

Land Use Draft

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5: Encourage the State of Texas to keep the Austin State School in its current location and become a more integrated asset in the neighborhood.

The Austin State School is a vital member of the planning area. Not only does the school provide a critical function for its residents and their families, it also serves as an important asset in the planning area. It provides diversity in terms of race and economics as well as allowing for residents to interact with each other and learn lessons such as tolerance and understanding. The school serves as a transition from MoPac and the more intensive uses along 35th Street to the single-family neighborhood of Tarrytown. The school is split between the Water Supply Suburban watershed classification and Johnson Creek, an urban watershed. The school is also “high” in the watershed (in an upstream position) such that impacts from development would run the entire course of the creek down to its confluence with Lady Bird Lake. **Approximately three acres of the site have been sold and are presently undeveloped.** While there have been discussions about selling **the remainder** of the site for private development, there are no such immediate plans.



L.5.1

Create recreational opportunities and community events that coexists with the Austin State School facilities and residents.

L.5.2

Encourage a tree survey at the Austin State School to determine whether there are any trees that meet the City’s tree protection requirements.

L.5.3

The Austin State School is encouraged to have more

events and activities that include the surrounding neighborhood.

L.5.4

Work with the Austin State School and the State of Texas to communicate the desire of keeping the school at its current location.

6: If the Austin State School redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

L.6.1

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.

L.6.2

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious, low intensity single family development near the existing residential areas and concentrate the more intensive development toward the northeast corner of the tract at MoPac and 35th Street.

Preserving significant amounts of public and private open space is encouraged.

L.6.3

Preserve vegetative buffers, including trees, wherever development of the Austin State School occurs adjacent to existing residential neighborhoods.

Provide additional vegetative buffers, including trees, for development more intense than existing single family.

L.6.4

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails around **attractive and landscaped** detention ponds. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

L.6.5

Redevelopment should avoid environmentally sensitive resources such as protected trees, **wetlands**, waterbodies, and endangered or threatened plant or wildlife habitat.

L.6.6

Redevelopment should be sensitive to any historically significant resources and should make **every effort** to protect and preserve these resources.

7: Encourage the University of Texas to keep the Lions Municipal Golf Course, West Austin Youth Association, and Field Research Laboratory uses in place with consideration made for additional recreational opportunities on site, and to otherwise comply with the parameters established by the 1989 Brackenridge Tract Development Agreement.

The Brackenridge Tract is a vital part of the planning area. Not only does the Tract provide numerous critical functions for research and graduate student family housing, its existing uses are also a valued and integral part of the surrounding West Austin community. The Brackenridge Field Laboratory use is one of the University's most highly acclaimed and nationally ranked academic programs. In addition, there are Graduate Student Housing uses which



support of the University's graduate students and doctoral candidates, and provide diversity in terms of race and economics as well as allowing for residents to interact with each other and learn lessons such as tolerance and understanding. There are also valued public recreational uses at the West Austin Youth Association (WAYA) facility and the historically recognized Lions Municipal Golf Course. Because most of the Tract lies within either the Lake Austin Watershed or the Town Lake Watershed and is within our Drinking Water Protection Zone, any adverse development could degrade the environment and water quality for the citizens of Austin and those downstream from Austin.

It is also recognized that the Tract represents a significant opportunity for both the University of Texas and the community, but that opportunity does not lie solely in its purported development potential.

L.7.1

Create recreational opportunities and community events that coexists with the existing Brackenridge Tract uses and residents.

L.7.2

Encourage a tree survey at the Brackenridge Tract to determine whether there are any trees that meet the City's tree protection requirements.

L.7.3

The Brackenridge Tract is encouraged to have more events and activities that include the surrounding neighborhood.

L.7.4

Work with the City of Austin and the University of Texas to communicate the desire of keeping the Lions Municipal Golf Course and West Austin Youth Association uses in place.

L.7.5

The Lions Municipal Golf Course (141.38 Acres) should remain an affordable, public golf course in perpetuity with consideration made for the addition

of non-golfing recreational opportunities on site. We actively support the acquisition of this tract by the City of Austin utilizing any available means including cash and non-cash alternatives.

L.7.6

The West Austin Youth Association Tract (14.56 Acres) should remain under the control of this nationally recognized, privately funded, non-profit organization that provides positive recreational opportunities through 30 separate programs for more than 4,000 youngsters annually from throughout Austin.

L.7.7

The University of Texas at Austin Brackenridge Field Laboratory (81.97 Acres) should remain at its current unique and irreplaceable location.

L.7.8

The Colorado Apartment and Brackenridge Apartment Tracts (74.24 Acres) should be redeveloped to include denser graduate student, doctoral candidate and faculty housing as well as neighborhood retail/neighborhood mixed use development, the latter at a level and in a manner that does not exceed the terms of the 1989 Brackenridge Tract Development Agreement for non-university purposes.

L.7.9

The Deep Eddy Tract (16.42 Acres) that includes the Gables Apartments, CVS Pharmacy and 7 Eleven, if chosen to be redeveloped, should be redeveloped in such a way as to maximize the protection of the Deep Eddy neighborhood adjacent by mitigating the potential for related cut-through traffic and overflow

parking. Further, any new construction should transition away from the residential portion of the adjacent neighborhood.

L.7.10

The Boat Town Tract (2.58 Acres) including Oyster Landing should remain unchanged. Any proposed changes at Oyster Landing should be carefully examined so as not to exacerbate difficulties currently experienced at certain times, regarding parking, and pedestrian and car traffic.

L.7.11

The Park Street Tract (13.21 Acres) that includes the LCRA and ancillary surface parking should remain unchanged, unless sufficient free public parking remains on site to meet the parking demand of the Boat Town Tract as well as any additional development.

L.7.12

The Randall's Tract (2.64 Acres) should remain under its current land use though reconfiguration of the site itself might be beneficial.

L.7.13

Any potential redevelopment of the Lions, Park Street or WAYA tracts should be compatible along Enfield Road with the adjacent Tarrytown neighborhood.

8: If the Brackenridge Tract is (re)developed, it should be done in harmony with the adjacent neighborhoods, transportation system, and natural resources.

In response to the University's stated interest in redeveloping the Brackenridge Tract, the City hosted a meeting to discuss stakeholders' interest in the

future of the Brackenridge Tract. The sidebar lists the interests that were identified during this meeting as well as other neighborhood meetings. The University also had a public process which included a series of meetings to obtain public input on the creation of one or more conceptual master plans under certain assumed development constraints.

In the event that The University of Texas Board of Regents errs in judgment and allows redevelopment of any kind to take place on the Lions Municipal Golf Course and WAYA tracts in direct opposition to the desires of the West Austin community, any such redevelopment should be limited by the terms of the 1989 Brackenridge Tract Development Agreement which was negotiated in good faith to allow more intense development for the Gables tract, Colorado and Brackenridge Apartment tracts, Oyster Landing, and the Park Tract (where the LCRA is now) as a "transfer of development" from the Lions Municipal Golf Course and the Field Research Laboratory.

L.8.1

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.

L.8.2

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious, low intensity single family development near the existing residential areas and concentrate the more intensive development toward the southern

portion of the Tract along Lake Austin Boulevard.

Preserving significant amounts of invaluable urban greenspace and its remarkable trees is encouraged.

L.8.3

Preserve waterfront land and comply with the City of Austin's Waterfront Overlay along Lady Bird Lake.

Preserve vegetative buffers, including trees, wherever **single family** development occurs adjacent to existing residential neighborhoods. **Provide additional vegetative buffers, including trees, for development more intense than single family.**

L.8.4

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails around **attractive and landscaped** detention ponds. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

L.8.5

Redevelopment should avoid environmentally sensitive resources such as protected trees, **wetlands**, waterbodies, and endangered or threatened plant or wildlife habitat.

L.8.6

Redevelopment should be sensitive to any historically significant resources and should make **every effort** to protect and preserve these resources.

L.8.7

Any redevelopment should not increase traffic in the Tarrytown, Deep Eddy and West Lake Hills

neighborhoods. Any additional traffic volumes generated as a result of redevelopment should be directed away from the existing residential neighborhoods. There should be no street access to such redevelopment along Enfield Road between Lake Austin Boulevard and Exposition Boulevard that would promote the use of adjacent and nearby neighborhood streets as arterials

L.8.8

Should comply with all City of Austin codes and ordinances as well as its zoning and land use regulations

L.8.9

Should be limited to and not exceed the parameters established by the 1989 Brackenridge Tract Development Agreement negotiated in good faith by the University of Texas Systems, the City of Austin and the Austin community

Stakeholders' Feedback on the Brackenridge Tract

On July 12, 2008, the City hosted a neighborhood plan meeting with stakeholders to receive input about the future of the Tract. Below is a summary of the issues and desires of the stakeholders who attended that meeting.

1. Preserve Lions Municipal Golf Course and allow the City of Austin to take ownership and preserve as a public golf course.
2. Preserve the Biological Field Lab and ensure that any adjacent development does not impact the field lab.
3. Preserve the West Austin Youth Association and refocus lights away from neighborhood.
4. Preserve the student housing at the Brackenridge and Colorado Apartments. There is interest in adding more student apartments at the Brackenridge and Colorado Apartments as long as they do not worsen traffic. Also, housing for the elderly and empty nesters is desired as long as it is affordable and is geared toward allowing residents of the neighborhood to stay in the neighborhood.
5. Keep a grocery store at the Safeway parcel but make improvements.
6. Any new development should be limited to no more than four stories except for development adjacent to the existing neighborhood which should have lower building heights and separated by a natural buffer including trees and vegetation.
7. Add more "mom and pop" stores at existing commercial areas and at student apartments. Have neighborhood scaled retail and mix of uses along Lake Austin Boulevard where already developed.
8. No intensive retail, employment or high tech centers that attract from a regional area.
9. Add usable greenspace such as playgrounds, community gardens, walking trails, teaching spaces, and other public uses.
10. The Gables should add public amenities so that it connects with the adjacent neighborhood.
11. Add a path linking the golf course to WAYA.
12. No additional driveways on Enfield are desired.
13. Make Lake Austin Boulevard a "real" boulevard or Complete Street with no parking on the street (with a particular need to address Field Lab employees parking on the north side adjacent to the golf course), wider sidewalks, more crossings, improved transit service, shade trees, attractive landscaping, a connection to the Trail at Lady Bird Lake, and extending bike lanes to Enfield Road as well as providing better separation from vehicle lanes.
14. Extend the Trail at Lady Bird Lake to Red Bud Isle and avoid environmentally sensitive land such as near the Biological Field Lab. Establish a buffer allowing no development along the edge of the lake to protect the natural resources. Provide a publicly owned and natural access to the lake.
15. Protect the neighborhood from an increase in traffic, especially considering the limited capacity of the road network. Prior to any development, a traffic study is desired.
16. Need for a sidewalk around the entirety of the Golf Course and add street trees between the street and sidewalk where feasible. Also, if feasible, add a walking path around the perimeter of the golf course and add a trail along Schull Branch. In addition, access between O. Henry Middle School and WAYA should be improved.
17. Replace invasive trees with native trees.

At other meetings, additional issues and desires were also identified:

1. Expand Eilers Park into the Brackenridge Tract.
2. Conduct a tree survey to determine whether there are any trees that meet the City's tree protection requirements.
3. Stormwater management should comply with City of Austin stormwater regulations.