

Open Space & Urban Nodes: Club Sandwich or Bowl of Grapes?

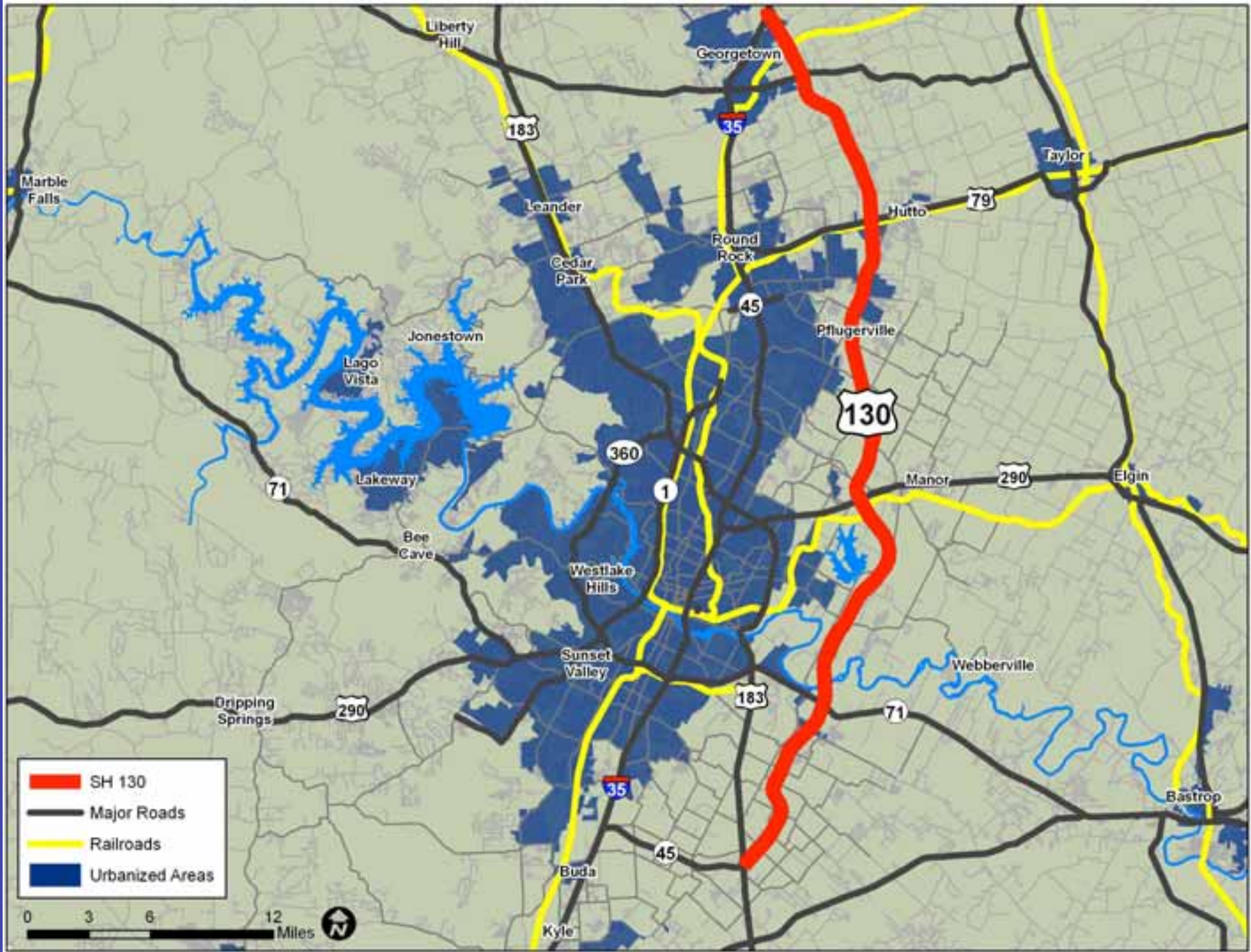
Combining Development & Open Space Preservation Without Sprawl

CNU XVI

April 4, 2008

Austin-Area Case Study

- New road 2-4 miles beyond existing urban area (show photo/maps).
- Prime farmland, broad floodplain areas.
- No county land use controls/zoning.
- Preferred Growth Area (Desired Dev't Zone); few City of Austin development restrictions (reduced leverage).
- Competing local jurisdictions (esp. for retail).
- Sprawl model in nearby Hutto; large prospective retail & commercial projects along SH-130: low-density.
- How to end this trend: low-density sprawl with poor open space connectivity?



SH 130: Creek bottomland & flood plains



SH 130: Farmland



Hutto: Low-density SFR meets farmland

