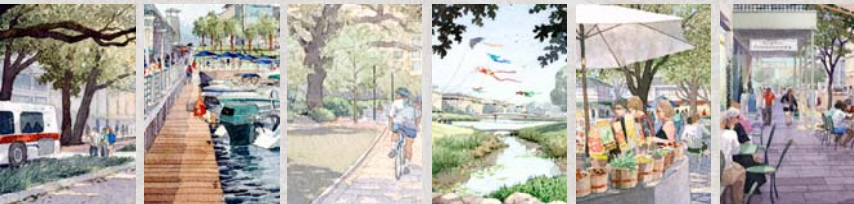



Cooper, Robertson & Partners Architecture, Urban Design

THE UNIVERSITY OF TEXAS SYSTEM Conceptual Master Planning for the Development of the Brackenridge Tract

Final Presentation



June 18, 2009



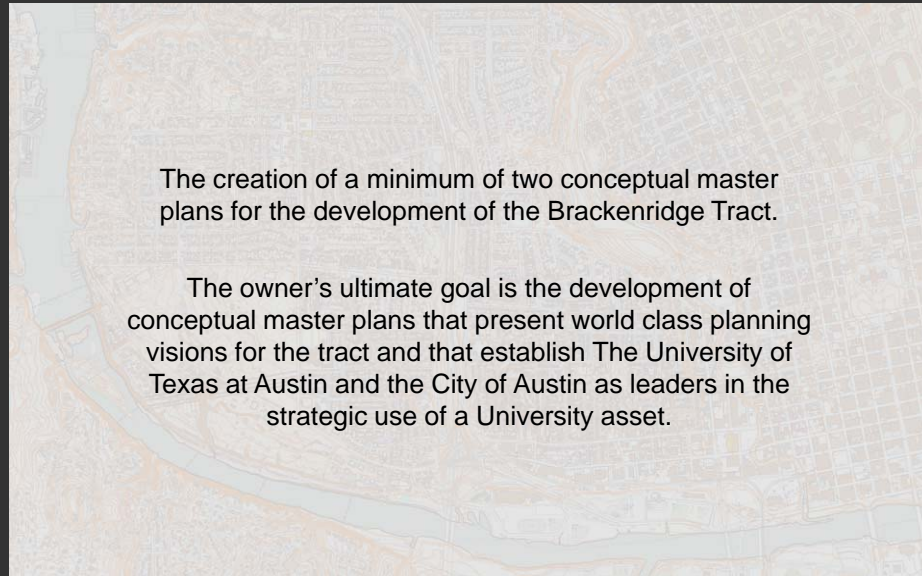
Conceptual Master Planning Team

Cooper, Robertson & Partners, LLP
TBG Partners
Raba-Kistner Consultants, Inc.
Prime Strategies, Inc.
CAS Consulting & Services, Inc.
Surveying And Mapping, Inc.
K Friese & Associates, Inc.
Pate Engineers, Inc.,
Economics Research Associates
Capitol Market Research
HS&A
DuBois, Bryant & Campbell, LLP
Clark, Thomas & Winters
Concept Development & Planning, LLC
Beverly Silas & Associates

 THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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Scope of the Project



The creation of a minimum of two conceptual master plans for the development of the Brackenridge Tract.

The owner's ultimate goal is the development of conceptual master plans that present world class planning visions for the tract and that establish The University of Texas at Austin and the City of Austin as leaders in the strategic use of a University asset.

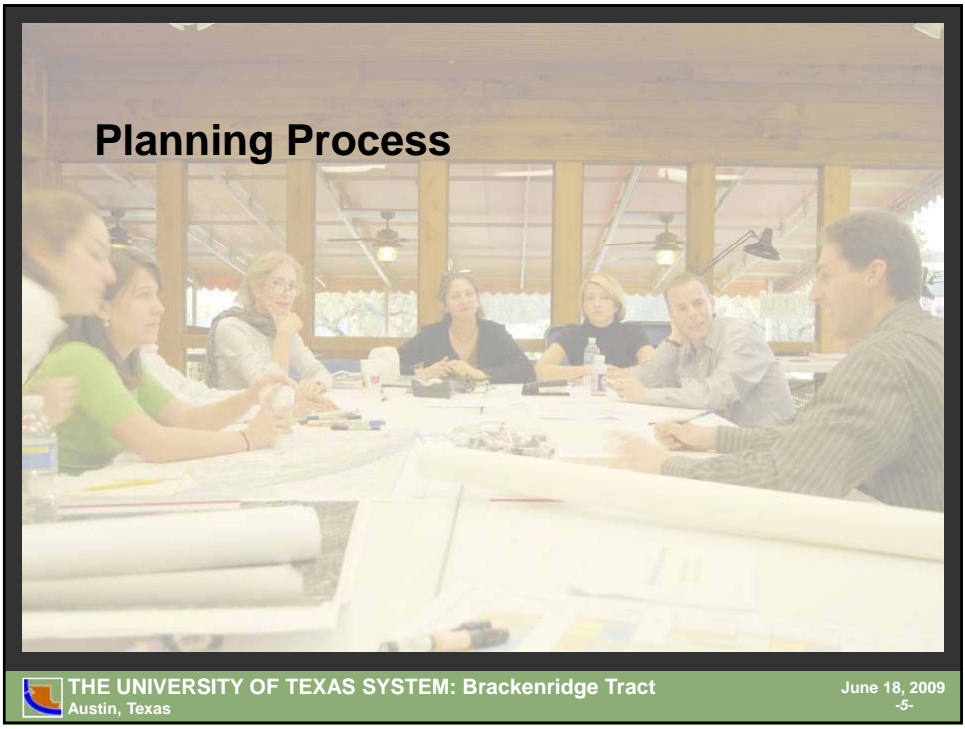
The Intent of the Gift

The Brackenridge Tract in the Context of 2009



"...for the purpose of the advancing and promoting University education"

"... that it be never disposed of, but be held permanently for such educational purpose"



Planning Process

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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The Planning Process

Project Schedule

Data Gathering

LISTENING, LEARNING & ANALYZING

- Site and Context
- University Needs and Opportunities
- Market Opportunities
- Traffic Considerations
- Regulatory Overlay
- Public Involvement

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Design and Report

TESTING, PLANNING & IMPLEMENTING

- Design Studies
- Plan Alternatives
- Final Plan Options
- Guidelines / Codes
- Implementation Strategies
- Public Involvement

COMMUNICATION AND PUBLIC INVOLVEMENT PLAN

MAY 08	JUNE 08	JULY 08	AUG. 08	SEPT. 08	OCT. 08	NOV. 08	DEC. 08	JAN. 09	FEB. 09	MAR. 09	APR. 09	MAY 09	JUNE 09
	LISTENING SESSION 06.25.08	MAPPING	INFORMATION SESSION 08.12.08		ANALYSIS	WEEKLONG PLANNING WORKSHOP WEEK 03-08.11.08	ANALYSIS. CONT.		CONCEPTUAL PLANNING			PLAN UPDATE SESSION 05.20.09	CONCEPTUAL PLAN OPTIONS 06.18.09

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The Planning Process

Public Outreach



- 11 Public meetings that reached over 1,000 attendees
- 127 One-on-one and group meetings
- 2 Surveys with 1,312 responses
- 265 Written comments
- Regularly updated project website



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What We've Learned



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What We've Learned from the Community

Community Values

We heard great passion for...

- The importance of West Austin's neighborhood character
- The need to address existing traffic issues
- The need for recreation and open space
- The importance of graduate housing – for both the University of Texas at Austin and the neighborhood
- The importance of the Brackenridge Field Laboratory – to the University of Texas educational mission
- The recognition of the tract's environmental assets – Lady Bird Lake, heritage trees, natural areas
- The importance of sustainable development



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What We've Learned from the Community

Website Updates, Online Surveys, Emails, Comment Cards

CONCEPTUAL MASTER PLAN
THE UNIVERSITY OF TEXAS SYSTEM: BRACKENRIDGE TRACT
AUSTIN, TEXAS

Home Background Planning Process & Community Involvement Conceptual Master Plan Contact Us

Brackenridge Tract Site Plan

Project Status
The Cooper, Roberson & Partners (CRP) project team is currently finalizing concept plans for the future of the Brackenridge Tract. On June 18th, the project team will present two concept plans to The University of Texas System Board of Regents. At this meeting, the CRP team will share the recommendations which have been developed during a year-long process which included extensive analysis of the site and input from stakeholders, interested citizens and the general public. The Board of Regents will receive the plans, but take no action at this meeting. The meeting is open to the



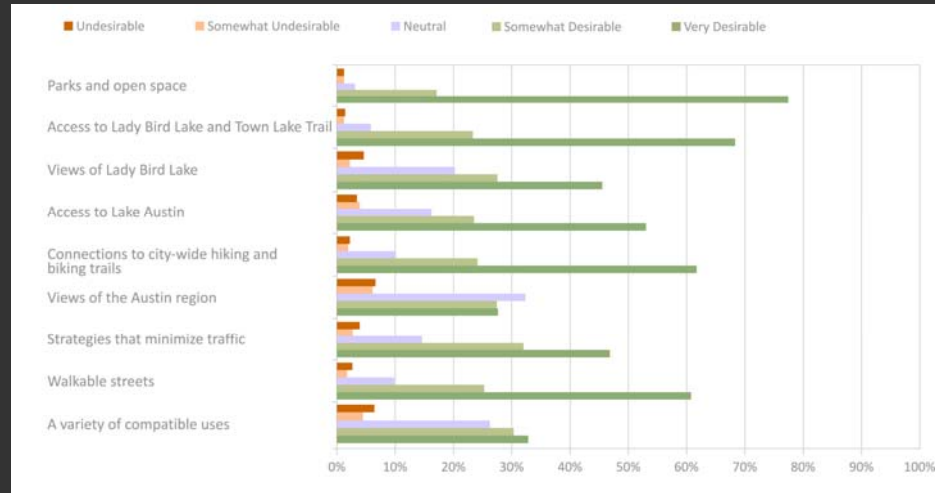
THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned from the Community

Community Surveys

To what degree would the following features be desirable components of your community?



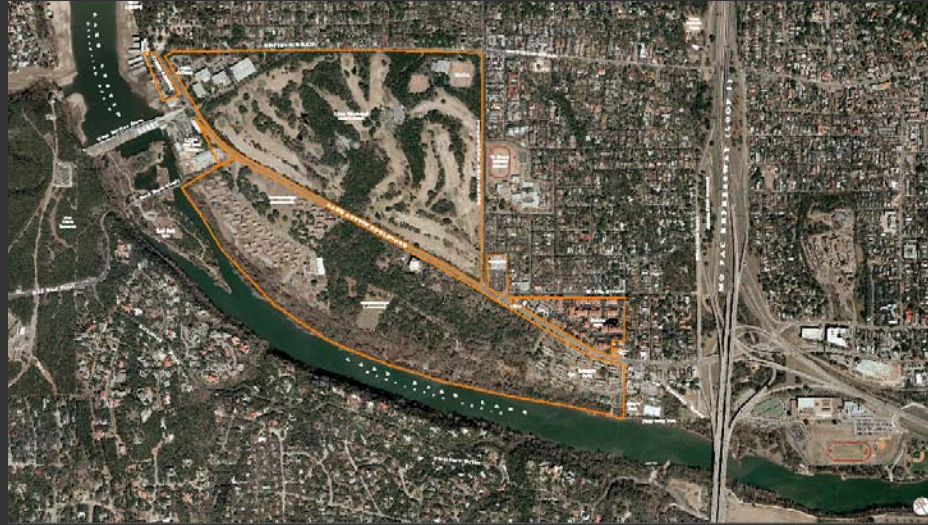
What We've Learned from the Community

Planning Workshop Participation



What We've Learned about the Site and the Context

Site Aerial

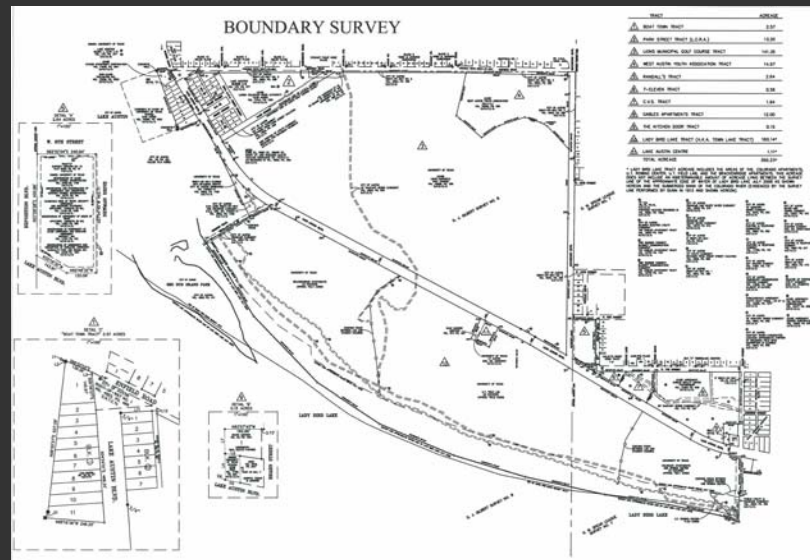


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What We've Learned about the Site and Context

Site Survey and Mapping

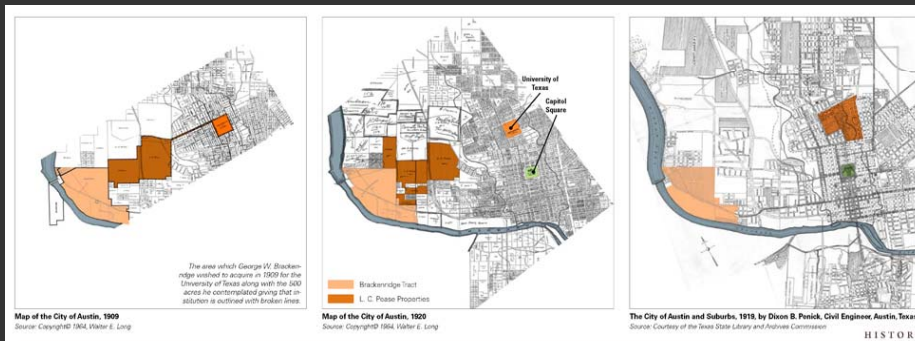


 THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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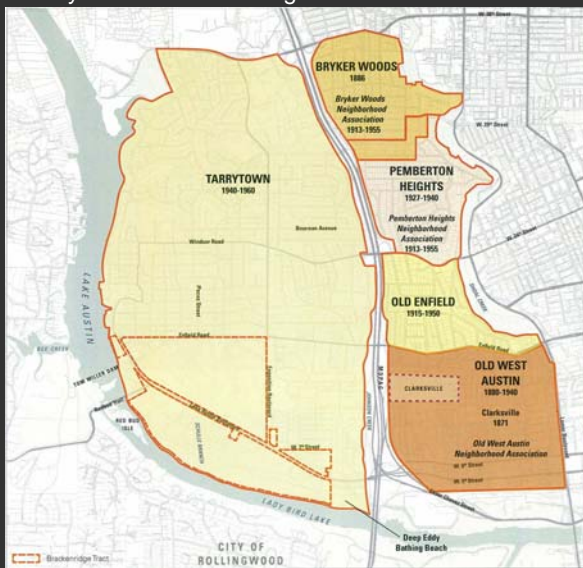
What We've Learned about the Site and Context

History of the Site and Austin



What We've Learned about the Site and Context

History of West Austin Neighborhoods



What We've Learned about the Site and Context

Historical Growth Patterns

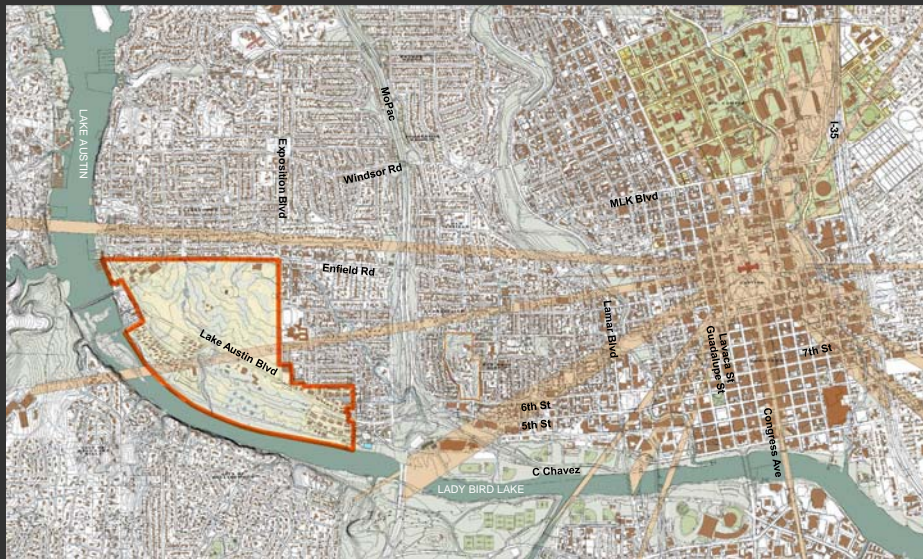


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Site and Context

City of Austin – Present Conditions

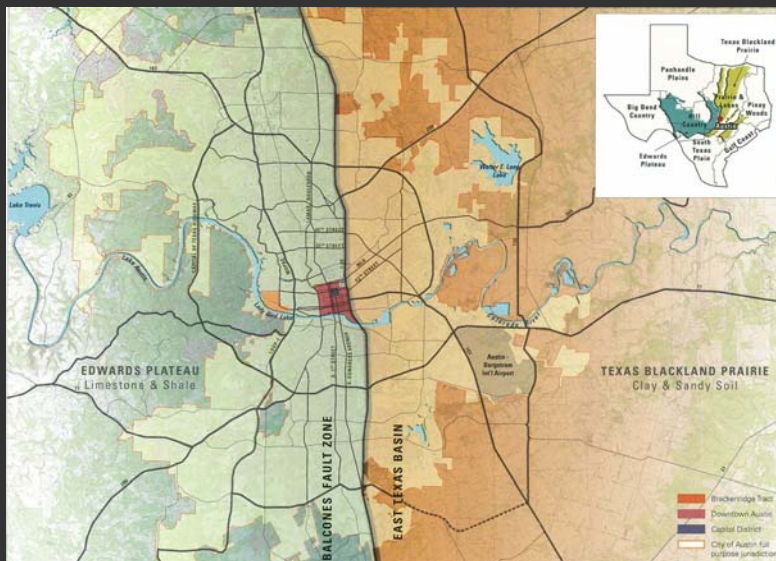


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What We've Learned about the Site and Context

Regional Location – Place of Transitions

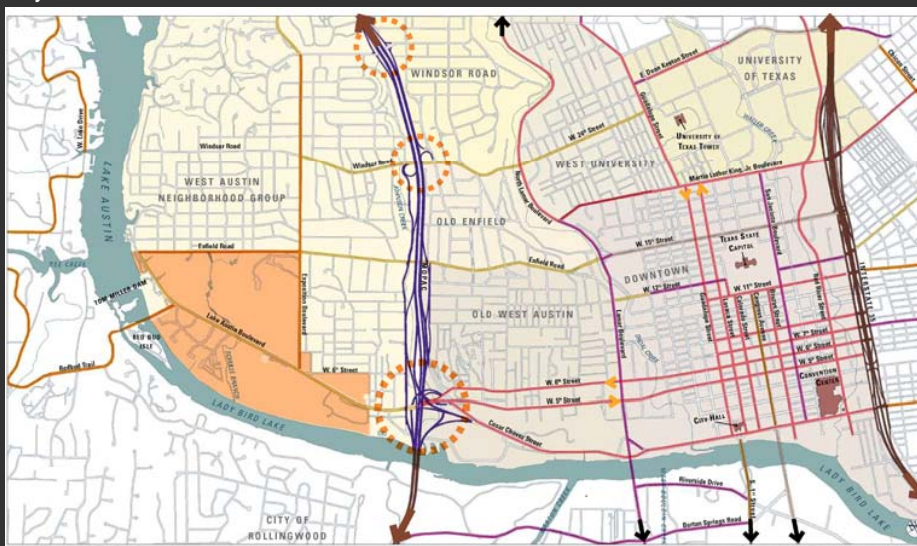


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Site and Context

City of Austin – Present Road Network

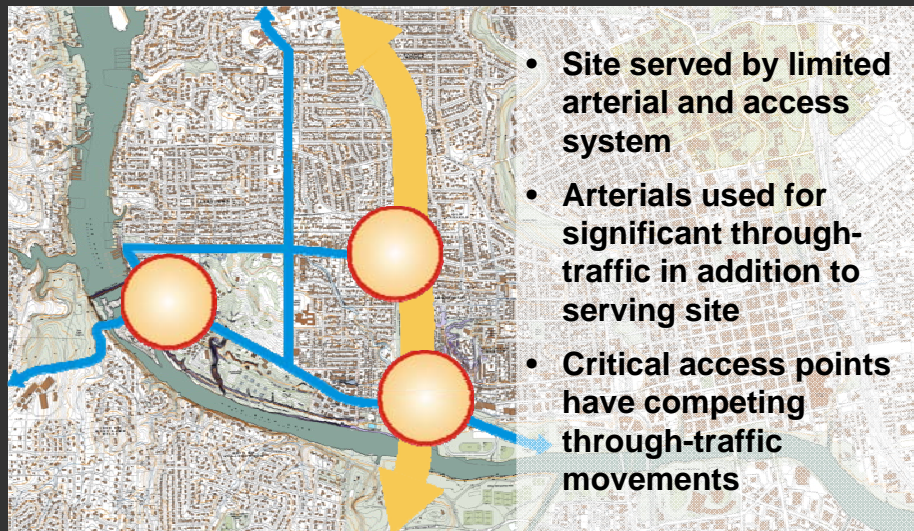


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Site and Context

The Site is Access Challenged

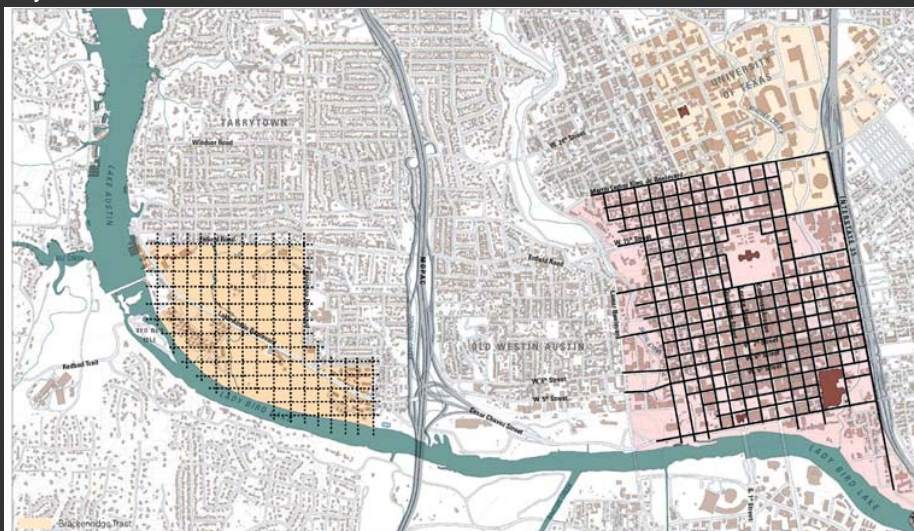


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Site and Context

City Scale and Grain

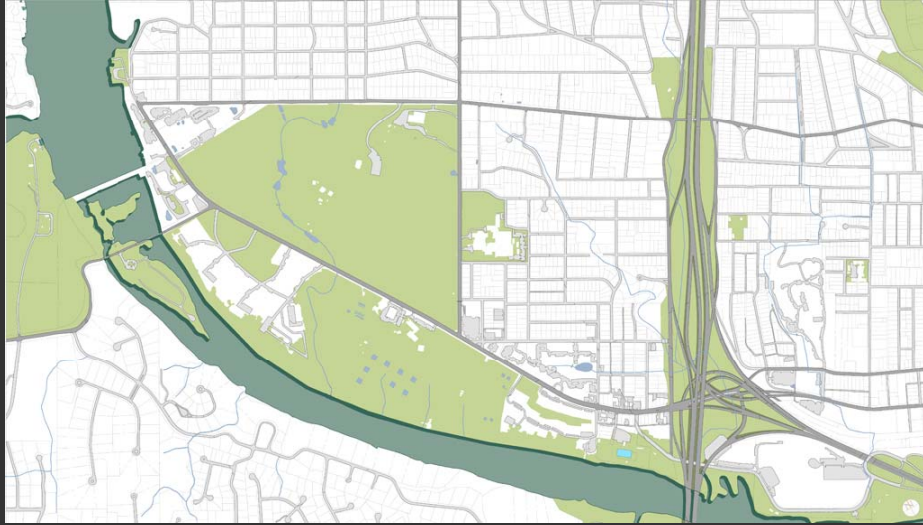


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What We've Learned about the Site

Perception of Parkland

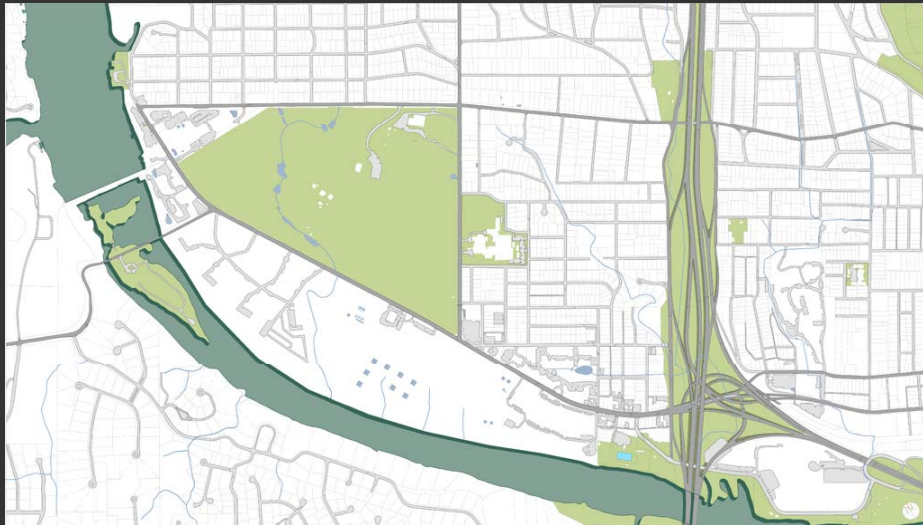



 THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Site

Perception of Parkland

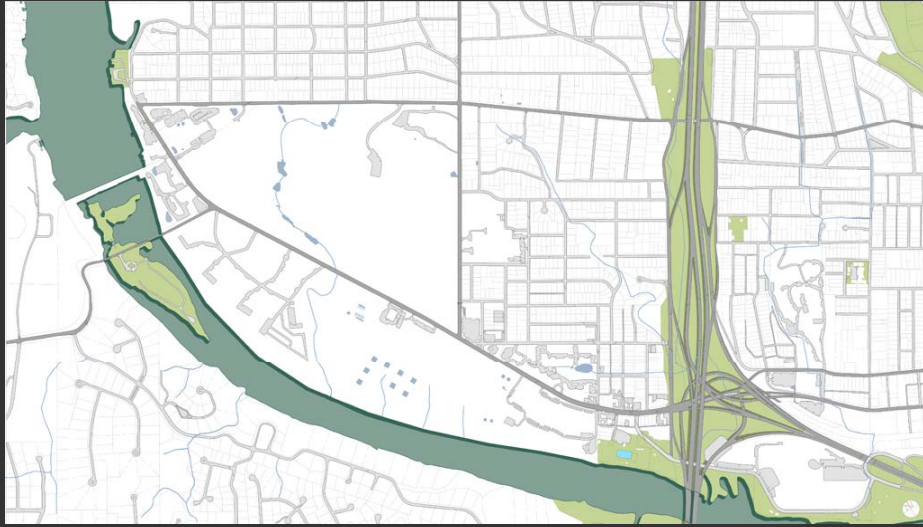


 THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
Austin, Texas

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What We've Learned about the Site

Lack of Parkland

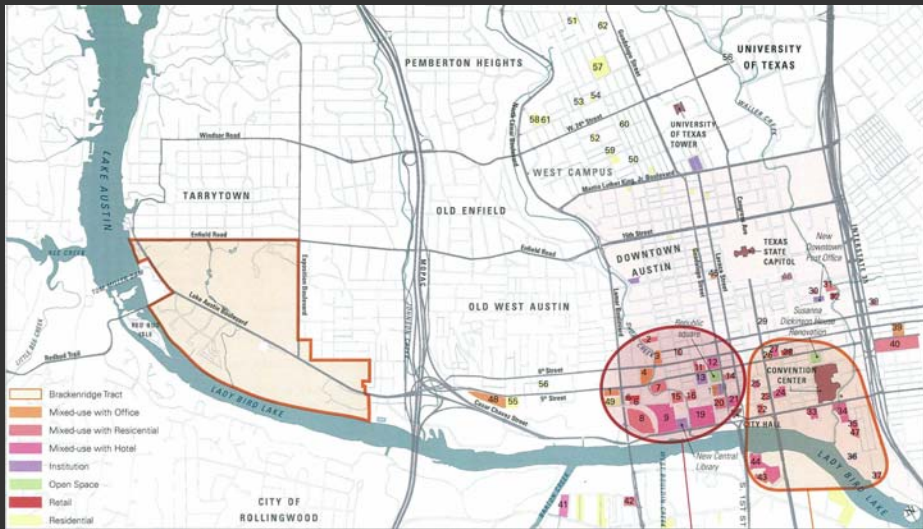


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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What We've Learned about the Market

Emerging Markets

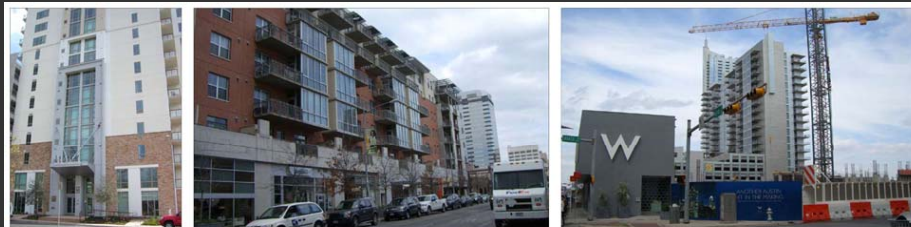


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What We've Learned about the Market

Emerging Markets



The construction of Legacy on the Lake ended in 2008.

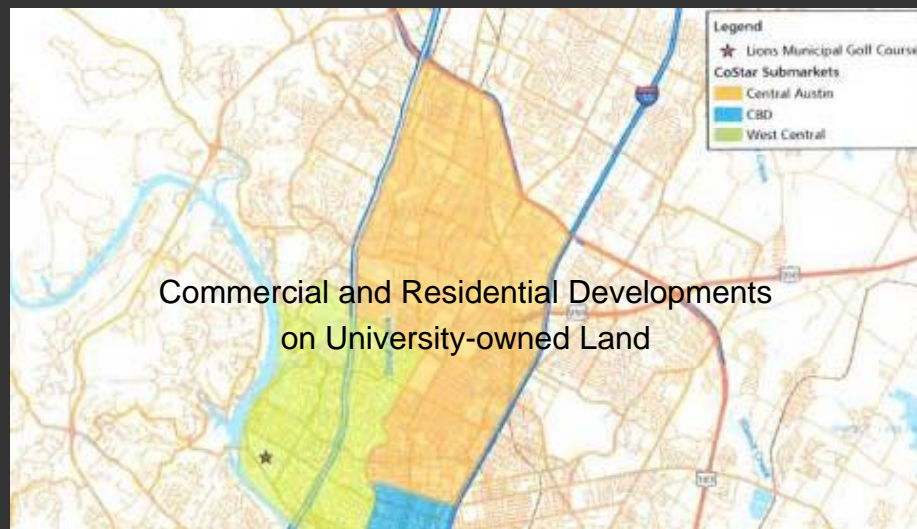
AMJ on Colorado Street was completed in 2008.

W Austin Hotel and Residences are under construction.



What We've Learned about the Market

University-Related Development



What We've Learned about the Market

University Park at MIT, Cambridge, MA



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What We've Learned about the Market

Technology Square - Georgia Tech, Atlanta, GA



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What We've Learned about the Market

Lessons Learned



- Community Involvement Results in Better Projects
- Long-term Development Vision & Plan
- Longer Investment Horizon Fosters Higher Quality, Less Susceptible to Immediate Real Estate Trends
- Overall Use Mix is Crucial (Academic, Office, R & D, Residential, Retail, Lodging, Civic, Open Space)
- Residential Uses are Typically Rental
- Great Design and Placemaking Create Value



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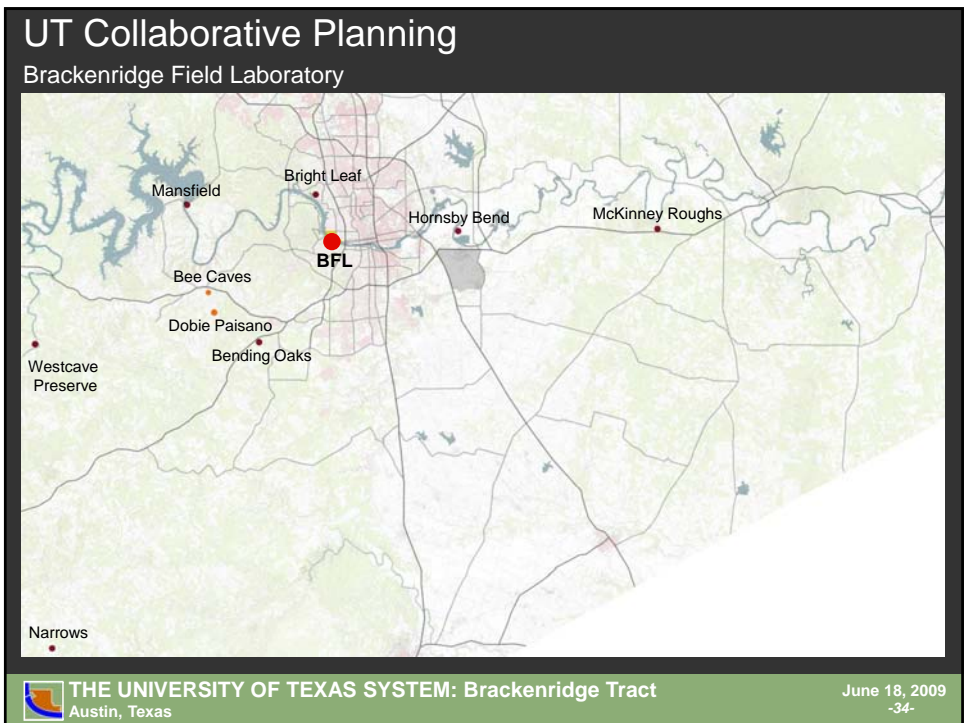
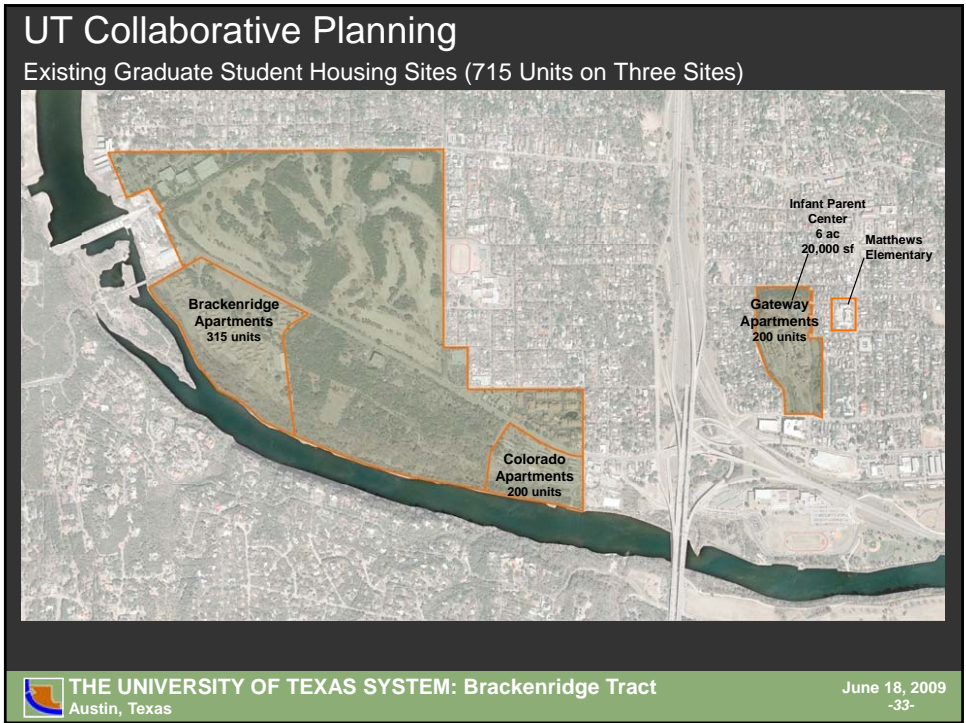



UT Collaborative Planning Process




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Planning Principles & Strategies

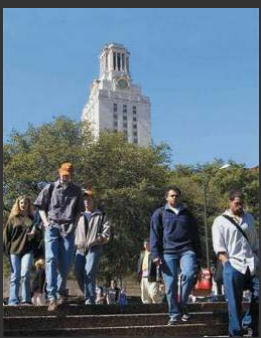
 THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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DESIGN PRINCIPLE ONE

Legacy

Honor the intent of Colonel Brackenridge's gift that the land be used "in trust for the University of Texas" at Austin for the "purpose of advancing and promoting University education" and preserve opportunities for future University uses on the Tract.



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DESIGN PRINCIPLE TWO

Context and Compatibility

Recognize and respond to the Tract's context within the City of Austin as a part of the City's waterfront and to the context of the West Austin neighborhood by respecting the character of its edges with appropriate land uses, building scale, landscape, and traffic mitigation.



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DESIGN PRINCIPLE THREE

Place Making and Public Realm

Conceive the Tract as a distinct and integrated whole, greater than the sum of its parts, organized as a collection of walkable neighborhoods with an integrated system of streets, trails, and freely accessible, usable open space, collectively known as the public realm.



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DESIGN PRINCIPLE FOUR

Compact Development

Employ compact development strategies that maximize open space, embody a hierarchy of experiences, and encourage mixed-use, pedestrian friendly and vibrant areas that will characterize the Tract within the region, the city, and the vicinity.



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DESIGN PRINCIPLE FIVE

Ecology and Environment

Celebrate the lakefront and other significant natural features of the Tract, such as its creek and mature trees, by organizing a larger open space system about these elements, while embracing the best methods and practices to ensure their preservation and to support the regional ecology.



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DESIGN PRINCIPLE SIX

Mobility and Connectivity

Recognize that transportation solutions are achieved at a city-wide scale, but design to minimize neighborhood traffic impacts by providing additional connections that reduce the dependence upon Enfield Road and Exposition, by mixing uses to capture otherwise off-site trips, and by planning for future transit options. Incorporate a hike and bike system that is interconnected to upland pathways.



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DESIGN PRINCIPLE SEVEN

Sustainability

Plan the future of the Tract based on a holistic approach to sustainability which considers social and economic, as well as natural systems and resources, building upon the strengths of the past and what exists today, while preserving options for future generations.



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DESIGN PRINCIPLE EIGHT

Feasibility, Flexibility, Economic Viability

Develop an economically feasible plan that can be phased over time, be flexible to changing markets and conditions, and generate income from the Tract, using sound planning principles, to support the educational mission of the University while contributing positively to the community.



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Underlying Planning Themes & Strategies

Understanding the Site Within the Downtown Context



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Underlying Planning Themes & Strategies

The Austin Lakefront



• A Vibrant Downtown

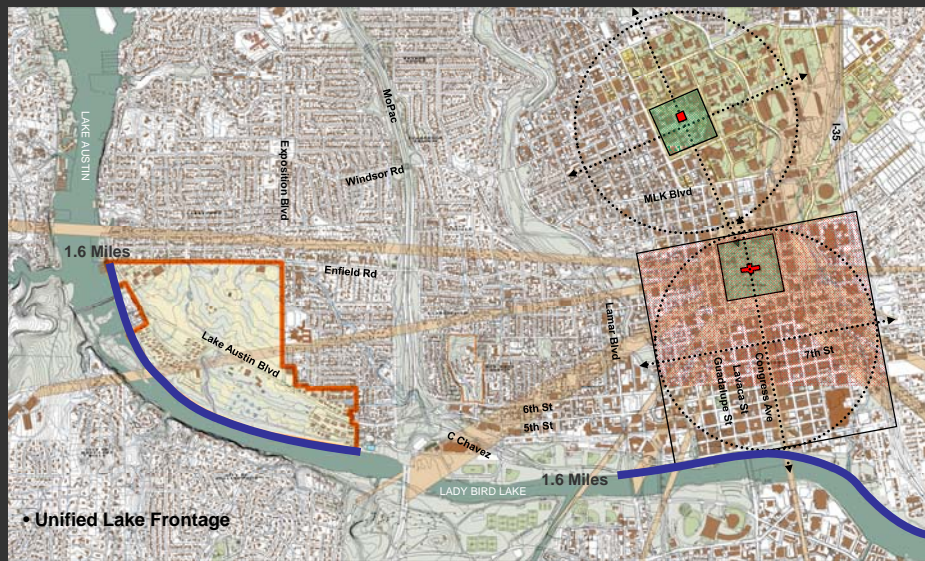


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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Underlying Planning Themes & Strategies

A Significant Site



• Unified Lake Frontage

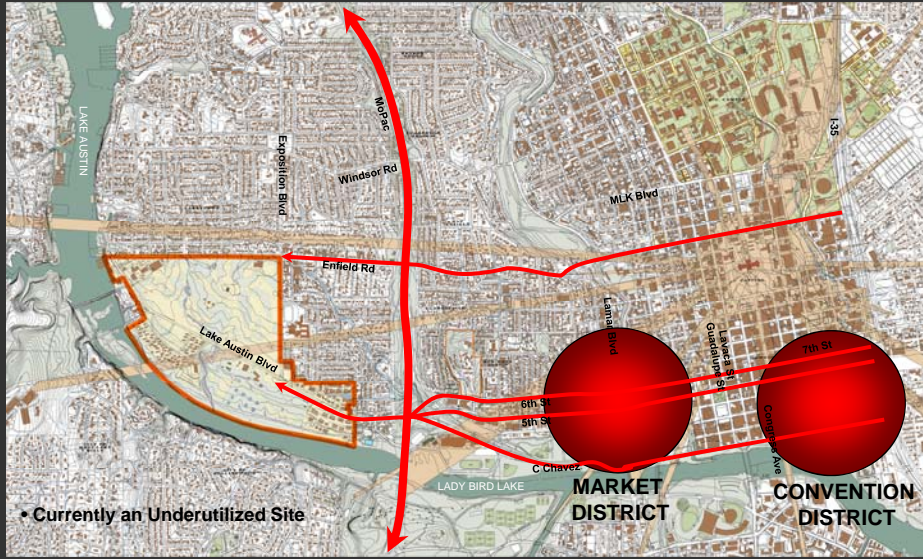


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Underlying Planning Themes & Strategies

An Armature of Growth to the West



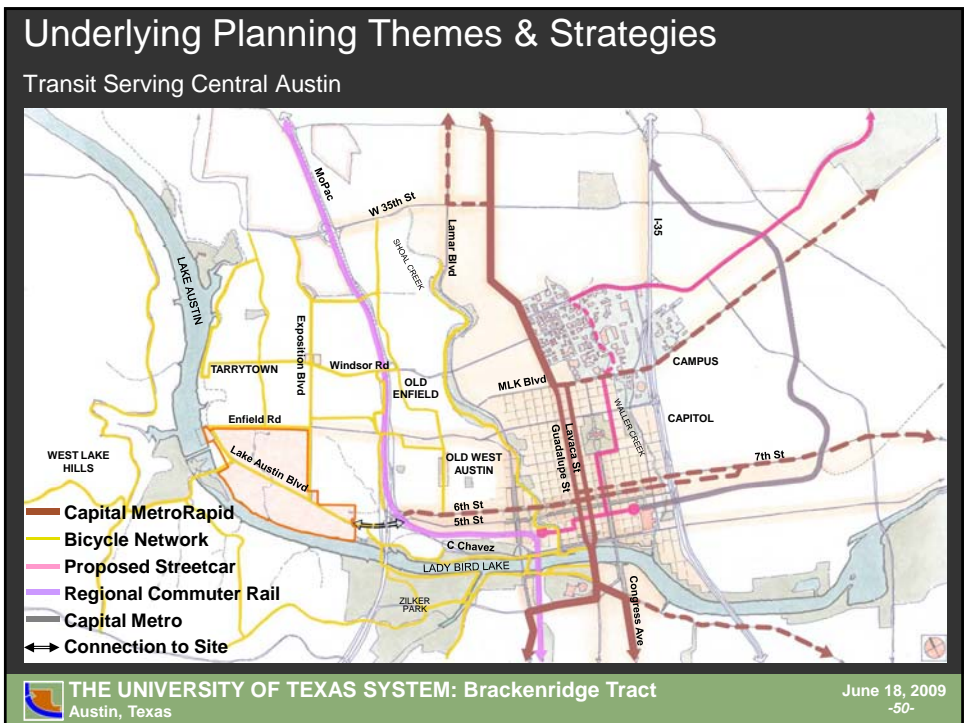
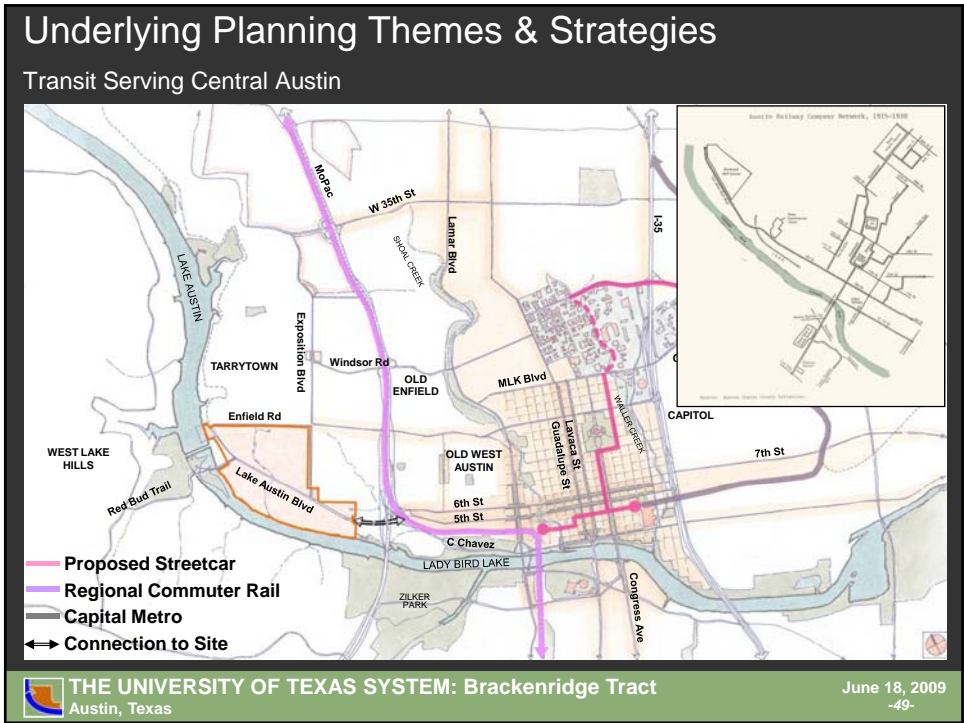
• Currently an Underutilized Site

Underlying Planning Themes & Strategies

A New Downtown District in a Green Setting

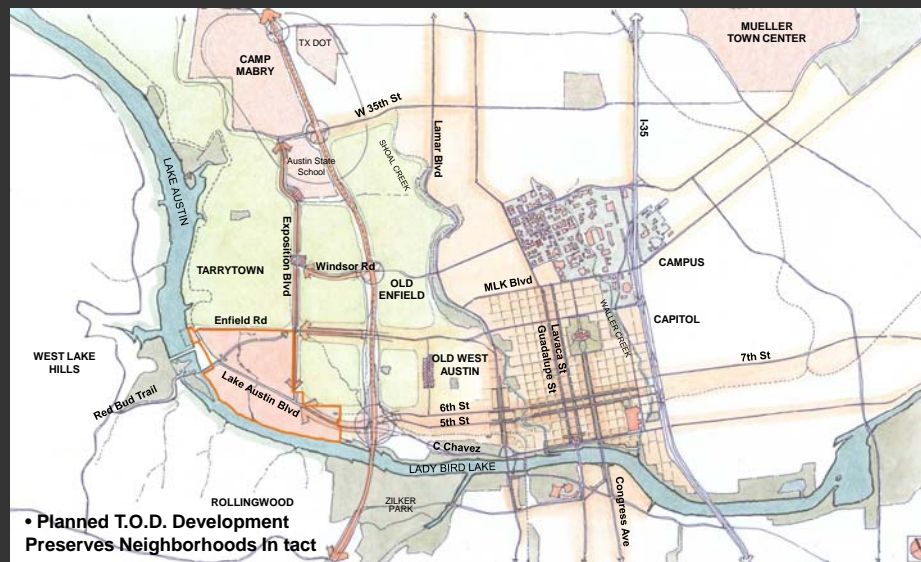


• Physical and Visual Proximity



Underlying Planning Themes & Strategies

Future Growth in West Austin



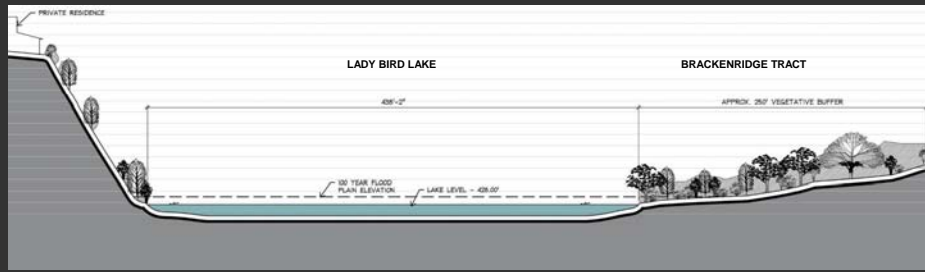
Underlying Planning Themes & Strategies

Lakefront Edge Treatment



Underlying Planning Themes & Strategies

Lakefront Edge Studies

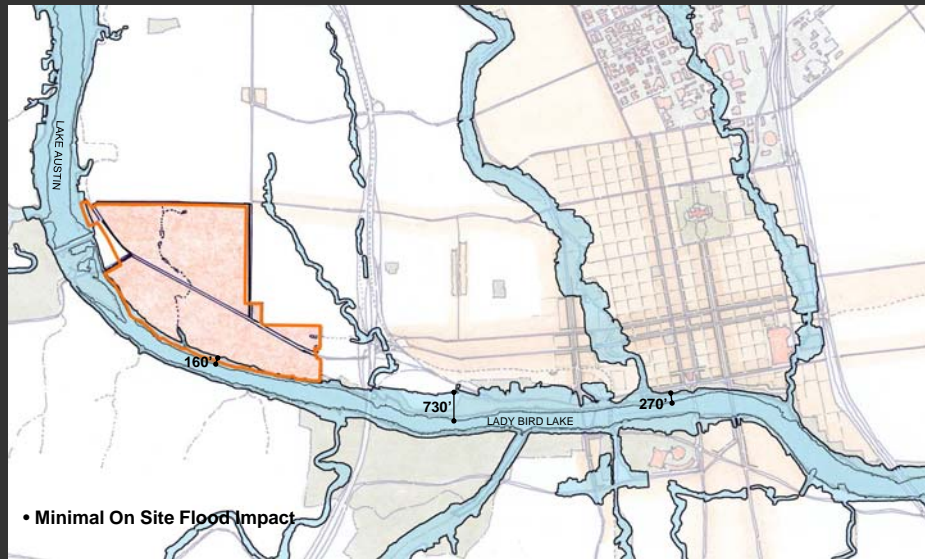


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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Underlying Planning Themes & Strategies

Floodplain Influence on the Lakefront

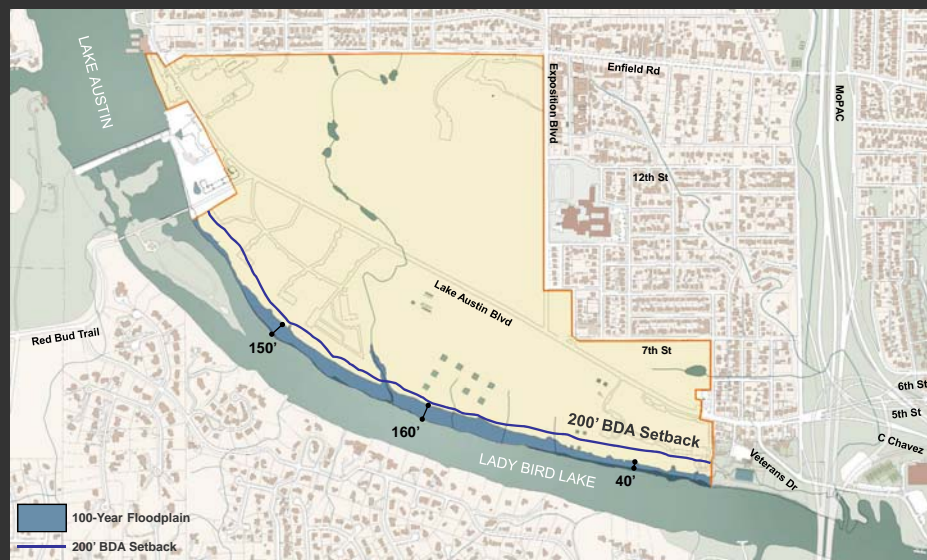


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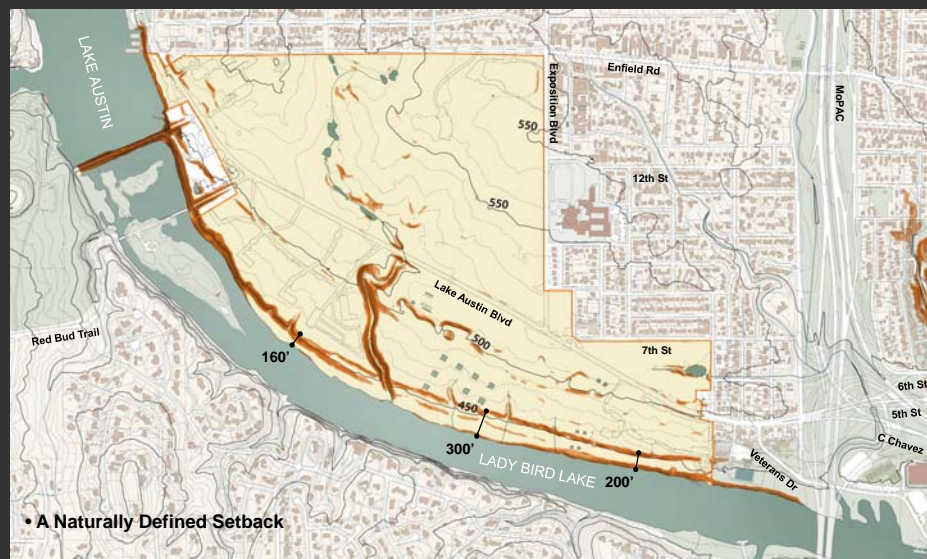
Underlying Planning Themes & Strategies

Floodplain and the Existing BDA Setback



Underlying Planning Themes & Strategies

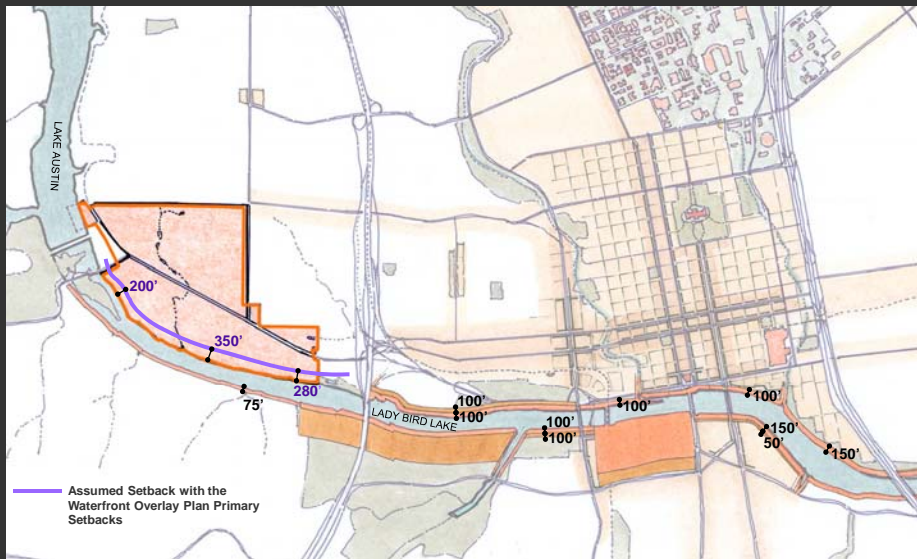
Slope Conditions



• A Naturally Defined Setback

Underlying Planning Themes & Strategies

Lakefront Edge and the Waterfront Overlay



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Underlying Planning Themes & Strategies

Density



Three-Story Tuck-Under



Four-Story Mixed Use



Apartment



Four-Story Apartment Building



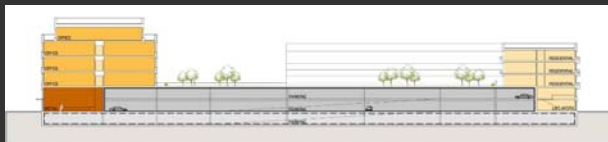
Mid-Rise Apartment Building

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Underlying Planning Themes & Strategies

Density Based on Structured Parking



Parking structure concealed within block interior



Parking structure with building liners



Density precedents

Underlying Planning Themes & Strategies

Understanding the Site at the Neighborhood Scale



• Context Sensitive Infill Development Site

Underlying Planning Themes & Strategies

Minimizing Impacts to Surrounding Streets



Exposition Boulevard



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Underlying Planning Themes & Strategies

Buffering Internal Residential Streets



Tarrytown



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Underlying Planning Themes & Strategies

Edge Strategies



- Street Connections
- Parkland Buffer
- WAYA and School Site

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Underlying Planning Themes & Strategies

Schulle Branch



- Central Site Feature
- Opportunity and Constraint

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Underlying Planning Themes & Strategies

Preservation Goals



Heritage Trees



Archeological Vestiges

- On-Site Heritage



MUNY

Underlying Planning Themes & Strategies

Lake Austin—A Central Spine



- Changing Character

Underlying Planning Themes & Strategies

Importance of Retail



Underlying Planning Themes & Strategies

New Retail Models



The French Market, New Orleans

Underlying Planning Themes & Strategies

Phasing



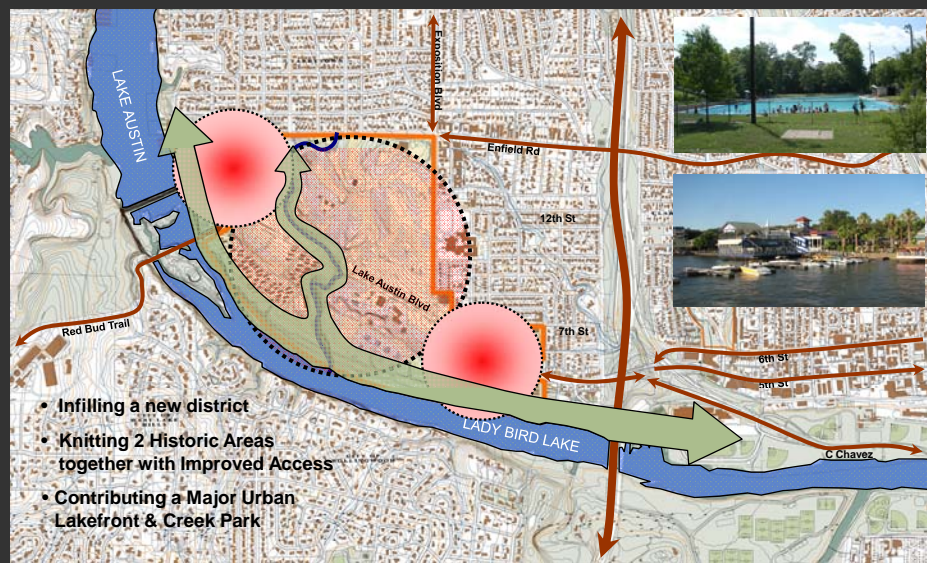
- Extend Value of Lakefront Inland
- Limited Lakefront Development
- Interior Development
- Complete Lakefront

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Underlying Planning Themes & Strategies

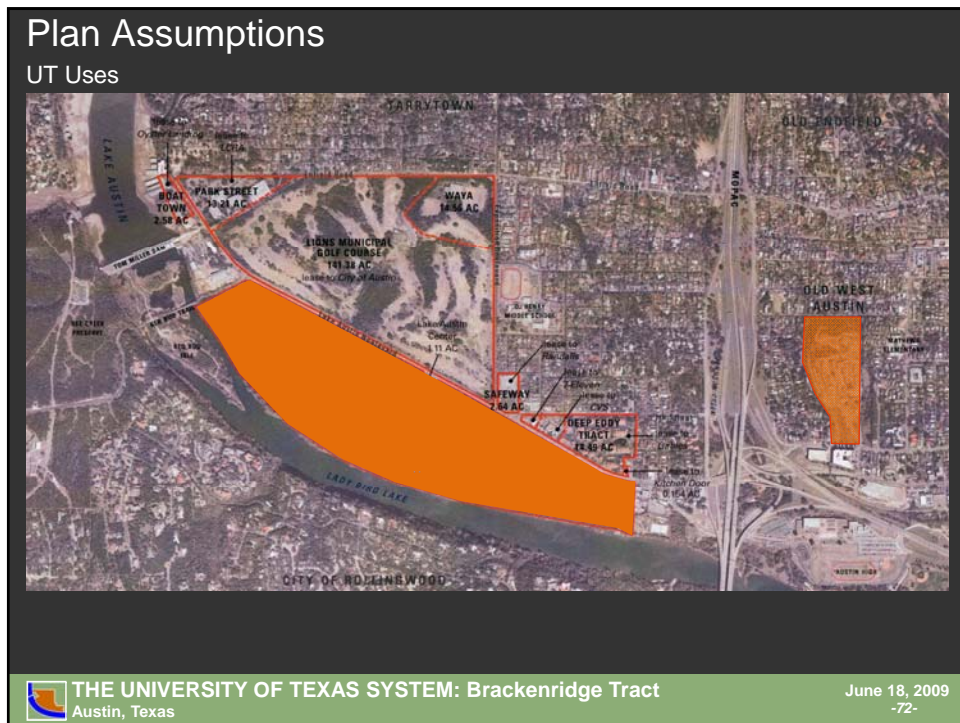
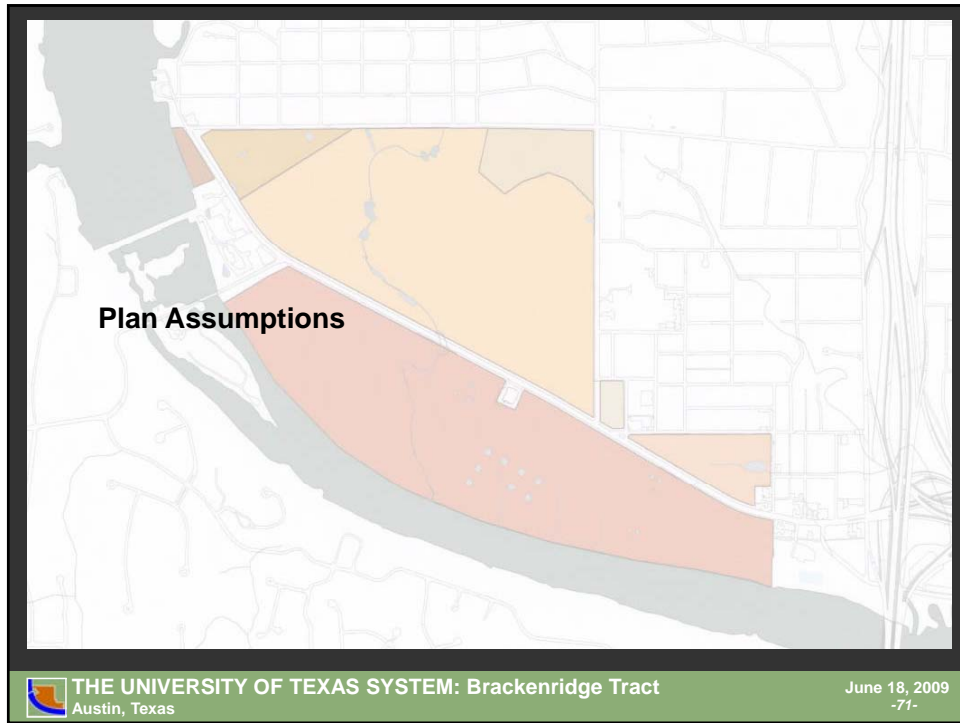
Placemaking and Urban Design Goals



- Infilling a new district
- Knitting 2 Historic Areas together with Improved Access
- Contributing a Major Urban Lakefront & Creek Park

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Plan Assumptions

Existing Graduate Student Housing Sites (715 Units on Three Sites)



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Plan Assumptions

Gateway Graduate Student Housing – Existing Conditions



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Plan Assumptions

Gateway Graduate Student Housing – Inspiration



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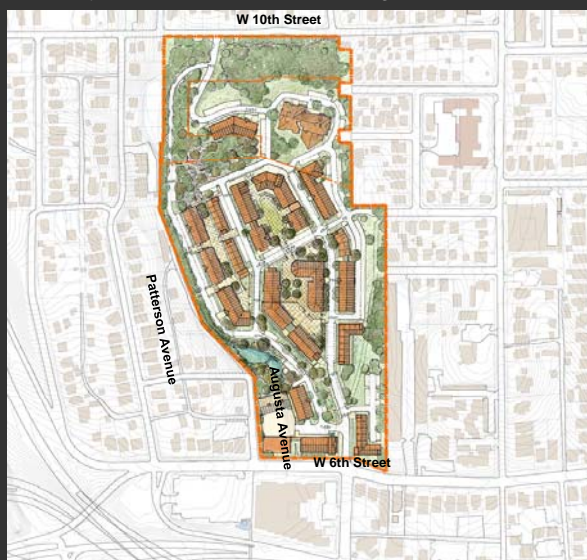


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Plan Assumptions

Gateway Graduate Student Housing – Illustrative Concept Plan



- 825 units
- Admin
- Maintenance
- Community Center:
 - Laundry
 - Computer lab
 - Meeting room



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Plan Assumptions

Gateway Graduate Student Housing – Conceptual Massing

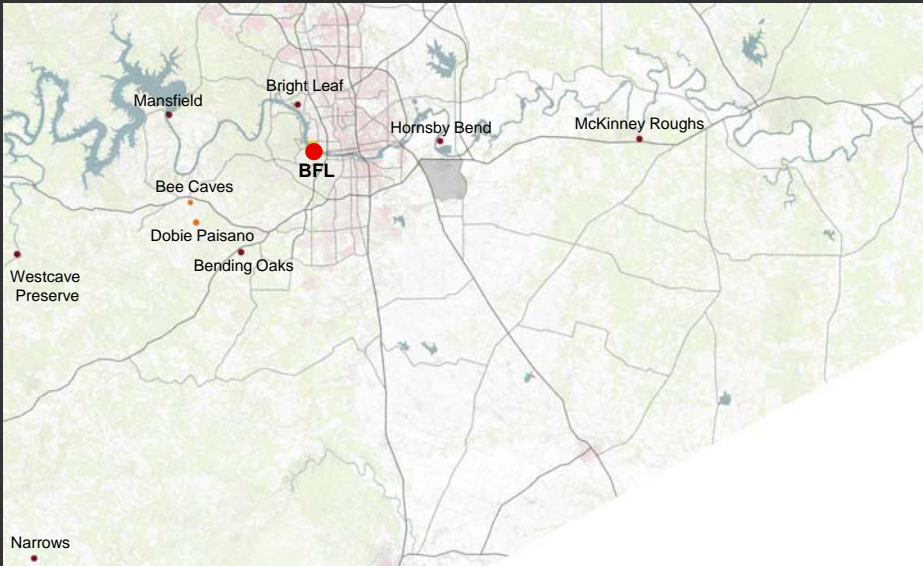



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Plan Assumptions

Brackenridge Field Laboratory – Potential Sites



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Plan Assumptions

Brackenridge Field Laboratory – Site Selection Criteria

- Availability
- Duration
- Distance from Campus (TIME)
- Securability
- Buildable Areas
- Water Access
- Native or disturbed vegetation
- Variety of habitat
- Topography
- Flood Plane
- Parking
- Cost to Build
- Maintenance cost
- Consideration to the Landowner
- Implementation plan and schedule



Plan Assumptions

Brackenridge Field Laboratory – McKinney Roughs or Other Appropriate Site



1,100 – acre site

Owned by LCRA

Located 30 minutes east of
Austin on Colorado River

Up to 120 acres available

Up to 100 year lease



Plan Assumptions

Brackenridge Field Laboratory – McKinney Roughs



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Plan Assumption

Brackenridge Field Laboratory – Reduced Size on Brackenridge Tract (56 Acres)

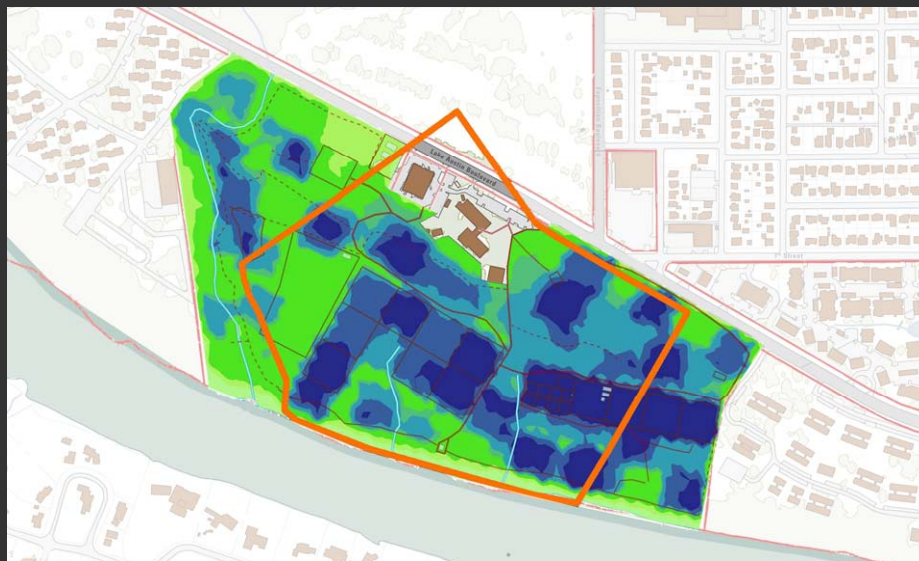


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Plan Assumption

Brackenridge Field Laboratory – Reduced Size on Brackenridge Tract (56 Acres)



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Plan Assumptions

Other Leases through 2019



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Plan Assumptions

Long-term Leases

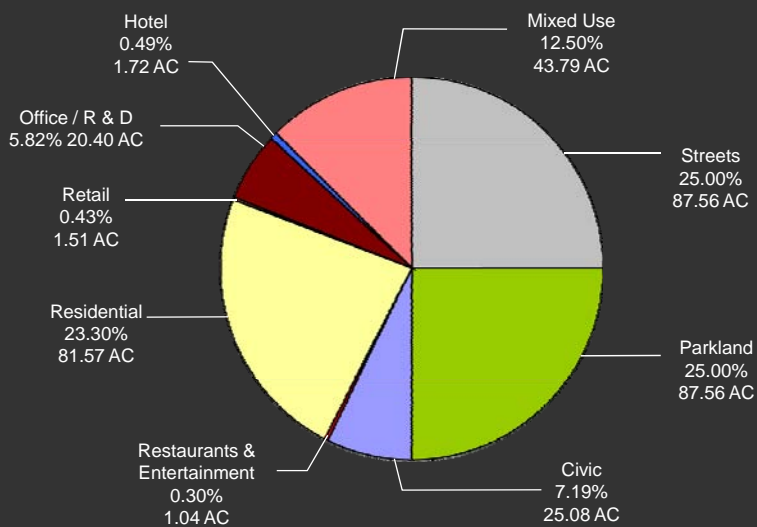


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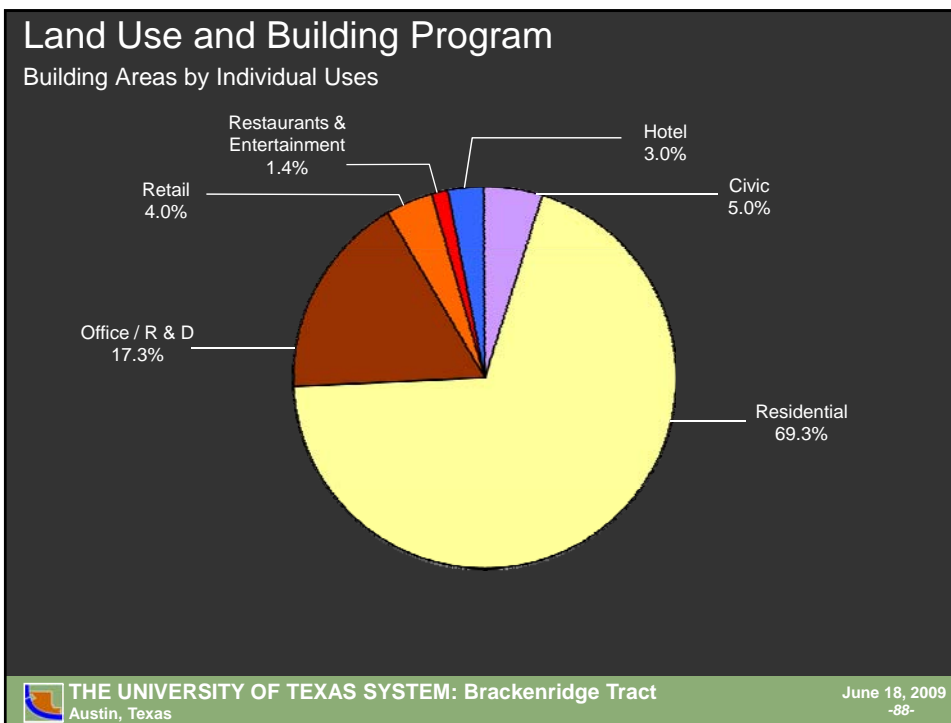
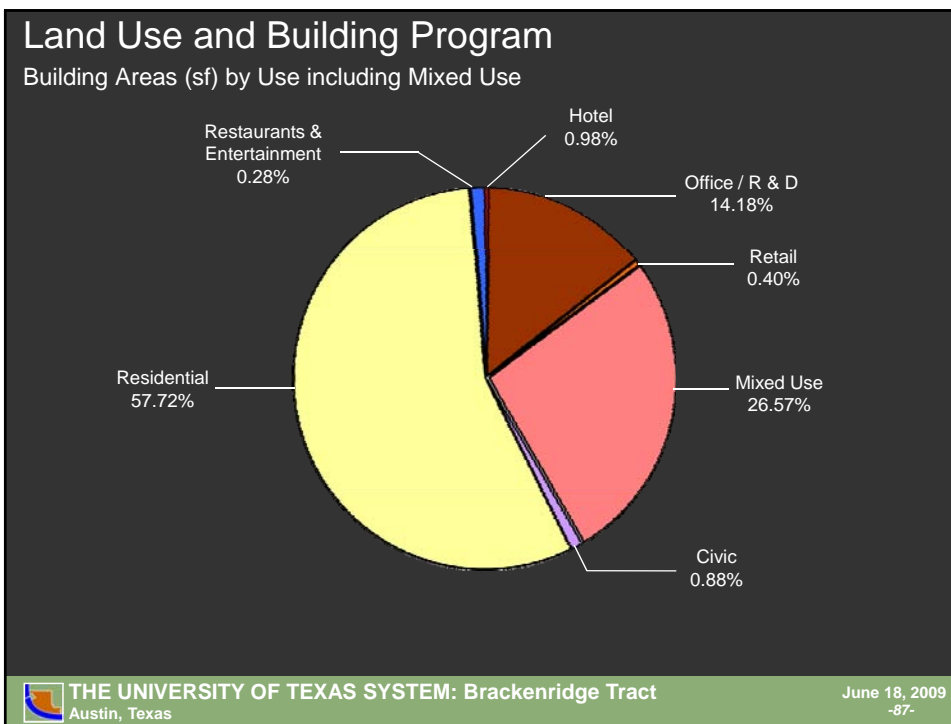
Land Use and Building Program

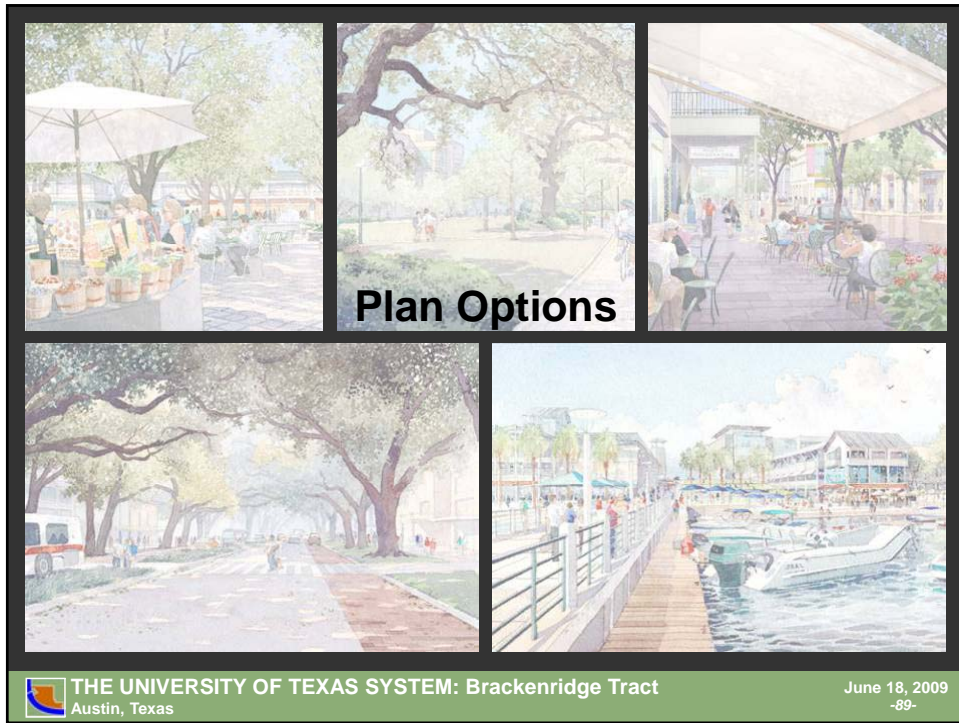
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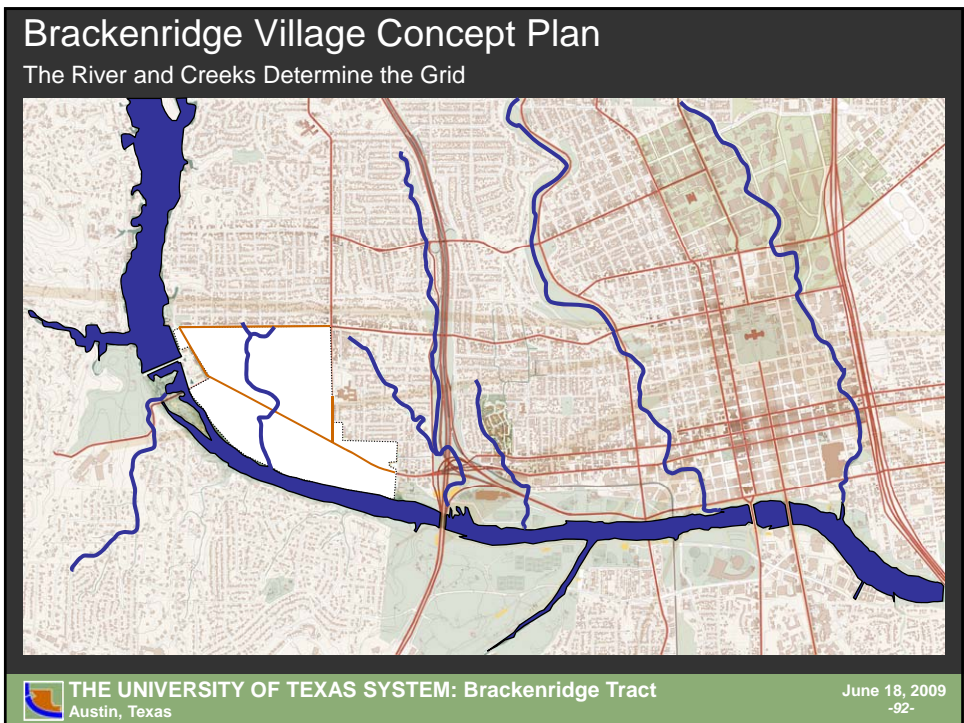
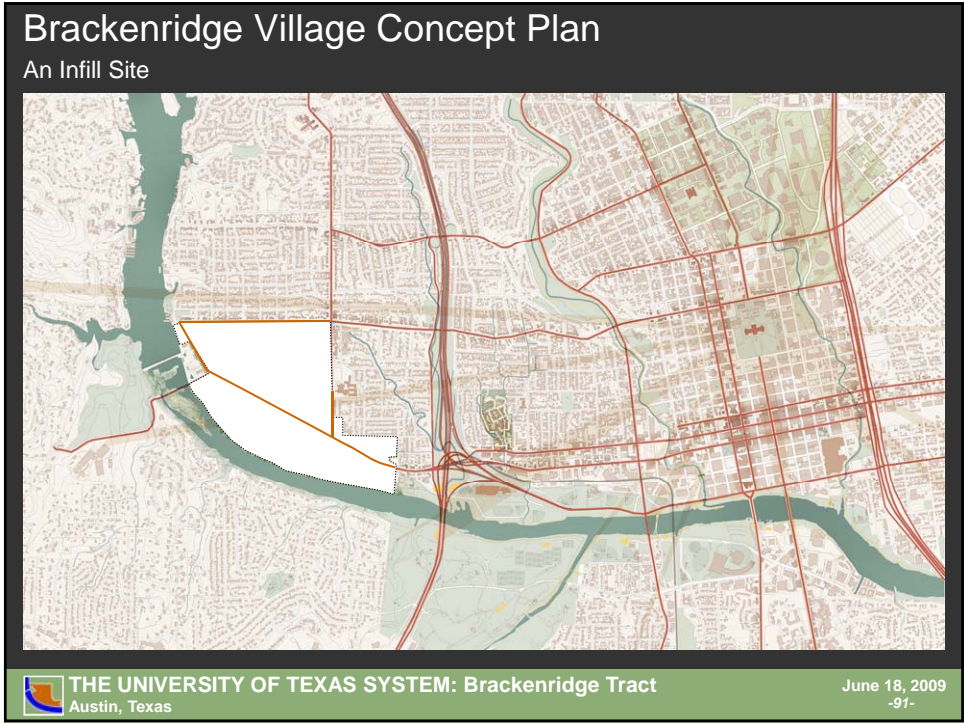


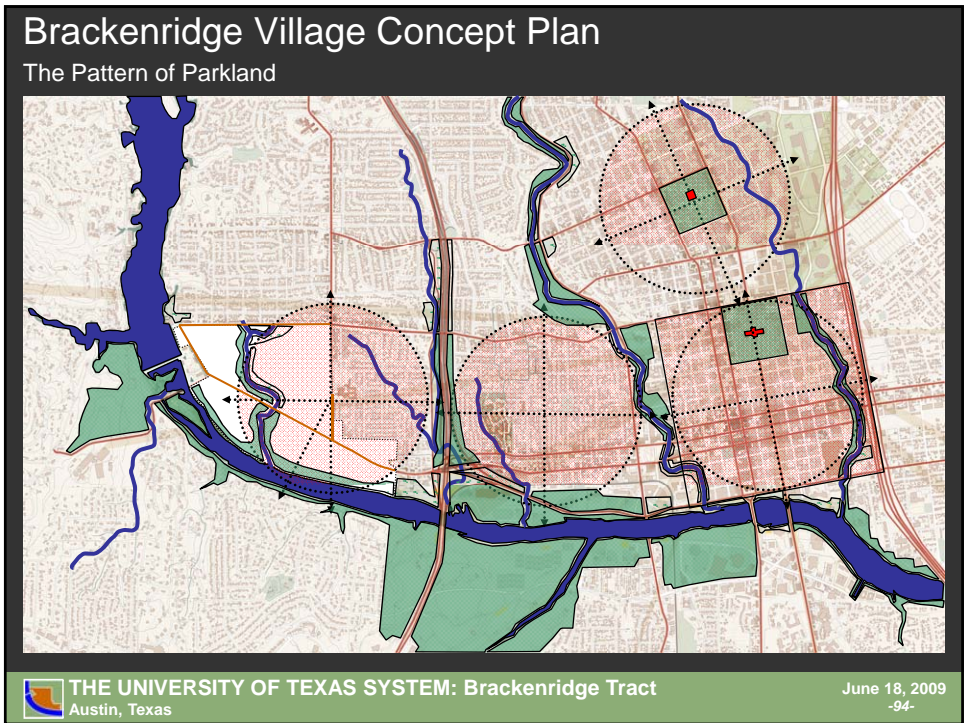
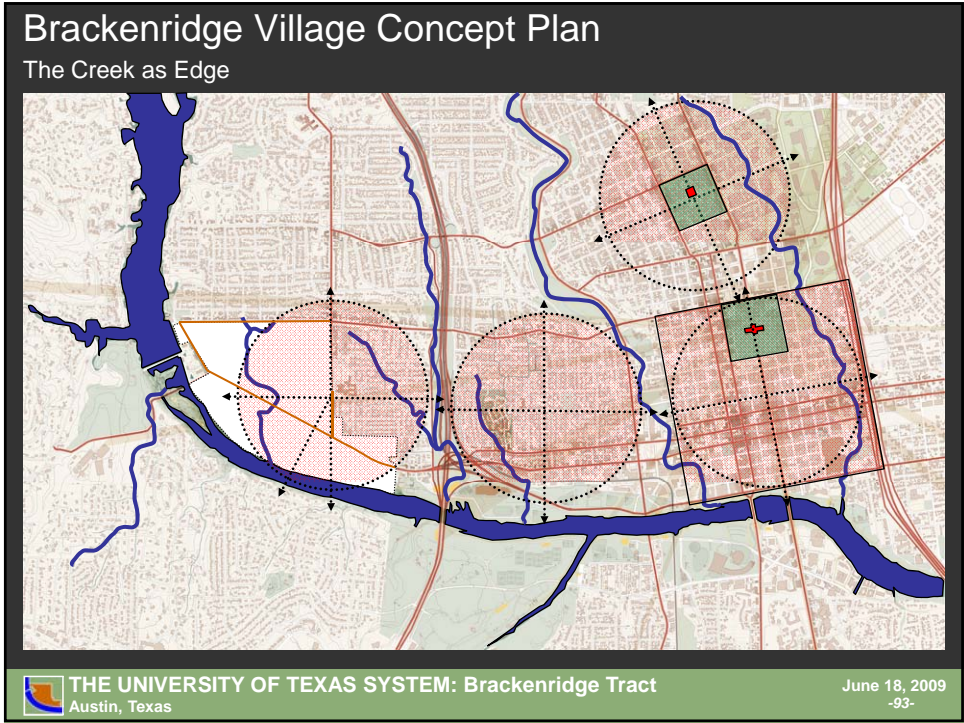
THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
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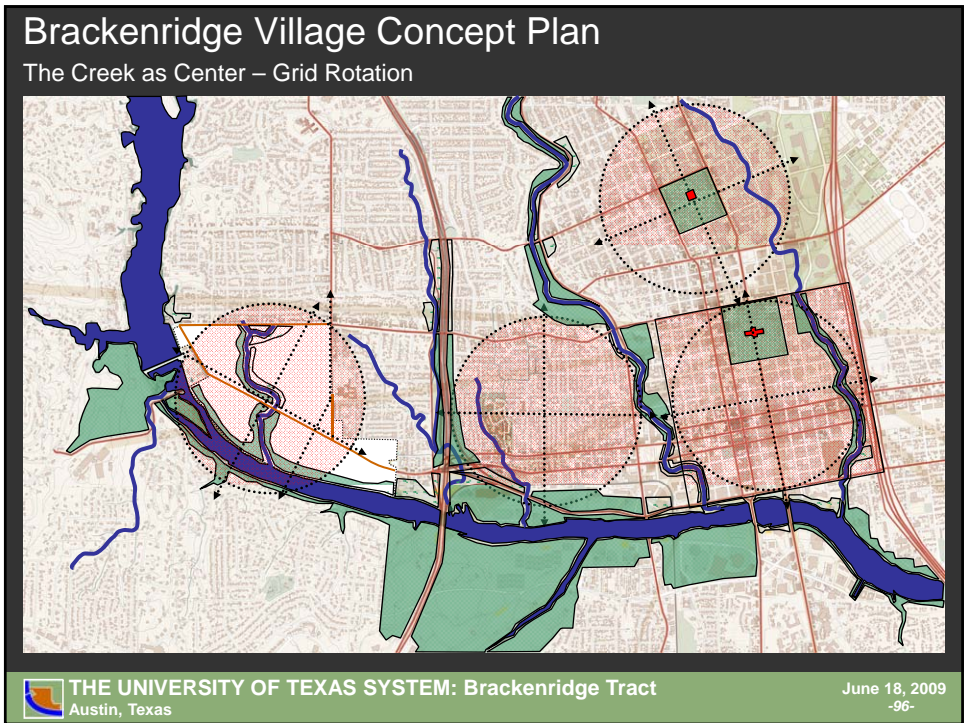
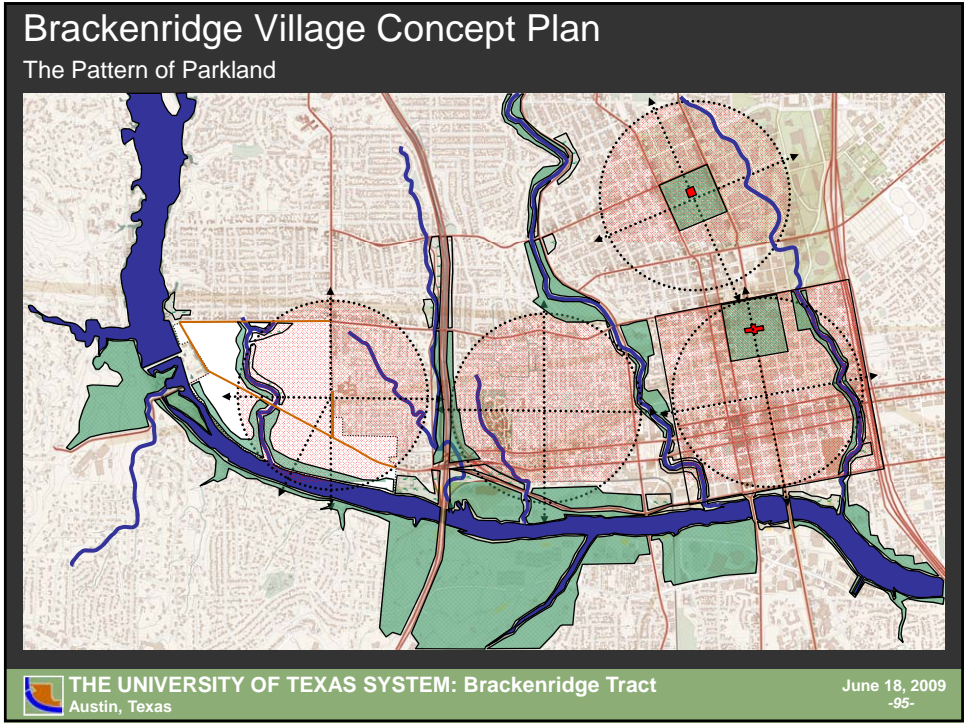
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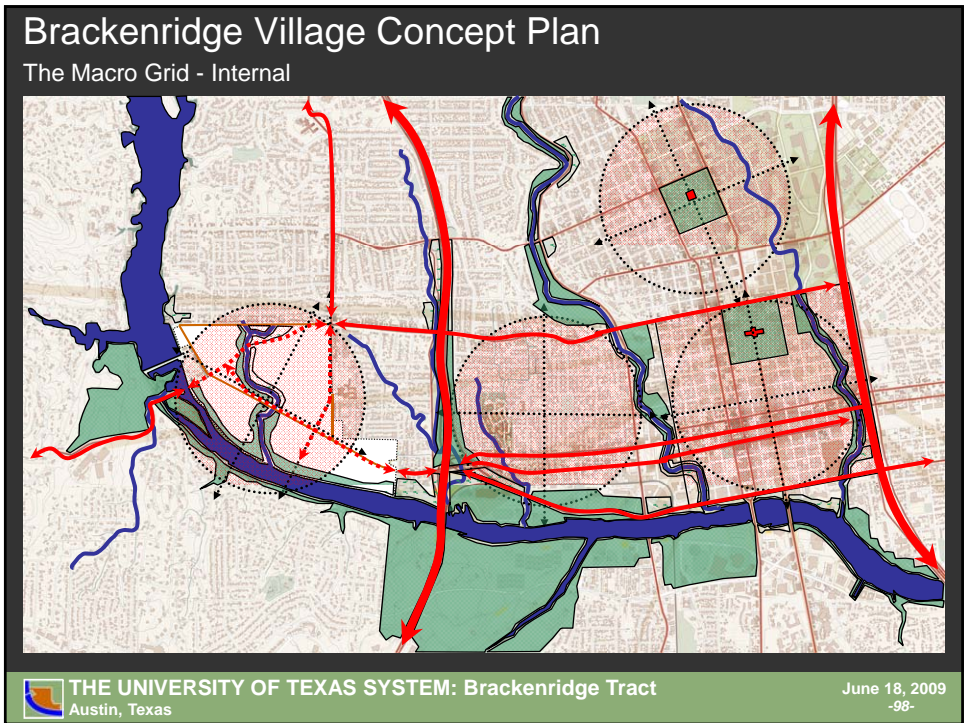
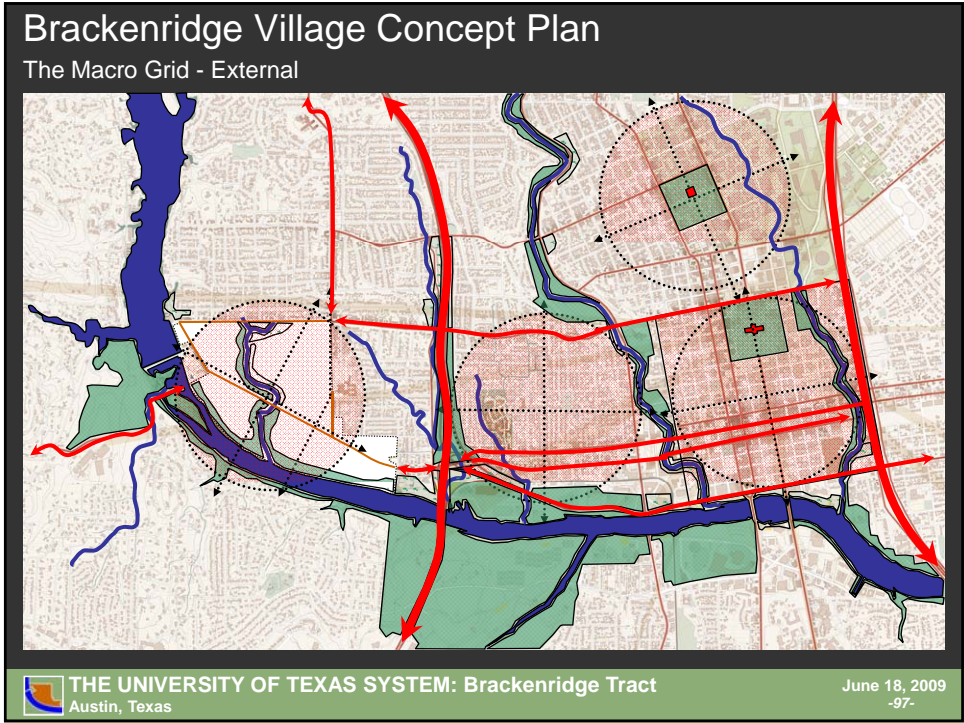


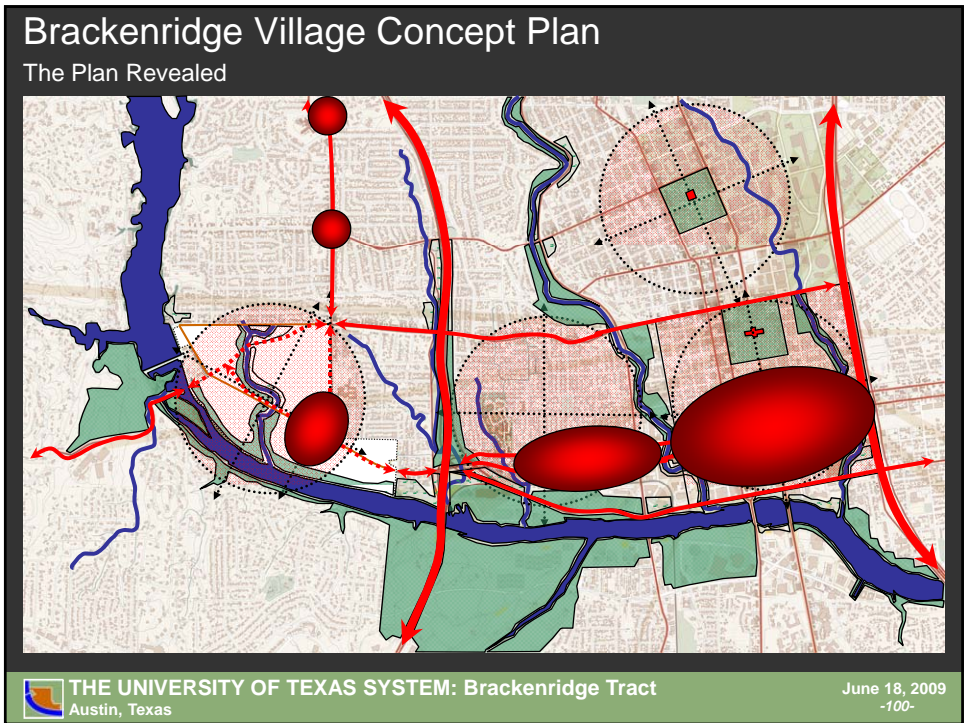
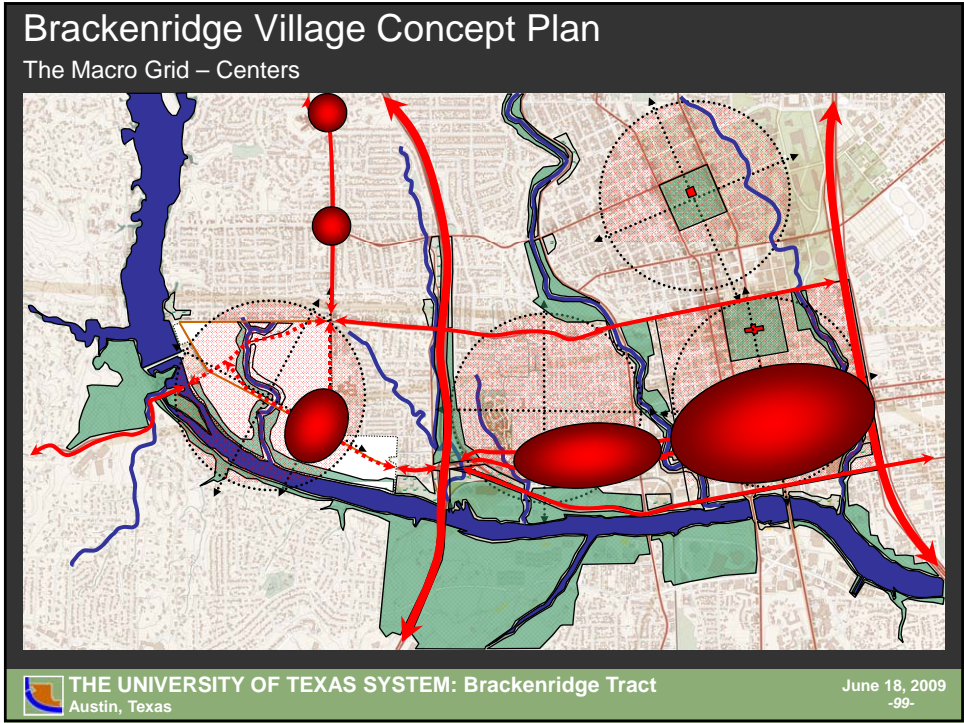


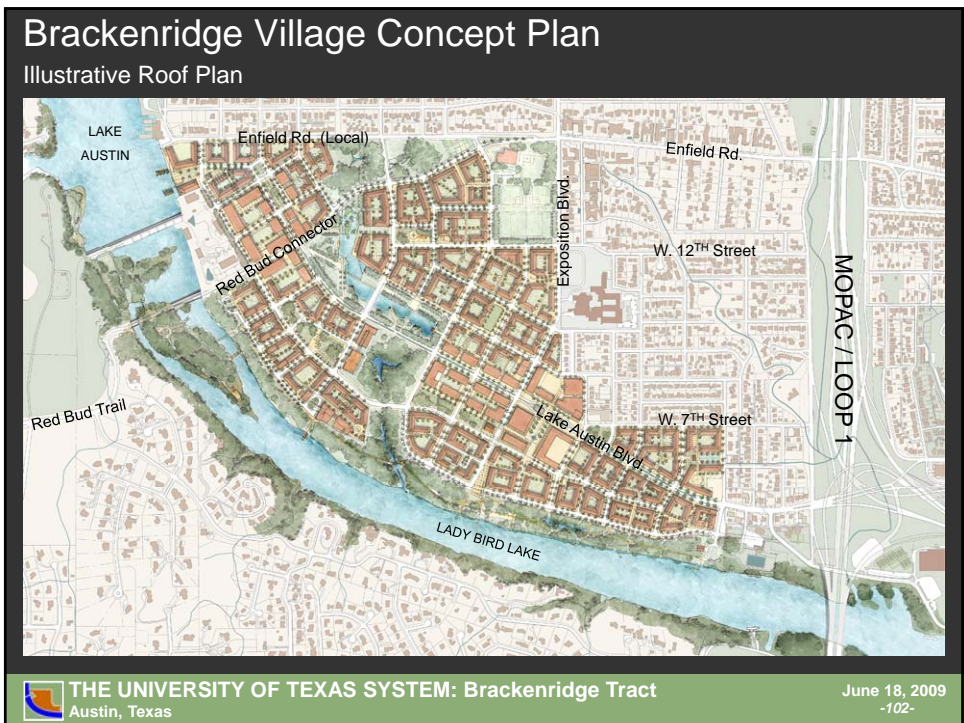
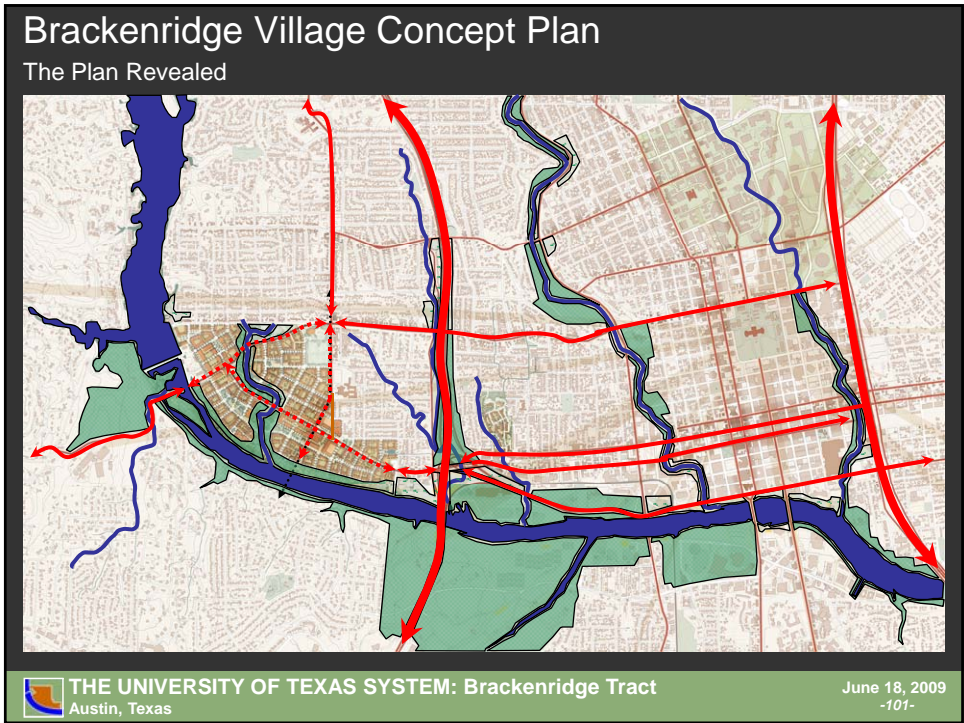


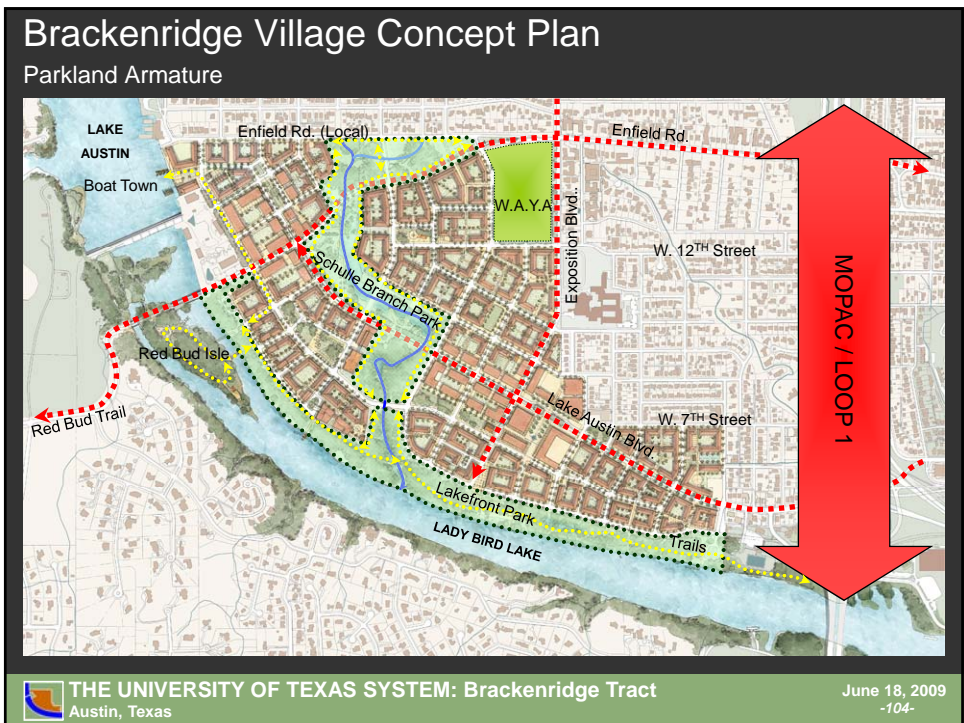
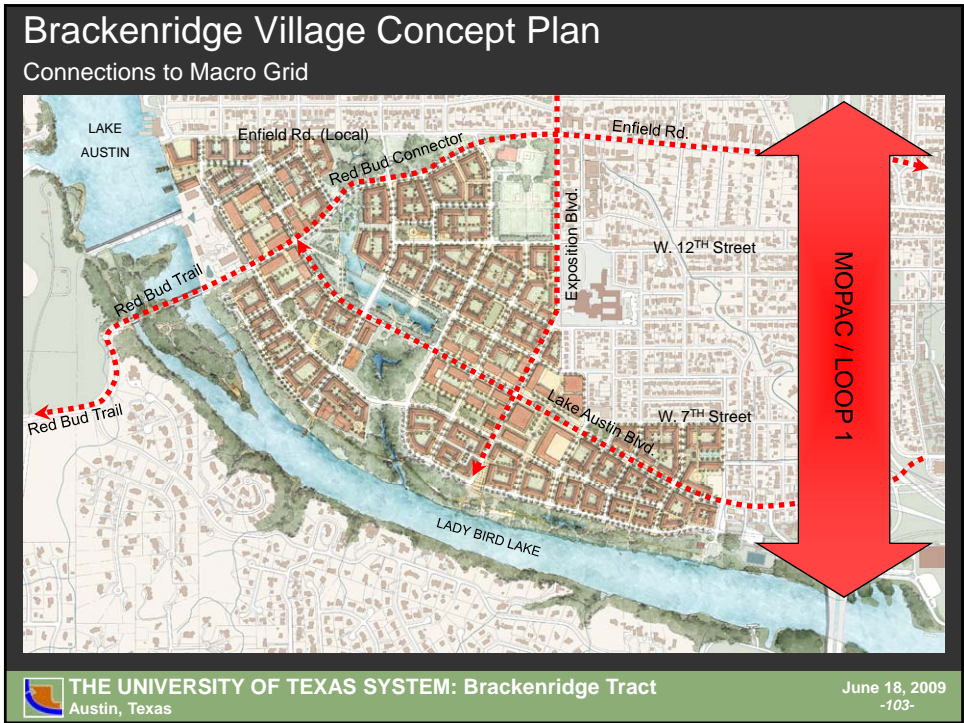












Brackenridge Village Concept Plan

Schulle Branch Park - Before and After

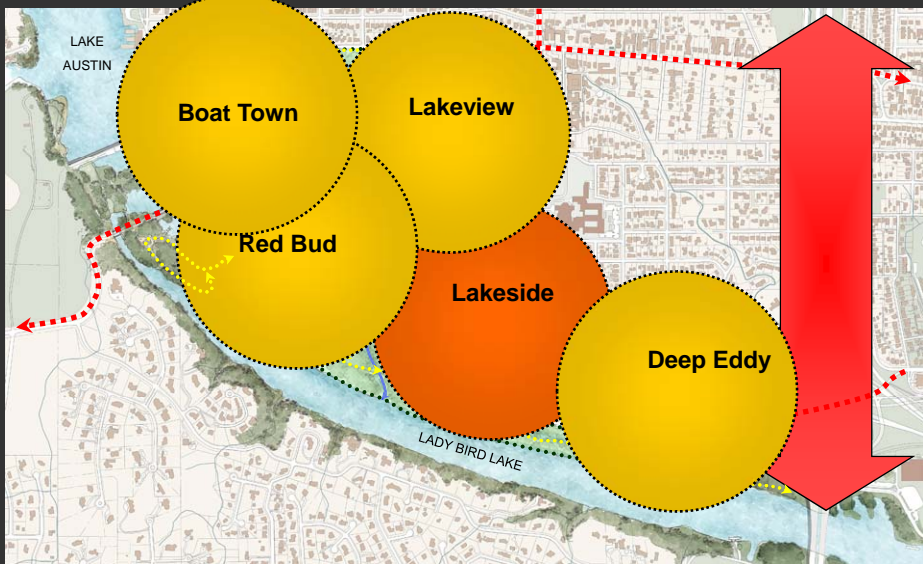


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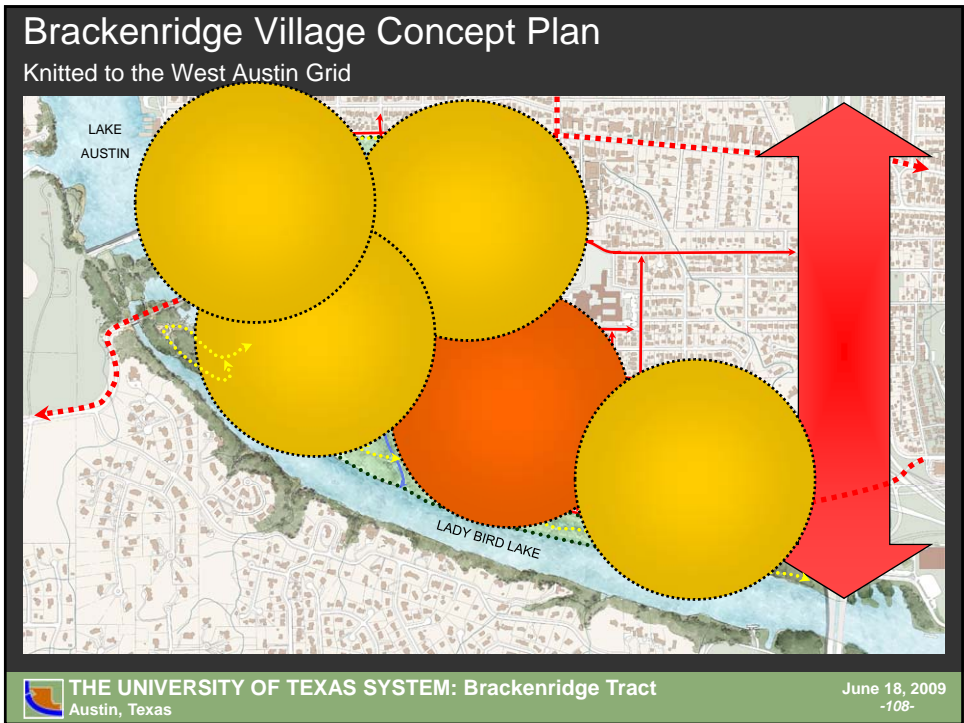
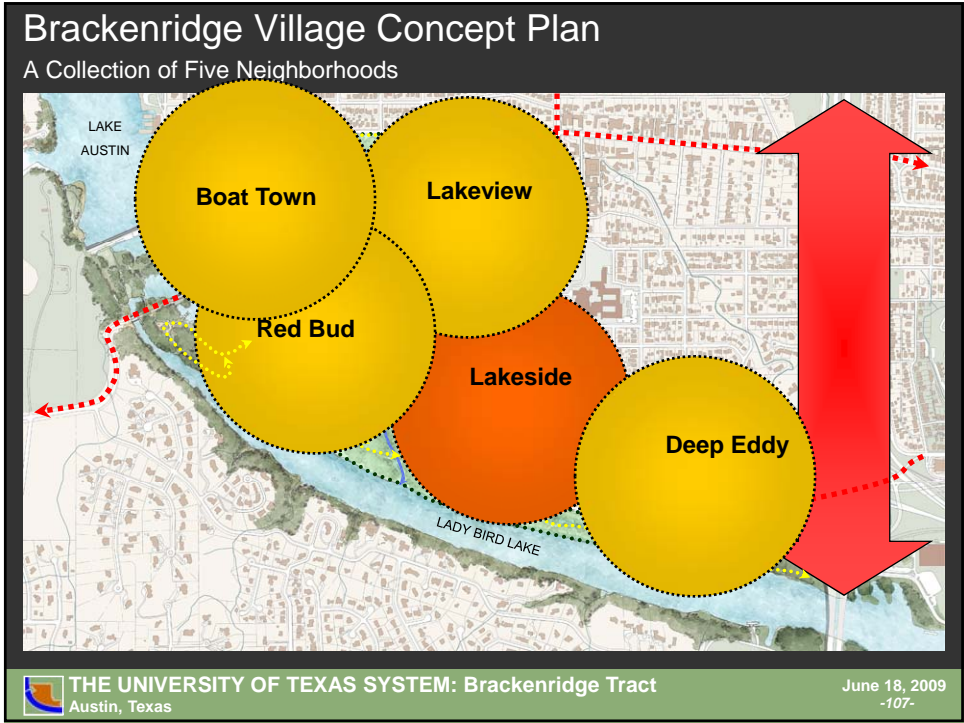
Brackenridge Village Concept Plan

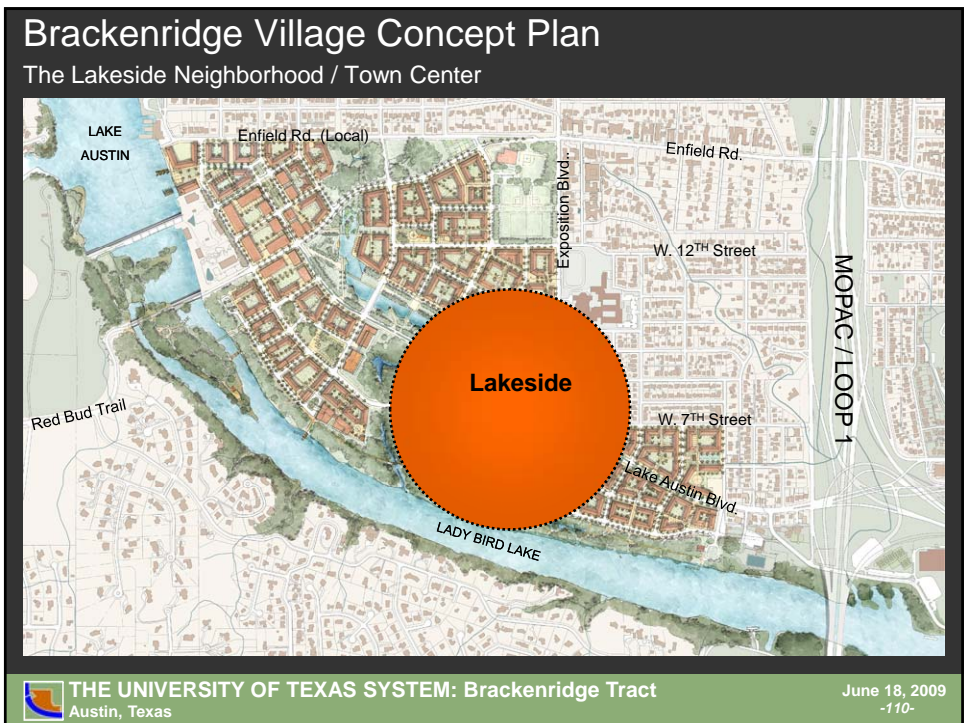
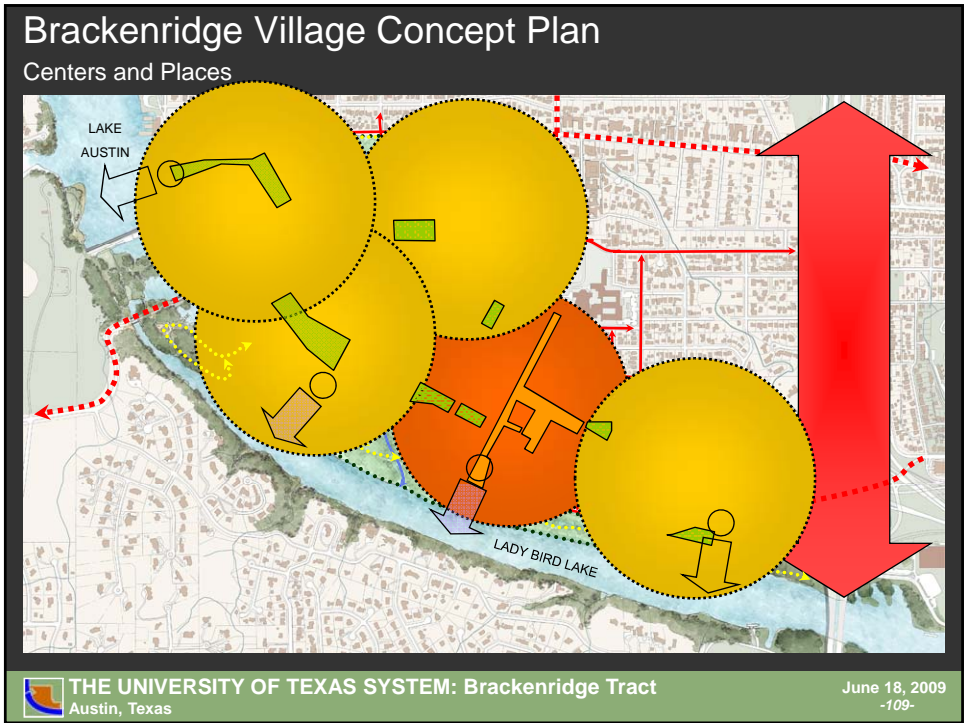
A Collection of Five Neighborhoods



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Brackenridge Village Concept Plan

The Lakeside Neighborhood



- 1 MAIN STREET SHOPPING
- 2 MARKET SQUARE
- 3 TRANSIT PLAZA
- 4 WATERFRONT PLAZA
- 5 NEIGHBORHOOD PARK (PRESERVED LIMESTONE ROCK)

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Places of the Plan

Lake Austin Boulevard



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Brackenridge Village Concept Plan

The Lakeside Neighborhood – Retail on the site today is car dependent.

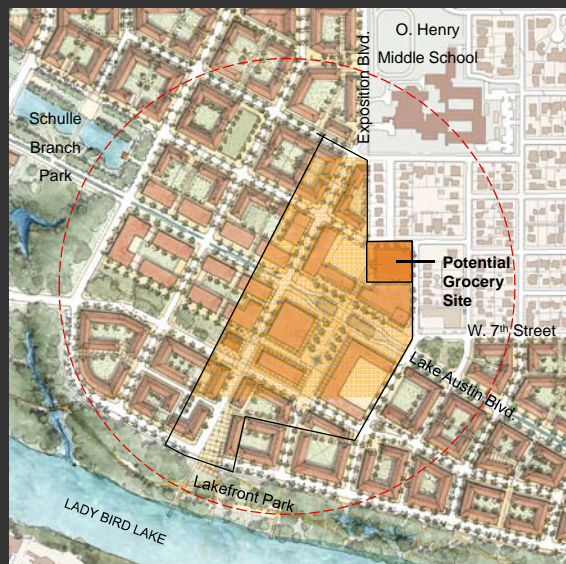


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Brackenridge Village Concept Plan

The Lakeside Neighborhood – Retail opportunity is pedestrian oriented.



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Places of the Plan

Main Street Shopping District – Exposition Boulevard



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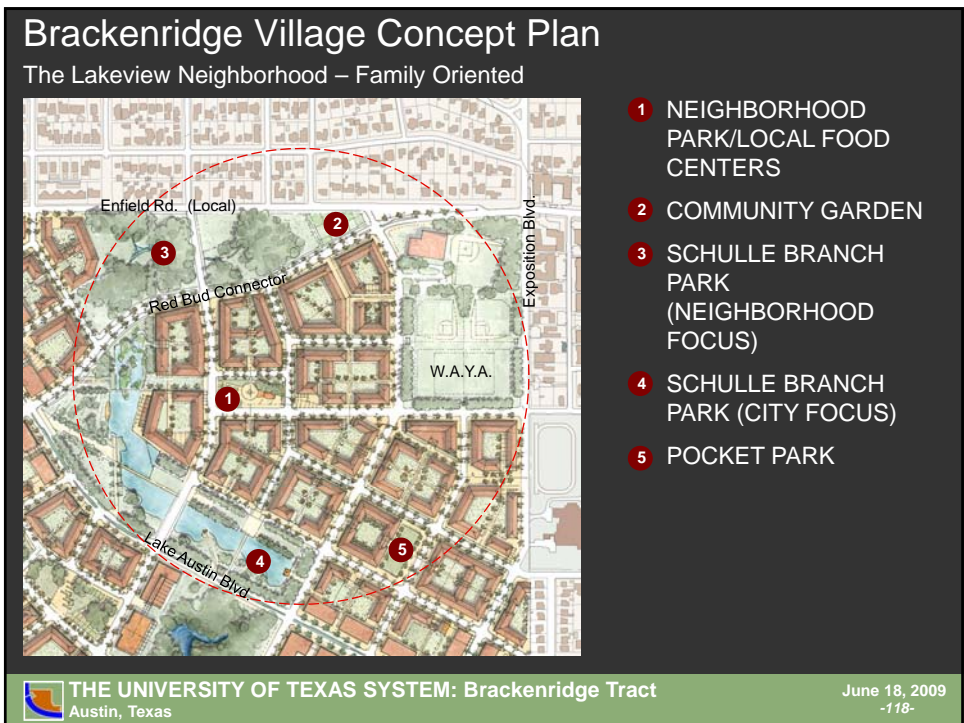
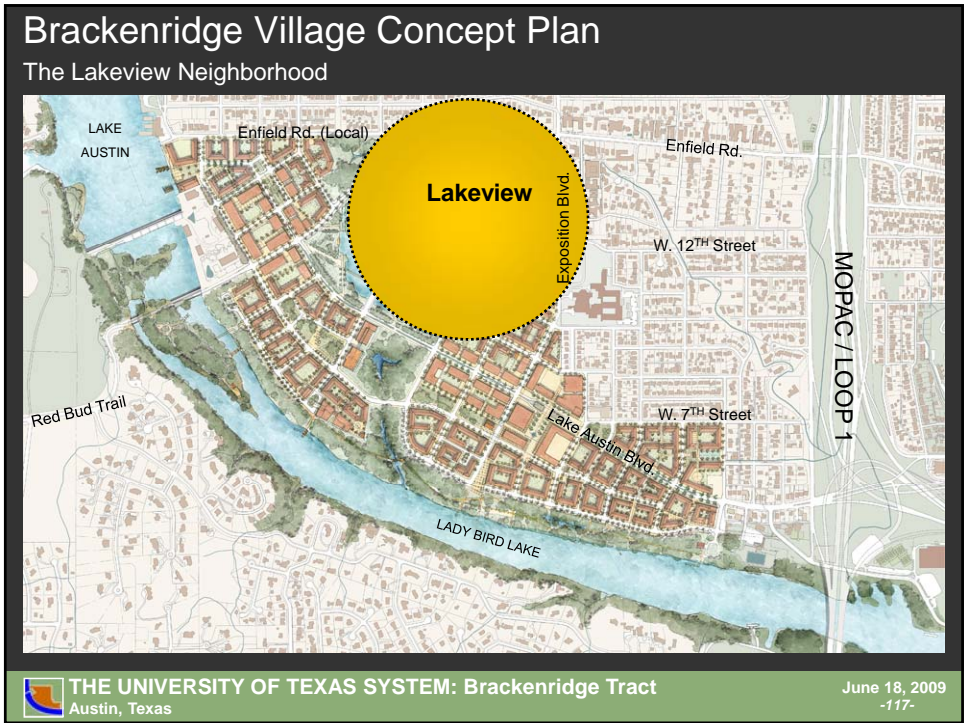
Places of the Plan

Market Square at Lake Austin Boulevard



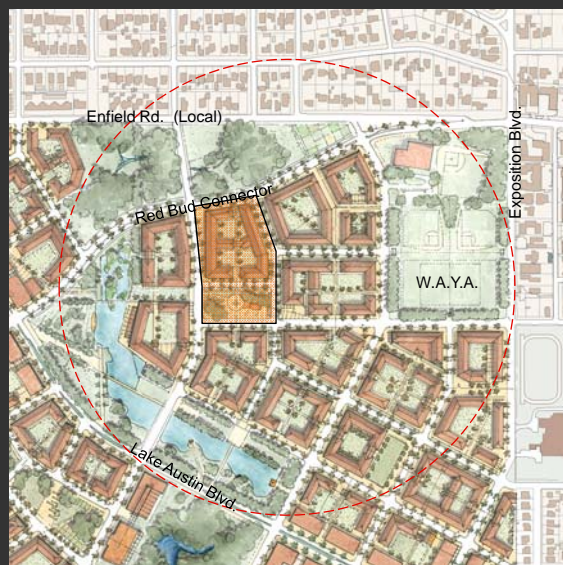
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Brackenridge Village Concept Plan

The Lakeview Neighborhood – Compact Development



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Brackenridge Village Concept Plan

The Lakeview Neighborhood – Alternative Plan



Potential Civic Node

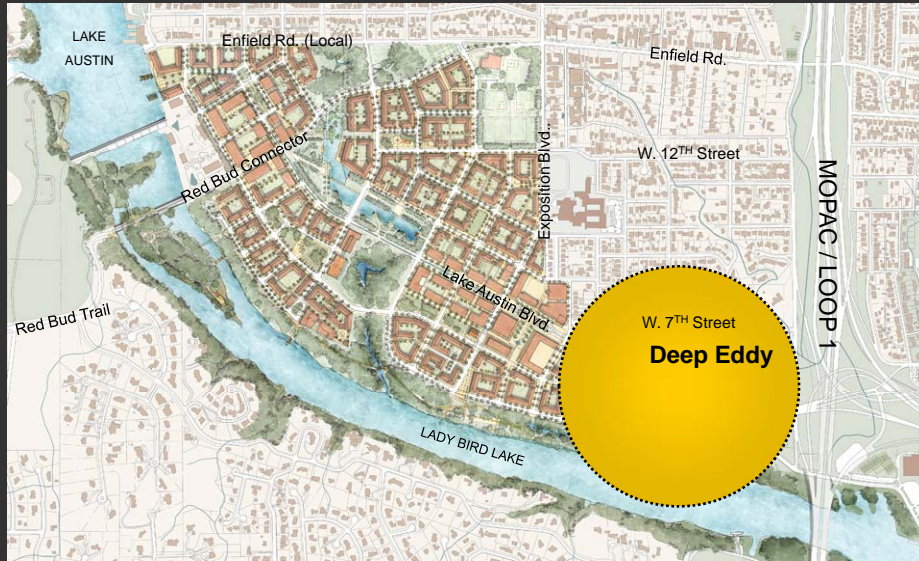


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Brackenridge Village Concept Plan

The Deep Eddy Neighborhood



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Brackenridge Village Concept Plan

The Deep Eddy Neighborhood



- 1 DEEP EDDY POOL
EILERS PARK
- 2 UT ROWING
TRAIL HEAD
- 3 LAKEFRONT PARK
- 4 RESTAURANT

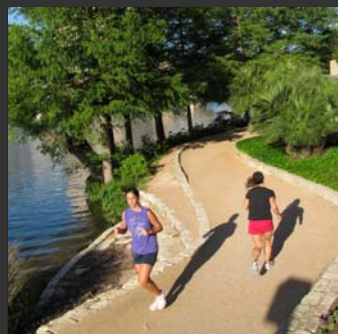


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Brackenridge Village Concept Plan

The Deep Eddy Neighborhood

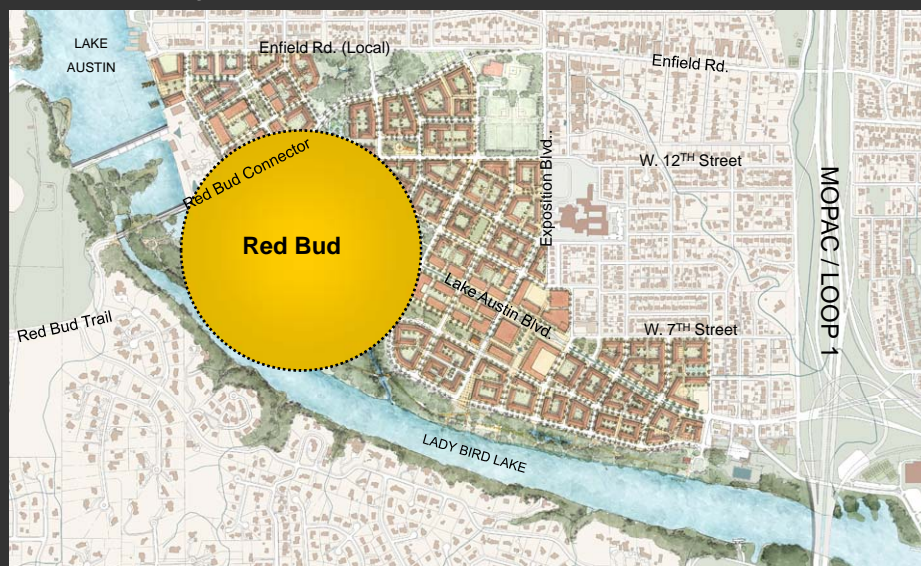


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Brackenridge Village Concept Plan

The Red Bud Neighborhood



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Brackenridge Village Concept Plan

The Red Bud Neighborhood

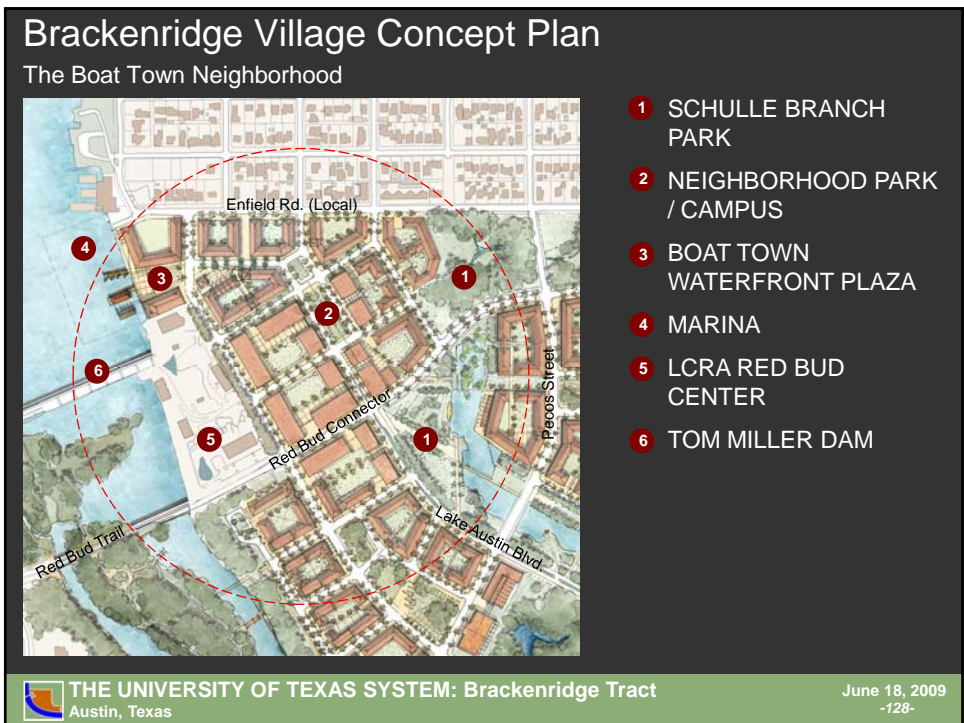
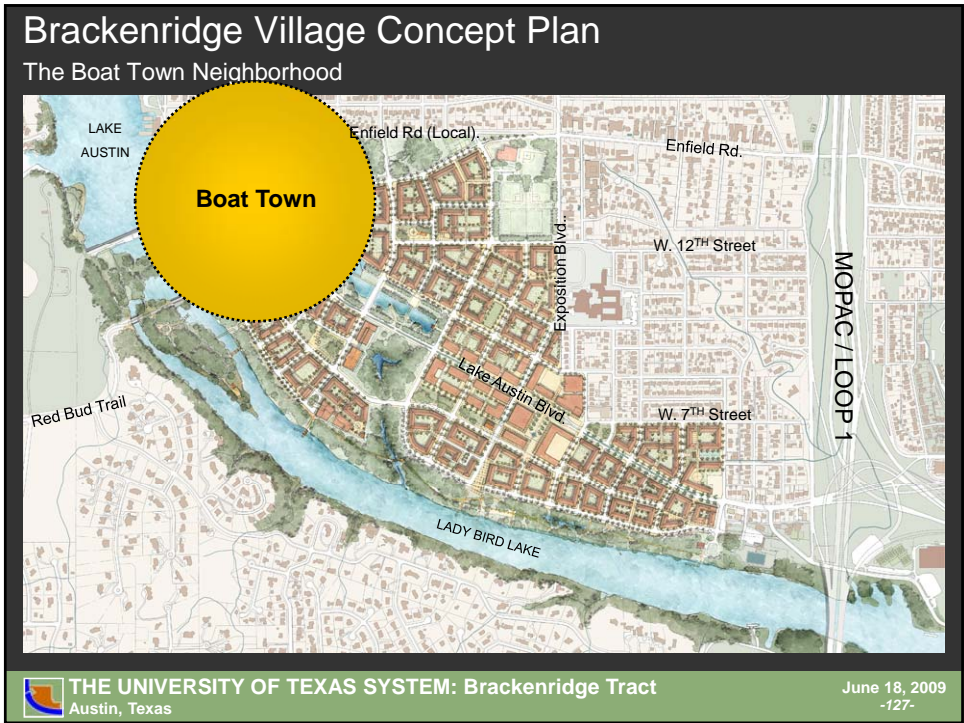


- 1 SCHULLE BRANCH PARK
- 2 LAKEFRONT PARK
LIMESTONE ROCK
FEATURE
- 3 RED BUD ISLE
- 4 FOOTBRIDGE
- 5 NEIGHBORHOOD PARK
/ HERITAGE TREES
- POTENTIAL SPA
HOTEL
- 6

Brackenridge Village Concept Plan

The Red Bud Neighborhood





Brackenridge Village Concept Plan

The Boat Town Neighborhood - Existing




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Places of the Plan

The Boat Town Neighborhood – Waterfront Plaza and Marina



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Places of the Plan

Neighborhood Park / Office Campus Setting

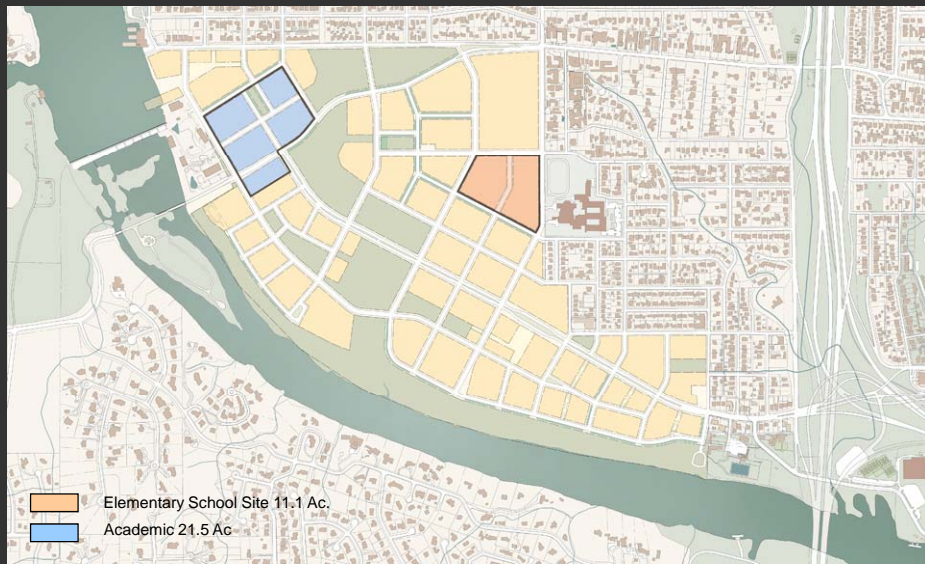


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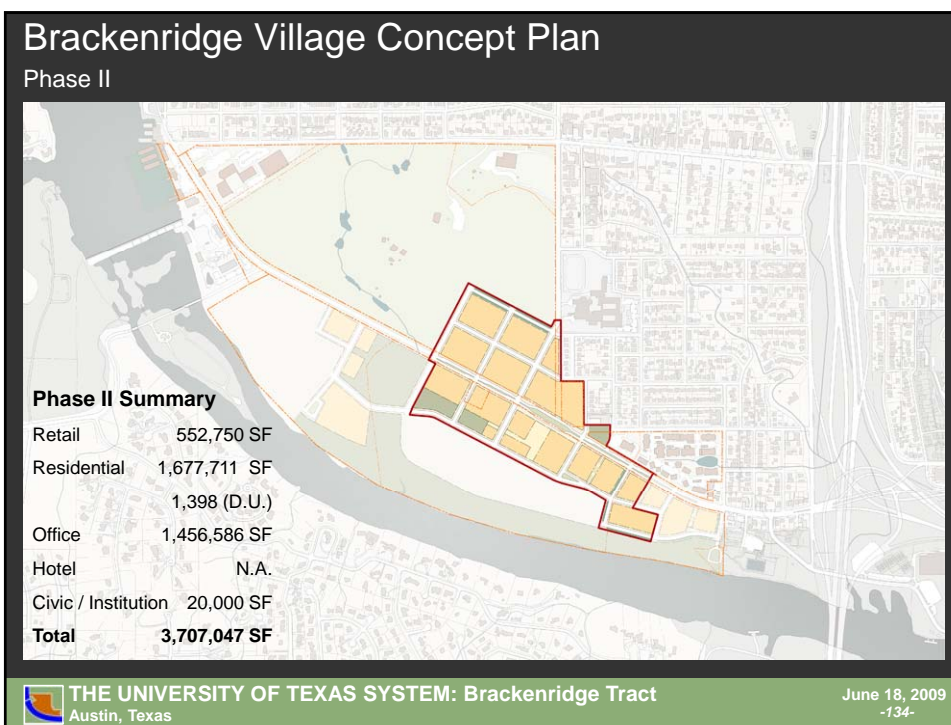
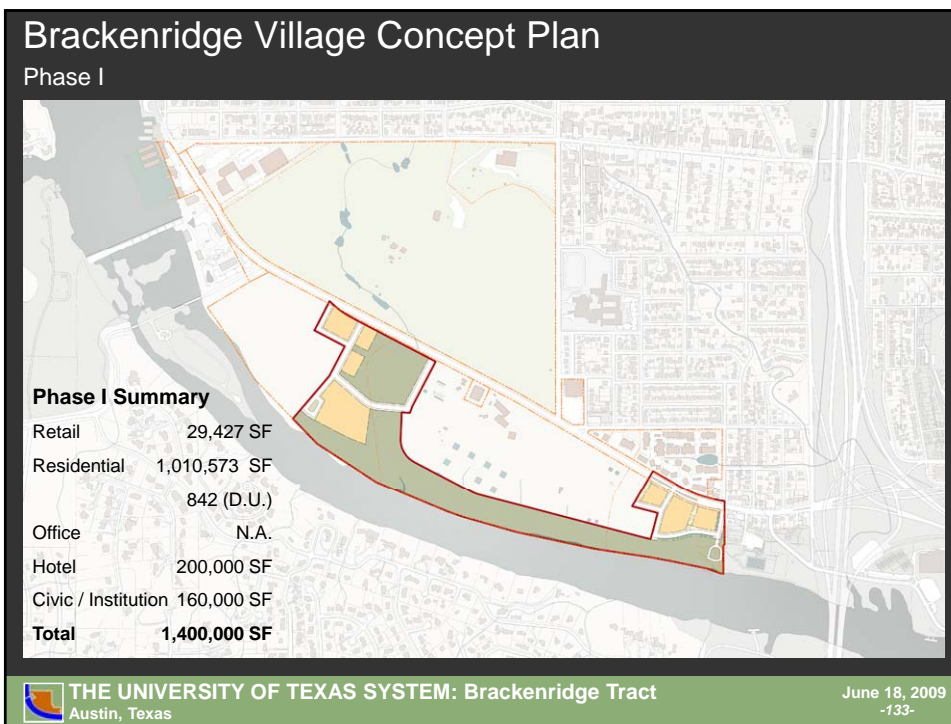
Brackenridge Village Concept Plan

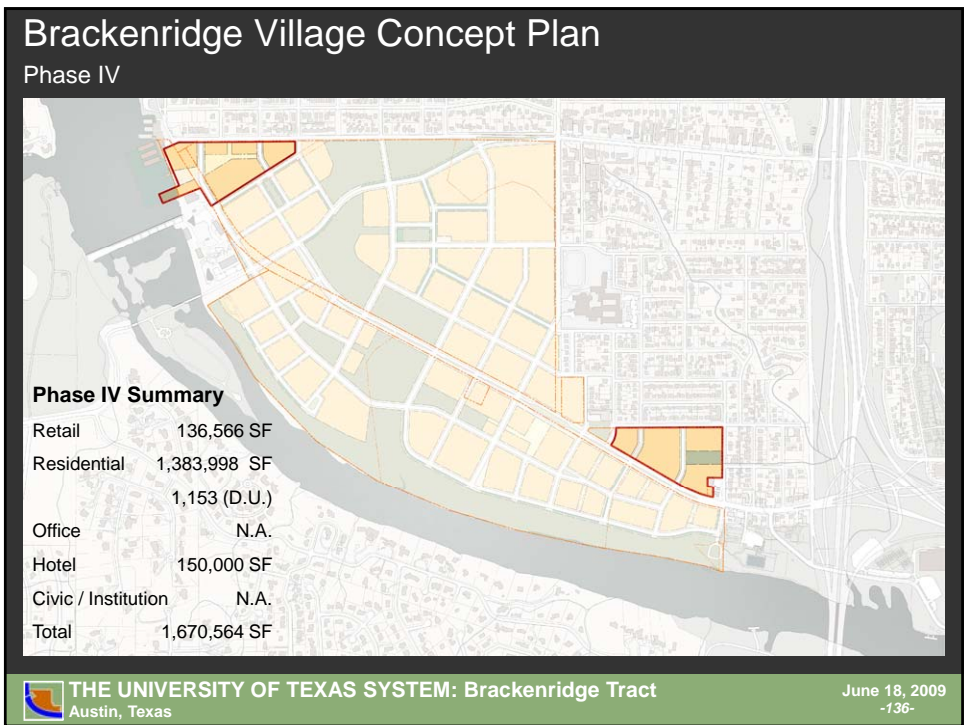
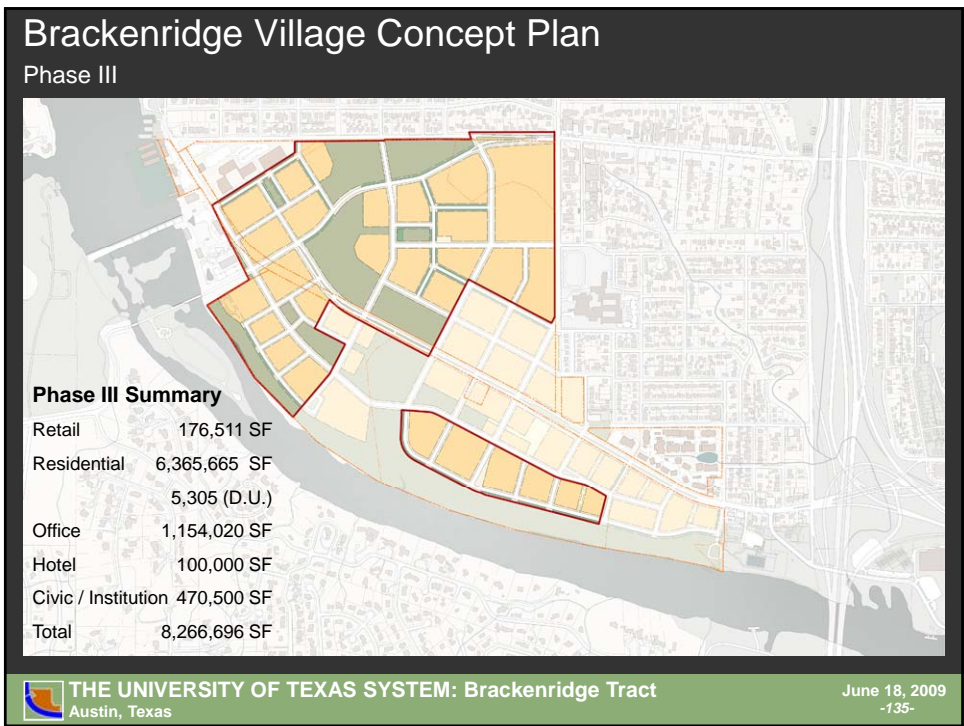
Alternative Land Use



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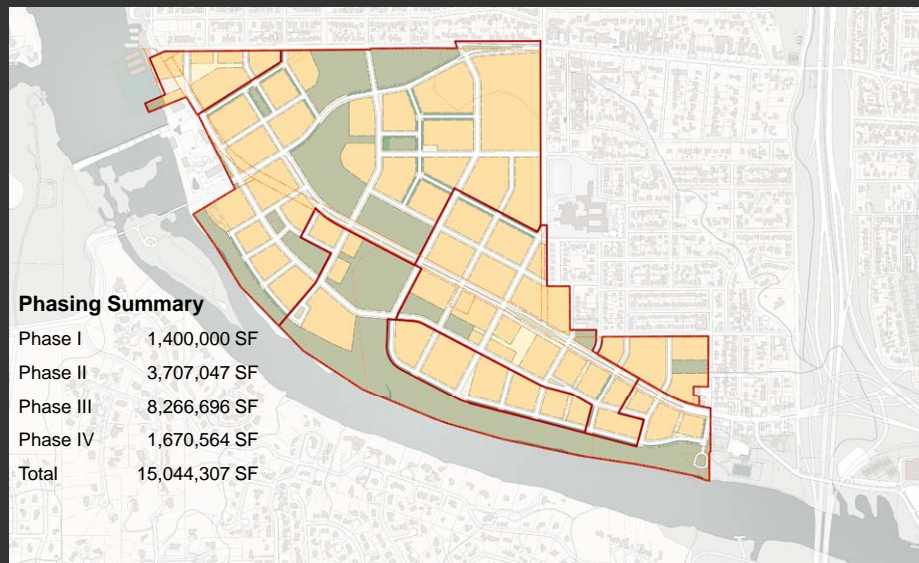
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Brackenridge Village Concept Plan

Phasing Summary

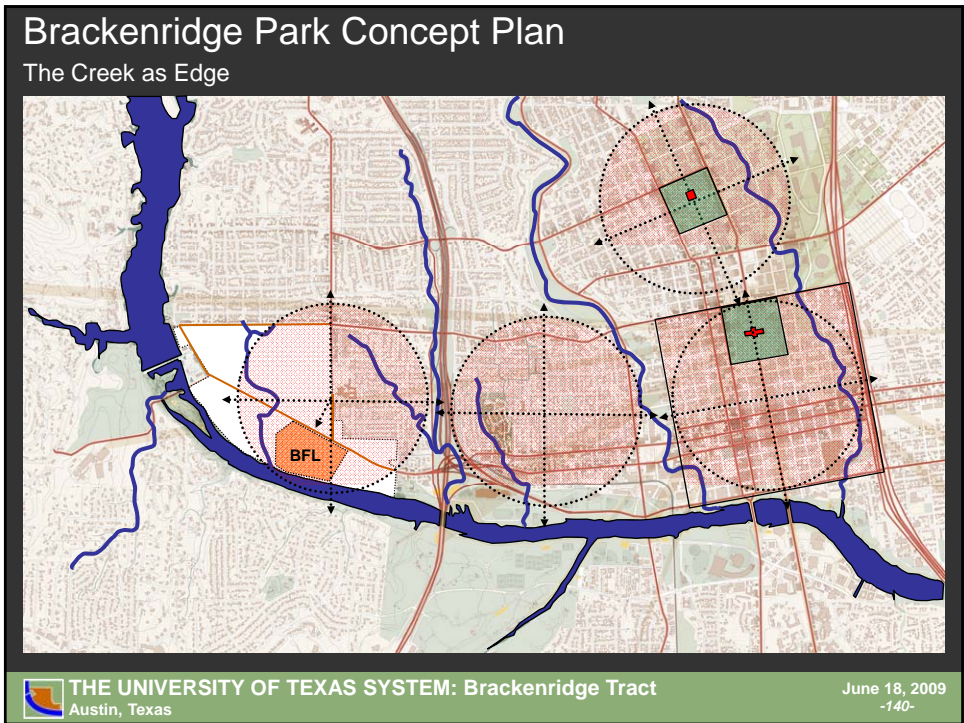
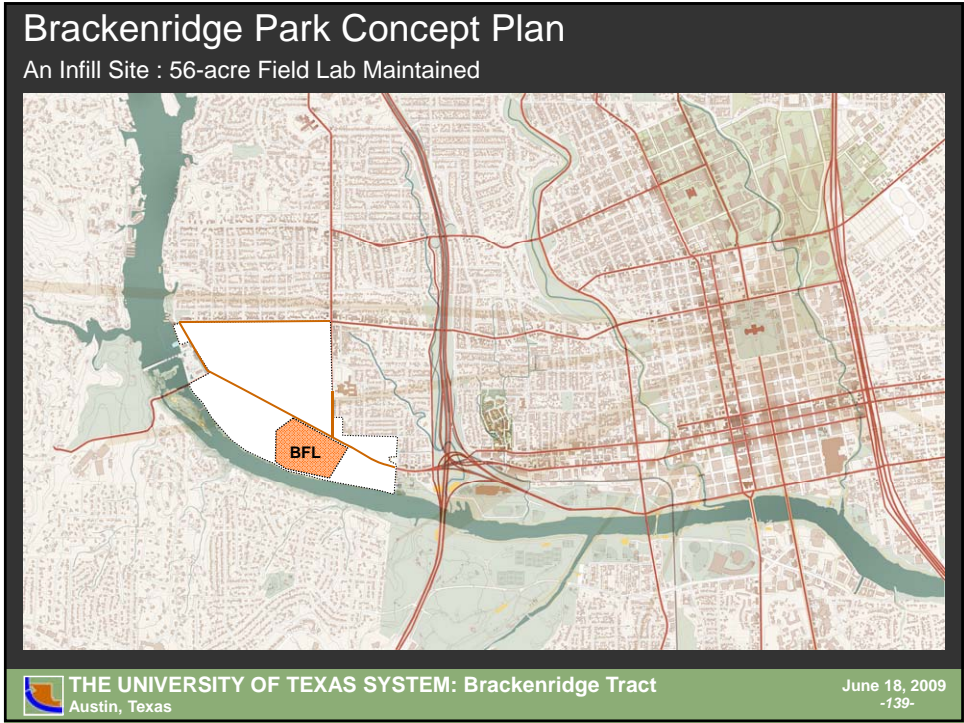


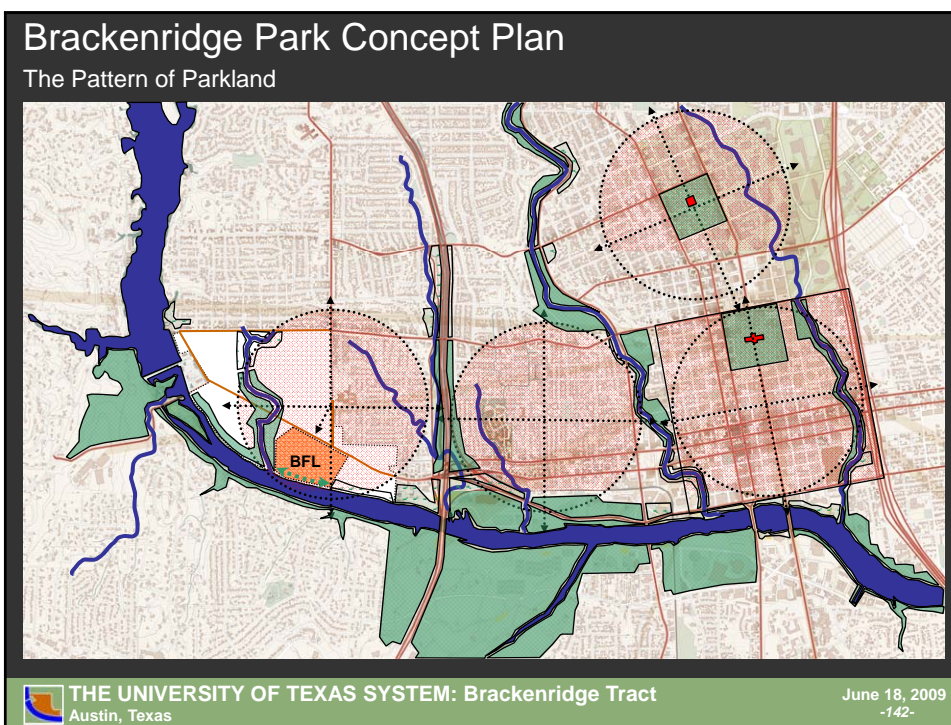
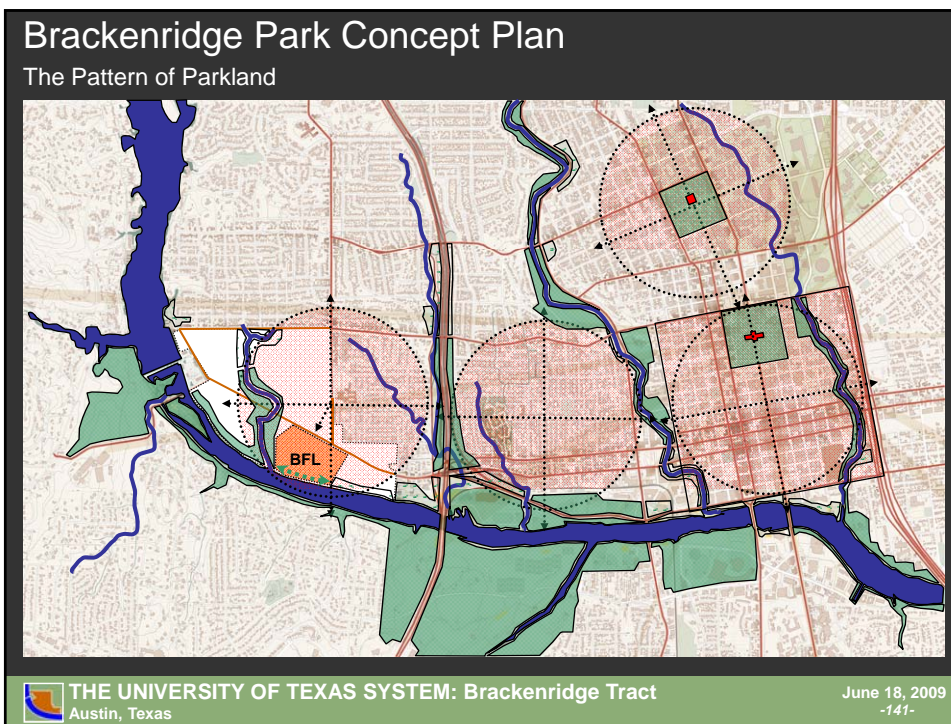
Phasing Summary

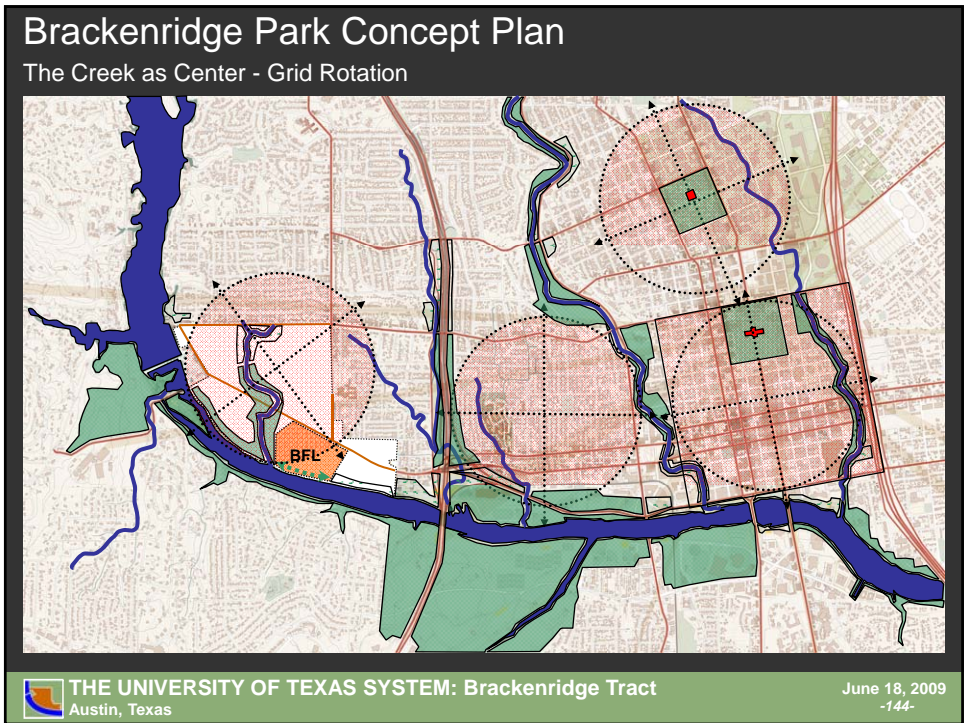
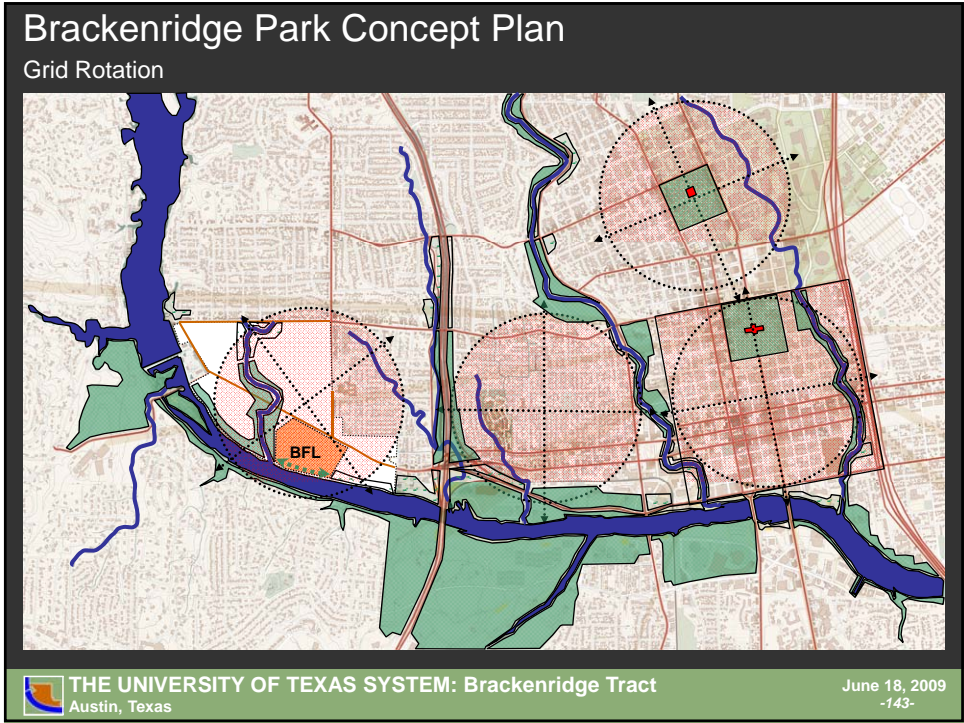
Phase I	1,400,000 SF
Phase II	3,707,047 SF
Phase III	8,266,696 SF
Phase IV	1,670,564 SF
Total	15,044,307 SF

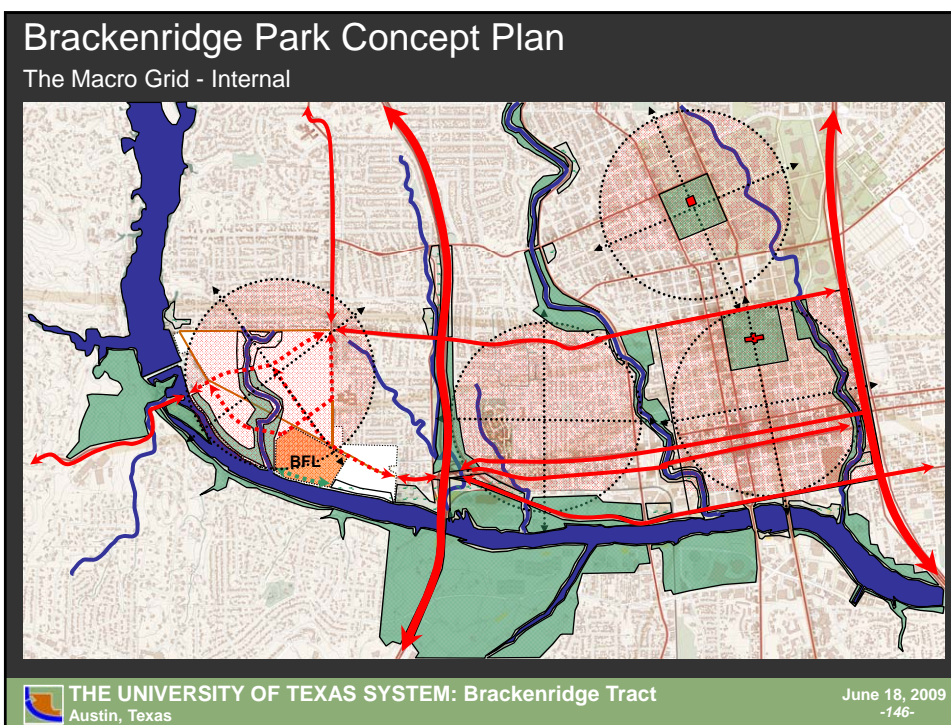
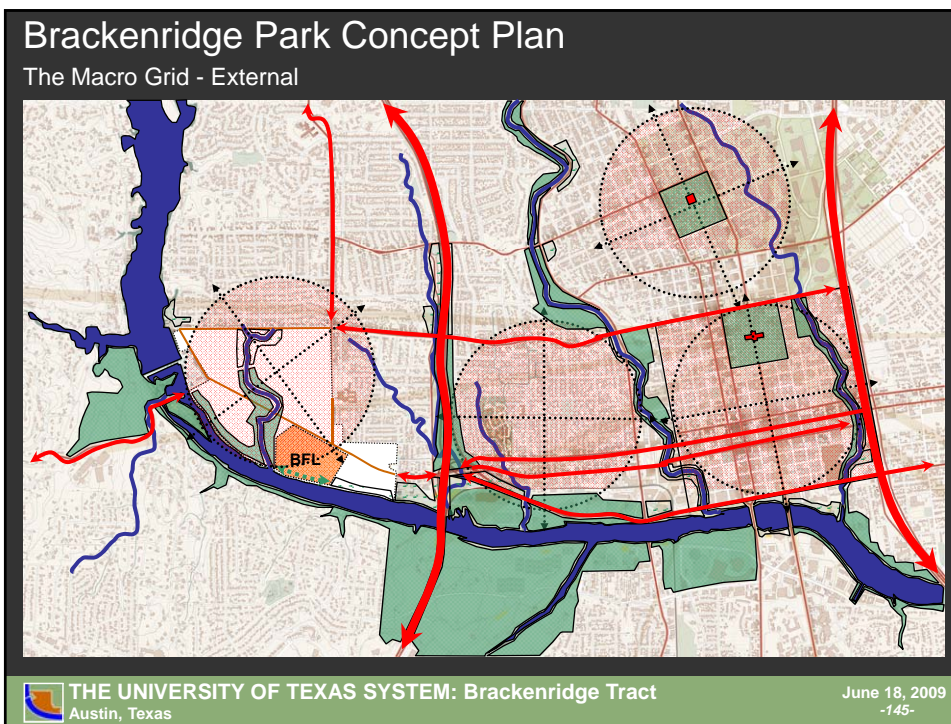
Brackenridge Park Concept Plan

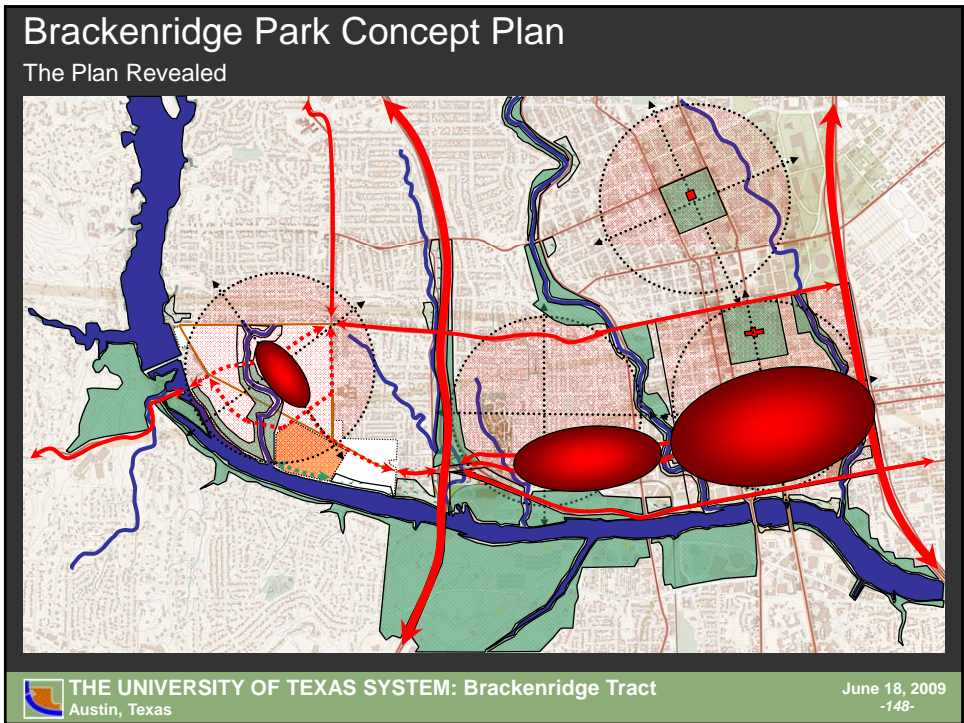
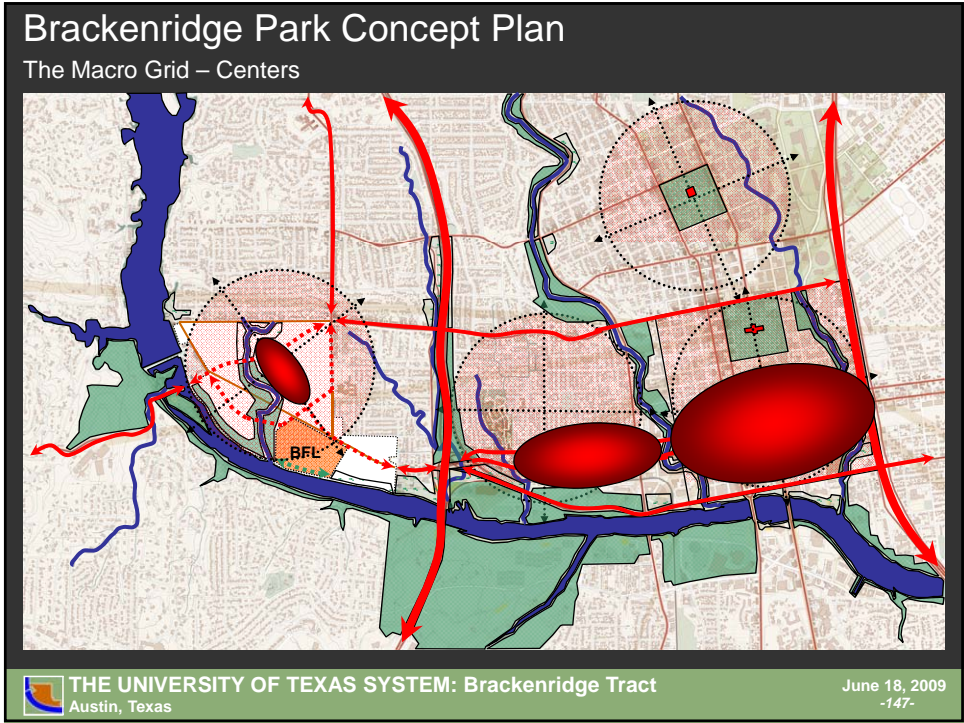


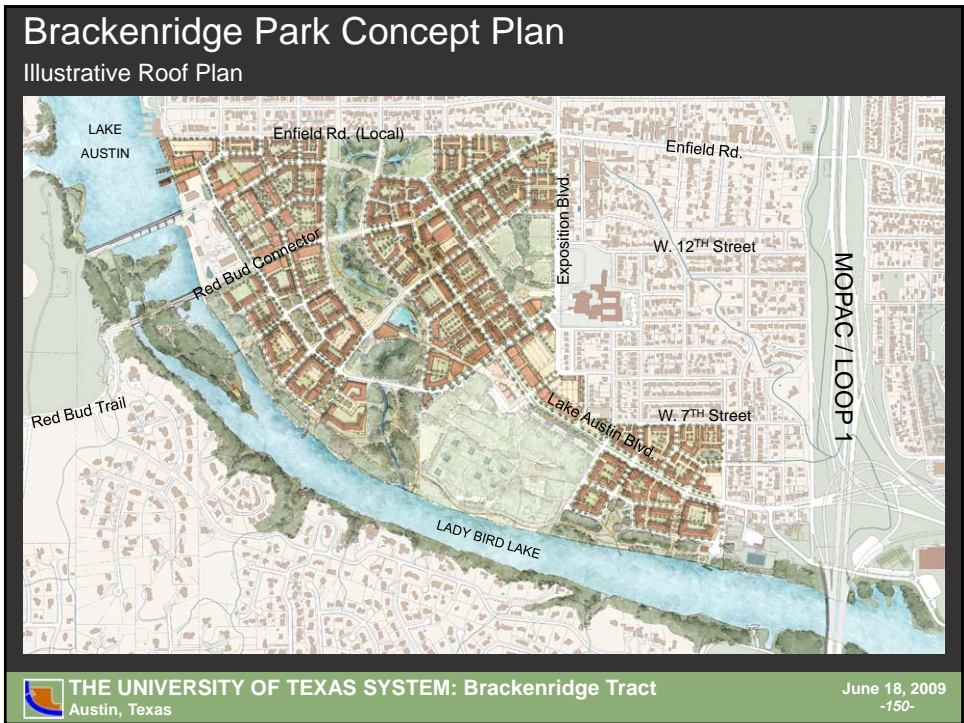
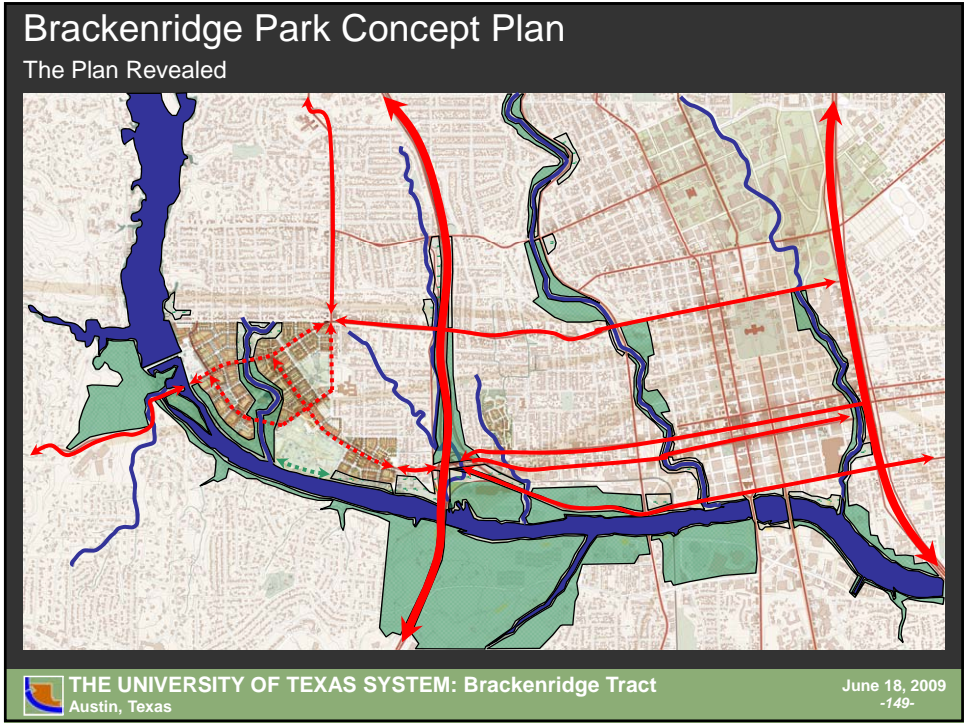


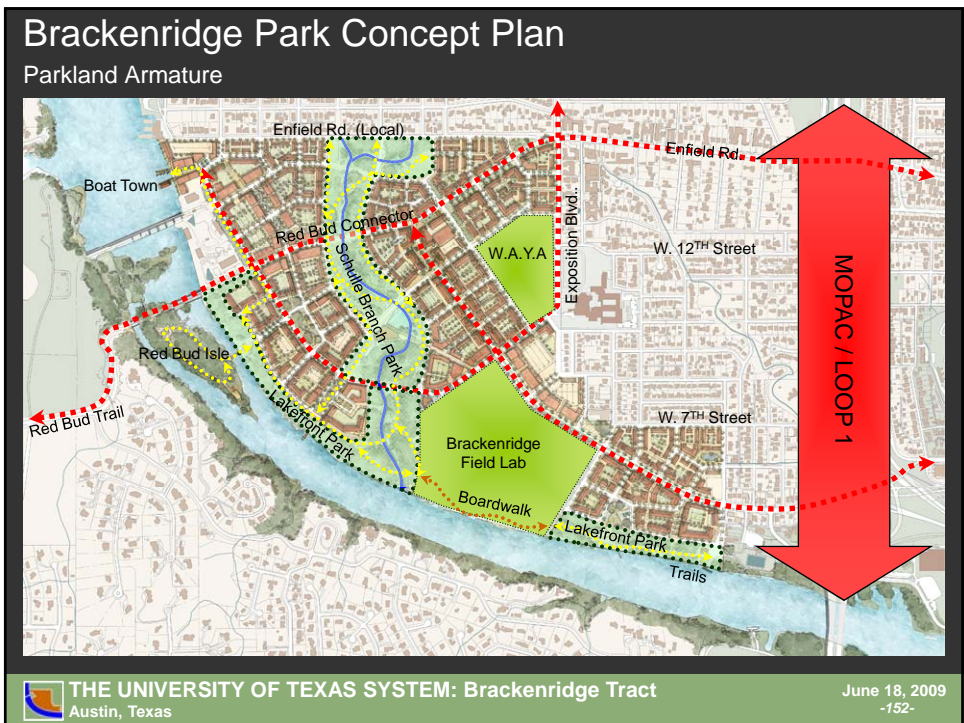
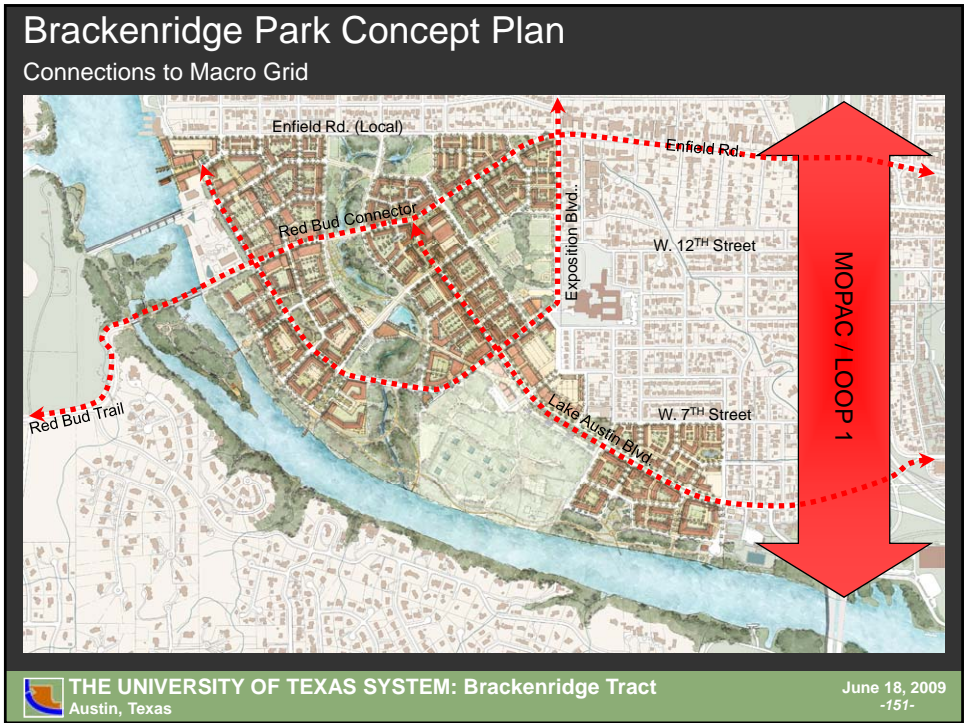












Places of the Plan

Schulle Branch Park

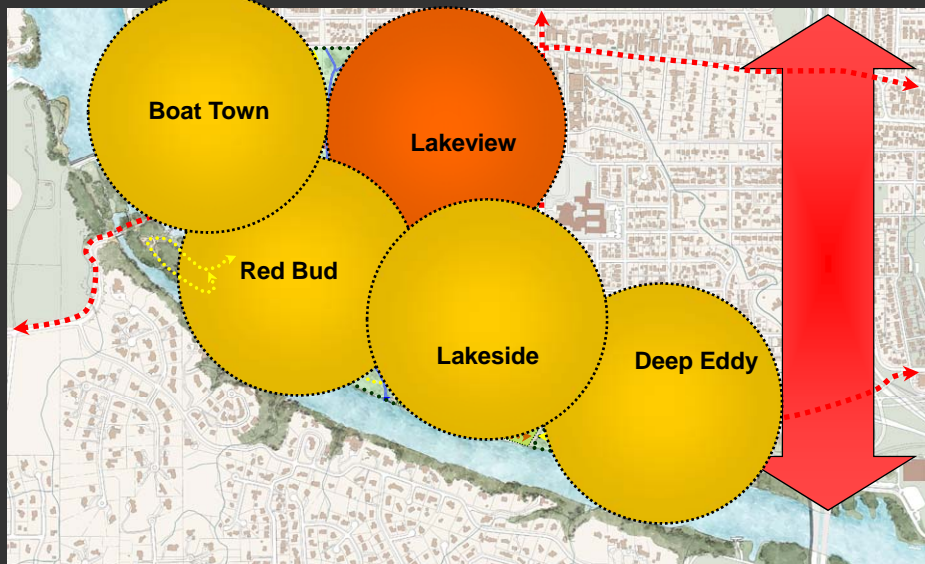


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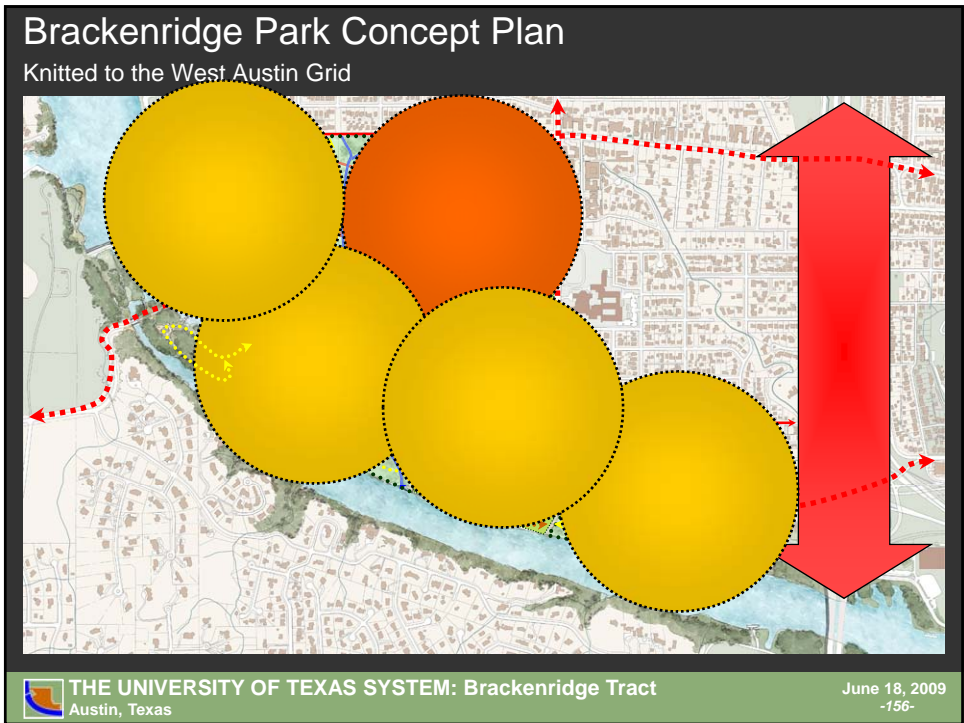
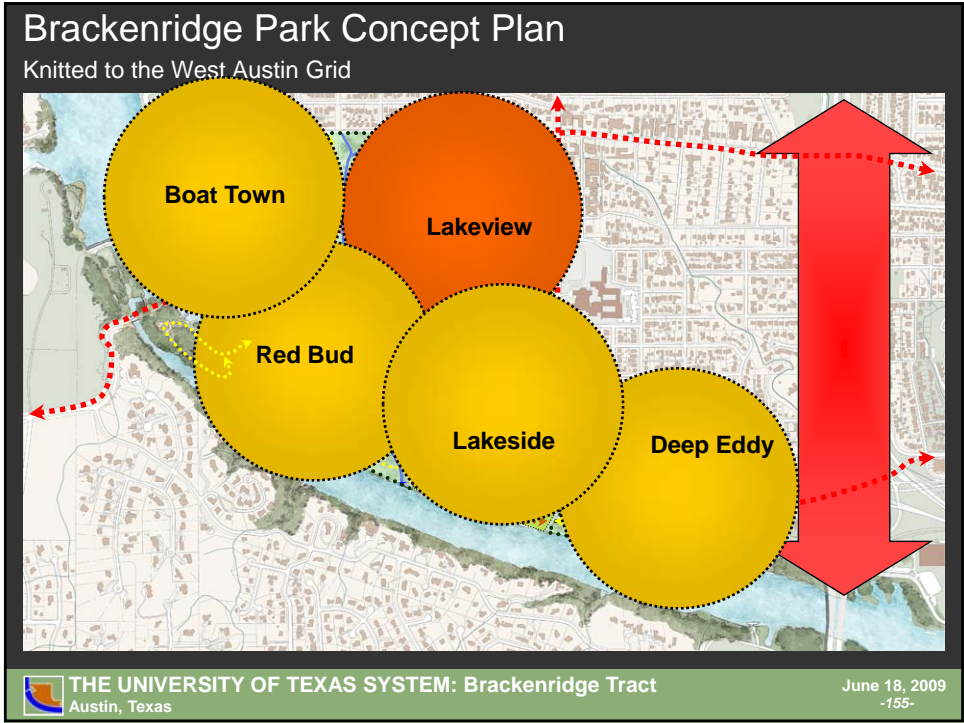
Brackenridge Park Concept Plan

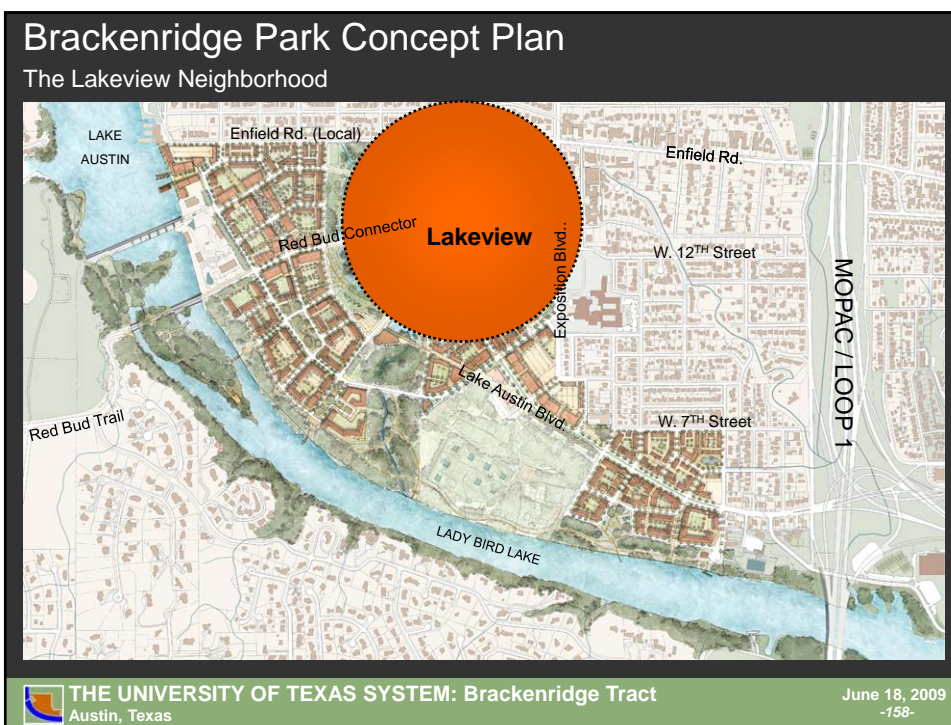
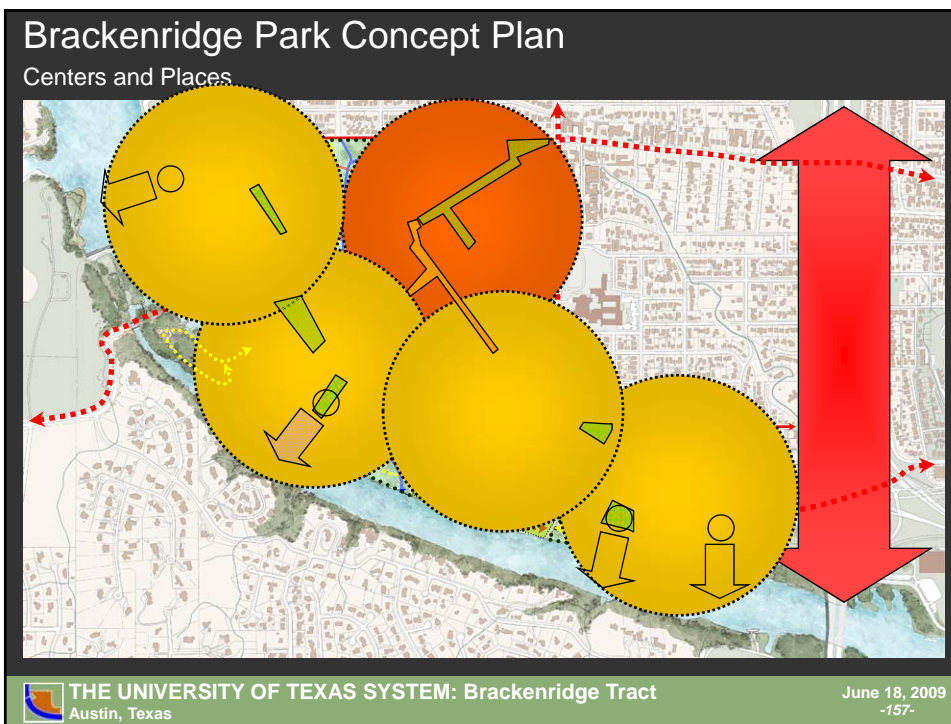
A Collection of Five Neighborhoods



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Brackenridge Park Concept Plan

The Lakeview Neighborhood



- 1 MAIN STREET / SHOPPING DISTRICT
- 2 MARKET SQUARE
- 3 SCHULLE BRANCH PARK
- 4 NEIGHBORHOOD PARK
W.A.Y.A
- 5 BRACKENRIDGE FIELD
- 6 LAB

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Places of the Plan

Lake Austin Boulevard – South of Exposition



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Places of the Plan

Main Street Shopping District – Lake Austin Boulevard North of Exposition




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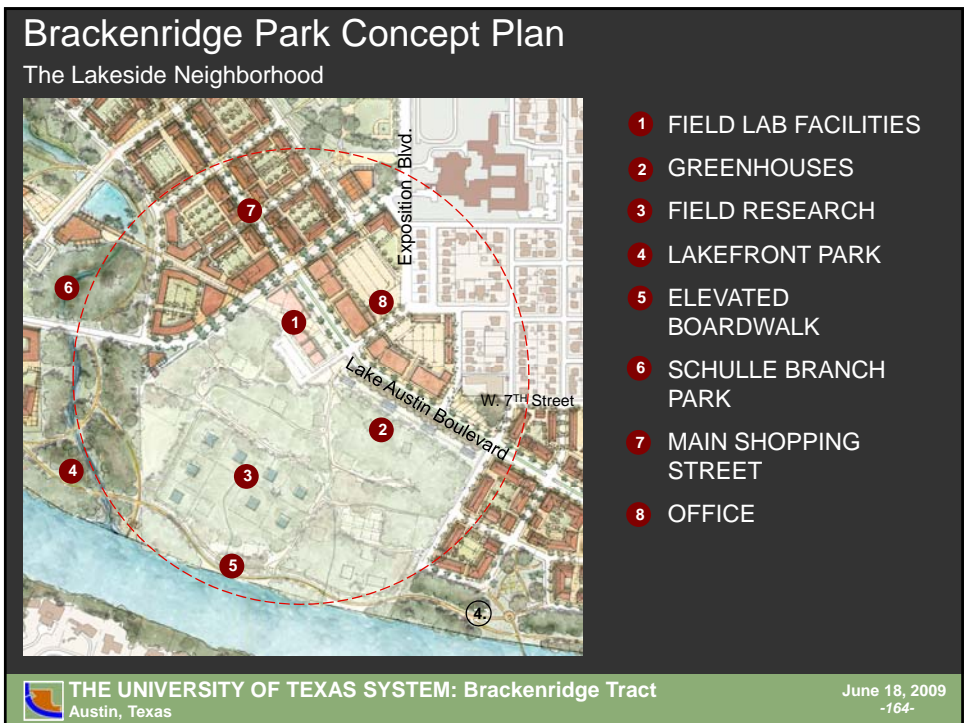
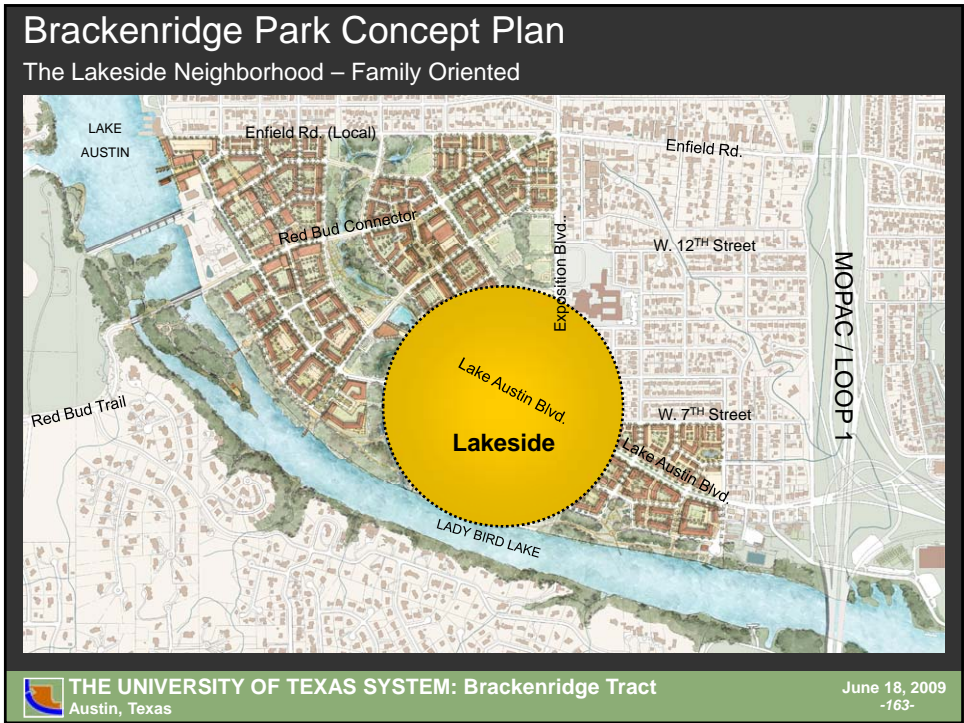
Places of the Plan

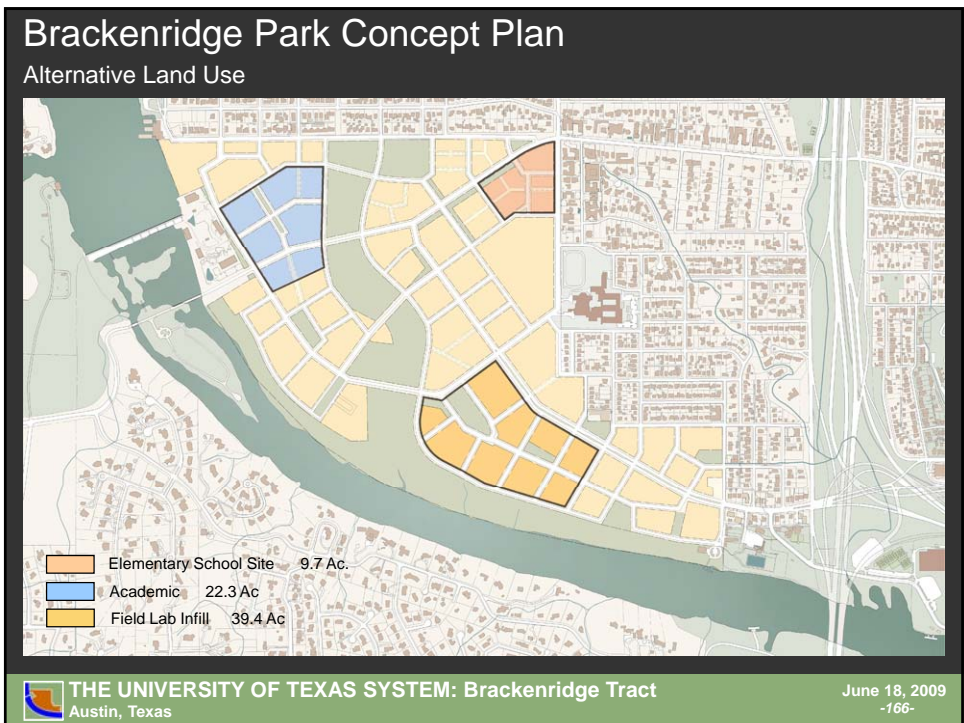
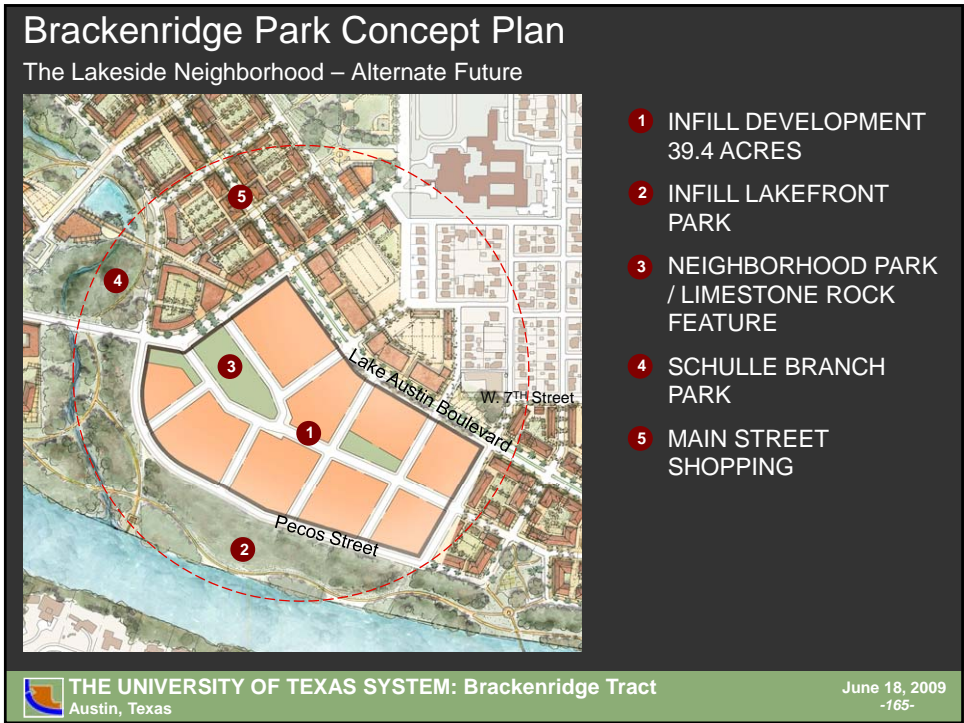
Market Square – Lake Austin Boulevard and Red Bud Connector

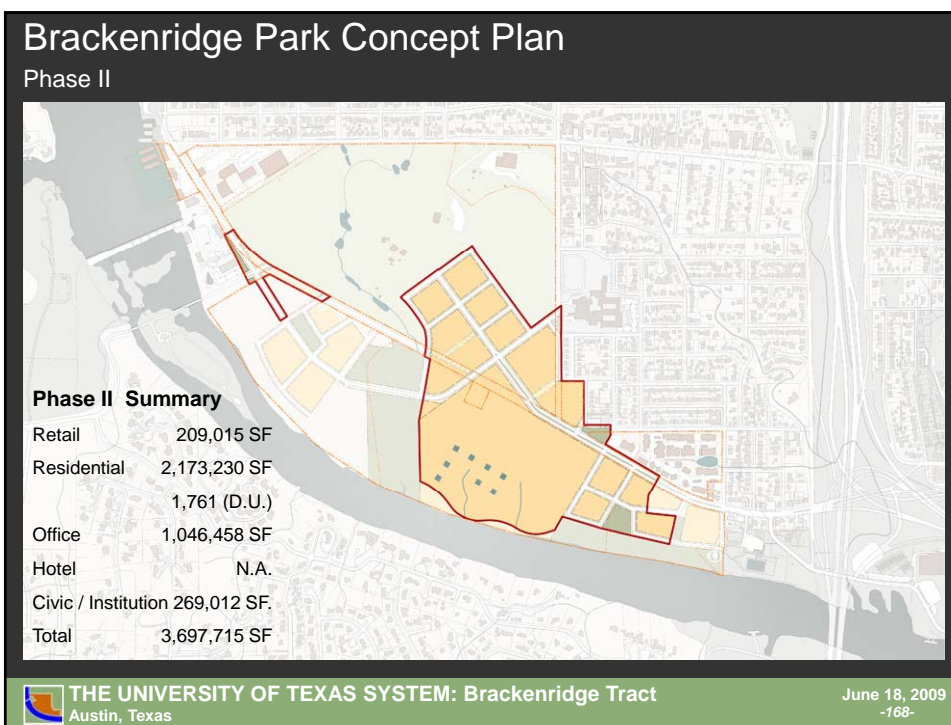
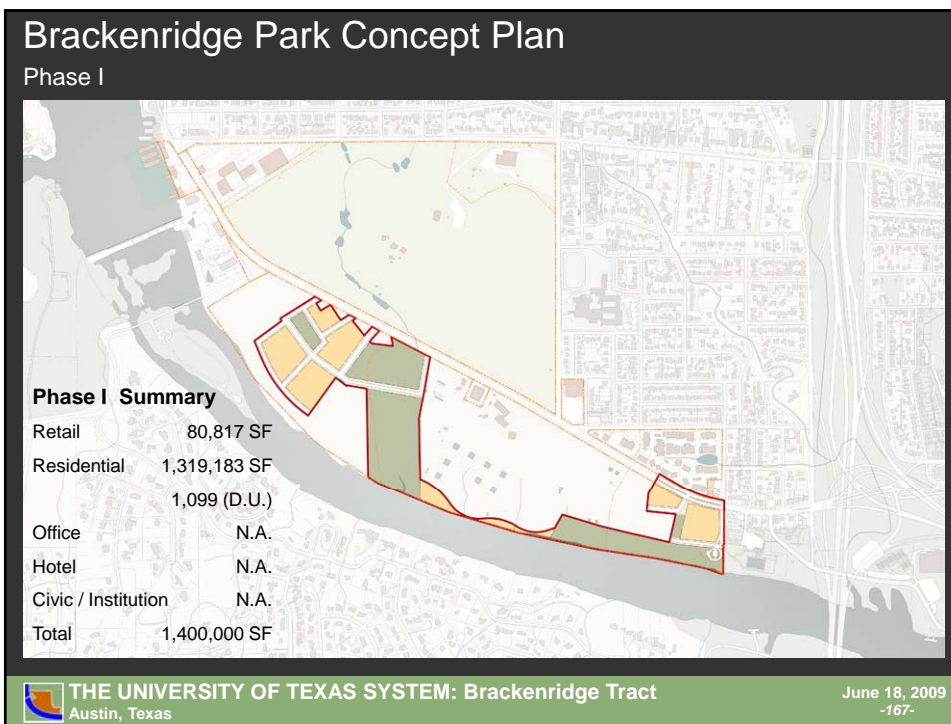


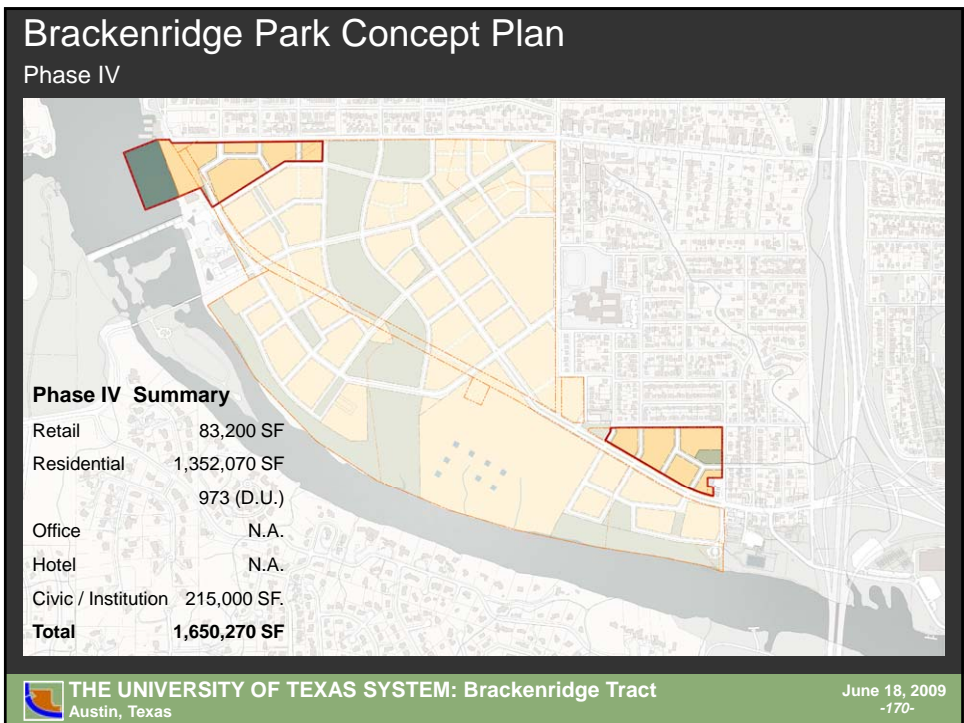
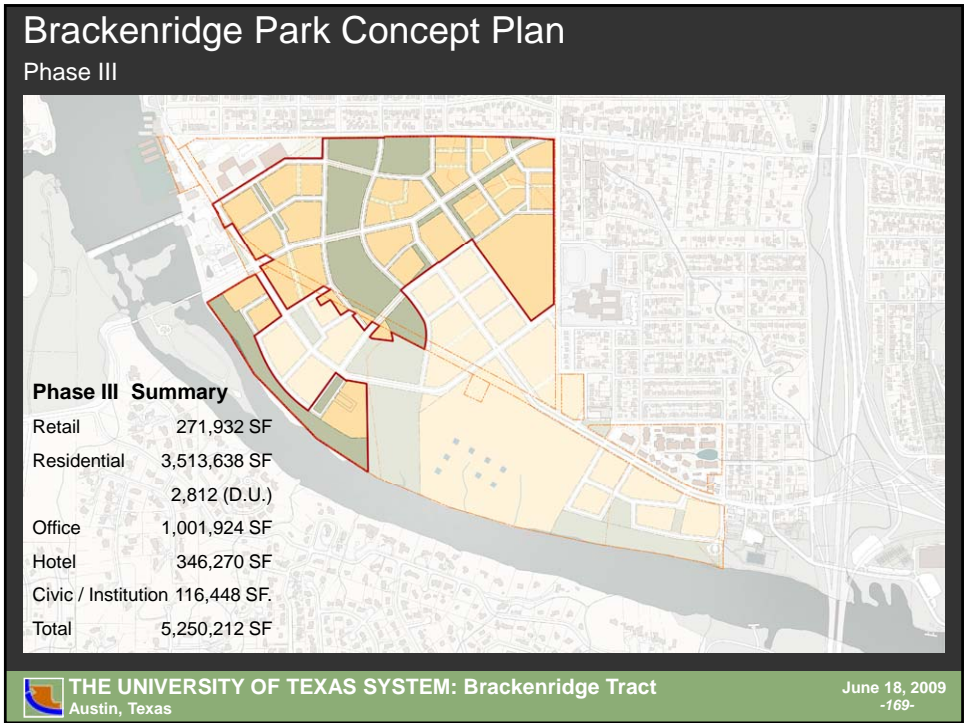
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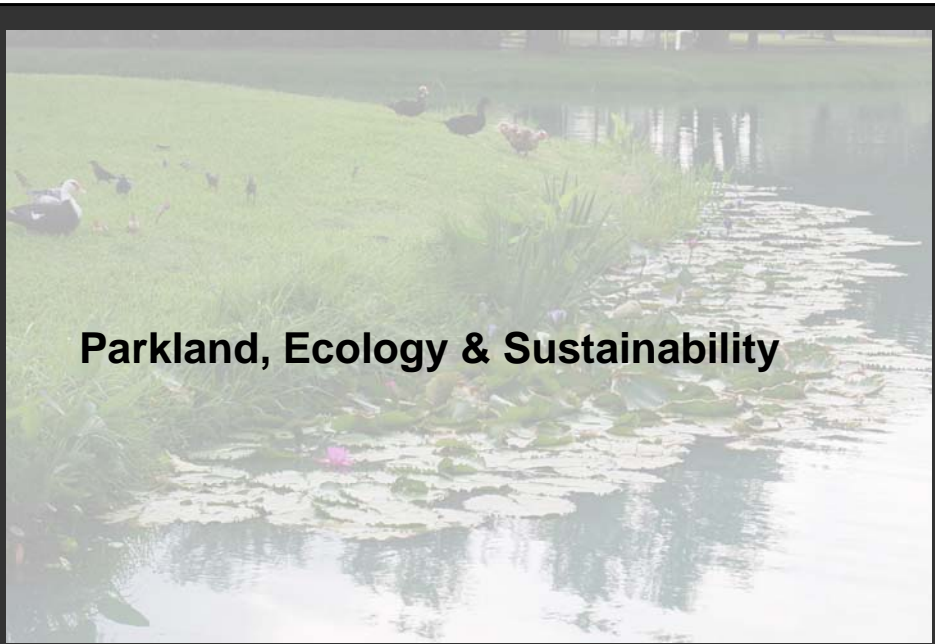
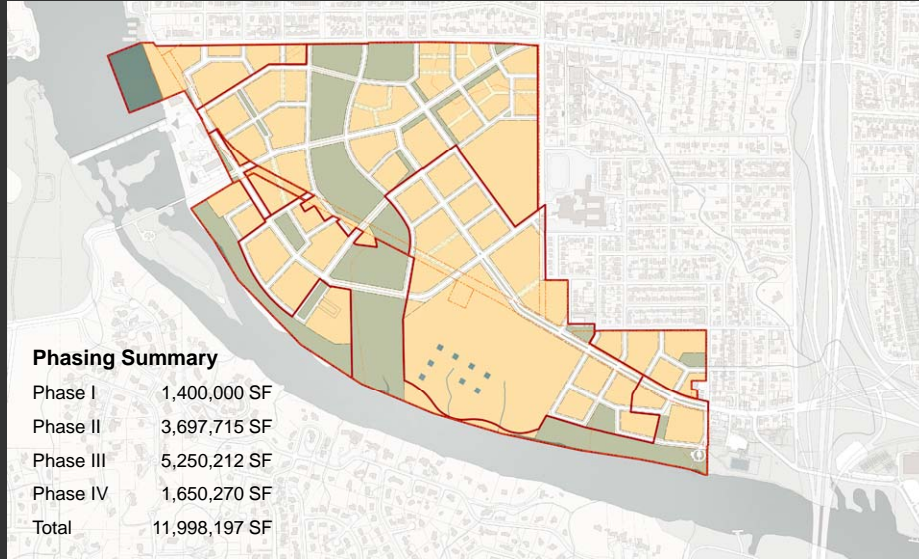






Brackenridge Park Concept Plan

Phasing Summary



Parkland, Ecology & Sustainability

Parkland & Sustainability

Parkland System Interconnected with the Development Plan

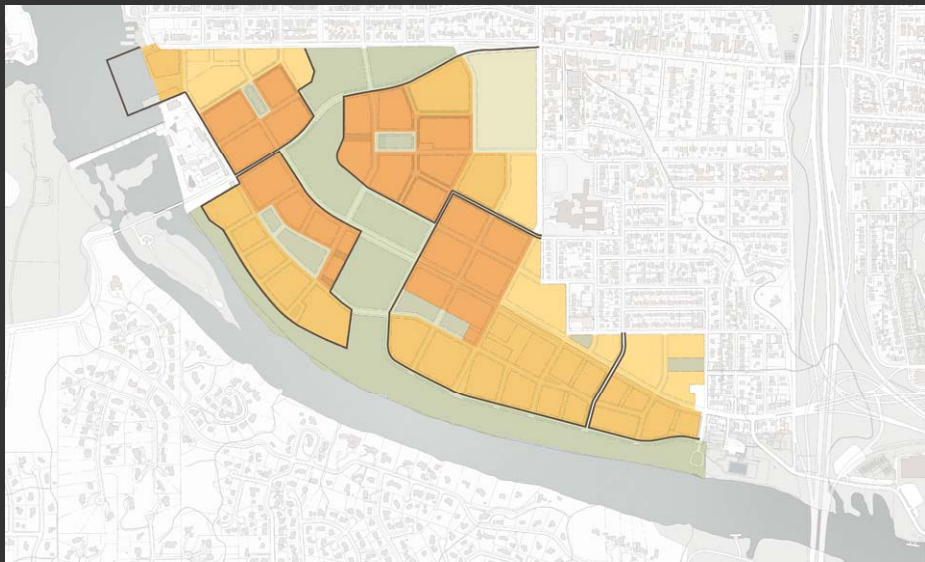


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Intensity of parkland use corresponds to density

Development Nodes and Higher Intensity Parkland Provide Complimentary Uses



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Parks Serve a Number of Uses

Environmental Sustainability - Protection of Lakefront Riparian Areas



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Parks Serve a Number of Uses

Environmental Sustainability - Protection of Schulle Branch Riparian Areas



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Parks Serve a Number of Uses

Environmental Sustainability - Protection of Existing Heritage Trees

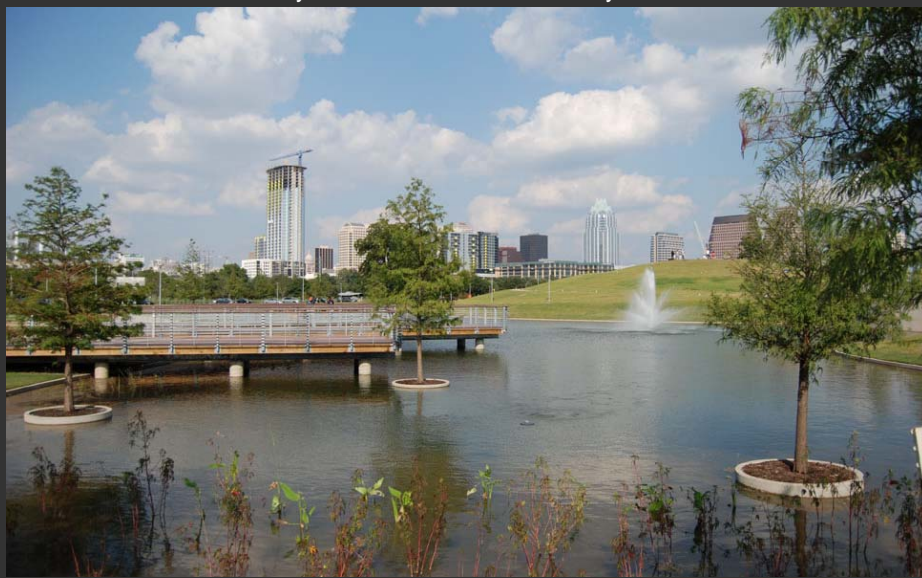


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Parks Serve a Number of Uses

Environmental Sustainability - Constructed Water Quality Wetlands




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Parks Serve a Number of Uses

Environmental Sustainability – Storm Water Management




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Parks Serve a Number of Uses

Environmental Sustainability – Community Gardening Connecting People to Nature



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Parks Serve a Number of Uses

Social Sustainability – Connecting People to Water



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Parks Serve a Number of Uses

Social Sustainability – Connecting People to Nature



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Parks Serve a Number of Uses

Social Sustainability – Connecting People to People

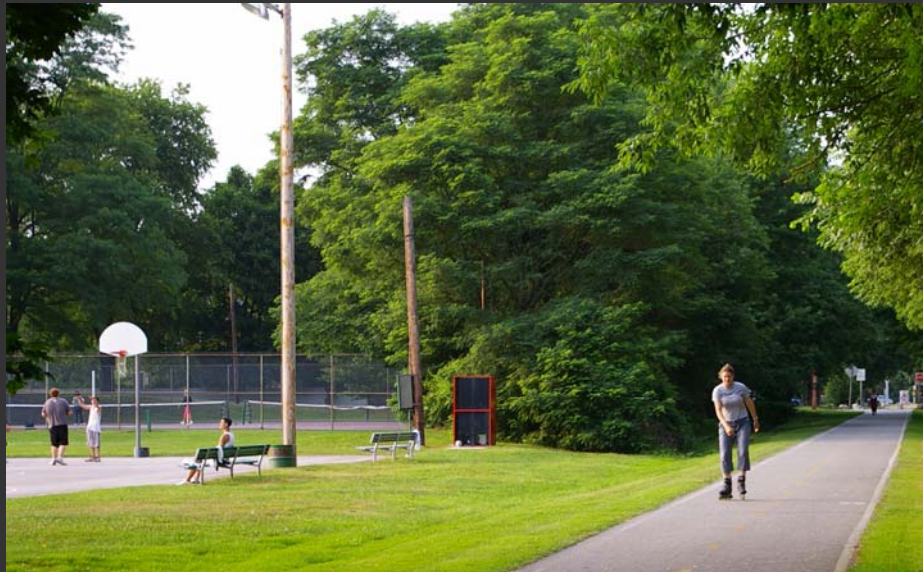


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Parks Serve a Number of Uses

Social Sustainability – Diverse Recreational Uses



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Parks Serve a Number of Uses

Social Sustainability – Places for Families with Children



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Parks Serve a Number of Uses

Social Sustainability – Gatherings and Celebrations



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Parks Serve a Number of Uses

Economic Sustainability – Farmers Market



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Parks Serve a Number of Uses

Economic Sustainability – Civic and Commercial Uses in Parkland



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Parkland Characteristics

Connecting Streets Are Part of the Park System



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Parkland Characteristics

Streets as Linear Parks



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Parkland Characteristics

Streets as Linear Parks



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Parkland Characteristics

Hike and Bike Trail Extension – Connecting People to Nature

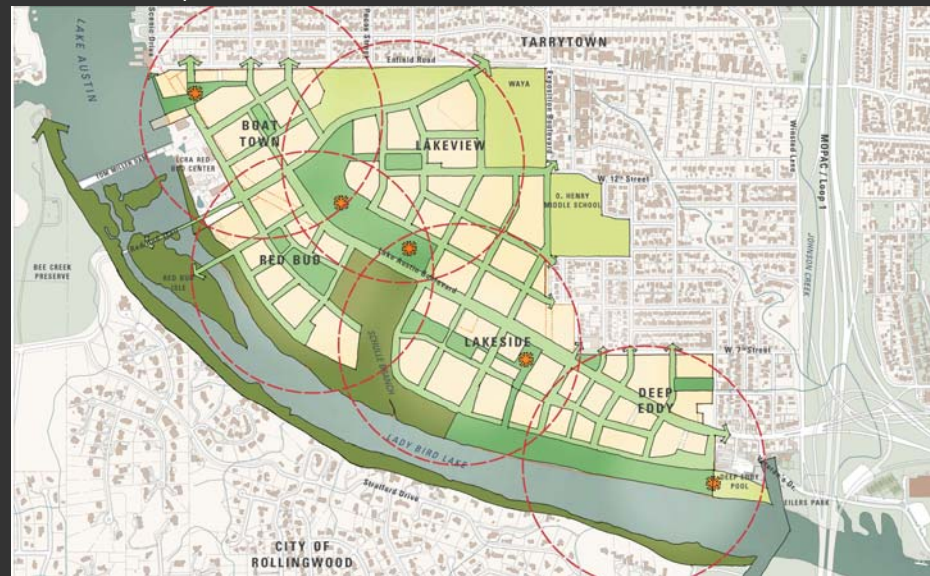


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Brackenridge Village Concept Plan

Parkland Concept



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Brackenridge Village Concept Plan

Schulle Branch Park



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Schulle Branch Park

An Active, Event-oriented Central Park



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Schulle Branch Park

Areas of Organized Gathering



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Schulle Branch Park

Areas of Play



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Schulle Branch Park

Trails Intermingled within Preserved Natural Areas



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Schulle Branch Park

Dog Park

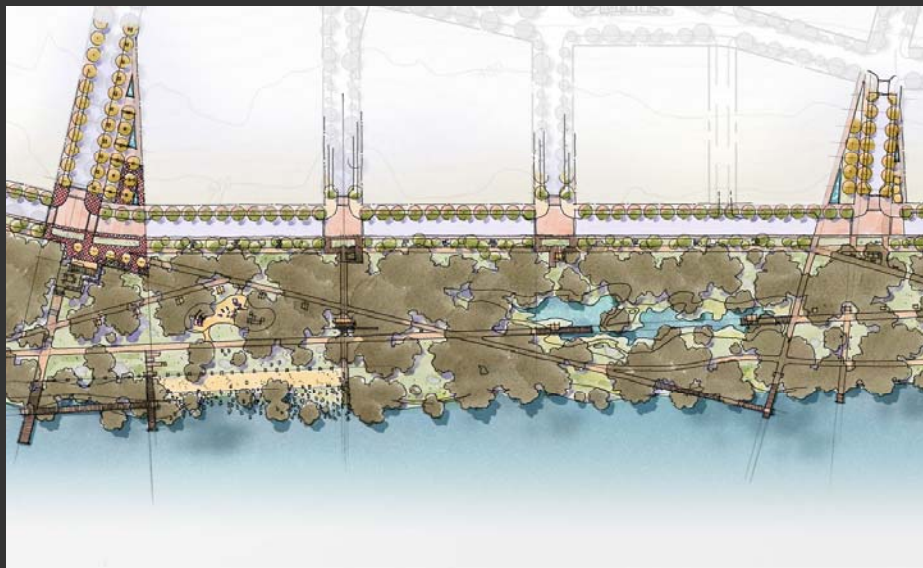



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Village Concept Plan

Waterfront Park



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Waterfront Park

An Active Series of Event Areas Oriented to the Lake



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Waterfront Park

A Hike and Bike Trail Interwoven Among Active Use Areas



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Brackenridge Park Concept Plan

Park Concept



Lady Bird Lake Trail Extension

Retained in a Continuous Natural Setting



Boardwalk along BFL Lakefront

Protection of Natural Biota



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Schulle Branch Park

Nature and Activity Areas Interwoven



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Schulle Branch Park

Diverse and Varied Uses for People




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Schulle Branch Park

Community Gathering Area



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Schulle Branch Park

Trails Intermingled within Preserved Natural Areas



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Schulle Branch Park

Natural Water Edges



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Park Concept Plan

Neighborhood Parks




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Neighborhood Parks

Open Fields and Seating



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Neighborhood Parks

Pocket Parks in Mixed-use Areas



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Neighborhood Parks

Grass Areas and seating



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Neighborhood Parks

Play Areas for Children




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Mobility & Connectivity



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Interim Recommendations and Long-Term Improvements

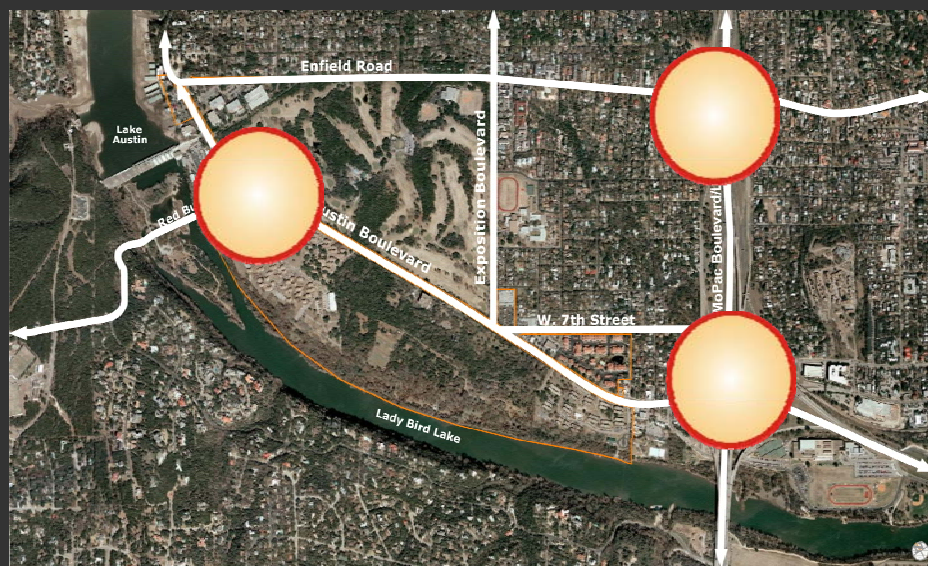
- Plans are consistent with the principles of regional planning for mixed-use developments as a strategy to reduce auto trips
- Austin mixed-use developments (Mueller, North Burnet Gateway) allowed 40 to 50% reduction in auto trips
 - Synergy of densities, internal roadway networks, and transit-ready streets



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Critical Intersections



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Interim Local Access Improvements



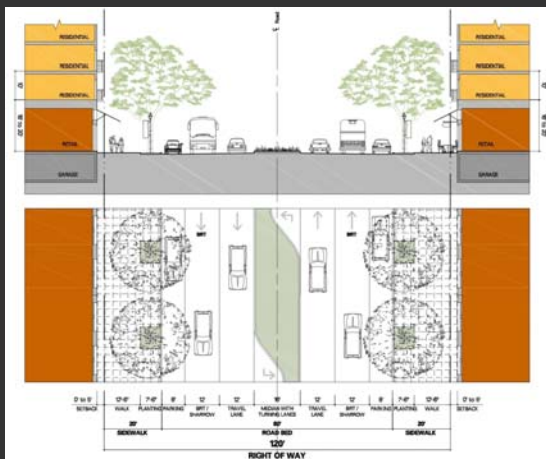
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Long Range Transportation Strategies

Lake Austin Boulevard

- Roadway
- Intersection
- Transit
- Bicycle
- Pedestrian



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Long Range Improvements Roadway – Brackenridge Village Concept Plan



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Long Range Improvements Roadway – Managed Lanes on Mopac



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Long Range Improvements

Roadway

- Extension of Red Bud Trail
- Re-alignment of Lake Austin Blvd.
- Parallel roadway between Lake Austin Blvd. and Lady Bird Lake
- Improved Lake Austin Blvd . and Red Bud Trail intersection
- Approximately 20 lane-miles of new local streets
- Managed lanes on Loop 1



Long Range Improvements

Transit

- Internal shuttle system
- Extension of proposed City trolley system
- Bus Rapid Transit service to replace existing route(s)
- Regional rail in Loop 1 corridor
- Off-site parking and shuttle service into site



Transportation Management Organization Strategies

- Establish a Transportation Management Organization (TMO) as part of the Master Development Guidelines for the entire tract
 - Serve as a coalition of Brackenridge employers, employees, residents
 - Provide a collaborative effort to implement and manage infrastructure investments that address congestion and mobility



Transportation Management Organization Strategies

Implement and Operate Internal Shuttle System

- McKinney Avenue Trolley
- Denver 16th Street Mall Shuttle



Transportation Summary

- Development of Tract will reduce total trips by 40 to 50%, consistent with local and regional activity center planning
- Planning process for Tract has been a catalyst for identifying comprehensive interim and long-term transportation solutions
- UT Regents can be a true, meaningful partner with local, regional and state agencies to solve the region's transportation challenges





Evaluation

Principles	Village Concept Plan	Park Concept Plan
Legacy	Unified overall vision	Academic vision diluted; overall vision fragmented
Context / Compatibility	Responsive to location and opportunities	Responsive to community; site opportunity diminished
Place Making and Public Realm	Integrated; accessible neighborhoods	BFL not accessible; fragmented; site connected, not integrated
Concept Development	Parkland maximized	Parkland maximized where development occurs; total amount of accessible parkland reduced



Evaluation (Continued)

Principles	Village Concept Plan	Park Concept Plan
		
Ecology and Environment	Maximizes infill opportunity for regional impact	Less regional benefit; BFL contribution to field of study can be done elsewhere
Mobility and Connectivity	Improved access and internal vehicle, transit and pedestrian connections	Internal traffic dispersion and transit blocked by BFL
Sustainability	Holistic approach	Holistic approach requires participation by BFL-systems and community
Feasibility, Flexibility, and Economic Viability	Flexible layout; efficient infrastructure; more development; greater value per square foot	Reduced flexibility; inefficient infrastructure; less development; diminished value

Recommendations and Implementation

Recommendations

<u>Conceptual Master Plan Team</u>	<u>Task Force Report</u>
1. Allow BDA to expire in 2019	✓
2. Do not extend MUNY lease (2019)	✓
3. Sell no land	✓
4. Relocate Graduate Student Housing to Gateway (2012)	Relocate
5. Make land available for The Trail at Lady Bird Lake extension now	Consider
6. Relocate Brackenridge Field Laboratory	Consider
7. Accommodate WAYA	Consider



Recommendation (Continued)

8. Select Brackenridge Village Concept Plan (Field Lab relocated)
9. Use RFQ / RFP developer solicitation process for Phase I. Developer Selection based on:
 - Fixed plan
 - Known infrastructure requirements
 - Competition
10. UT designs infrastructure / developer builds
11. Begin construction of Brackenridge Village Phase I (2013)



Initial Implementation Sequence

1. Regents receive Concept Plans (06.2009)
2. Authorize Gateway Programming (07.2009)
3. Programming (07.2009 – 11.2009)
4. Add Gateway to CIP / determine construction means (08.2009)
5. Decide on Learning Center land (10.2009)
6. Select Design-Build Firm (07.2009 -10.2009)
7. Public Comment Session (Fall 2009)
8. Land for The Trail at Lady Bird Lake (11.2009)
9. Gateway architectural design (11.2009 - 09.2010)

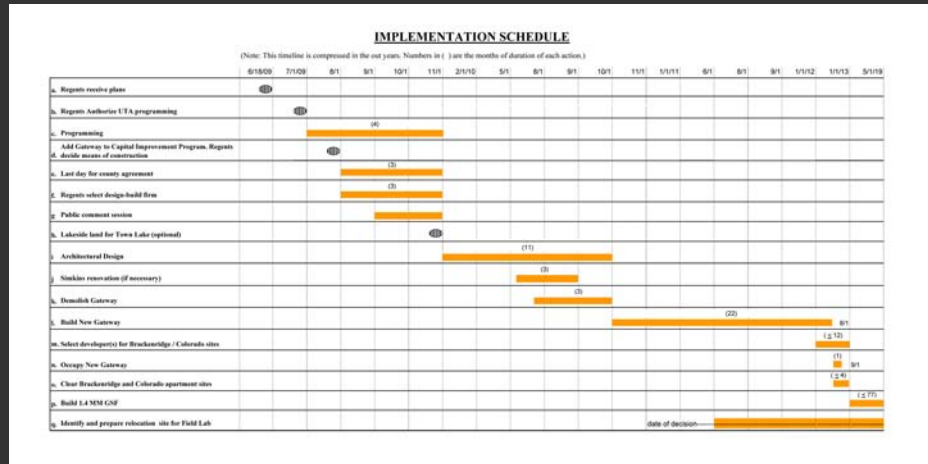


Initial Implementation Sequence (continued)

10. Simkins Hall renovation (Summer, 2010)
11. Demolish existing Gateway (Summer, Fall 2010)
12. Build new Gateway
13. Select Brackenridge Phase I Developers (2010)
14. Occupy new Gateway (09.2012)
15. Clear Colorado and Brackenridge Apartment Sites (09.2012 – 12.2012)
16. Build 1.4 million square feet on Brackenridge Tract
17. Identify and prepare relocation site for Field Lab (date of decision – 2019)



Implementation Schedule



Conclusion

The Intent of the Gift

The Brackenridge Tract in the Context of 2009



"...for the purpose of the advancing and promoting University education"

"... that it be never disposed of, but be held permanently for such educational purpose"



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