APPENDIX G
WALK AUDIT AND WORKSHOP WORKBOOK

South Lamar Boulevard Corridor Study
Map Legend

MOST DIFFICULT - EXISTING CONDITIONS LIKELY TO REMAIN

1 Buildings and/or patio areas area located within desired future streetscape setback zone.

2 Business relies on head-in-parking with a continuous curb cut.

POSSIBLE - EXISTING CONDITIONS WILL REQUIRE NEGOTIATION/COORDINATION

3 Parking and/or excessive curb-cuts in setback zone which will require reconfiguration.

4 Existing topography and/or trees may limit streetscape improvements.

EASIEST - EXISTING CONDITIONS APPEAR TO BE SUPPORTIVE

5 No existing above-ground constraints appear to limit construction of ideal cross section.

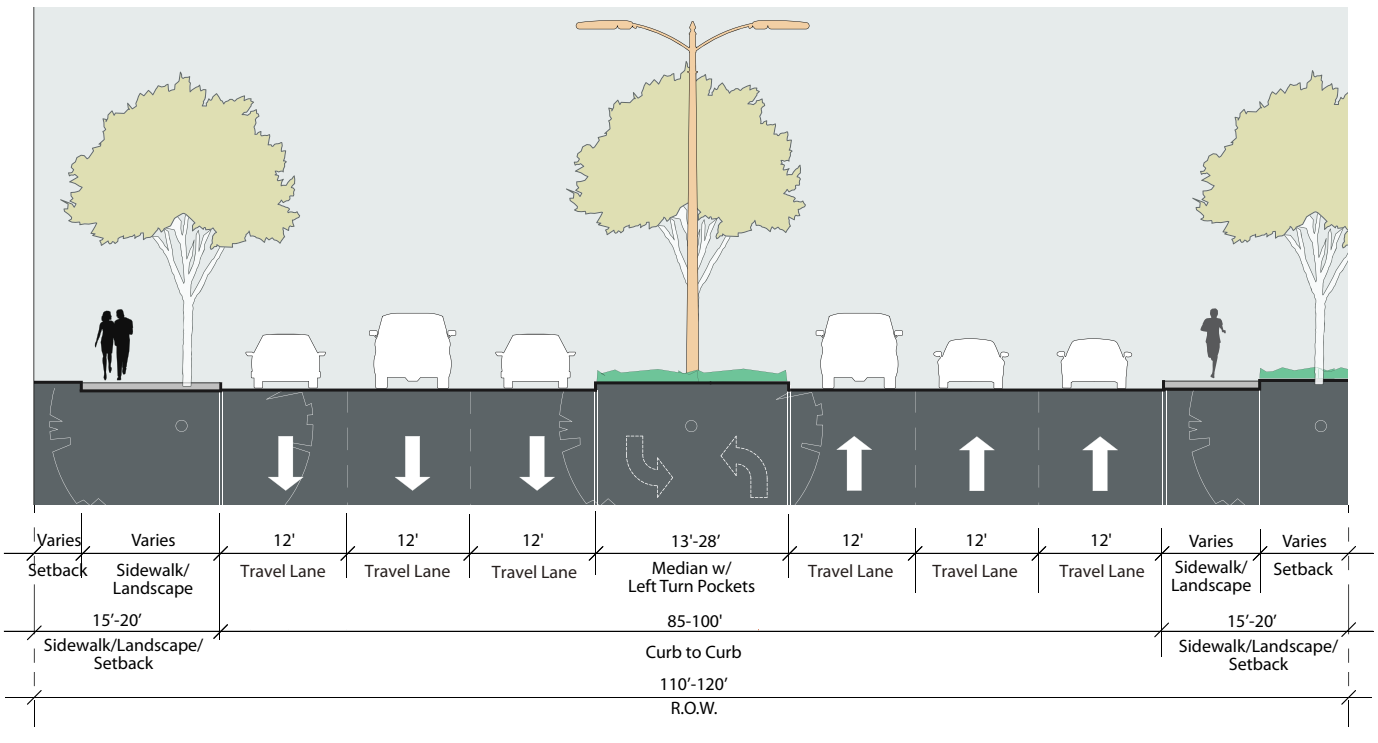
6 Excess ROW beyond 100 feet provides additional opportunities.

Site Plan Approved

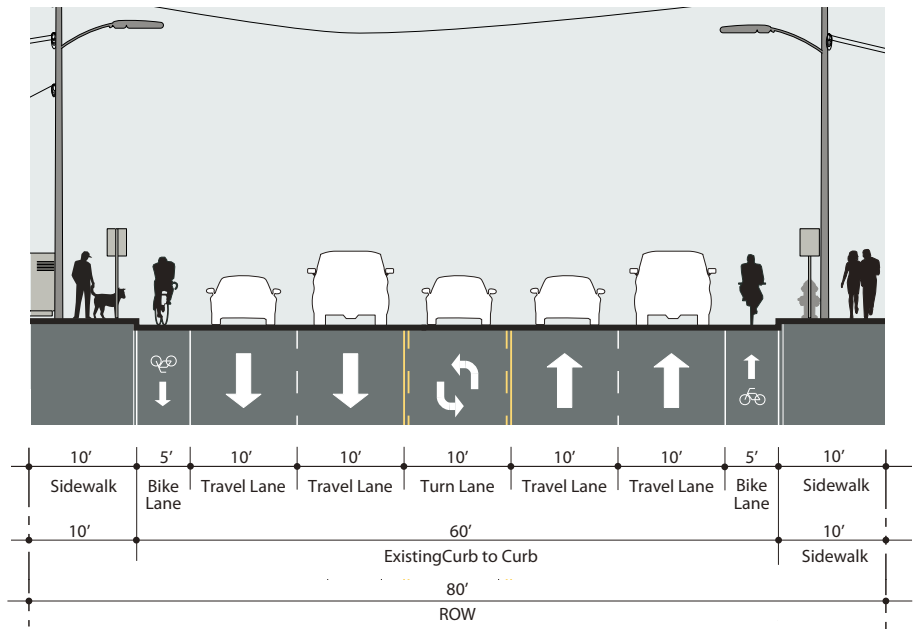
Redevelopment Parcel

ROW/Curb-to-Curb

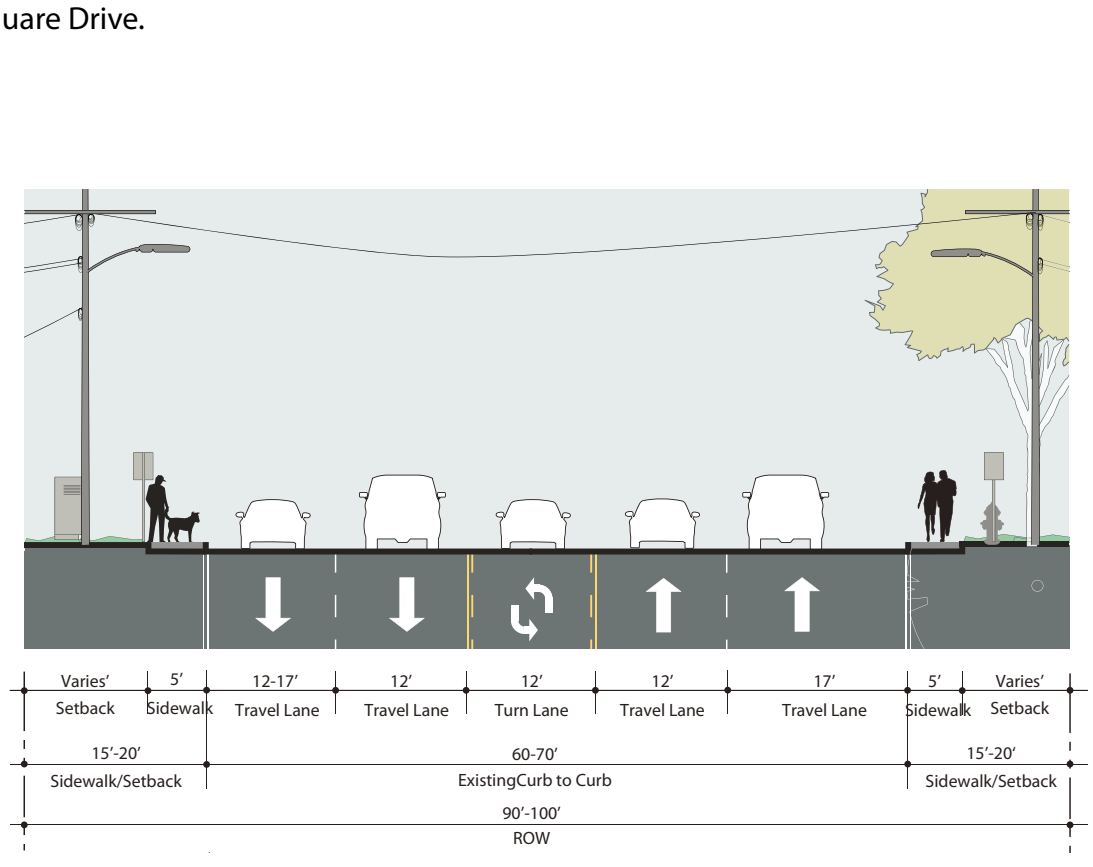
South Lamar Boulevard Corridor Study
Existing Street Sections



Riverside Drive to Barton Springs Road: 6-lane segment includes significant new development with varied sidewalk and landscape conditions.

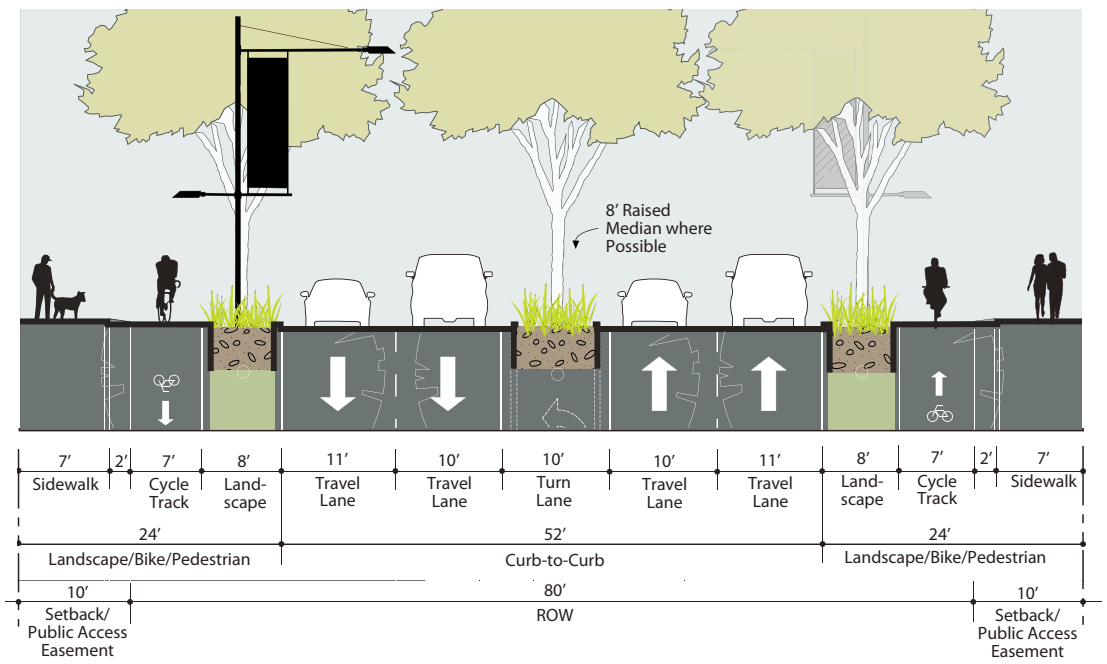


Barton Springs Road to Bluebonnet Lane: Much of this segment has a curb-to-curb dimension of 60', with narrow sidewalks and intermittent bike lanes along the curb edge. The ROW varies from as little 57' near Oltorf Street to as much as 100' near Lamar Square Drive.

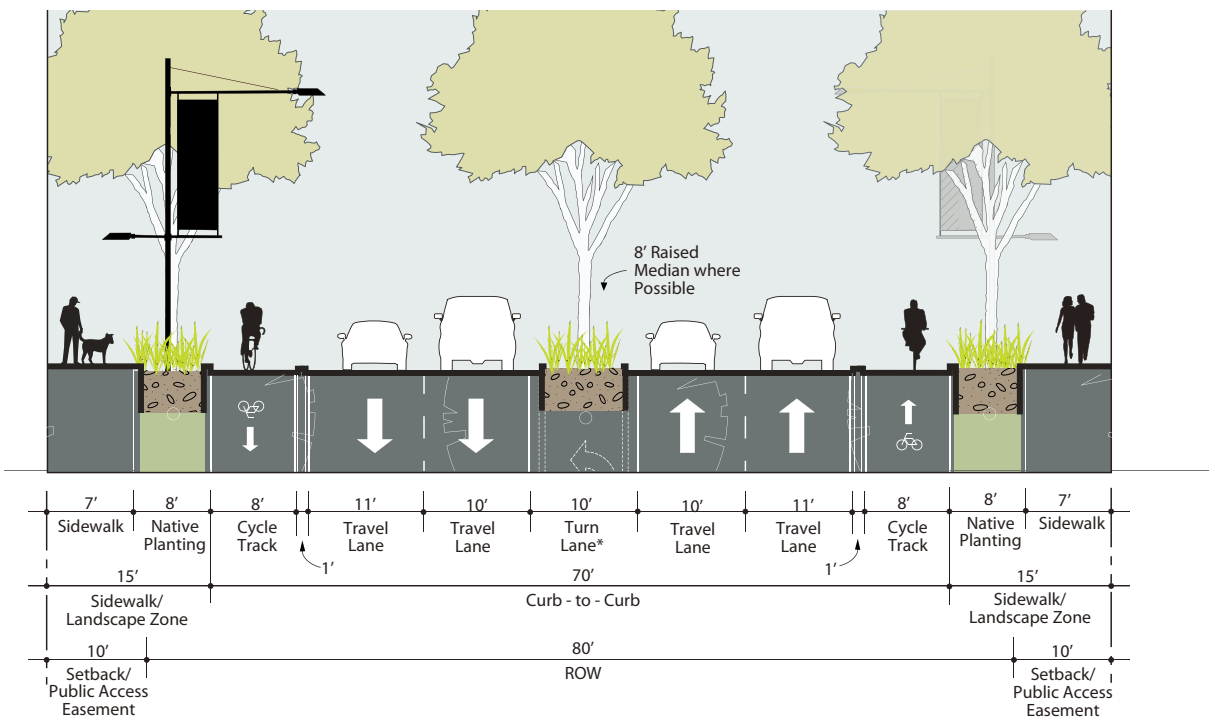


South of Bluebonnet: Much of this segment has wider traffic lanes and curb-to-curb widths. Although setbacks are generous, sidewalks remain narrow.

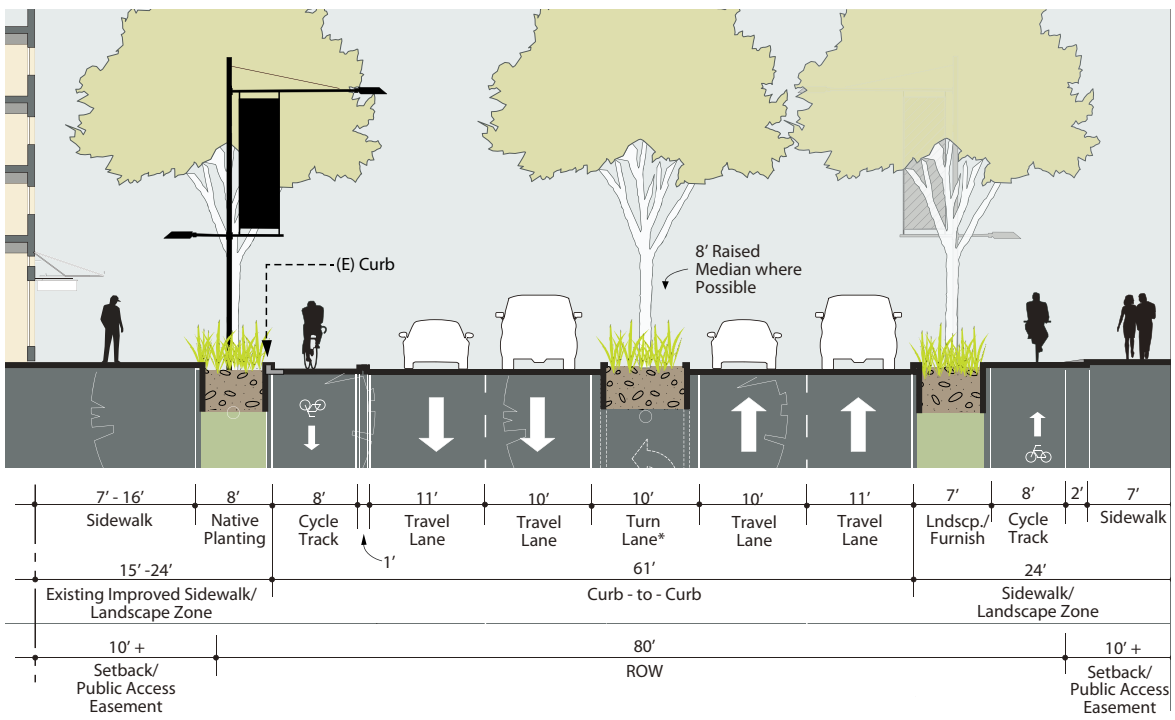
South Lamar Boulevard Corridor Study
Potential Street Sections



Idealized Option 1: In order to maintain vehicular capacity and provide high-quality pedestrian and bicycle facilities, 100' of ROW is needed. Fortunately much of the property along the corridor is zoned "CS" which requires a 10' front yard building setback. This idealized option shows a possible solution within an 80' ROW, requiring public access easements in the 10' setback zone. The one-way cycle track is located behind the curb, adjacent to the sidewalk.

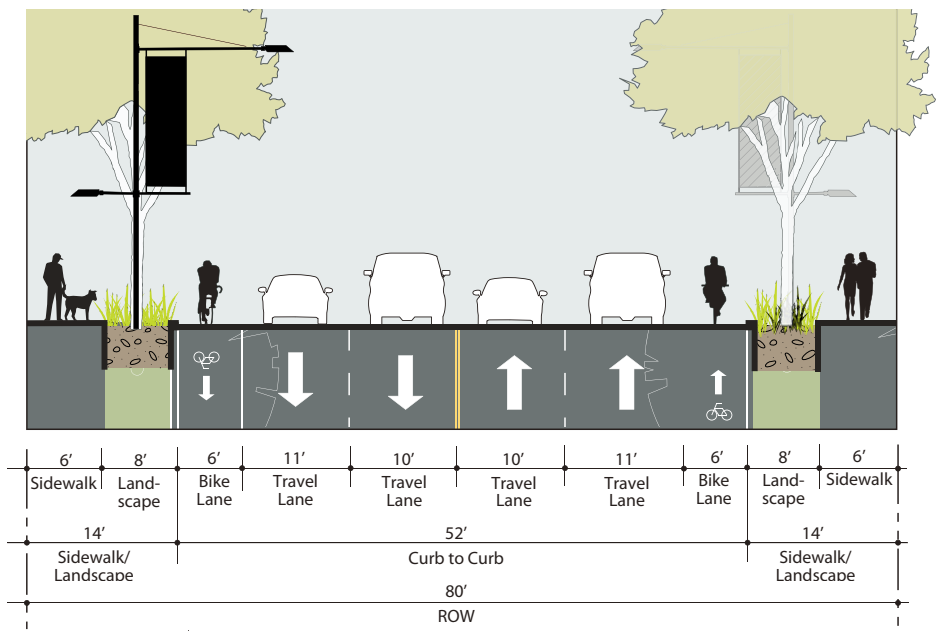


Idealized Option 2: This is a variation where the cycle track is located within the roadway with a 12" barrier separating it from the auto lanes. Like Option1, it would require a building setback and public access easement on the many portions of the corridor with less than 100' of ROW.

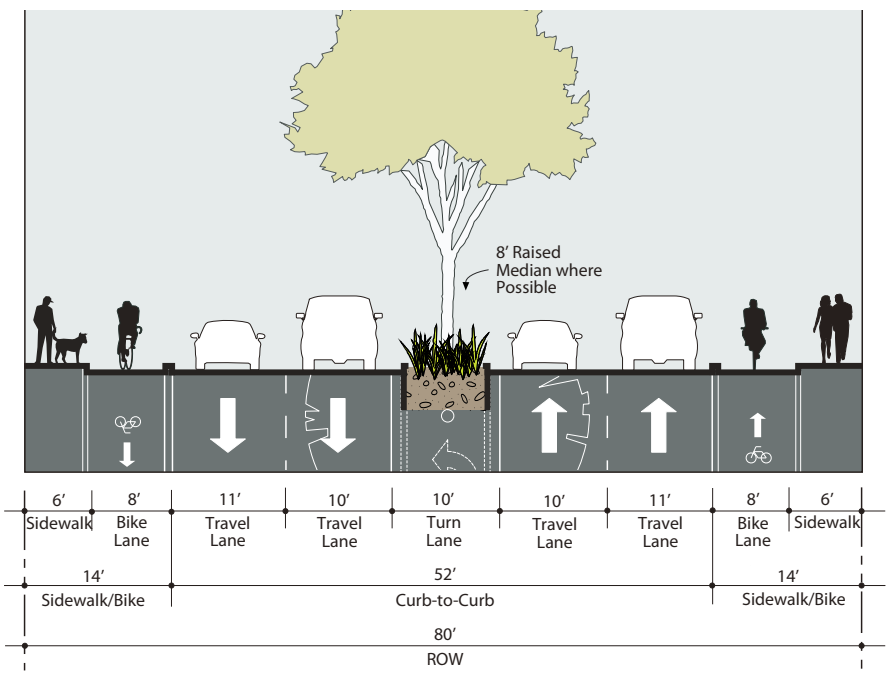


Hybrid of Option 1 & 2: This is a hybrid of the two ideal sections that could be employed along recently completed streetscapes like the Post or Gibson. A separated cycle track could be introduced along the completed streetscape with a "behind the curb" cycle track on the opposite side.

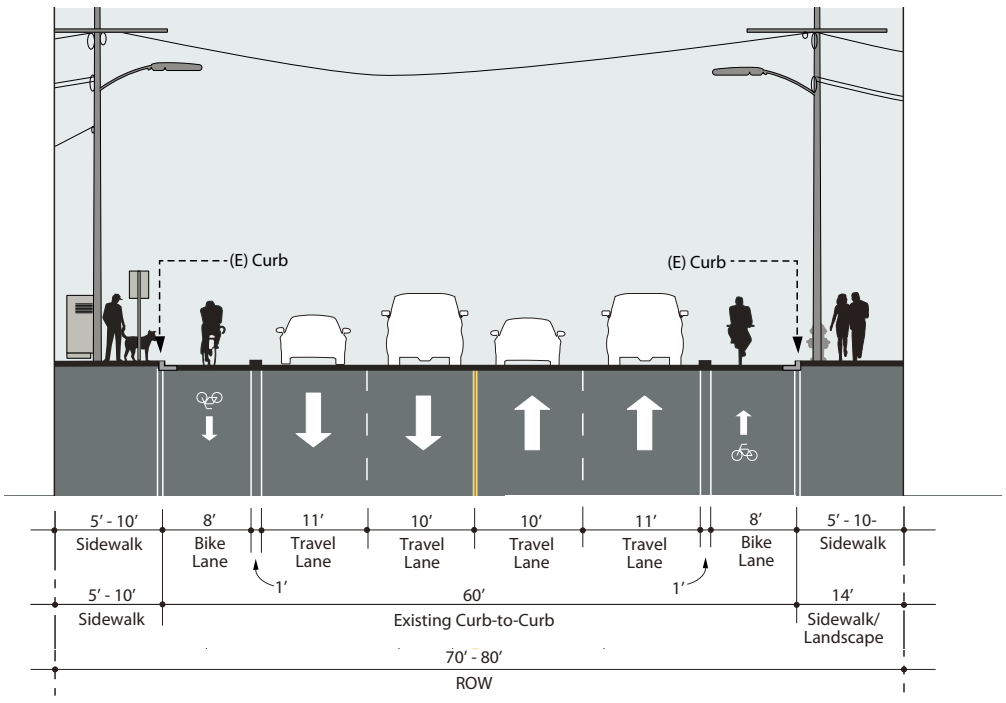
South Lamar Boulevard Corridor Study
Potential Street Sections



Interim Option 1: In many locations, we may not be able to use the setback area until new development occurs. Interim Option 1 establishes the future 52′ curb-to-curb of the ideal Option 1 section and improves the sidewalk and streetscape, while maintaining the bike lane in the street. However, it requires removal of the center turn lane.



Interim Option 2: Where it is not possible to remove the turn lane, Interim Option #2 could introduce a separated cycle track and median landscaping. Sidewalk and adjacent streetscape improvements in many cases would need to await property redevelopment.



Interim Option 3: This is a less intensive intervention, with separated cycle tracks within the existing 60-foot roadway. This could only occur where the center turn lane is eliminated.

South Lamar Boulevard Corridor Study
Segment 1 (Riverside Dr. to Barton Springs Rd.)

W. RIVERSIDE DRIVE

Recently Completed Streetscape

ZACH THEATHER

5

??/98′

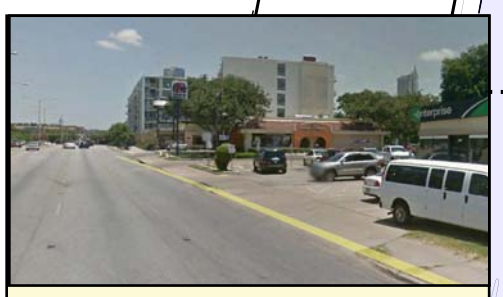
5

TACO CABANA

Landscaped Setback

3

110′/98′



Excessive Curb-Cut

SCHLOTZSKY'S

5

5

BRIDGES ON THE PARK

Recently Completed Streetscape

TOOMEY RD.

122′/97′

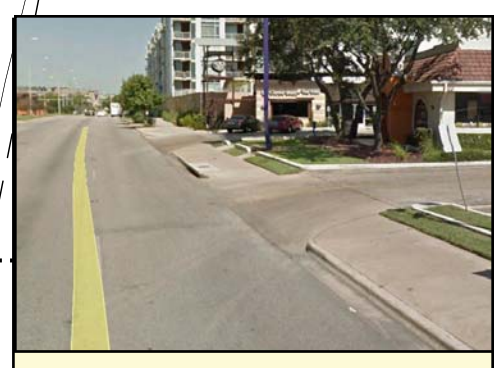
Recently Completed Streetscape

COLE

5

TACO BELL

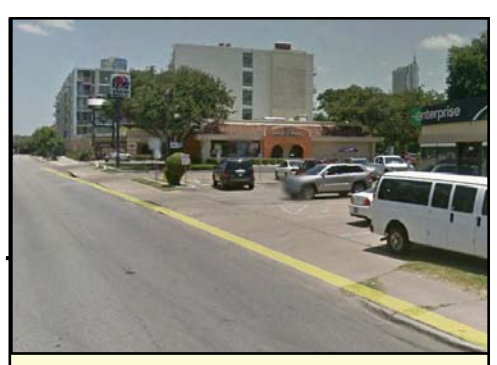
3



Excessive Curb-Cuts

ENTERPRISE

3



Excessive Curb-Cut and Parking in Setback Zone.

BUTLER RD.

Excessive Curb-Cut

5

120′/98′

B. TERRY'S

5

120′/85′

3

B. SPRINGS SALOON

JACK IN THE BOX

Large Landscaped Setback

BARTON SPRINGS RD.

South Lamar Boulevard Corridor Study
Segment 2 (Barton Springs Rd. to Juliet St.)

BARTON SPRINGS RD.

H2O CAR WASH

120'/82'

MCDONALDS

BICYCLE SPORT SHOP

72'/72'

WHOMP

106'/64'

CASH AMERICA PAWN

SIGNATURE FUEL

107'/60'

PRINT SHOP

BLUFF ST.

RETAIL

BOUTIQUE

94'/62'

MOSS

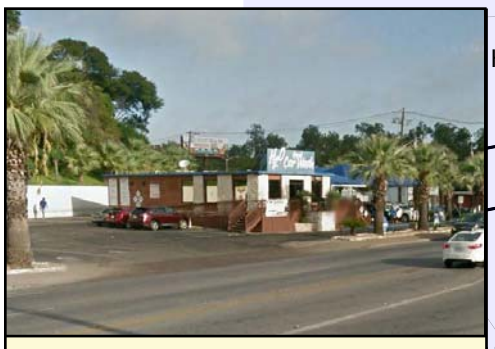
SCHROEDER

DOGGY PLAY

77'/61'

UCHI

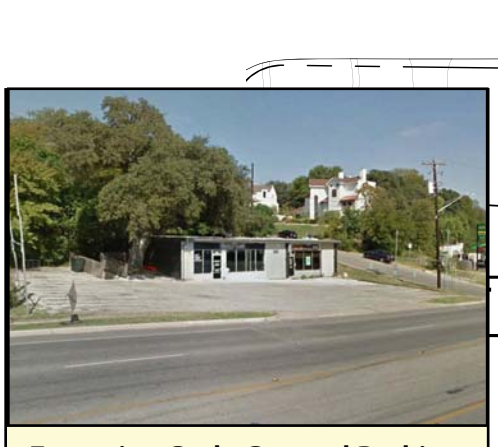
JULIET ST.



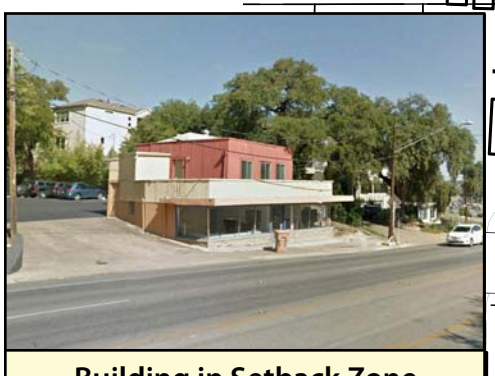
Excessive Curb-Cut

Excessive Curb-Cut and Parking in the ROW.

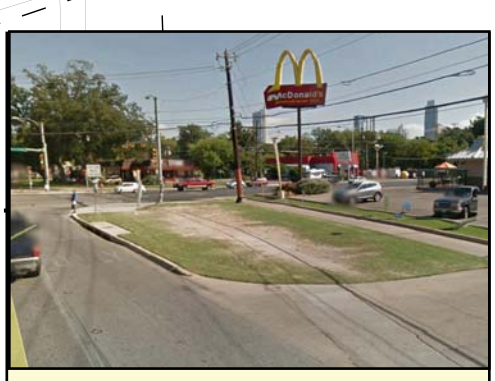
Steep Topography and Narrow Sidewalk



Excessive Curb-Cut and Parking in Setback Zone



Building in Setback Zone and Steep Topography

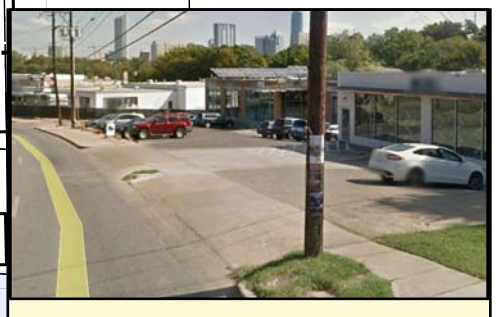


Large Setback Zone

Parking within Setback Zone

Head-In Parking Across Sidewalk

Parking in Setback Zone



Head-In Parking Across Sidewalk and Excessive Curb-Cuts

Mature Trees in Setback Zone

South Lamar Boulevard Corridor Study
Segment 3 (Juliet St. to Lamar Square Dr.)

Steep Topography and Driveway

Steep Topography and Driveway

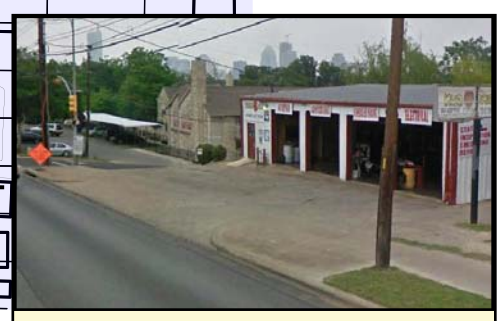
Head-In Parking Across Sidewalk

New Streetscape Under Construction

Building/Patio Located in Setback Zone

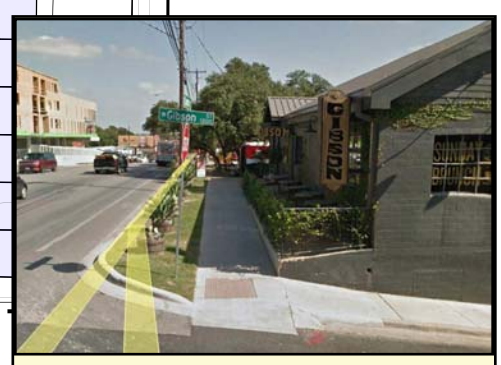
Recently Completed Streetscape

Steep Topography and Parking in Setback Zone

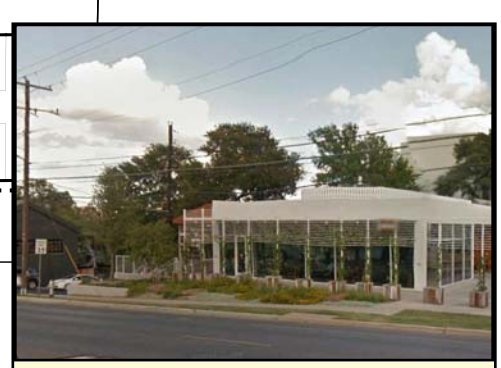


Head-In Parking Across Sidewalk

Mature Trees in Setback Zone



Sufficient Setback for Ideal Section to be Determined



Recently Completed Streetscape

South Lamar Boulevard Corridor Study
Segment 4 (Lamar Square Dr. to Collier St.)

LAMAR SQUARE DR.

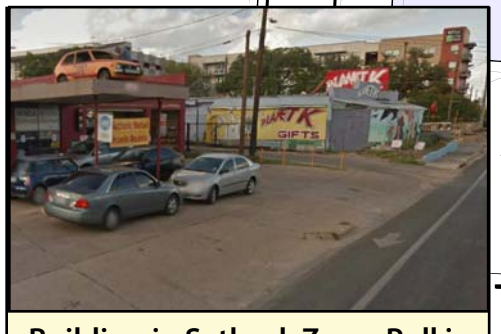
Excessive Curb-Cut

Excessive Curb-Cut and Parking in Setback Zone

New Streetscape to be Constructed

Recently Completed Streetscape

Steep Topography and Excessive Driveways

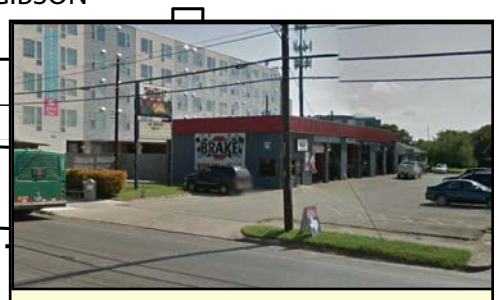


Building in Setback Zone, Pull in Parking Across Sidewalk, and Excessive Curb-Cut

EXXON

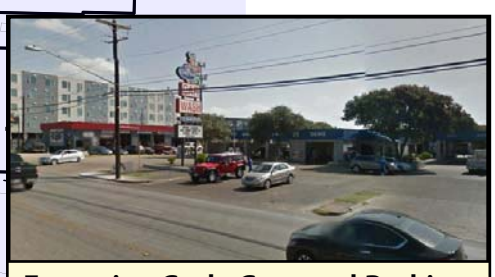
THE GIBSON

BRAKES



Excessive Curb-Cut and Parking in Setback Zone

CAR WASH

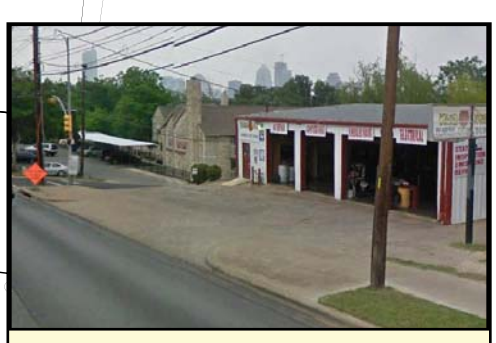


Excessive Curb-Cuts and Parking in Setback Zone

STRIP RETAIL

AUTO.

TEXACO



Head-In Parking Across Sidewalk

THE POST

STRIP RETAIL

Landscaped Setback

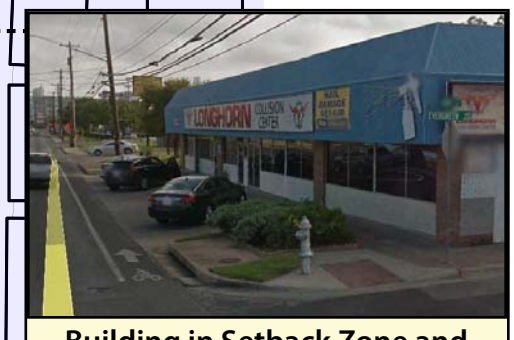
Landscaped Setback

STORAGE

PLANET K

AUTO.

AUTO.



Building in Setback Zone and Head-In Parking Across Sidewalk

COLLIER ST.

115'/60'

111'/61'

110'/61'

100'/60'

97'/61'

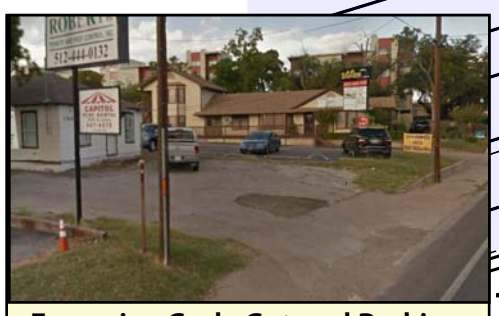
106'/62'

South Lamar Boulevard Corridor Study
Segment 5 (Collier St. to Hether St.)

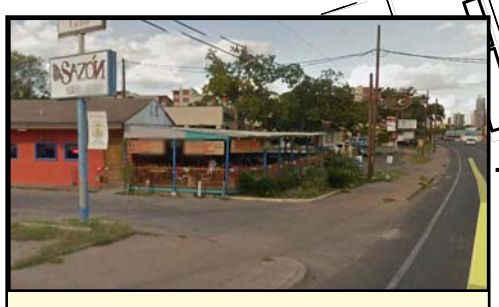
Steep Topography

Steep Topography and Driveway

Steep Topography and Driveway

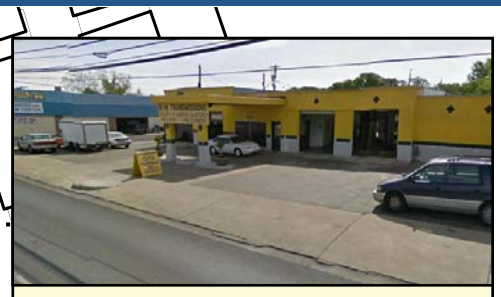


Excessive Curb-Cut and Parking in Setback Zone



Building/Patio in Setback Zone

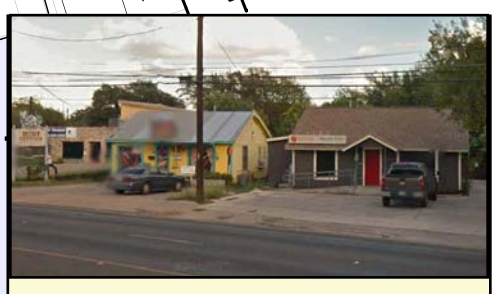
Head-In Parking Across Sidewalk and Parking in Setback Zone



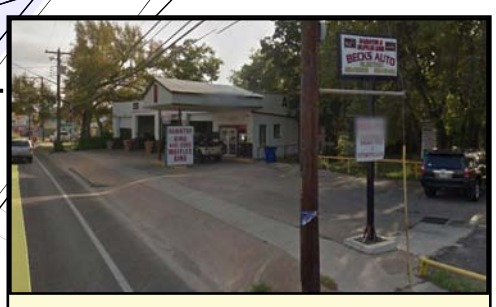
Head-In Parking Across Sidewalk

Head-In Parking Across Sidewalk

Parking in Setback Zone and Excessive Curb-Cut



Head-In Parking Across Sidewalk



Head-In Parking Across Sidewalk

Parking in Setback Zone and Excessive Curb-Cuts

Pull-In Parking and Maneuvering Across Sidewalk

COLLIER ST.

89′/60′

2 AUTO.

2 FIT

5

STRIP RETAIL

THE SAGE

4

74′/66′

3 TATTOOS

2

2

4

4

AUTO.

3

82′/60′

2

2

3

3 AUTO.

FOOD

1

3 AUSTIN'S PIZZA

MARY ST.

AUTO

2

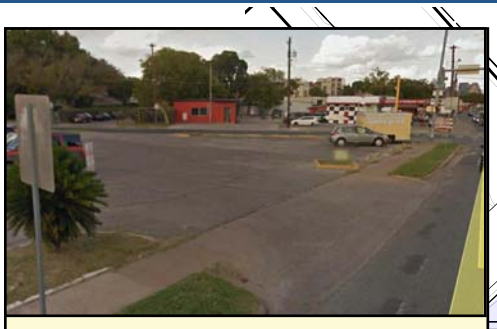
72′/60′

2

1 ATM

HEATHER ST.

South Lamar Boulevard Corridor Study
Segment 6 (Hether St. to Kinney Ave.)



Parking in Setback Zone and Excessive Curb-Cut

Head-In Parking Across Sidewalk

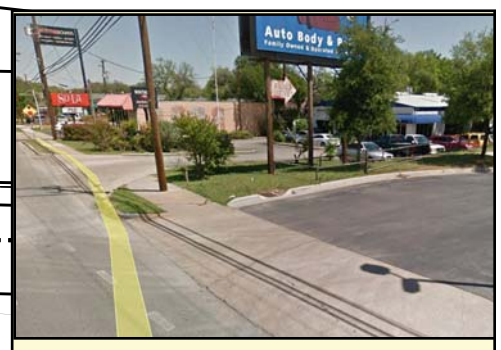
Building in Setback Zone

Building and Parking in Setback Zone and Excessive Curb-Cut

Building in Setback Zone and Excessive Curb-Cut

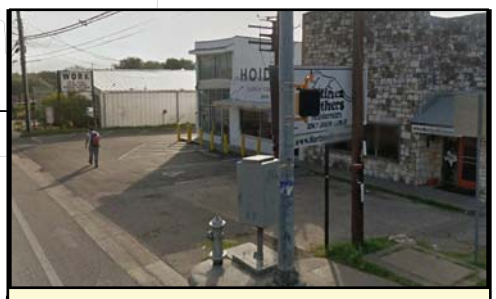
Head-In Parking Across Sidewalk

Building in Setback Zone and Head-In Parking Across Sidewalk



Excessive Curb-Cuts

Excessive Curb-Cuts



Head-In Parking Across Sidewalk

Parking in Setback Zone

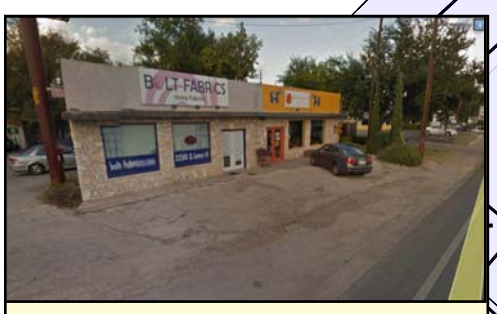
Head-In Parking Across Sidewalk

Parking and Mature Trees in Setback Zone

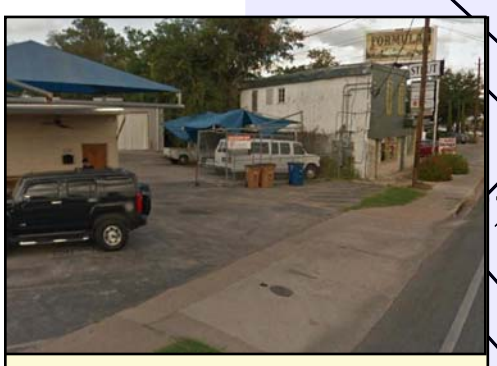
HETHER ST.
LA FERIA
HENRI'S
100'/93'
NAILS
WHITAKER'
75'/61'
JD BYRIDER
OPA
BEAD IT
OLIVIA
HOLDEN SUPPLY
57'/60'
W. OLTORF ST.
AUTO
70'/70'
KINNEY AVE.
OFFICE DEPOT
CINDIE'S
71'/72'
91/60'
BIRDS
AUTO
92'/62'
OXFORD AVE.
WALDEN APARTMENTS/ OFFICES

South Lamar Boulevard Corridor Study
Segment 7 (Oxford Ave. to Del Curto Rd.)

Steep Topography and Parking in Setback Zone

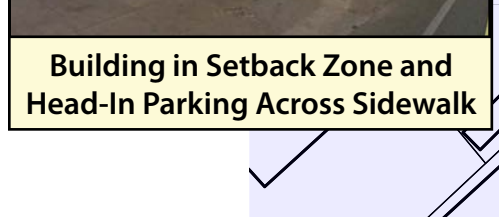


Head-In Parking Across Sidewalk and Excessive Curb-Cut



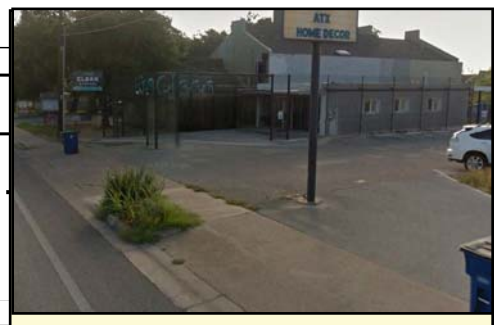
Building in Setback Zone and Head-In Parking Across Sidewalk

Building in Setback Zone and Head-In Parking Across Sidewalk



Building in Setback Zone

Parking in Setback Zone and Excessive Curb-Cut

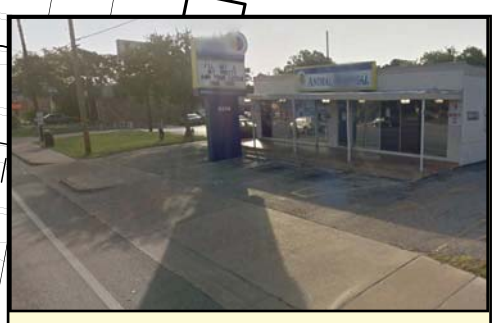


Parking in Setback Zone and Excessive Curb-Cuts

Head-In Parking Across Sidewalk

Excessive Curb-Cuts

Head-In Parking Across Sidewalk



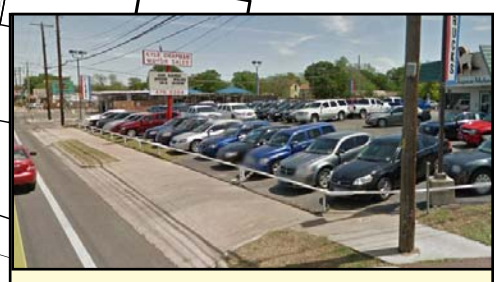
Head-In Parking Across Sidewalk

Head-In Parking Across Sidewalk

OXFORD AVE.
AUTO SALES
ECO CLEAN
MOCKINGBIRD
STORAGE
STRUT
KINNEY RD.
SHELL
CHRIS' LIQUOR
GOODRICH AVE.
AUTO
T-MOBILE
ANIMAL HOSP.
2310
CAR WASH
DEL CURTO RD.
72'/60'
81'/63'
80'/61'

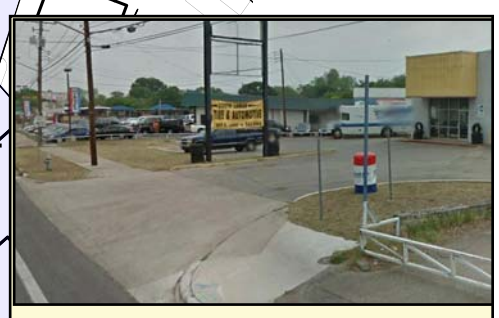
South Lamar Boulevard Corridor Study
Segment 8 (Del Curto Rd. to La Casa Dr.)

Parking in Setback Zone and Excessive Curb-Cut



Parking in Setback Zone and Excessive Curb-Cuts

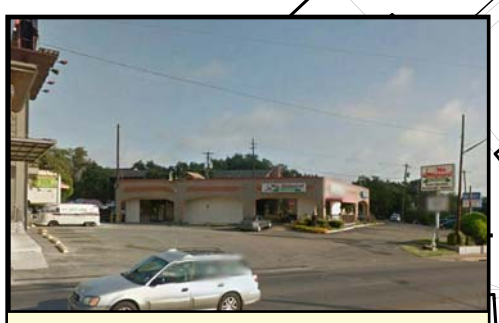
Parking in Setback Zone and Excessive Curb-Cuts



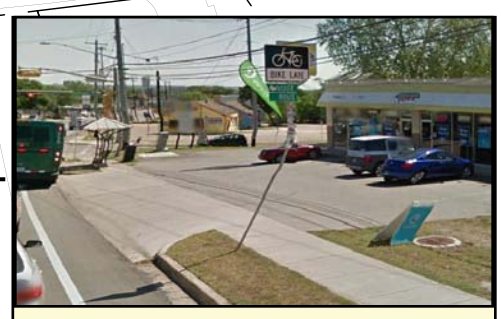
Excessive Curb-Cut

Head-In Parking Across Sidewalk

Excessive Curb-Cuts



Parking in Setback Zone and Excessive Curb-Cut

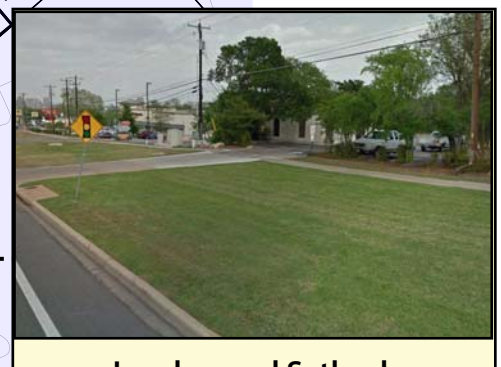


Head-In Parking Across Sidewalk

Building in Setback Zone

Landscaped Setback

Parking in Setback Zone and Excessive Curb-Cuts



Landscaped Setback

South Lamar Boulevard Corridor Study
Segment 9 (La Casa Dr. to Barton Skyway Dr.)

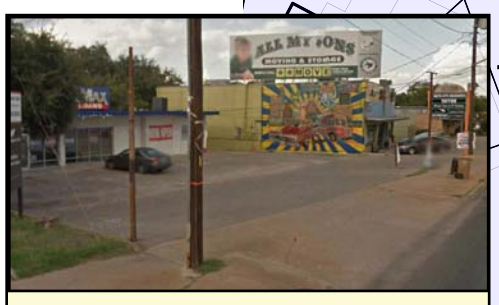
LA CASA DR.

Parking in Setback Zone

Parking in Setback Zone and Excessive Curb-Cuts

Parking in Setback Zone and Excessive Curb-Cuts

Head-In Parking Across Sidewalk



Parking in Setback Zone and Excessive Curb-Cut

Parking in Setback Zone and Excessive Curb-Cuts

Landscaped Setback

Mature Tree in Setback Zone

Excessive Curb-Cuts

New Streetscape Under Construction

Head-In Parking Across Sidewalk

5 5 6 127'/60'

RETAIL

RETAIL

SONIC

3 5 6

EL RANCHO

DICKSON DR.

6 124'/61'

CAFE

3

METHODIST CHURCH

THE HILLS STUDIO

2 3

2708

TITLE MAX

3

UPHOLSTERY

5 6

CIELO

GOODWILL

3

MANCHACA RD.

7 ELEVEN

3 96'/60'

2

RETAIL

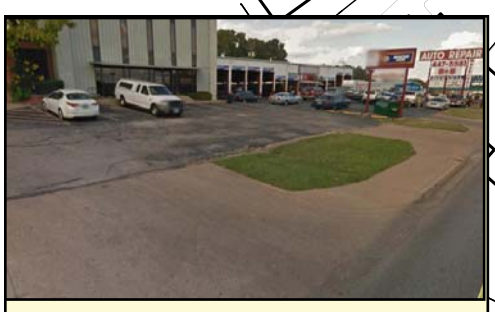
BARTON SKYWAY DR.

South Lamar Boulevard Corridor Study
Segment 10 (Barton Skyway Dr. to West Rock Dr.)

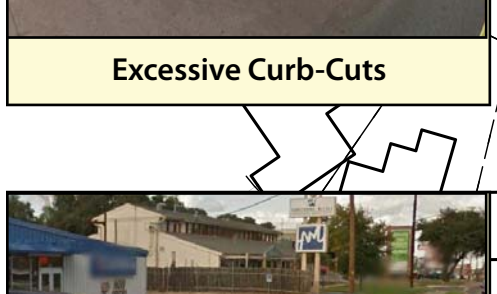
Parking in Setback Zone and Excessive Curb-Cuts

Parking in Setback Zone and Excessive Curb-Cut

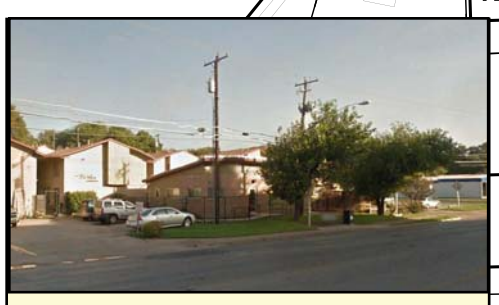
Parking in Setback Zone and Excessive Curb-Cuts



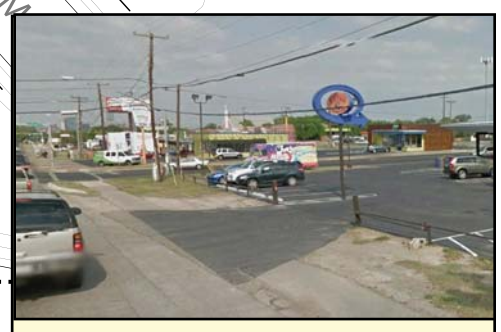
Excessive Curb-Cuts



Head-In Parking Across Sidewalk



Parking in Setback Zone and Excessive Curb-Cut

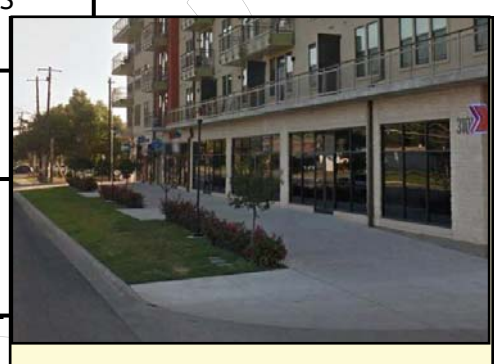


Excessive Curb-Cuts

Potentially Sufficient Setback

Potentially Sufficient Setback

Potentially Sufficient Setback



Recently Completed Streetscape

BARTON SKYWAY DR.

WEST FORREST DRIVE

WEST OAK DRIVE

WEST ROCK DRIVE

VALERO

PHOENICIA

AUTO REPAIR

FAST SIGNS

3100

CAR QUEST

APARTMENTS

APARTMENTS

PHIL'S

ROCKIN TOMATO PIZZA

3101 APARTMENTS

BROKEN

102'/67'

101'/66'

99'/66'

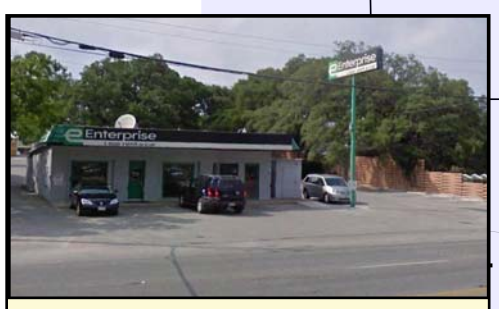
95'/68'

South Lamar Boulevard Corridor Study
Segment 11 (West Rock Dr. to Panther Trail)

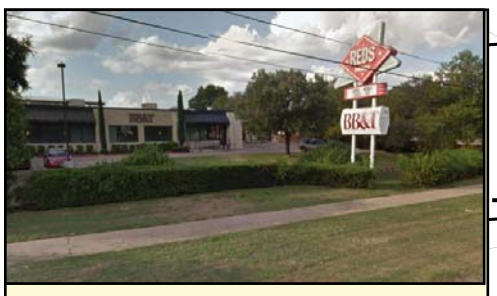
Parking in Setback Zone and Excessive Curb-Cuts

Parking in Setback Zone

Potentially Sufficient Setback



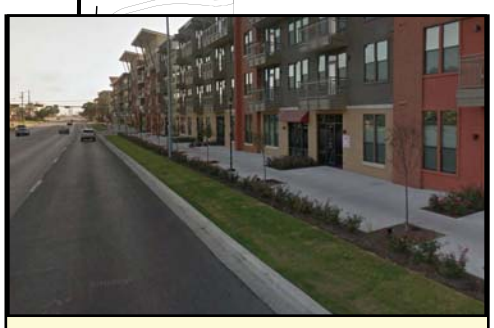
Head-In Parking Across Sidewalk



Landscaped Setback

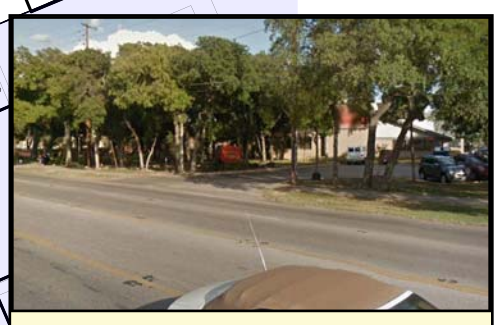
New Streetscape Under Construction

Mature Tree in Setback Zone



Recently Completed Streetscape

Mature Trees in Setback Zone



Mature Trees in Setback Zone

Mature Trees in Setback Zone

WEST ROCK DRIVE

AUTO REPAIR

JUST BRAKES

BROKEN SPOKE

94′/63′

THE 704

ENTERPRISE

96′/63′

RED′S

GOLDEN CORRAL

106′/65′

WENDY′S

PANTHER TR

South Lamar Boulevard Corridor Study

Segment 12 (Panther Trail to__)

RETREAT APARTMENTS

PANTHER TRAIL

Excessive Curb-Cuts

3

Landscaped Setback

6

PRO MED

172'/78'

6

RED LOBSTER

Landscaped Setback

APARTMENTS

Landscaped Setback

6

6

ONE WEST HILLS

Landscaped Setback

168'/94'

6

WINE BAR

WELLS FARGO

5

Landscaped Setback

OLIVE GARDEN

Landscaped Setback

6

5

South Lamar Boulevard Corridor Study
Segment 13 (__ to Ben White Blvd.

Landscaped Setback

Abundant Right-of-Way with Narrow Sidewalk

174'/138'

221'/169'

THE PARK

EMERGENCY CARE

RETAIL

6

290