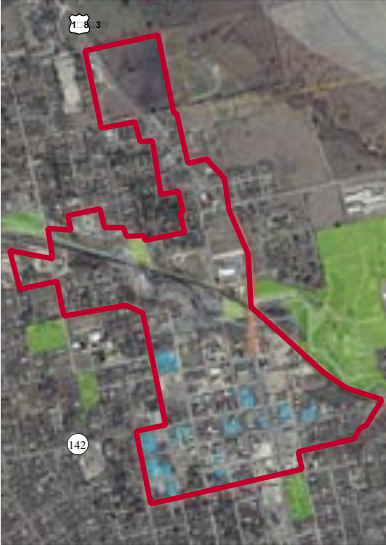


The Project

From its inception, Envision Central Texas has sought to involve the citizens of Central Texas in creating a comprehensive long-term vision for their region. As part of the process, six sites were chosen from around the region where local citizens could explore how to create and enhance their own neighborhoods and communities and provide valuable input about the values and development preferences of the people who live in the cities and towns that make up Central Texas.



The Process

In March 2003, dozens of Lockhart's citizens came together for a hands-on planning workshop to create a vision for the future of the city's downtown neighborhood. The workshop encouraged participants to share their thoughts on issues like transportation, the local economy, land development and the environment, and formulate plans for how the community could undertake positive change over the next 20-40 years. Attendees worked in small groups using maps of the area and built their plan with a variety of icons or gamepieces representing different types of development, proposed improvements, new streets and trails, and public amenities such as parks.



Workshop groups focused on incorporating more housing opportunities in the downtown area, and on safe and convenient non-auto routes throughout the downtown and to surrounding neighborhoods. There was a general consensus among participants



The Downtown Lockhart test site includes approximately 200 acres in and around the historic core of Lockhart, Texas. In addition to the downtown commercial area, the site also includes older residential areas, undeveloped land, and significant open space

and natural features. Major roads travel through and along the site, and a proposed highway overpass is planned through the site.



that new development should build upon and enhance the historic character of the downtown.

The visions developed by citizens in the workshop served as the primary input into the final concept plan

for Downtown Lockhart. The concept plan was presented to the community at a workshop in October 2003.



Workshop maps such as this allow stakeholders to place development chips on aerial photos, shaping the character and location of future development.



Consolidating the chips placed by stakeholders onto one map enabled the project team to create a concept plan that more closely reflects the residents' priorities.

The Plan

The Downtown Lockhart Concept Plan is a vision for the test site area as a renewed commercial and residential center for Lockhart, with pedestrian-scale amenities, a variety of links to the surrounding neighborhoods, small and larger-scale retail uses, a mixture of housing, and enhanced civic uses and open spaces. The design expands on the historic character of the downtown core and provides living, shopping and employment possibilities while taking advantage of proximity to major roadways. These design ideas are reflected throughout the site and, in particular along North Commerce Street to create a viable, pedestrian-friendly environment. The plan also preserves the site's floodplains and creates new links to a unified open space system, providing recreational benefits.

The plan includes an enhanced and extended network of neighborhood-scale streets to allow easy auto and pedestrian access to the civic, recreational and commercial uses. Buildings line the streets and primary entryways and windows face the streets to create a safer, more neighborly environment.

Neighborhood Parks

New neighborhood-scale parks bring open space closer to where people live and work.



New Housing

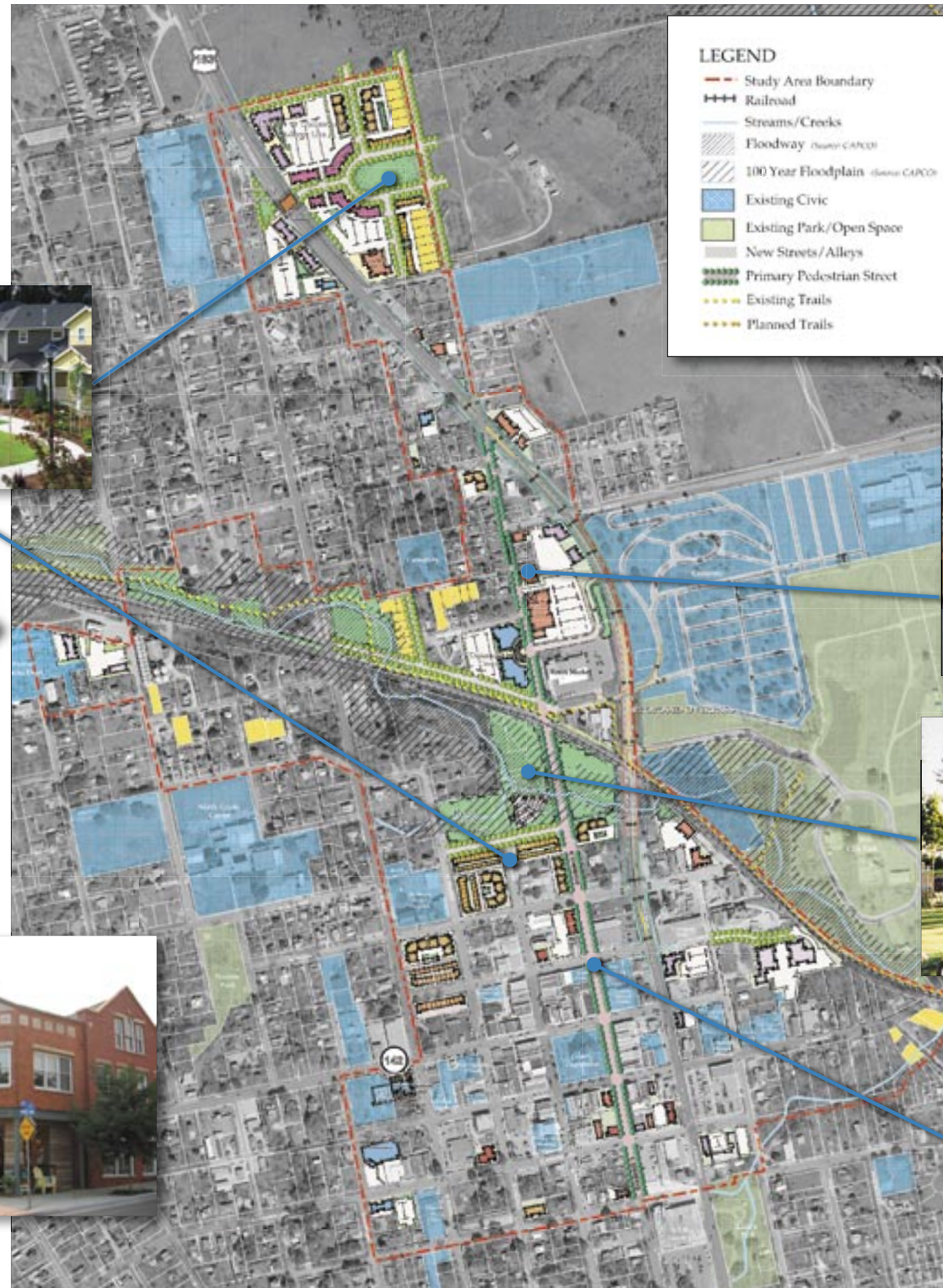
A variety of housing options will enliven the downtown.

Community Center & Renewed Downtown

The proposed specialty retail, small-scale retail and community center, along with the existing Kreuz Market will help activate downtown Lockhart and serve as a major attraction. Below, an example of a mixed use building in Boulder, Colorado



Downtown Lockhart Concept Plan



LEGEND

- Study Area Boundary
- Railroad
- Streams/Creeks
- Floodway (Source: CAPCO)
- 100 Year Floodplain (Source: CAPCO)
- Existing Civic
- Existing Park/Open Space
- New Streets/Alleys
- Primary Pedestrian Street
- Existing Trails
- Planned Trails

Proposed Land Use

- Mixed Use (Housing over Retail)
- Mixed Use (Office over Retail)
- Retail
- Office
- Light Industrial
- Civic
- Multi Family Residential
- Live-Work Townhomes
- Townhomes
- Single Family Residential
- Open Space/Parks

New Street-Facing Development

New buildings are built near the street with windows and doors opening onto the sidewalks to create a good walking and shopping environment.



Open Space

The floodplain is preserved to create a unified open space network. It serves as an amenity for the downtown while enhancing the adjacent mixed-use and civic facilities.

North Commerce Street

Improved streetscape, retail, office and civic uses along with housing will transform North Commerce Street from an auto-oriented environment to a vibrant, pedestrian-friendly street.

What's next?

The Test Site process results in a community vision. The plan will serve both as a goal-setting device for local planning efforts and as an example for other towns in the region dealing with similar issues. It does not have the power to regulate development in the test site area. It is up to the community now to decide which elements should be implemented. Citizens and officials may advocate for changes in zoning and building ordinances during the planning process, and support infrastructure improvements which advance the goals of the plan.

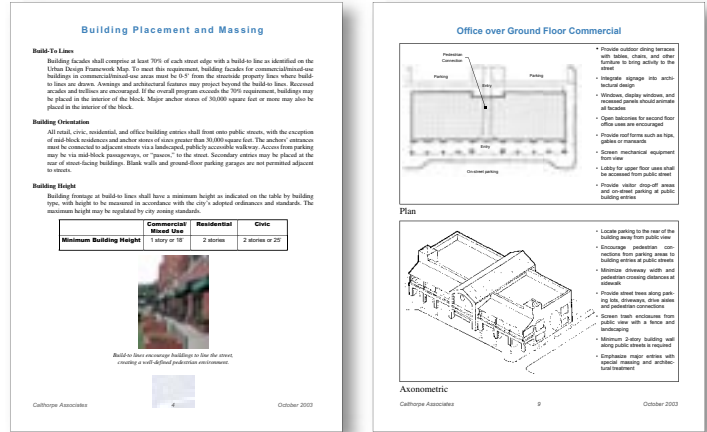


Urban Design Framework Map

URBAN DESIGN GUIDELINES

The Urban Design Framework Map simplifies the concept plan into areas of generalized land use. In most areas, mixing of uses is

allowed along with the dominant use. The map also shows critical "build-to" lines, where buildings must be built close to the street and at a minimum height that varies by the type of use. Sufficient height is required to ensure that buildings shape an adequate and memorable public realm. These urban design standards specify those features deemed essential to a coherent district or neighborhood, while maintaining flexibility for land owners and developers and supporting design creativity.



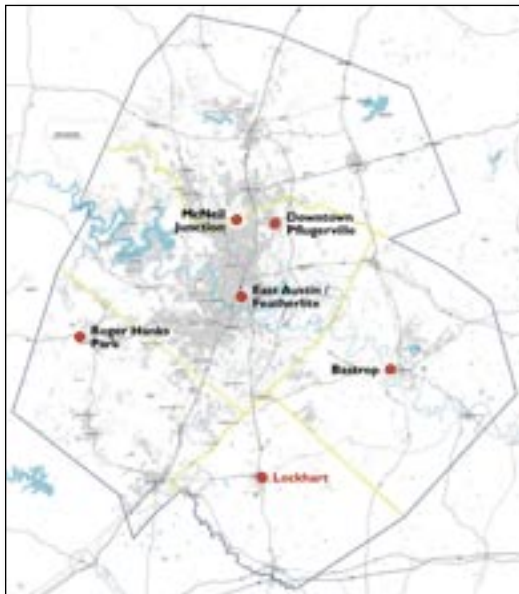
Example pages from the proposed urban design guidelines

While these principles have been applied here to the downtown area, they would also be valuable for Lockhart's other housing and commercial developments. Connected networks of streets reduce traffic congestion. Placing stores, parks and schools near homes enable some trips to be made by foot and bicycle. Quality sidewalks and well-designed buildings create a better and safer and more pleasant environment for everyone.

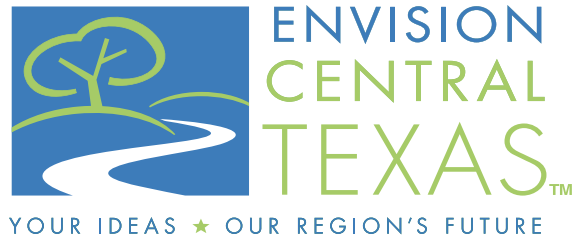
The Envision Central Texas Project

Envision Central Texas is a nonprofit organization formed to assist in the public development and implementation of a regional vision addressing the growth of Central Texas, with an emphasis on land use, transportation and the environment. Envision Central Texas dramatically alters the planning process by inviting the participation of every citizen from Bastrop, Caldwell, Hays, Travis

and Williamson counties. By working with the people of Central Texas to build a consensus, we can preserve and enhance our region's quality of life, natural resources, and economic prosperity. The goal of this process is to develop a preferred growth scenario combining broad public input and advanced analysis techniques to measure the effects of different ways of growing.



A Community Visioning Project of



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