- Large rain gardens
- Green roofs



Detention Basin & Park  
Champaign, IL



Stormwater Greenway  
Paso Robles, CA

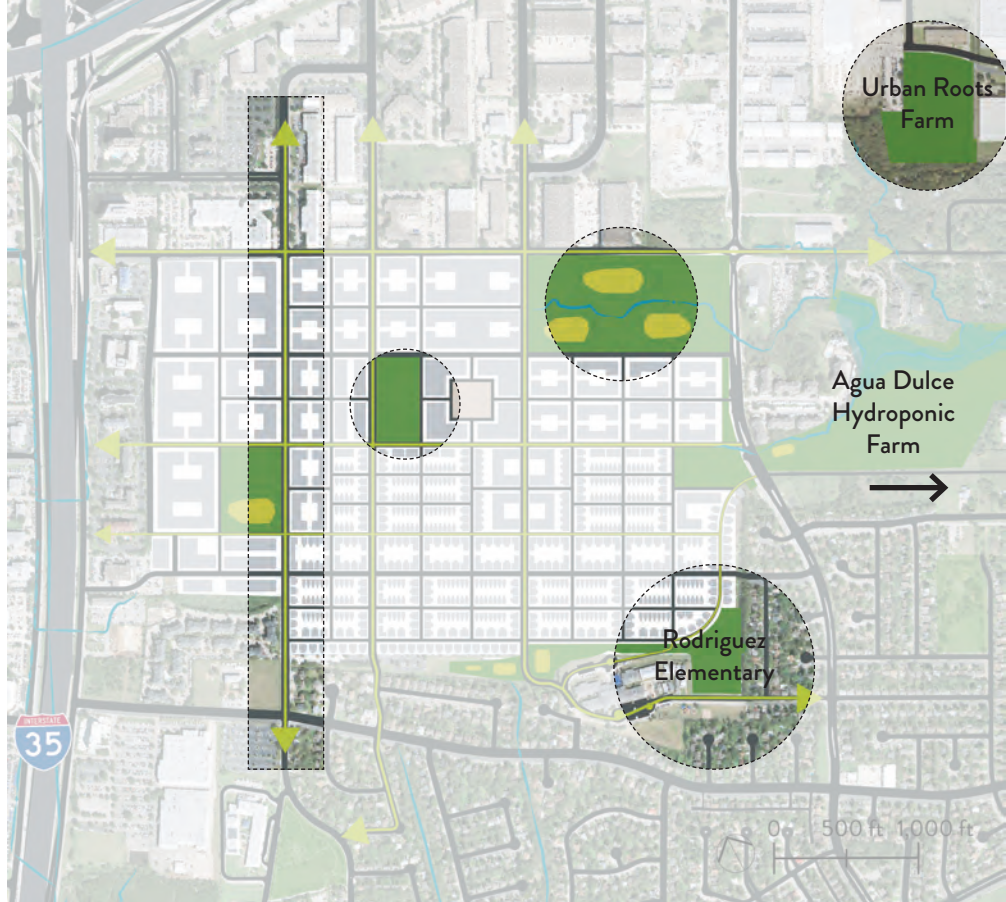


# Redevelopment

## Urban Farming & Outdoor Education

- Designate space for urban farming “pilot plots”
- Leverage pilot plots and stormwater systems as an outdoor laboratory
- Educate children on healthy eating and sustainability

Precedent: Colorado State University Food Systems Initiative



# Redevelopment Community Hub

Benefits include:

- School-community partnerships
- Respond to local needs
- Improved access to services and better outcomes for people
- Social return on investment

Precedent: Community Hubs of Toronto

## NEIGHBOURHOOD CENTRES IN TORONTO

Over 100 years of community hubs



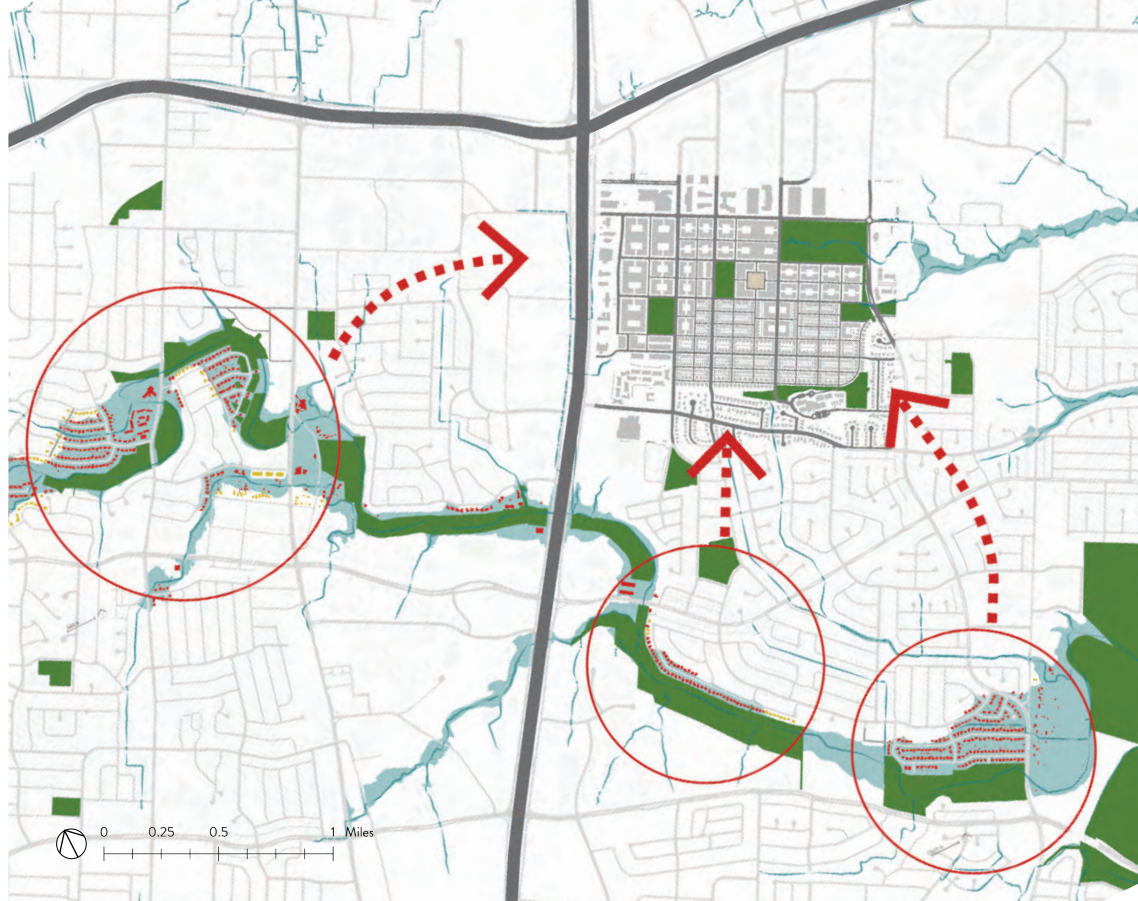
Community hub proposal:

- Health center
- Green job center
- Food cooperative
- Flexible community gathering space



# Housing Relocation

This will provide a range of housing types and be a major site of housing relocation for the voluntary buyout program.



## IMPLEMENTATION

# Industrial Redevelopment

Provides diverse housing options for buyout recipients and redevelop an industrial site with community and green assets.

## STRATEGIES

Placekeeping



Fostering Diversity



Building Connectivity



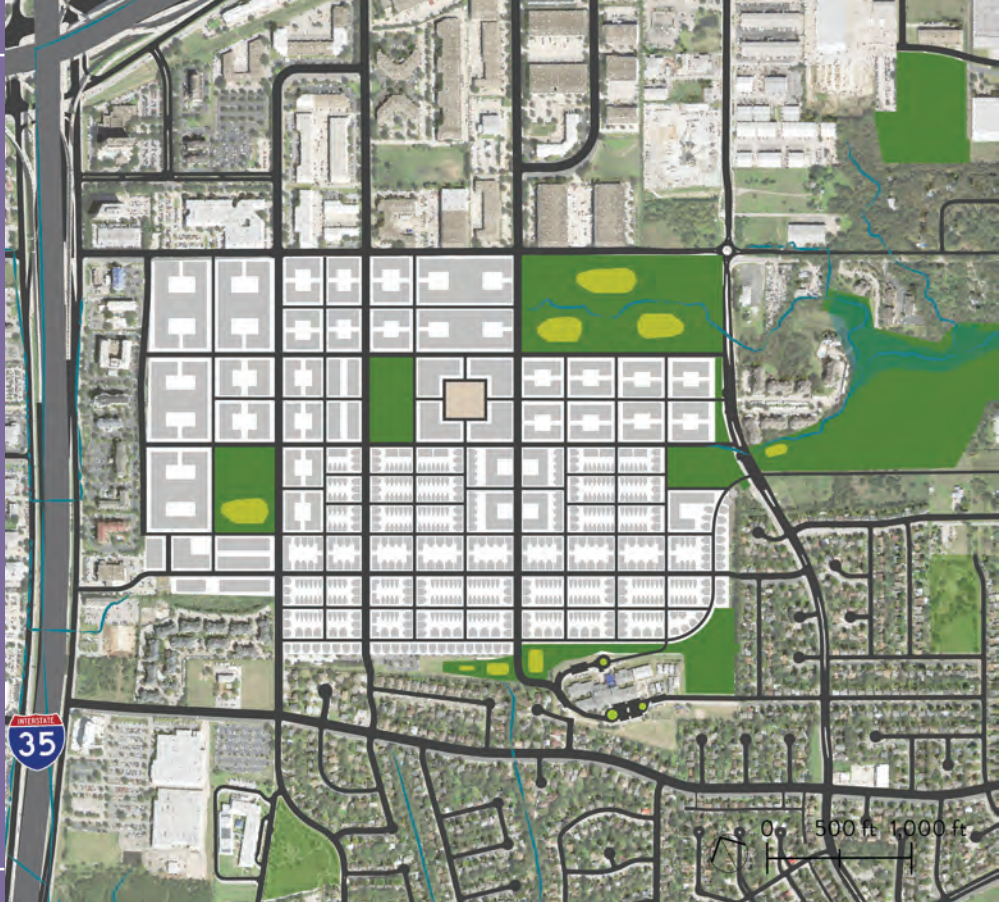
Creating Wealth



## POLICIES

- Office of Housing Stability
- AISD Outdoor Program Expansion

## COST

HIGH  
COSTLONG  
TERM

Recommendation #1

New Park and Trail System

Recommendation #5

Industrial Site Redevelopment

Recommendation #2

Short-term Trail Improvements

Recommendation #3

Extreme Weather Refuge Plan

Recommendation #4

Resilient TOD

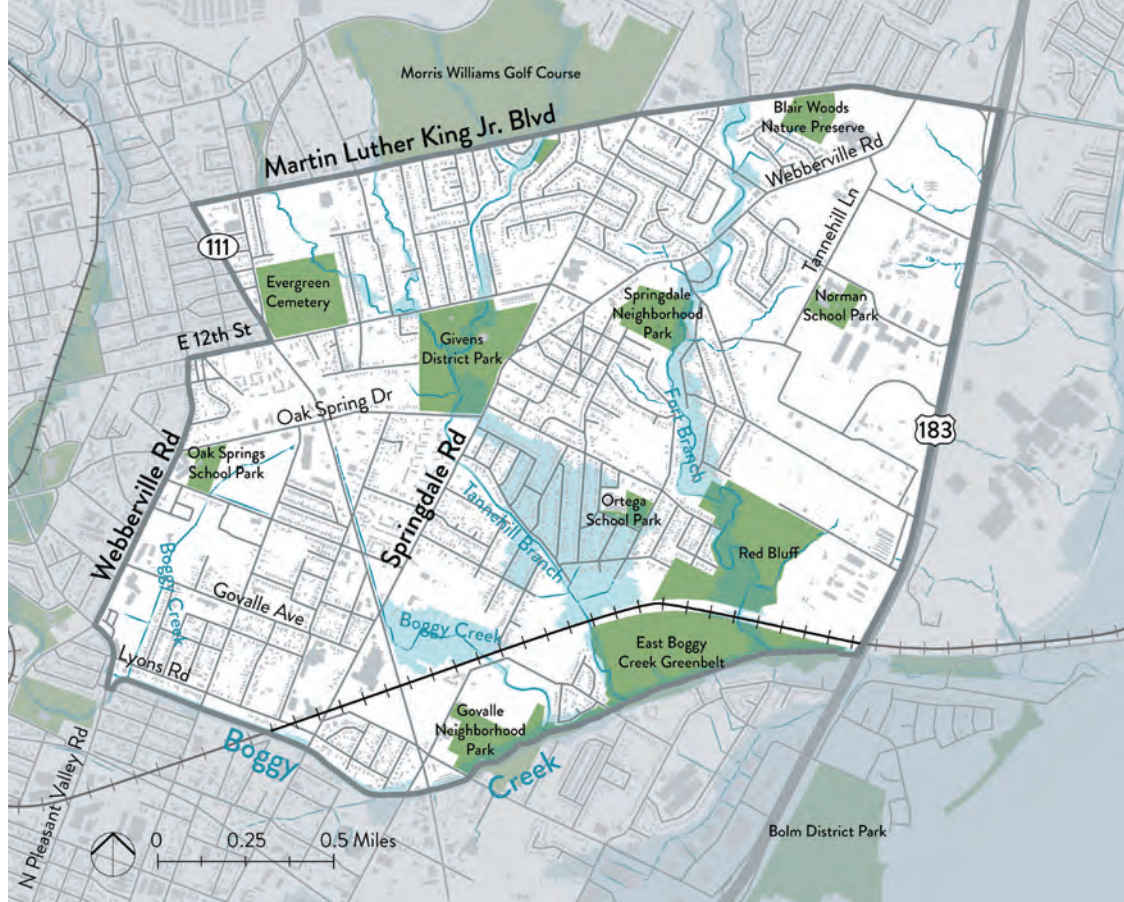


# Tannehill Branch Creek

# Tannehill Branch Creek

## Legend

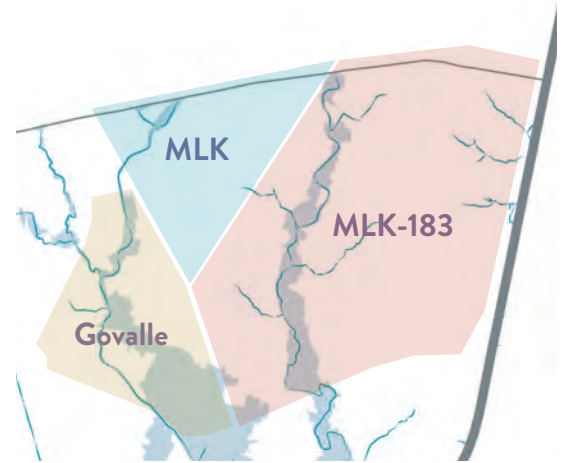
- Focus area
- Building footprints
- City parks
- 500 yr floodplain
- Creeks



# Neighborhood Overview

Total population: **13,300**

Increase of 4,000 people since 2000



## CONSIDERABLE PROGRESS MADE ON 3 NEGRO HOUSING ADDITIONS



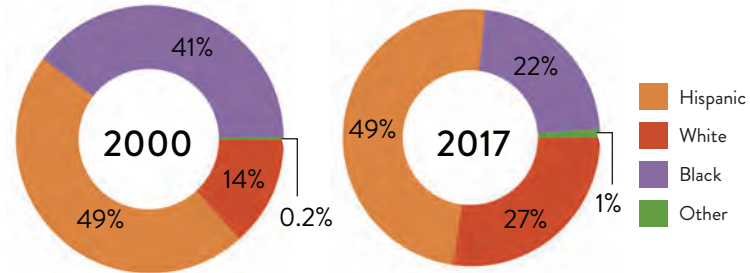
Has one of the first African American-only cemeteries in Austin



Scene at Junction of Loop 250 & SH 71 East

Annexed between 1960 and 1980

**\$27,700** → **\$42,300**



# 1981 Memorial Day Flood

South Congress and Waller  
Creek, 1935 & 1938

Central Texas Drought  
2008 - 2016

Second Memorial Day  
Flood, 2015

## First Memorial Day Flood, 1981

- October 13, 2013
  - » Channelization of Boggy Creek



## Recent Flood History

- Tannehill Branch is roughly **1.5% of the land in the city**, yet it accounts for **2.3% of flood complaints of the year**



# Contributions to Change

- New Green Commuter Rail
- Imagine Austin Neighborhood Centers and Regional Center
- Majority renter population





# Tannehill Branch Creek Recommendations

Recommendation #1

New Park and Trail System

Recommendation #2

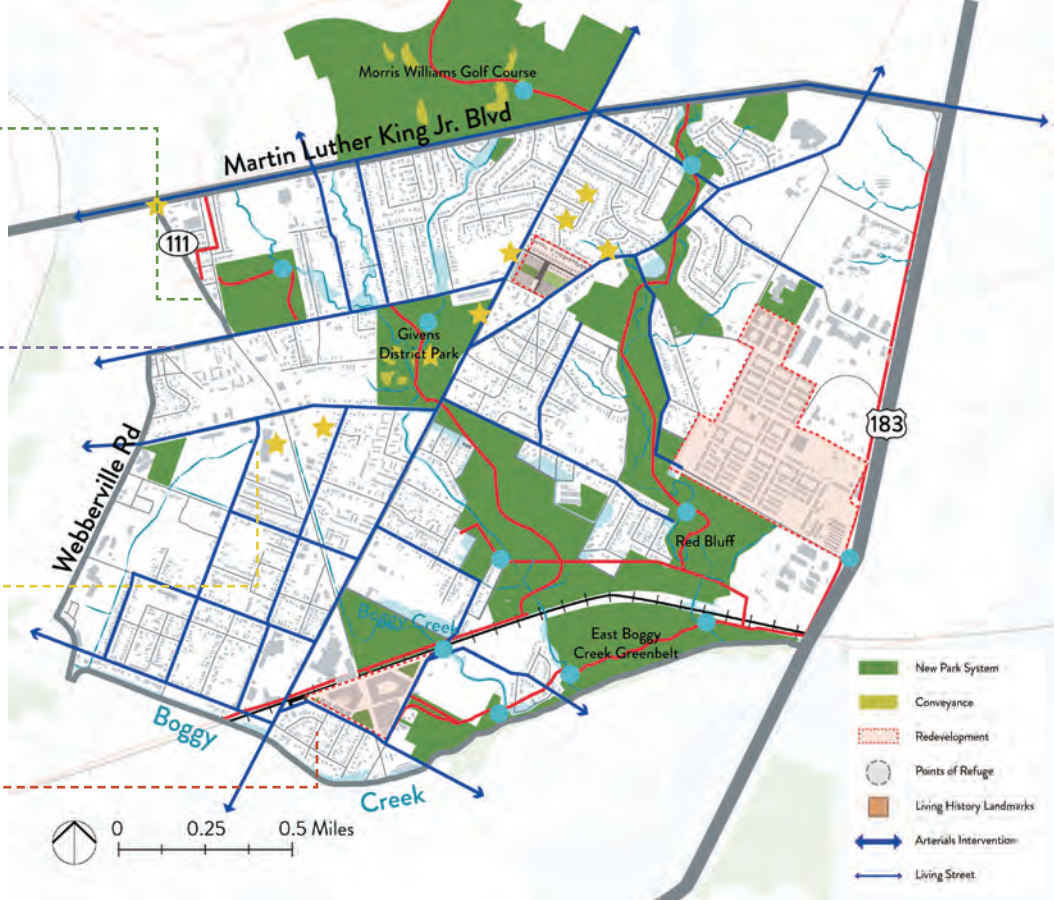
Short-term Improvements

Recommendation #3

Living History Walk

Recommendation #4

Neighborhood Site Redevelopments



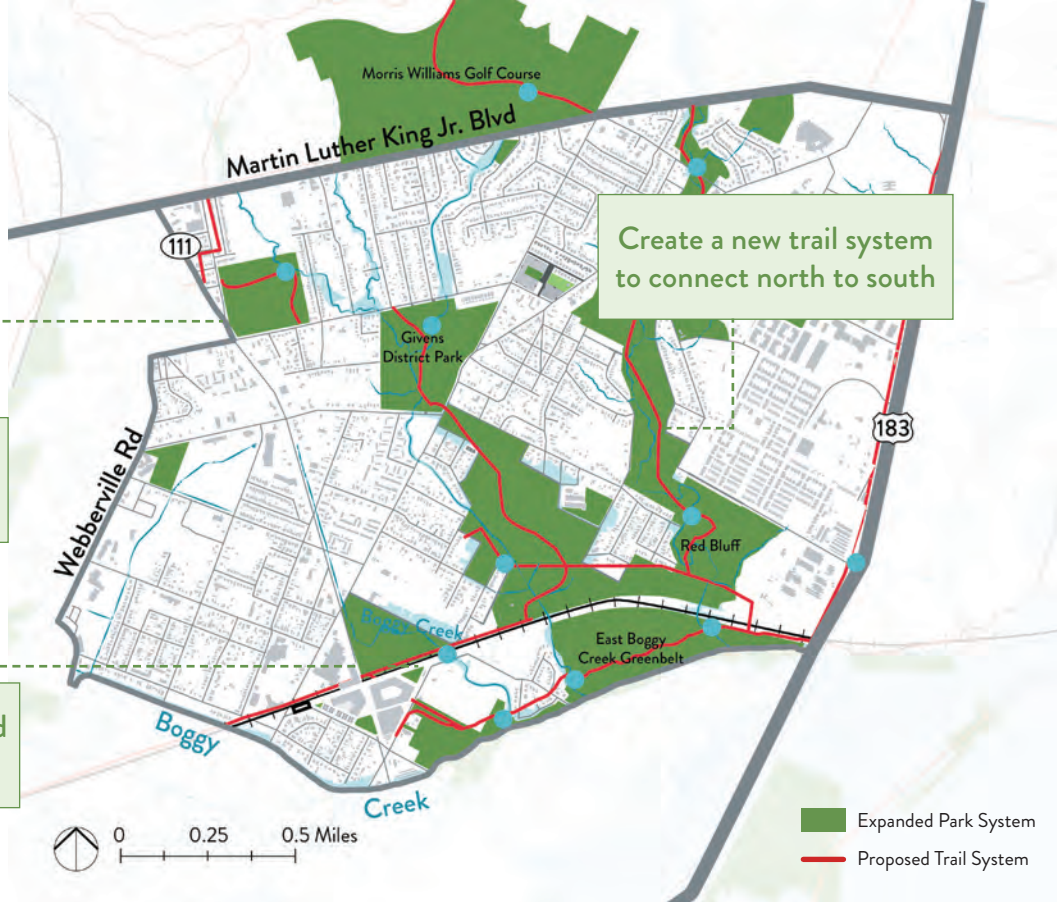
Recommendation #1

New Park and Trail System

Create a new park system from voluntary buyouts

Environmental history and wayfinding signage

Create a new trail system to connect north to south



# Buyout Parks

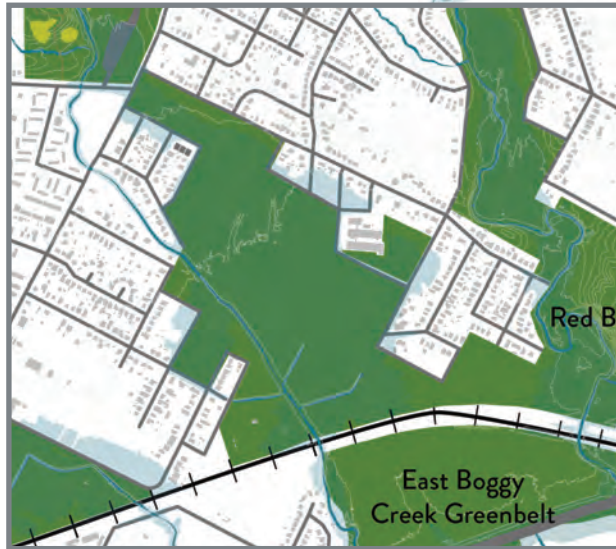
## Current

About ~750 homes are currently in the floodplain

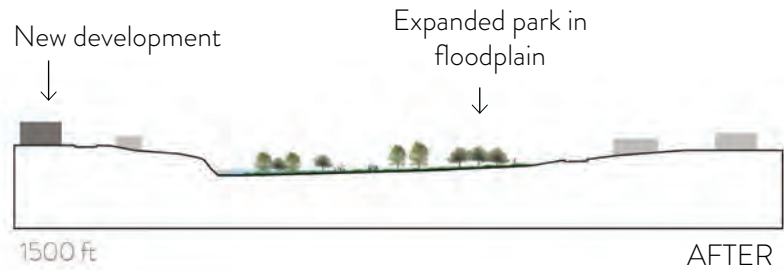
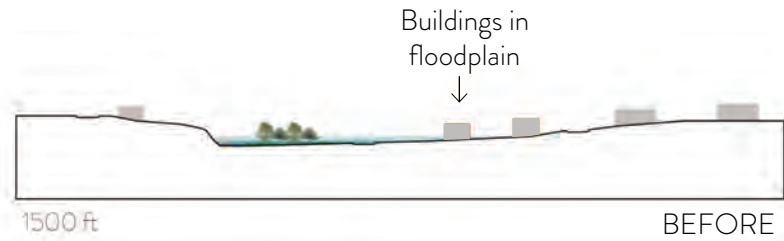


# Buyout Parks After

About ~750 homes  
are currently in the  
floodplain



# Buyout Park Plan | Sections



# Proposed Trail and Park Programming

## Legend

- Existing parks
- New parks
- Proposed Trail
- Environmental Assets



# Proposed Trail and Park Programming



Build on existing programming at Givens Park and provide additional local programming like:

- Potlucks and BBQ's
- Dog park
- Workout options
- Shaded areas and respite areas



Environmental signs along the trail



## IMPLEMENTATION

## Final Park and Trail Map

New floodplain parks connect residents to recreational assets through new parks and trails and replace unsafe housing.

## STRATEGIES



## POLICIES

- Office of Housing Stability
- Community Rating System
- AISD Outdoor Program Expansion

## COST

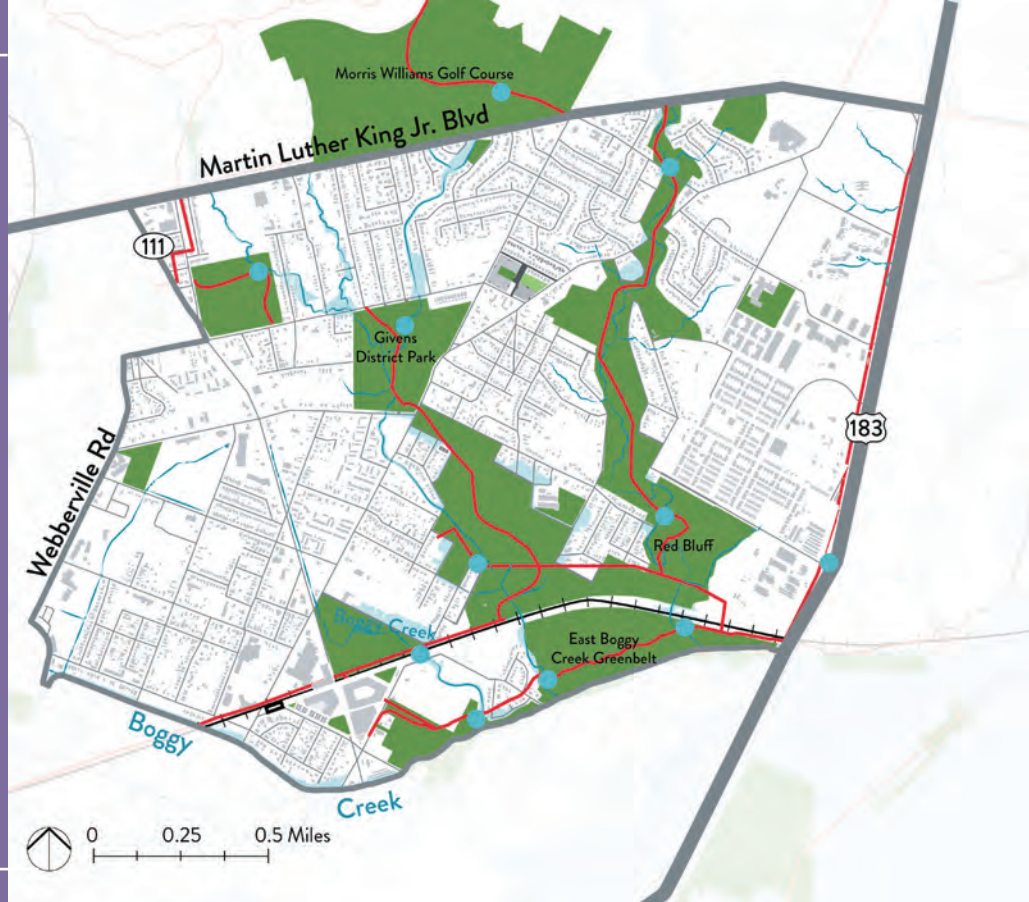


HIGH  
COST

## PHASING



LONG  
TERM

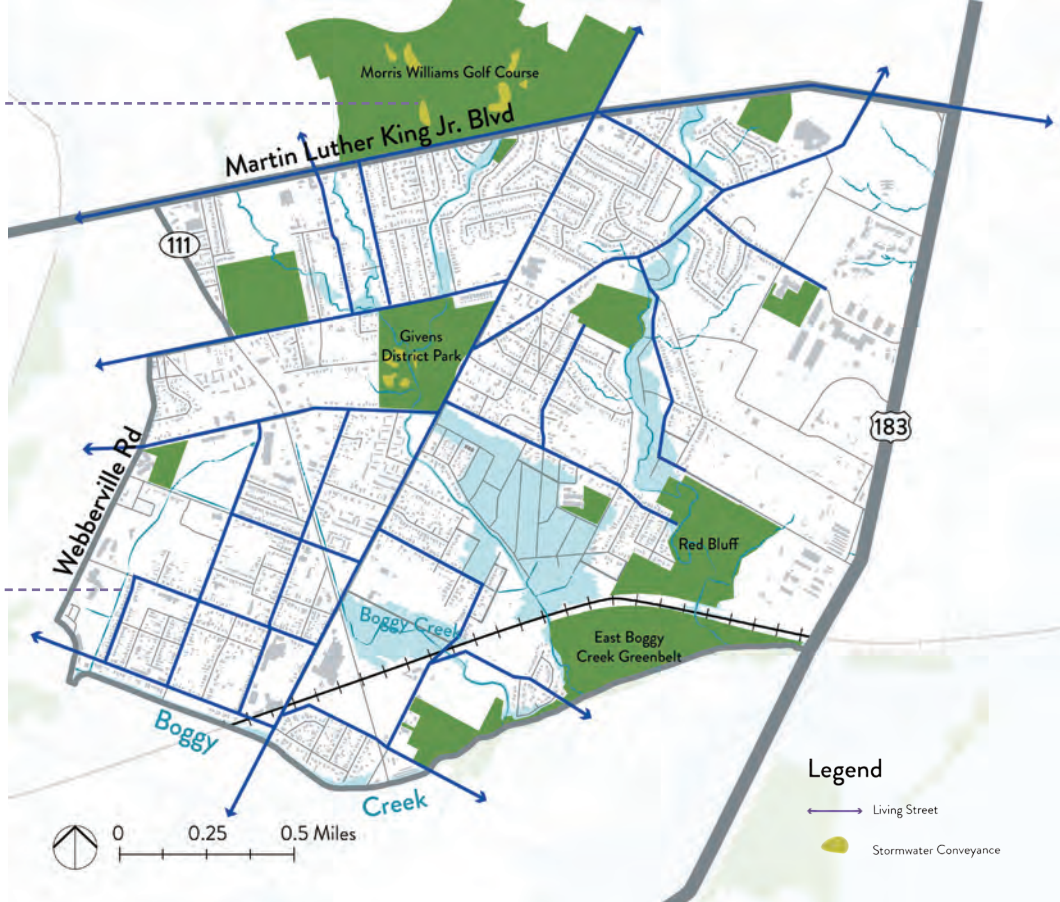


Recommendation #2

Short-term Improvements

Manage upland stormwater

Combine safety and green improvements on new "Living Streets"

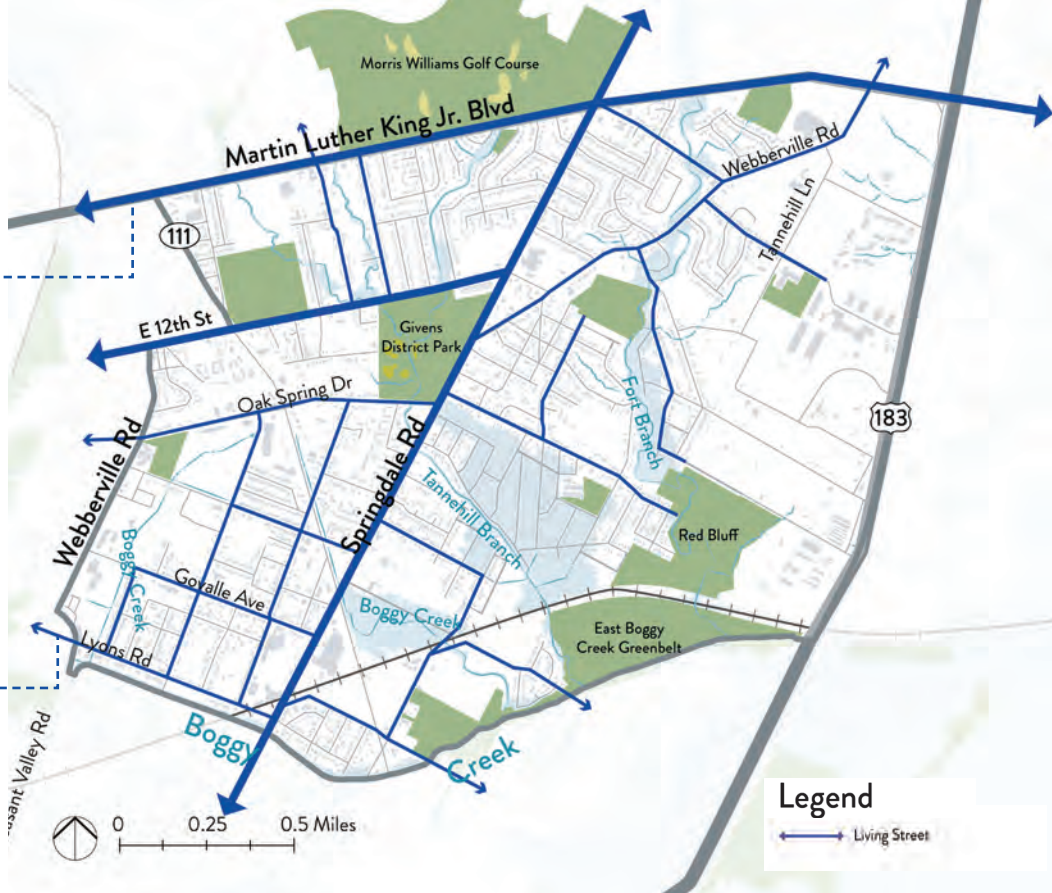


Living Streets =  
Complete Streets +  
Green Streets

Major Roads



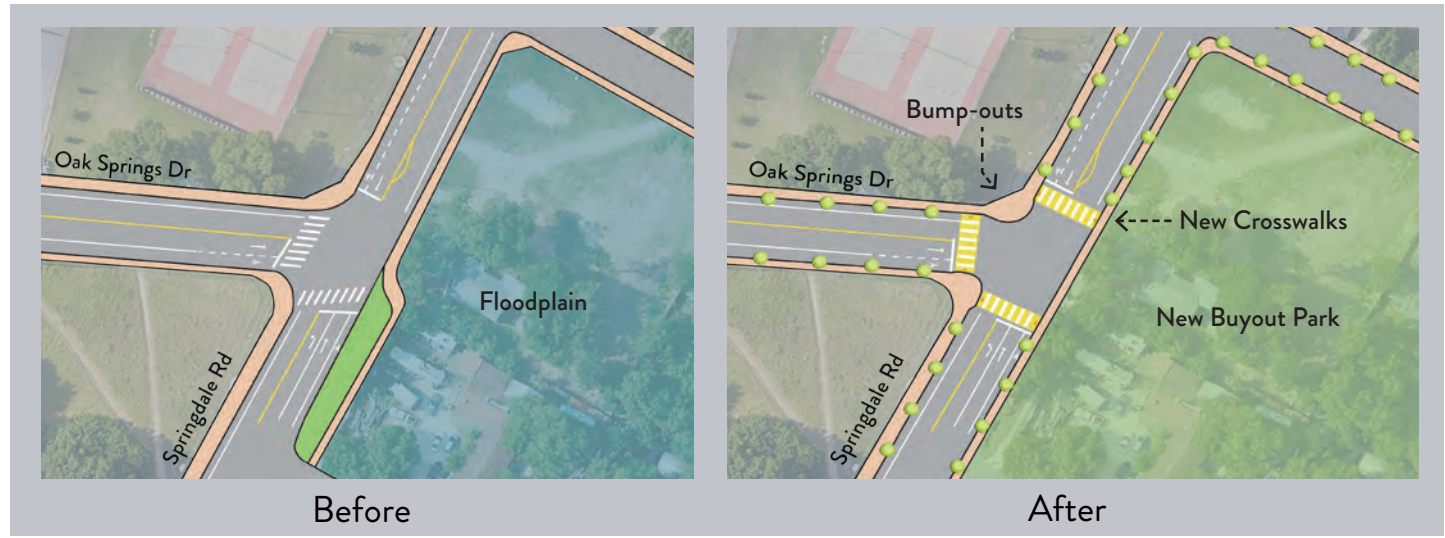
Neighborhood Roads



# Living Streets | Major Roads

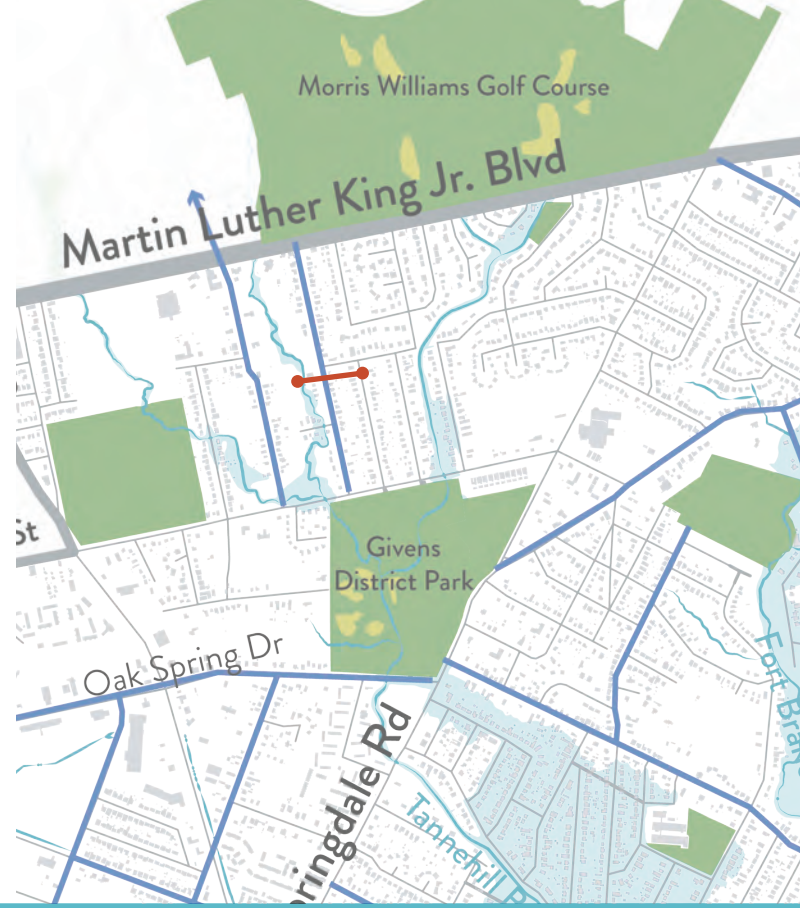
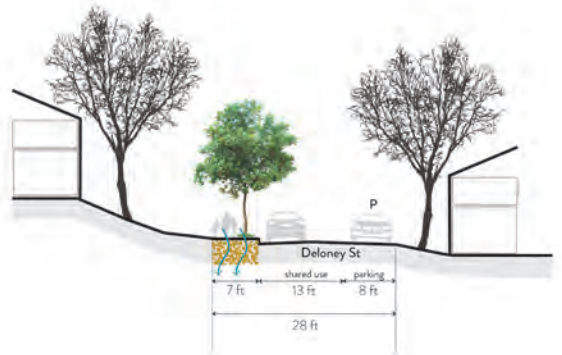
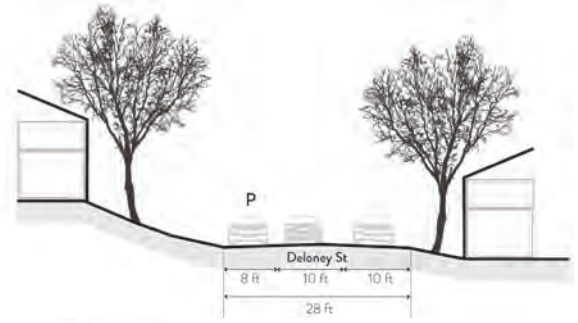


## Springdale Road



# Living Streets

## Neighborhood Roads



## IMPLEMENTATION

# Short-term Improvements

Living Streets create safer streets for all users - walking, biking, or driving - and improve water quality and quantity.

## STRATEGIES

Placekeeping



Fostering Diversity



Building Connectivity



Creating Wealth



## POLICIES

- Living Streets Policy
- Mobility Bond
- Drainage Fee Revision
- Community Ratings System

## COST

MEDIUM  
COST

## PHASING

SHORT  
TERM

## Recommendation #3

## Living History Walk

- Celebrate the **history** of African American and Latino culture.
- Highlight today's **growing community**.

### Legend

-  Culture Walk Proposal
-  Historical Legacy Landmark



# Living History Walk Community History



Martin Luther King Boulevard was named in 1975 from 19th Street



One of Austin's oldest and most famous Mexican families lives in Govalle.





# Living History | A Walking Experience



## Oakland Cemetery Tours | Atlanta, GA

In-person and dial-in audio tours that guide visitors through the African-American historic cemetery.



## U Street Heritage Trail | Washington, DC

Large educational signs that lead visitors through the historic U Street neighborhood.



## For The Record | Long Beach, CA

Interactive signs that are capable of telling a brief tale or showing a video, all stored in the digital storehouse

# Living History | Writing a New Narrative

Partner with local nonprofits to offer **programming** that highlights **cultural history** and helps a new generation to **create their own neighborhood narrative**.



Ancestral Roots Community Garden | Menlo Park, TN



Latino Festival | Culpepper, VA

## IMPLEMENTATION

## Living History

Points of interest honor important legacies for Austin and connect historic and present day affinity groups.

## STRATEGIES



## PARTNERS

- Hispanic/Latino Quality of Life Initiative
- Emma S. Barrientos Mexican American Cultural Center
- George Washington Carver Library
- African-American Cultural & Heritage Facility
- Six Square

## COST



LOW  
COST

## PHASING



SHORT  
TERM



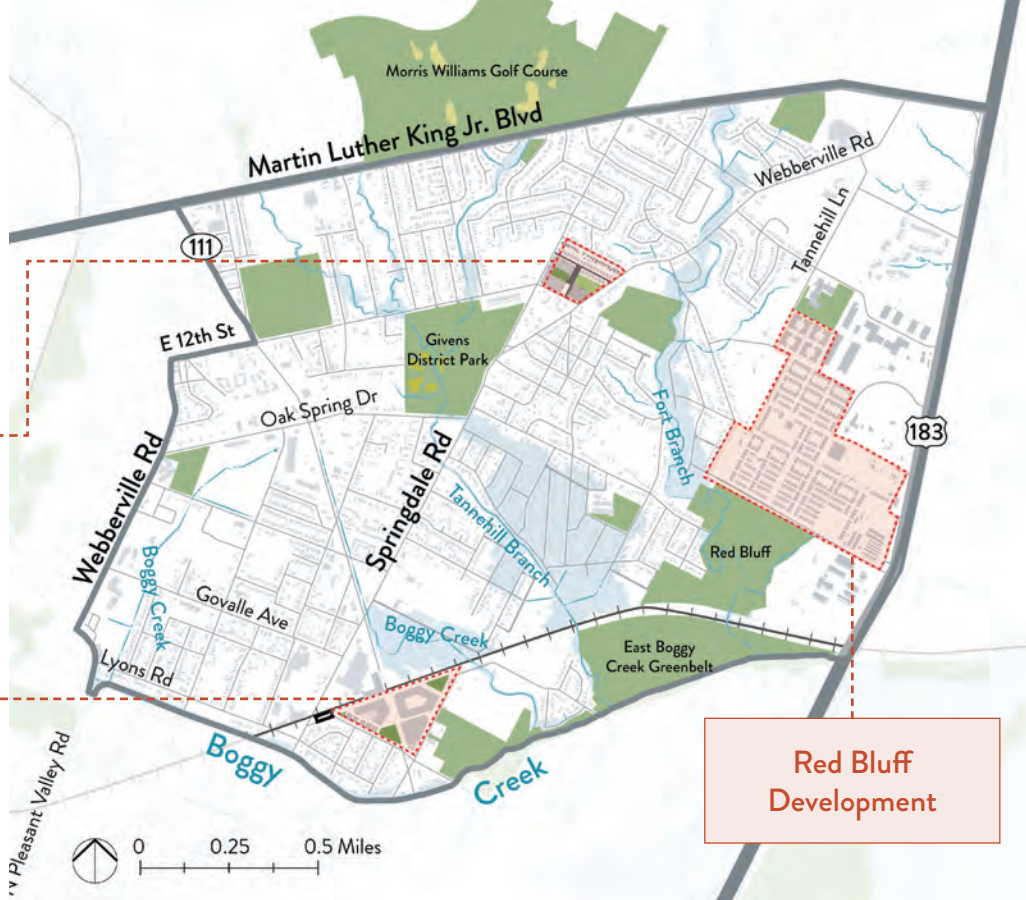
Recommendation #4

Neighborhood Site  
Redevelopments

Sims School  
Redevelopment

Bolm Road Transit-  
Oriented Development

Red Bluff  
Development



Recommendation #4

Neighborhood Site  
Redevelopments

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Red Bluff  
Development



# Redevelopment | Sims School

- Sims Elementary School is closing - AISD to sell the parcel
- 14% population in this area is 65+
- Site is accessible by public transit (bus)



- [- - -] Site Boundary
- [Green Box] Existing Green Space
- [Yellow Box] City Owned Land
- [Red Circle] Existing Bus Stops
- [Red Line] Existing Bus Route



# Redevelopment | Sims Grocery

- Grocery store
- Senior housing facility
- Resilient design (green roof, permeable pavement, small gardens)



Recommendation #4

Neighborhood Site  
Redevelopments

Sims School  
Redevelopment

Bolm Road Transit-  
Oriented Development

Red Bluff  
Development





# Redevelopment | Bolm Road

- Reactivate city-owned vacant parcel
- Proposed Green Line stop
- Imagine Austin Neighborhood Center

-  Existing Commercial
-  Floodplain
-  Existing Green Space
-  City Owned Land
-  Existing trails
-  Future Green Line Transit
-  Future Proposed Stop



# Redevelopment | Bolm Road

- Mixed-use center with apartments and retail
- Proposed neighborhood center with new local street connections
- New open space/park for recreation and stormwater management



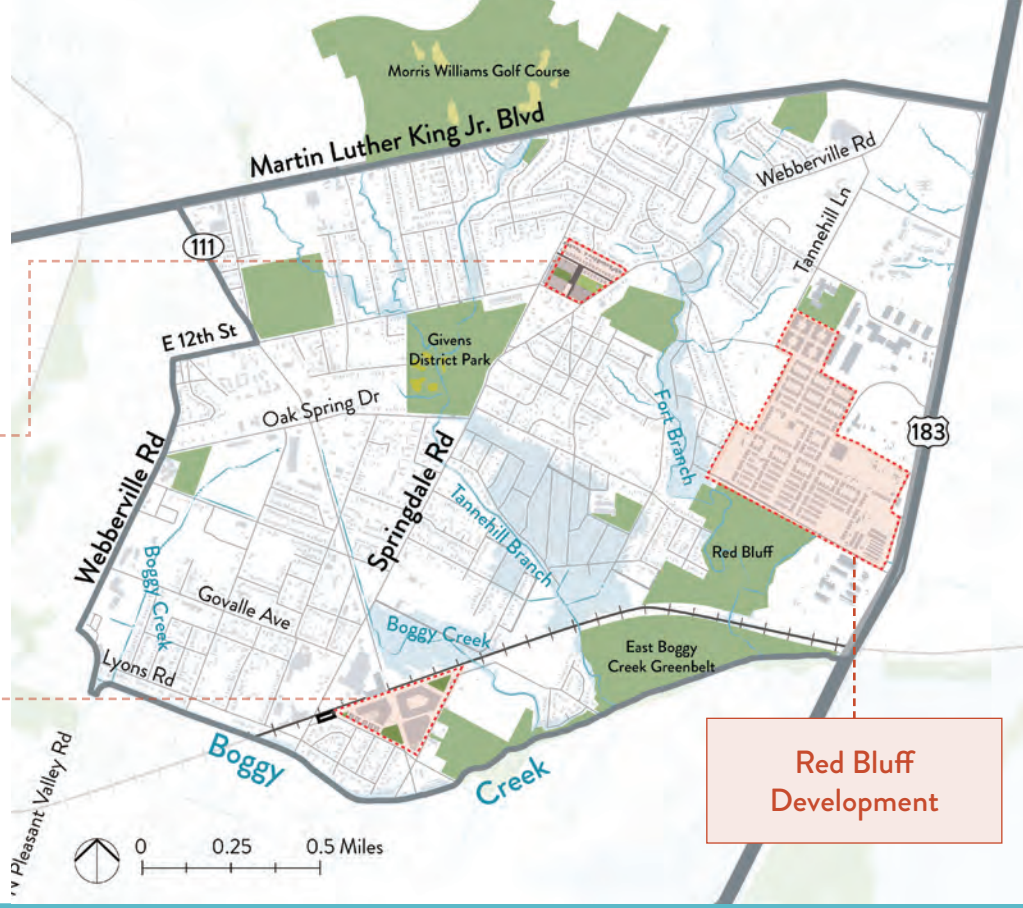
Recommendation #4

Neighborhood Site Redevlopments

Sims School Redevelopment

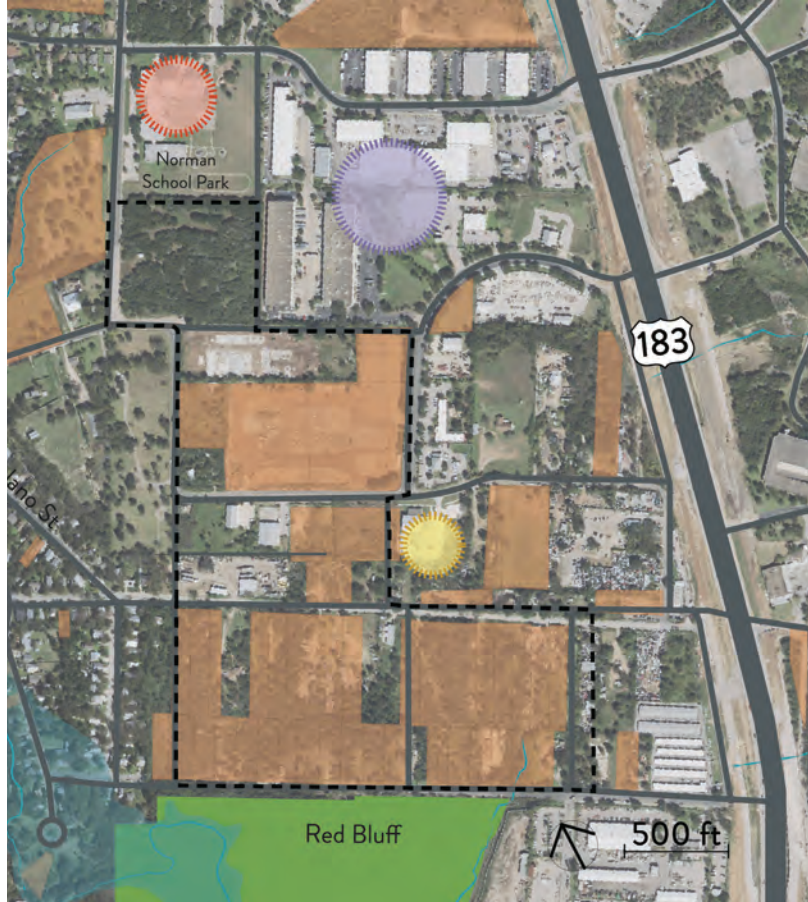
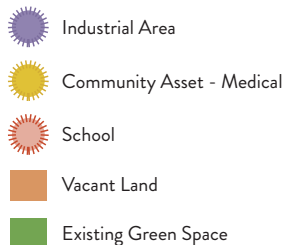
Bolm Road Transit-Oriented Development

Red Bluff Development



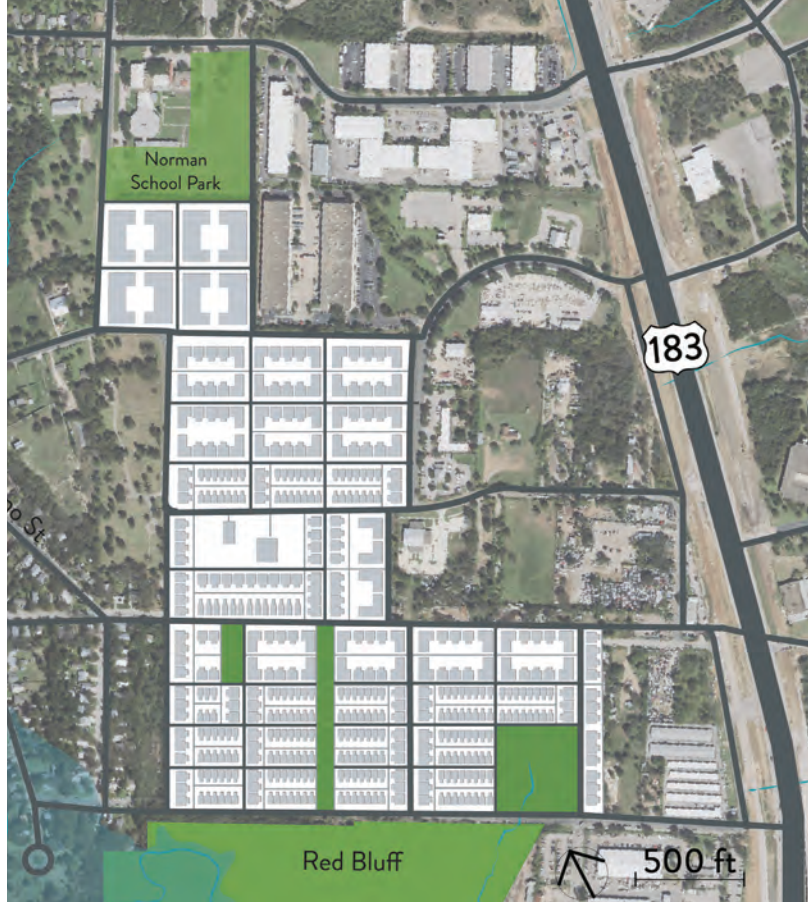
# Redevelopment | Red Bluff

- Large collection of vacant parcels
- Can target area for buyout relocation
- New roads can improve west to east connectivity



# Redevelopment | Red Bluff

- New town center
- Retain assets
- New road construction to extend grid from west to east
- Offer first right of return to residents



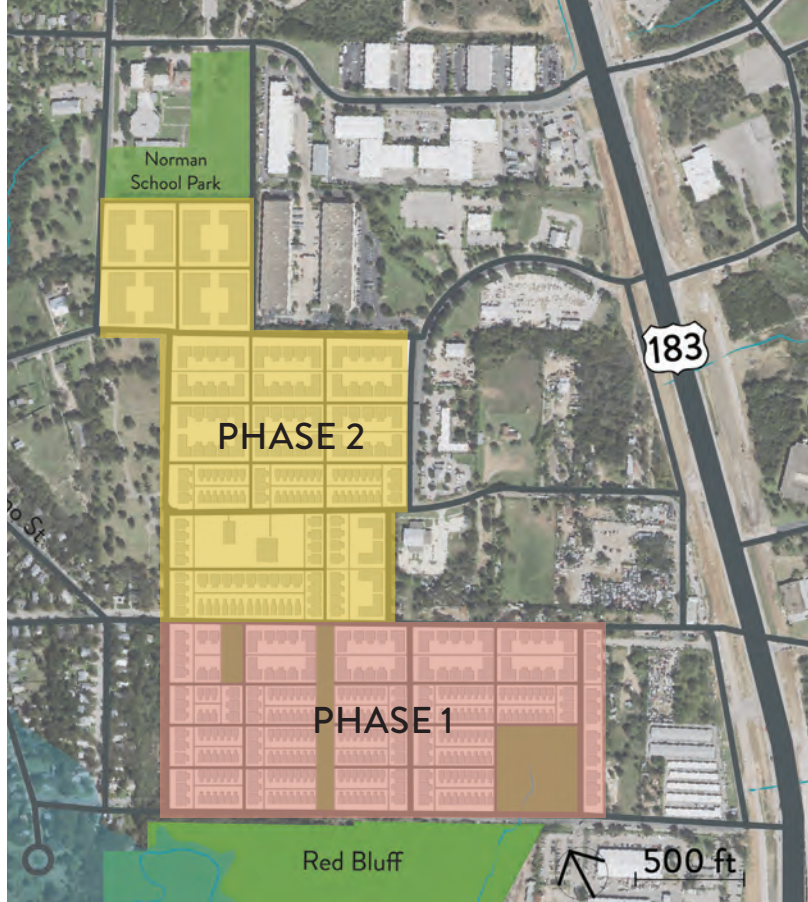
# Redevelopment | Red Bluff

## Phase 1:

- Provide comparable homes for people and families in the floodplain.

## Phase 2:

- Build out the neighborhood center and continue to connect the neighborhood east to west.



# REDEVELOPMENT OVERVIEW AND IMPLEMENTATION

## Sims School Redevelopment



- House a growing aging population
- Provide needed food access



HIGH COST



SHORT TERM

Analysis

## Bolm Road TOD



- Capitalize on city-owned land and new transit line
- New neighborhood center



HIGH COST



MEDIUM TERM

Site Selection

## Red Bluff Development



- Capitalize on vacant land
- Rehouse families in the floodplain in comparable homes



HIGH COST



LONG TERM

Policies

Neighborhood Proposals

Recommendation #1

New Park and Trail System

Recommendation #2

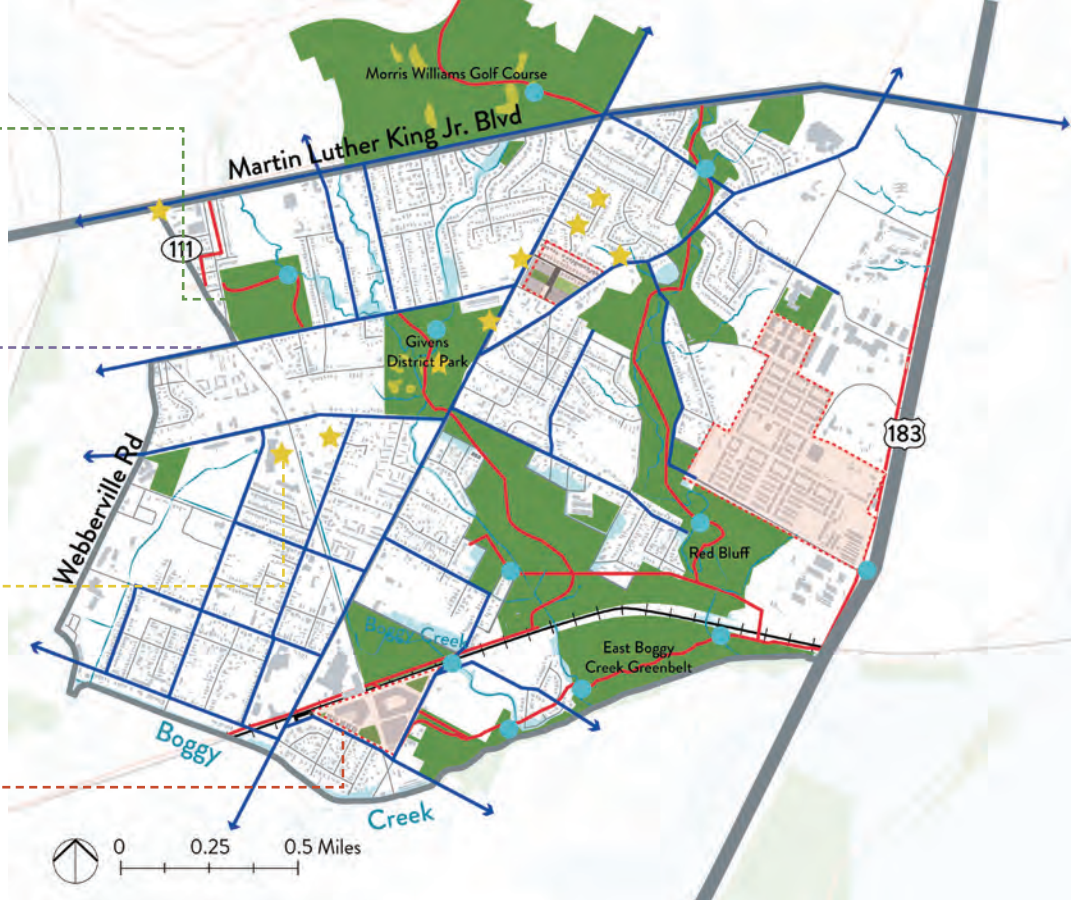
Short-term Improvements

Recommendation #3

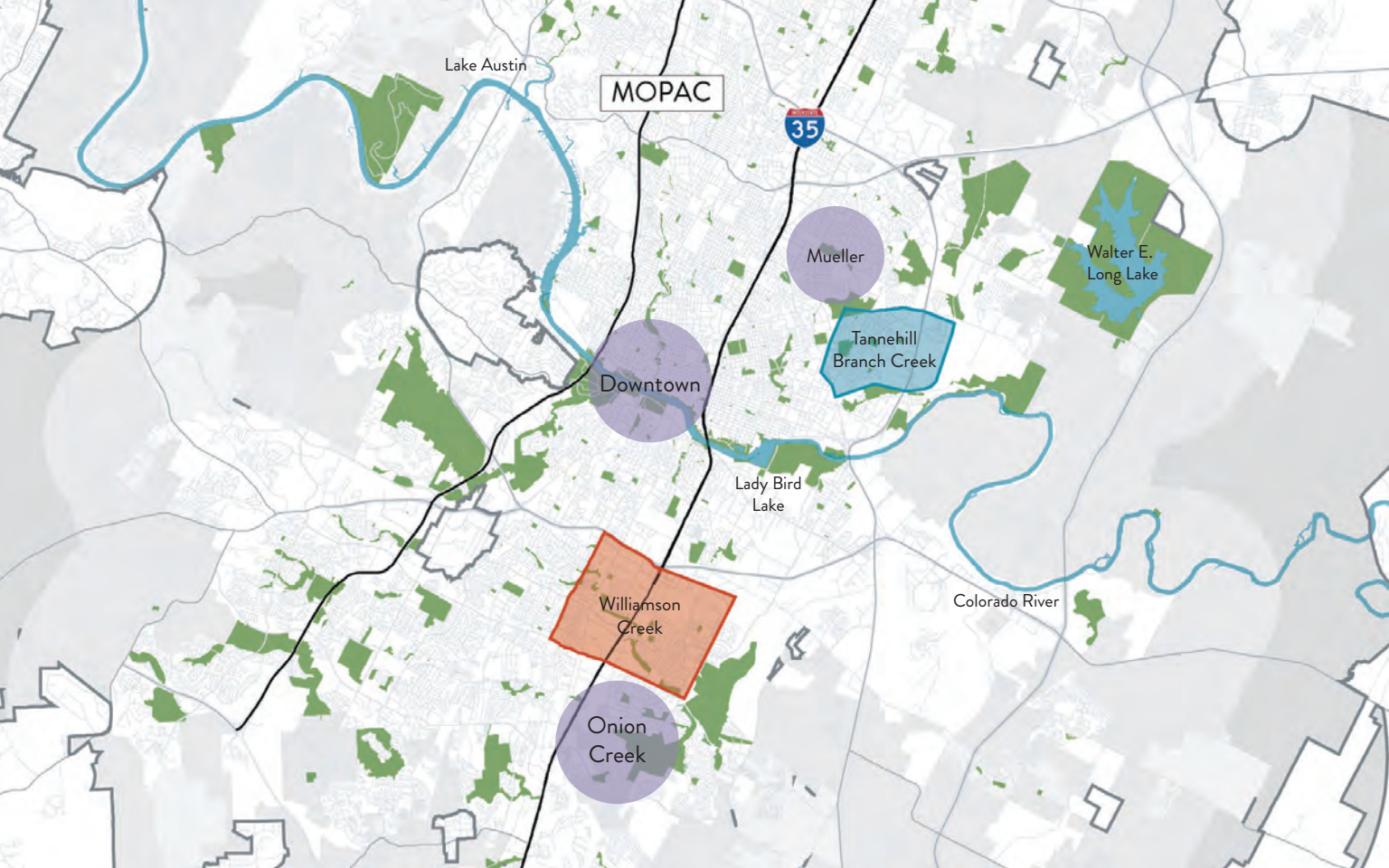
Cultural Walk

Recommendation #4

Neighborhood Site Redevelopments







Lake Austin

MOPAC

35

Mueller

Walter E. Long Lake

Downtown

Tannehill Branch Creek

Lady Bird Lake

Williamson Creek

Colorado River

Onion Creek

Recommendation #1

**New Park and Trail System**

Recommendation #2

**Short-term Trail Improvements**

Recommendation #3

**Extreme Weather Refuge Plan**

Recommendation #4

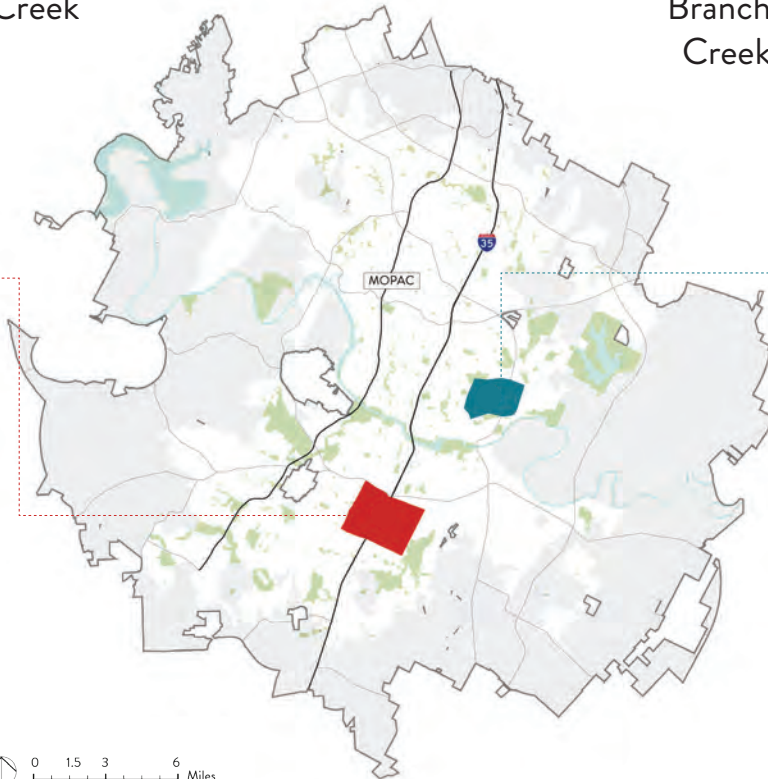
**Resilient TOD**

Recommendation #5

**Industrial Site Redevelopment**

Williamson  
Creek

Tannehill  
Branch  
Creek



Recommendation #1

**New Park and Trail System**

Recommendation #2

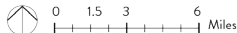
**Short-term Improvements**

Recommendation #3

**Cultural Walk**

Recommendation #4

**Neighborhood Site Redevelopments**



# Thank you!



Emily Blanton, Mary Eveleigh, Claire Jaffe, Joyce Liu, Yeana Kwagh, Natasha Tabachnikoff,  
Deno Wade, Ran Xin, Yuyang Yin, Yijing Zhang, Holly Zhang, Siyue Zhang