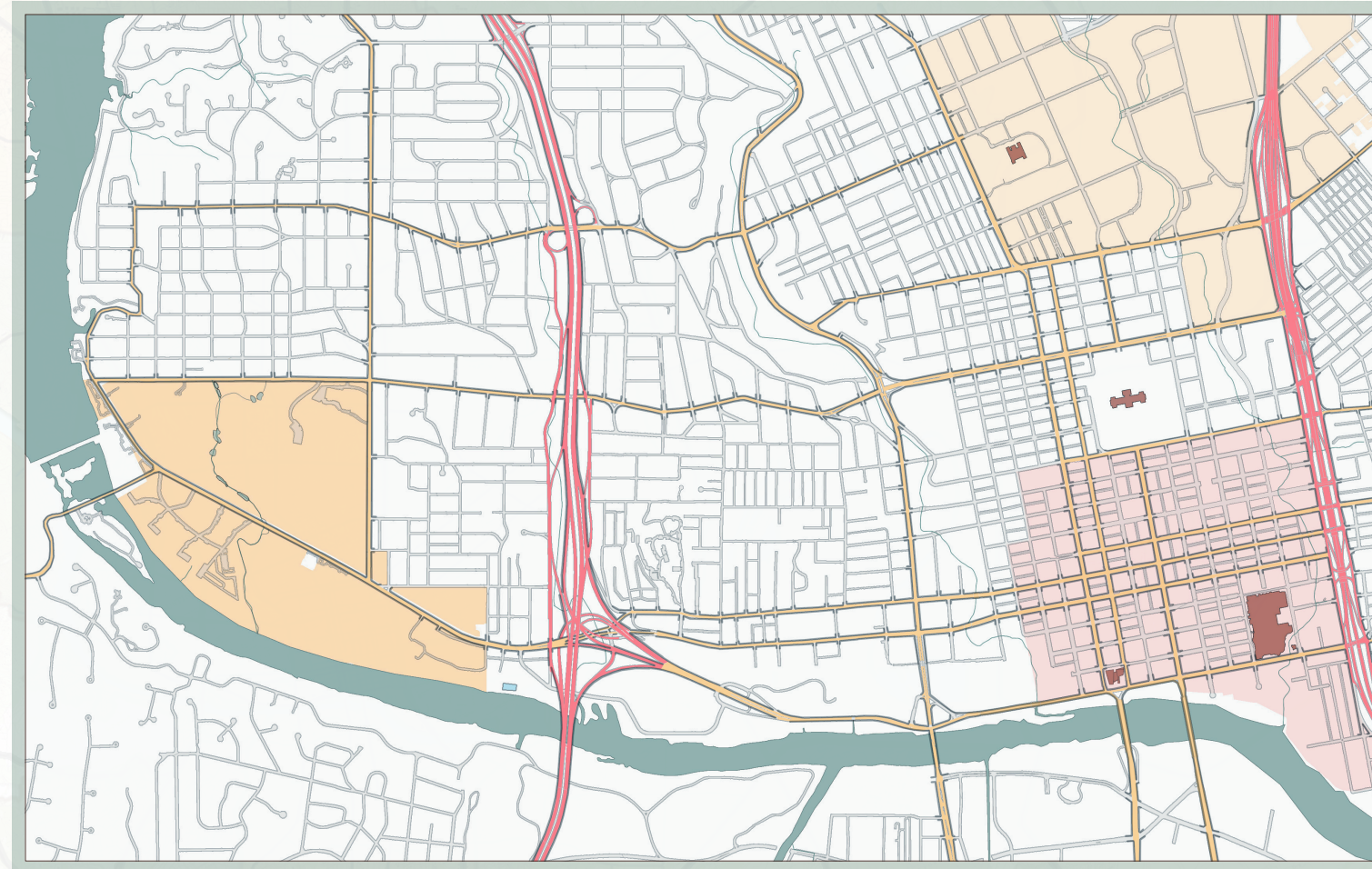
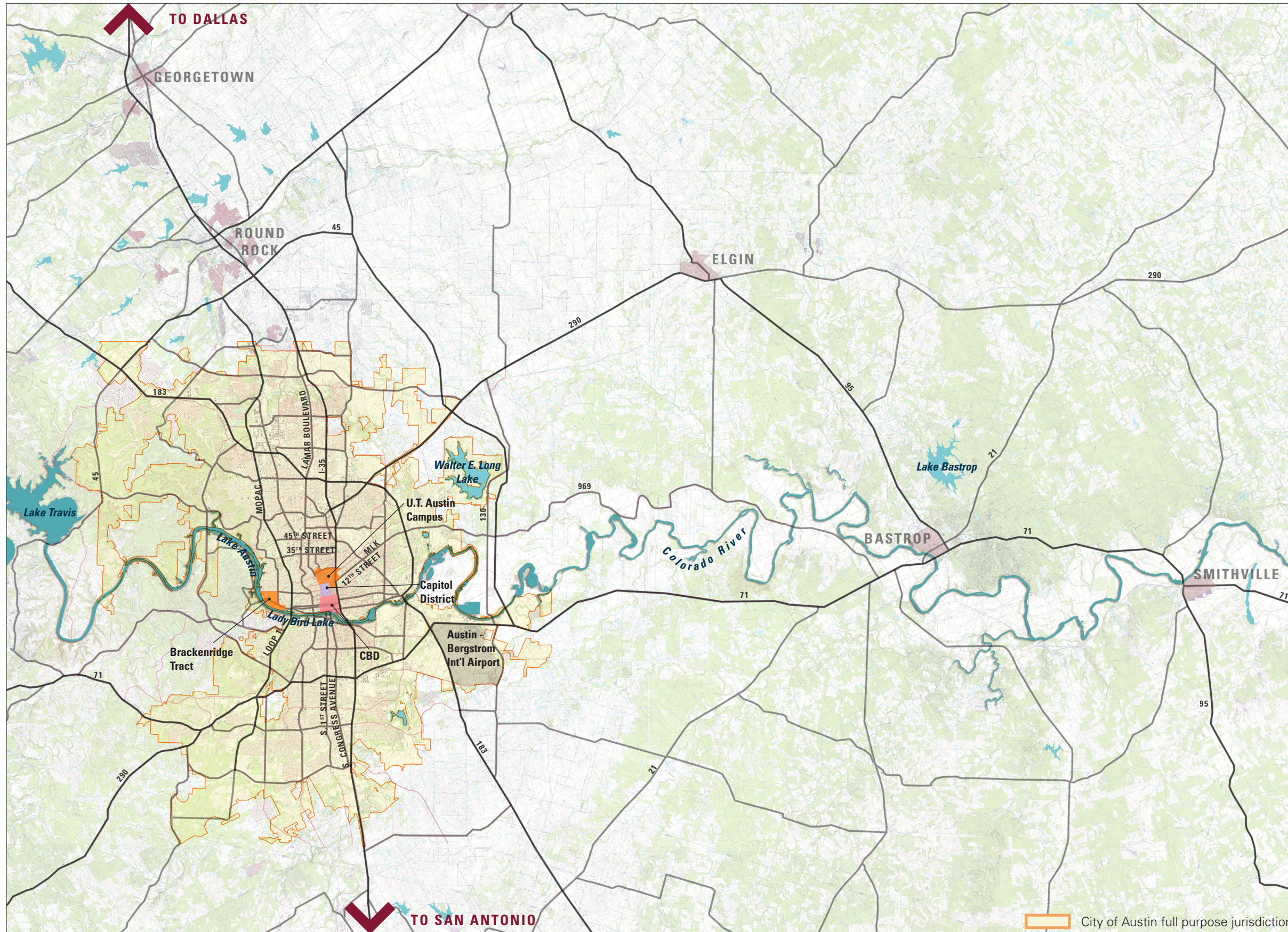


CHAPTER I

CONTEXT: REGIONAL, CITY, NEIGHBORHOOD



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1.3 Geology and Natural Systems.....	page 1.7
1.4 Open Space	page 1.14
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Regional location

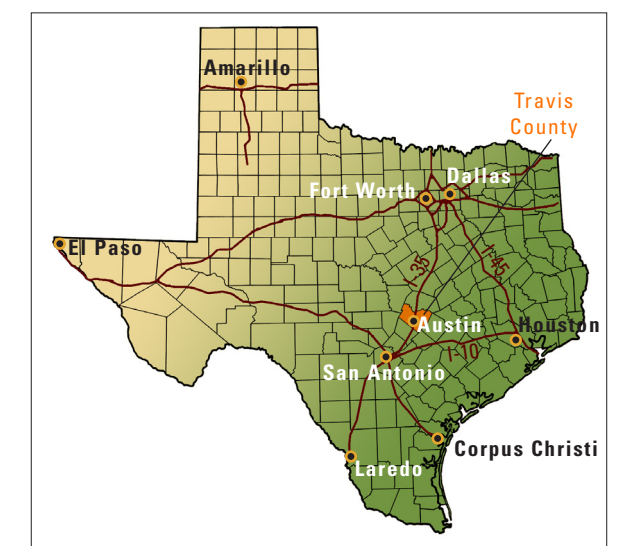
1.1.1. LOCATION

1.1.1. REGIONAL LOCATION

The Brackenridge Tract is located near the center of Austin, Texas, west of the Central Business District, along a dammed portion of the Colorado River, known as Lady Bird Lake.

Austin was first settled on the banks of the Colorado River, which flows south-east through most of Texas, before emptying into the Gulf of Mexico.

Located in Central Texas, Austin is part of the Texas Triangle megaregion. The megaregion stretches between the major cities of the state, from Dallas/Fort Worth to Houston, to Austin/San Antonio, and is connected by three interstates (I-35, I-45, I-10). Interstate 35 borders the eastern edge of downtown Austin, connecting Austin to San Antonio to the south and Dallas to the north.



Location in State

LOCATION

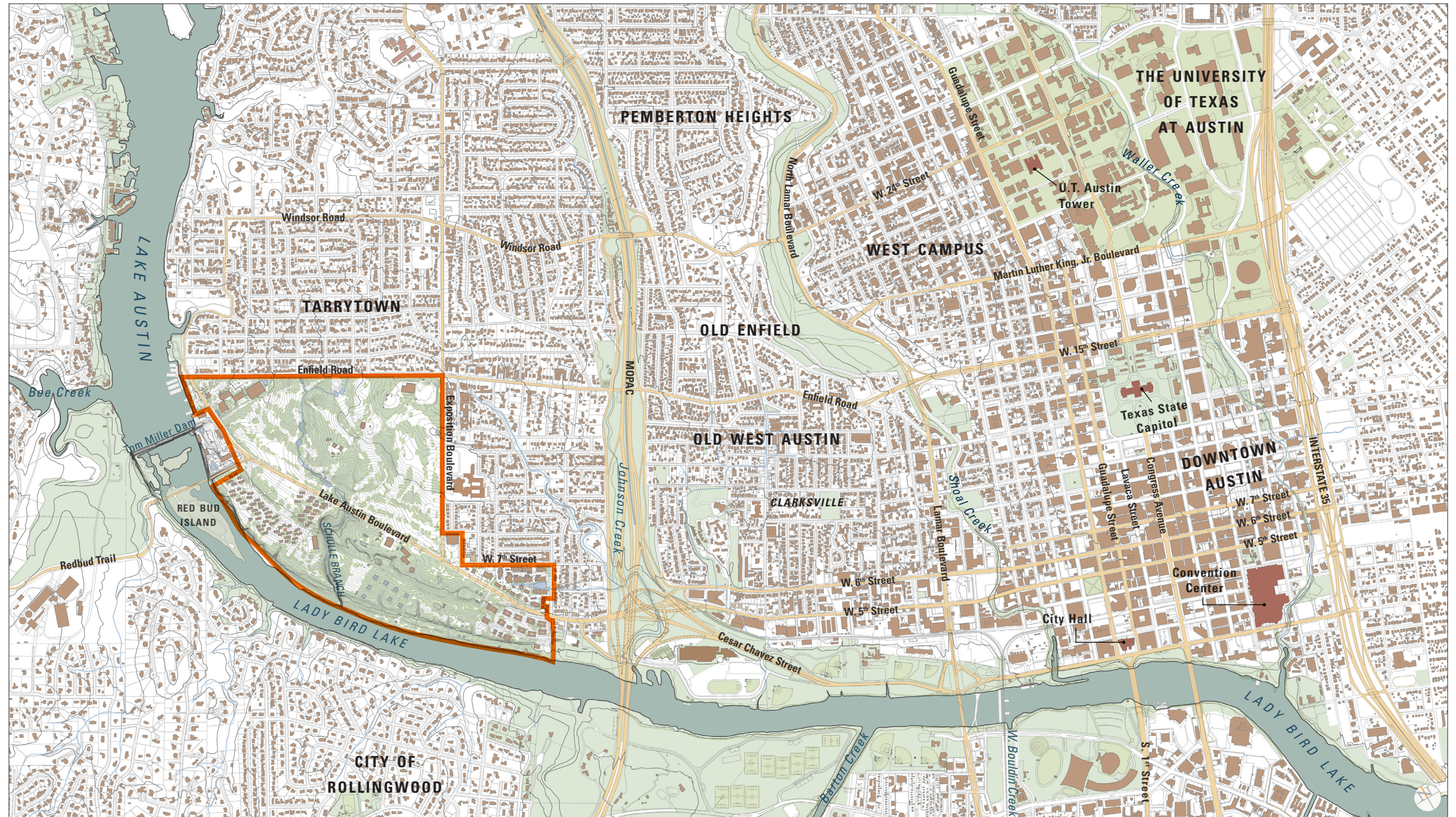


1.1.2. CITY/UT CONTEXT

The Brackenridge Tract is situated west of Downtown Austin along the shores of Lake Austin and Lady Bird Lake. Once an outpost to the center city, the Tract now serves as the western anchor of the city's urban waterfront and the gateway to the six Highland Lakes in Texas famed Hill Country to the north and west of town. The Tom Miller Dam forms Lake Austin and along with the Longhorn Dam brackets Lady Bird Lake. The Tract is a large, mostly open site central to a region that has witnessed considerable growth over the last century. The Tract is connected to Downtown by surface arterials and local streets, and is near MOPAC/Loop 1 regional highway.

The Texas State Capitol is located at the highest elevation of the central city, anchoring the northern edge of downtown. Throughout the City, there are impressive views of the Capitol. The main campus of The University of Texas at Austin is four blocks to the north, less than a mile away. The distance from the main campus to the Brackenridge Tract is approximately 2.5 miles. The Central Business District, situated to the south of the State Capitol Complex, consists of a nearly perfect historic street grid and commercial blocks, oriented towards Lady Bird Lake.

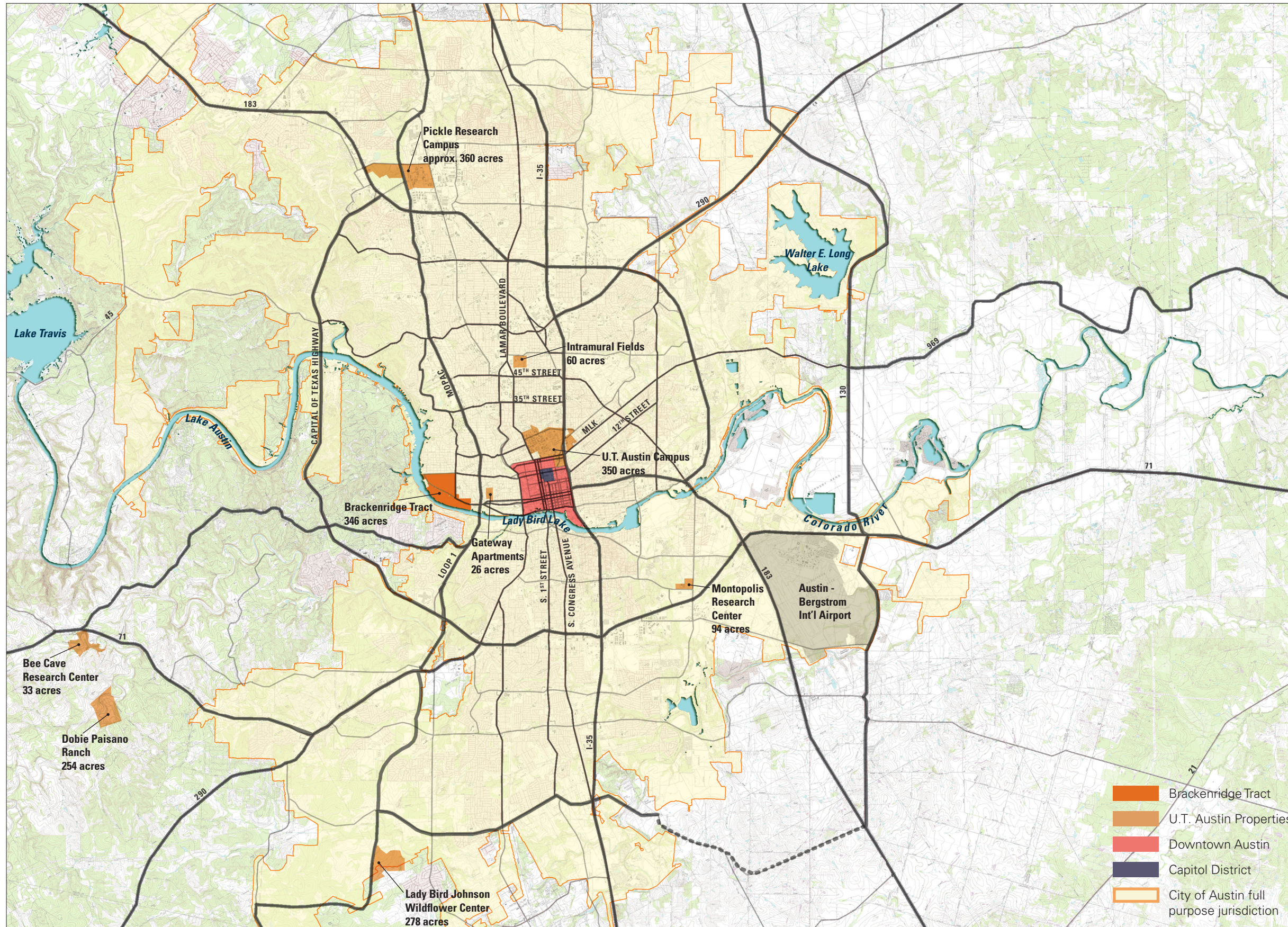
Historic neighborhoods, including Old West Austin, Old Enfield and Clarksville are located between downtown Austin and the Brackenridge Tract. The Brackenridge Tract is part of Tarrytown; one of Austin's most cherished neighborhoods. Tarrytown has lush green streets with mature shade trees and a collection of gracious, mostly single family homes.



City context

LOCATION





U.T. Austin properties

1.1.3. UNIVERSITY OF TEXAS PROPERTIES

The University of Texas at Austin is one of the largest public universities in the United States. The University of Texas System is comprised of a total of 15 academic and medical center campuses. The main campus of U. T. Austin consists of 430 acres. There are other properties in Travis County owned by the Board of Regents and used by The University of Texas at Austin.

The Brackenridge Tract is the largest University-owned property in Travis County other than the Austin campus. It consists of 350 acres within close proximity to the main campus, the Capitol Complex and downtown Austin.

1.2. HISTORY

There has been commercial activity of some kind on portions of the Brackenridge Tract for as long as there has been settlement on the site of the present City of Austin. Over the years, uses have also included University and non-university residences, restaurants, entertainment and recreation, and academic facilities. It has also always included natural areas and been associated with the idea of a green respite close to the City. Land has been conveyed and easements have been granted for streets, infrastructure, and open space, including the city-owned upland support area for the dam (now also accommodating an electrical sub-station and facilities leased to the LCRA) by Colonel Brackenridge himself, prior to his gift of the remaining lands to the University.

Prior to the construction of the Great Granite Dam, use of the site was limited to logging and other agricultural activities. The construction of the dam in 1893 invested the site with significance of the well-being of the City of Austin, and provided access to Lake Austin (then called Lake McDonald) from downtown through the conversion of the construction rail line to passenger service. The dam first broke in 1900 and was damaged again in subsequent years. The rail line was lost, which had major consequences for both the City of Austin and the Brackenridge Tract.

The Tract has never been utilized to the degree that its location and environmental qualities would seem to have warranted. Two of the primary reasons for this throughout its history are: distance from downtown and the U. T. Austin campus; and uncertainty about the future use of the Tract. Colonel Brackenridge's dream of moving the campus would have negated the issue of proximity to the campus and a bucolic setting away from, but accessible to, the City was his ideal.

With the growth of Austin, the Brackenridge Tract, once an area outside the City, has become imbedded within it. The perception of remoteness remains, at least with regard to some potential uses, but the issue today is accessibility rather than distance. This is due to traffic congestion which affects both private vehicles and public systems that utilize the street network. The construction of MoPac severed many of the connections of West Austin to the core of the City and the UT campus.

The Regents have tried over the years on many occasions to address the issue of the long term use of the Tract. Without a commitment to a vision for the future, such as Colonel Brackenridge's, or a compelling need, there is uncertainty. Uncertainty is the greatest enemy of development whether for academic uses, public facilities, or commercial ventures. It is difficult to commit resources not knowing for how long or in what kind of environment. The result is a collection of separate, relatively temporary, uses that respond to individual current needs and conditions, but do not recognize the potential of the site, taken as a whole, in the context of the evolving City.

The comparative time-line that follows indicates events and activities, in the context of the growth of the City and its westward expansion that have affected and shaped the Brackenridge Tract.

HISTORY



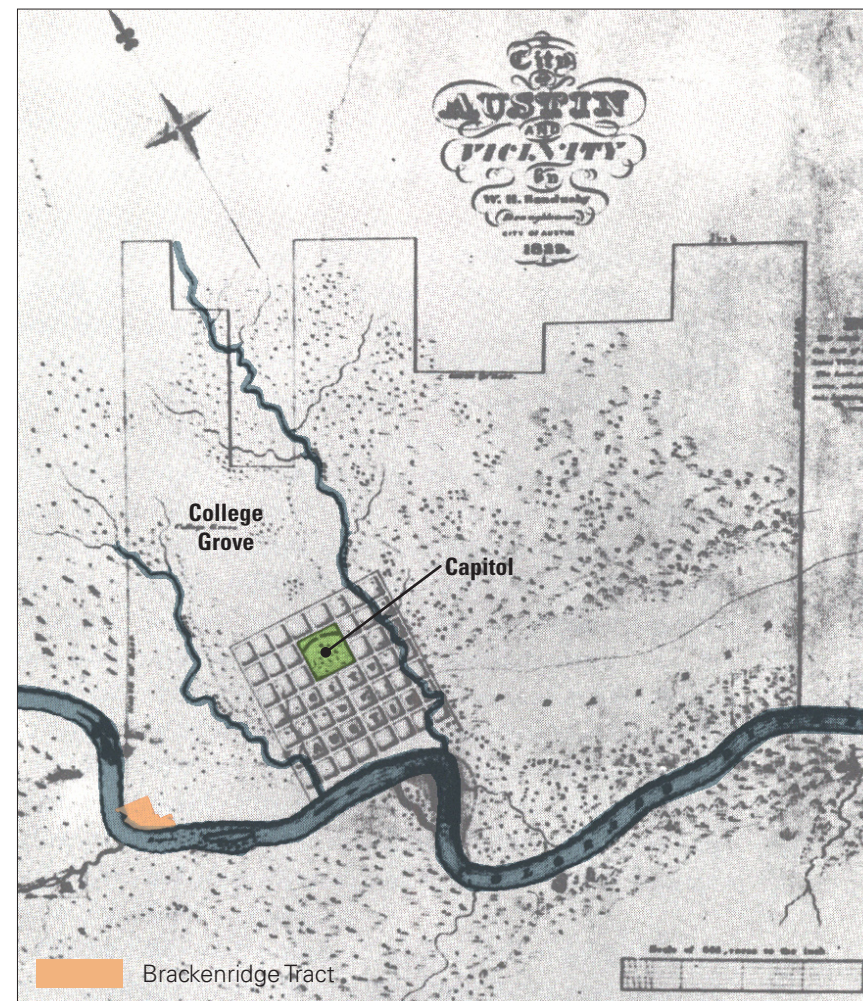
1839 BIRTH OF A CAPITAL

City of Austin

- 1830's** Stephen F. Austin leads Anglo-American settlement in the Central Colorado River Area.
- 1838** Edward Burleson lays out Waterloo.
- 1839** Waterloo selected as new capital of the Republic of Texas and is renamed Austin. Edwin Waller lays out plan. Land is set aside to endow two universities.
- 1840** Forty acres surveyed and designated as College Hill (present core of U.T. Austin campus).
- 1840-1860** Cypress logged along the Colorado River, including Brackenridge Tract.

Brackenridge Tract

- 1840-1900** Areas cleared for farms and pastures within the Brackenridge Tract.



City of Austin and Vicinity, 1839 by W. H. Sandusky

Source: Copyright© Walter E Long Collection

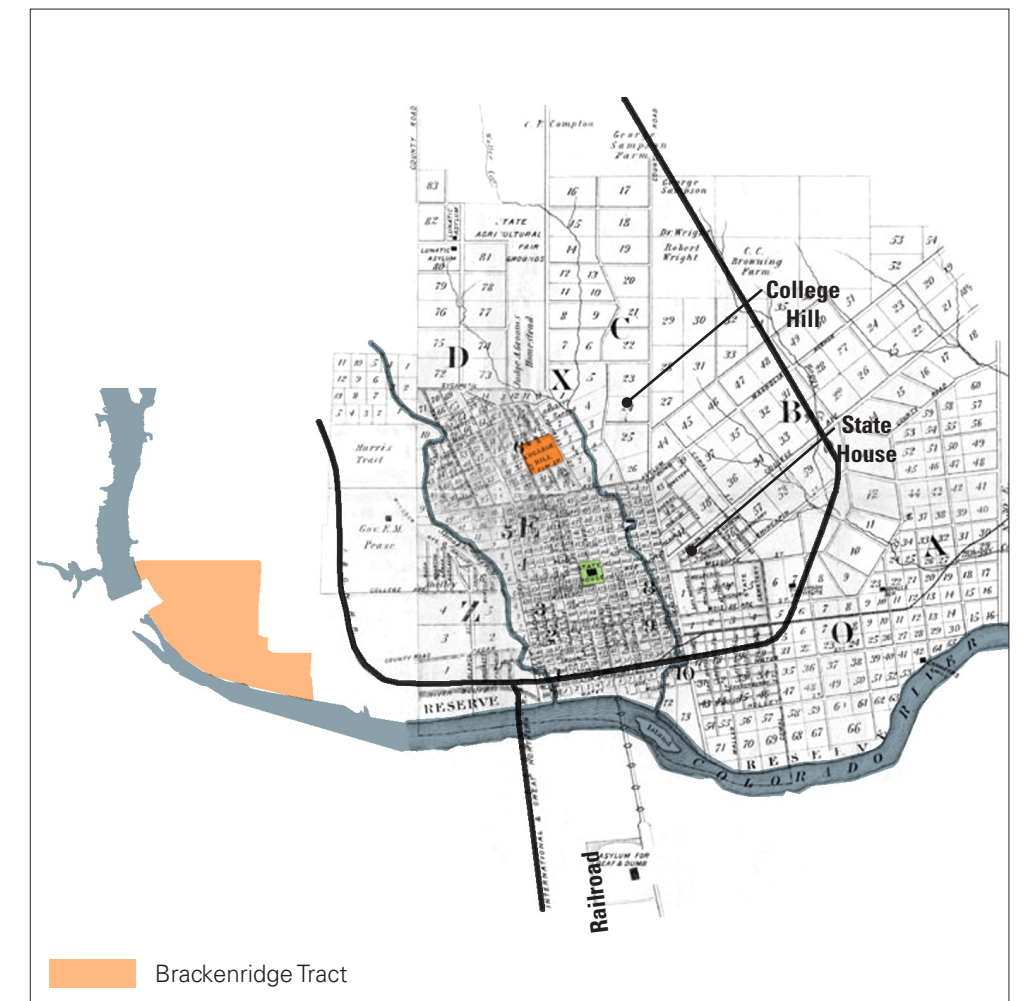
1885 RAIL TOWN GROWS AND RIVER IS TAMED

City of Austin

- 1869** Congress Avenue Bridge is built.
- 1871** Clarksville is settled.
- 1880** I-GN (International-Great Northern) Railroad is built.
- 1880** Subdivision in Old West Austin occurs.
- 1893** The Great Granite Dam creates Lake McDonald.
- 1900-1911** Dam breaks and is rebuilt.

Brackenridge Tract

- 1890s** Limestone is quarried on current BFL site.
- 1893** A recreational area developed on the land adjacent to the dam, including Bulians beer garden, a zoo park, baseball diamond, restaurants, and a dock for excursion boats. A marina facility opens on the lake above the dam. The rail line used for the construction of the dam is converted to provide passenger access to the area from downtown.
- 1900** Original dam washes out, depositing silt along lower terrace.



Revised Map of Austin, Texas, 1885, by Reuben W. Ford

Source: Courtesy of Texas State Library and Archives Commission

1900s-1920s WESTWARD EXPANSION

City of Austin

- 1910** First Deep Eddy subdivision occurs; Old Enfield develops.
- 1915-1937** Dam damaged; repairs unfinished.

Brackenridge Tract

- 1898-1920** Dairy farming occurs on the Brackenridge Tract.
- 1900-1925** Houses are built along Lake Austin Blvd. on leased land; Walsh Place subdivision is created near the Walsh Boat Landing.
- 1910** Colonel Brackenridge gives gift of 503 acres to the University of Texas. Pease Property was part of original dream to move campus to 1000 acres on the river.
- 1911** Alternative uses for the new site as the Main Campus considered by Regents, including: park and botanical garden, state fish hatchery, scientific research activity in Economic Botany, Economic Zoology, and Economic Entomology, dealing with commercially valuable plants and animals and

with the insects which prey on them, a combined dairy, truck farm, and school which would provide work and economic support for pre-college students preparing to enter the University, a commercially and professionally managed farm operation.

- 1916** Original Lake View Café opens near the dam on Dam Boulevard (now Lake Austin Boulevard).
- 1921** State Legislature authorizes purchase of 135 acres adjacent to the Main Campus for expansion at that location, ending consideration of moving the campus to the Brackenridge Tract.

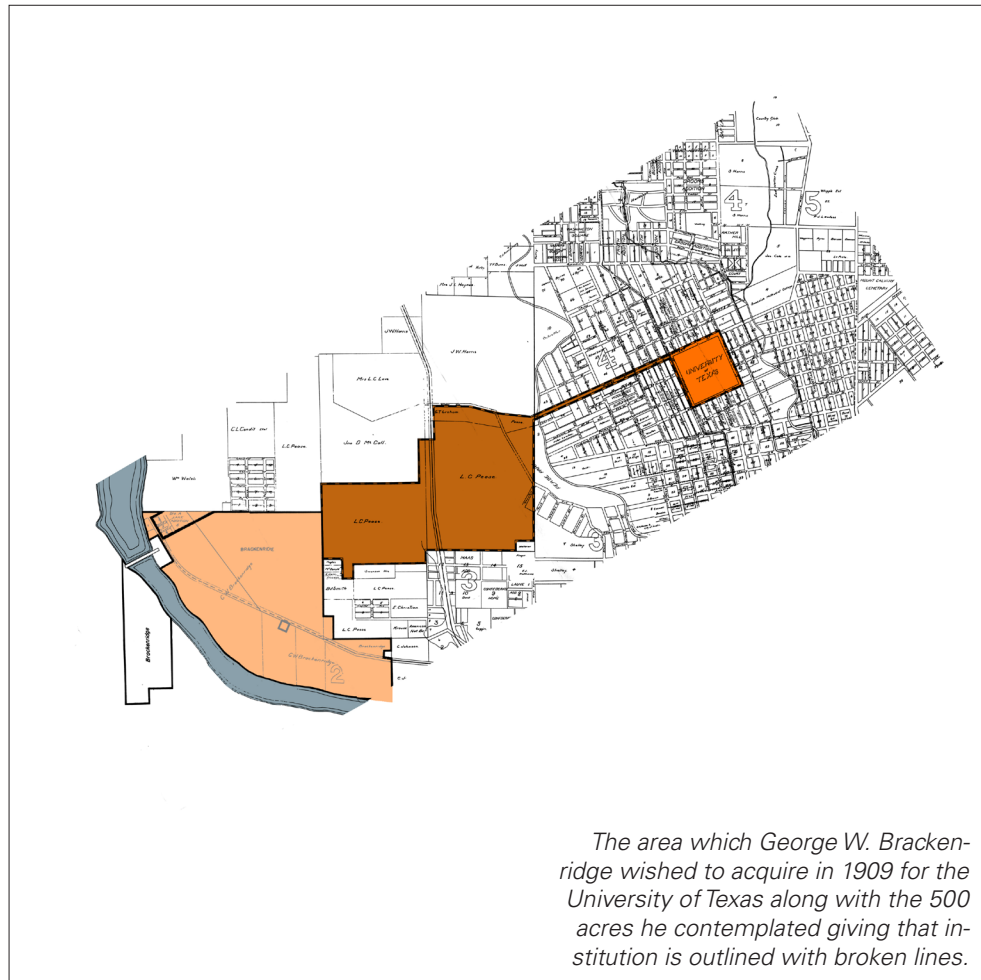
1920s-1930s DEVELOPMENT OF WEST AUSTIN

City of Austin

- 1927** Pemberton Heights opens to occupancy.
- 1934** First "Tarrytown" subdivision is platted.
- 1936** Bryker Woods subdivision is platted.

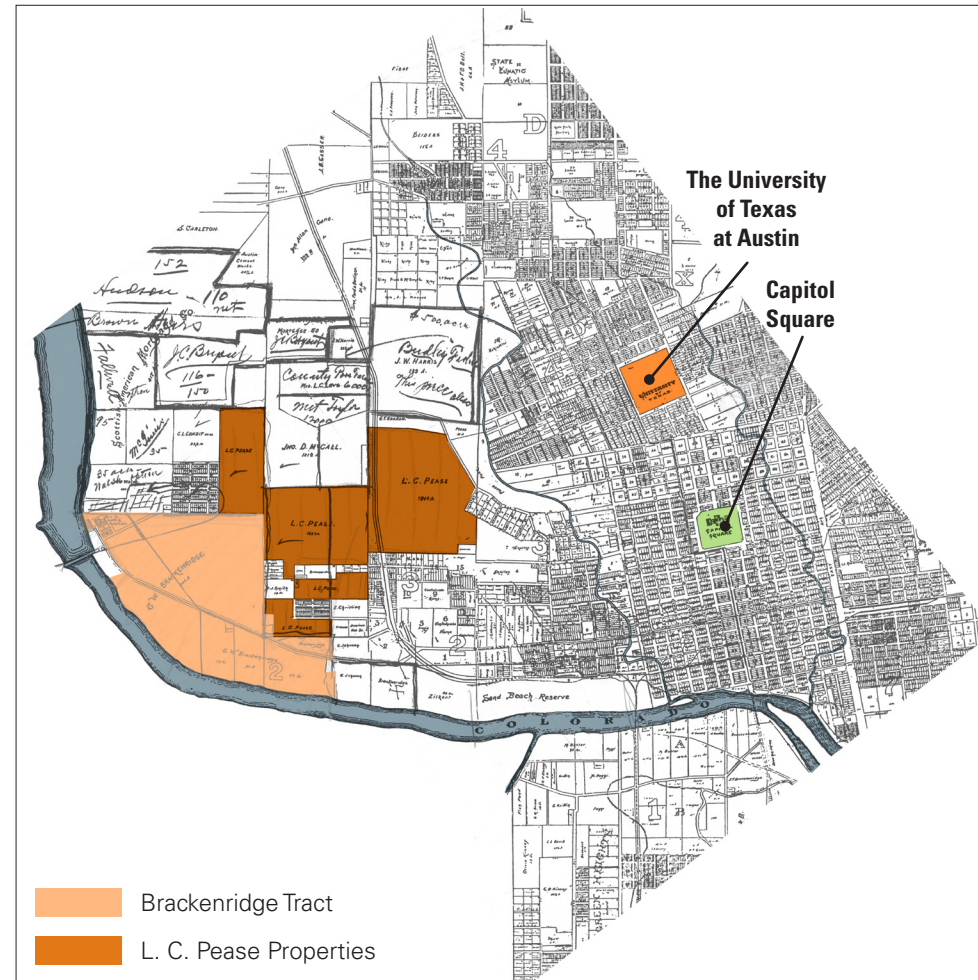
Brackenridge Tract

- 1922** Ice Cream shop opens on Dam Boulevard.
- 1924** Board of Regents and the Austin Municipal Golf and Amusement Association enter into 25-year lease for golf course and considers use of land as a game sanctuary by contract to the Texas Game, Fish, and Oyster Commission, which is ruled against by Attorney General.



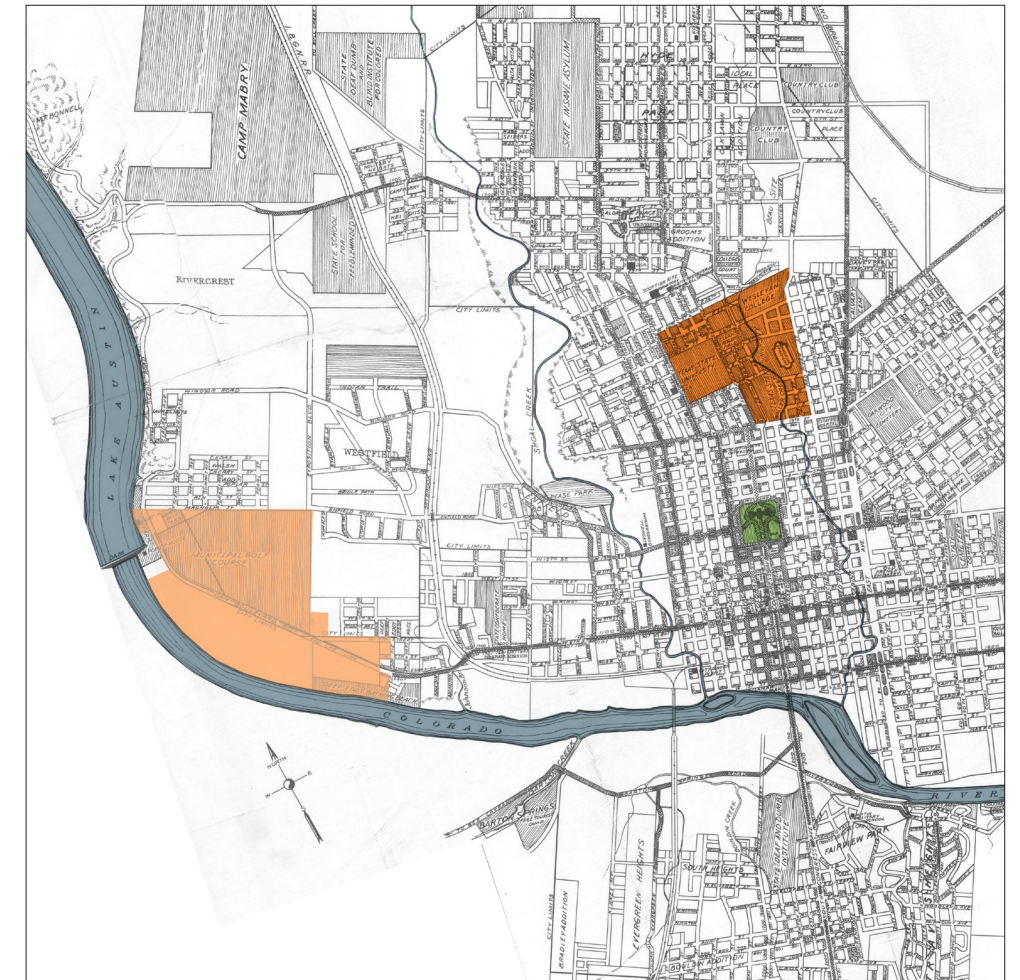
Map of the City of Austin, 1909

Source: Copyright© 1964, Walter E. Long



Map of the City of Austin, 1920

Source: Copyright© 1964, Walter E. Long



The City of Austin and Suburbs, 1919, by Dixon B. Penick, Civil Engineer, Austin, Texas.

Source: Courtesy of the Texas State Library and Archives Commission

1936 THE MODERN ERA

City of Austin

- 1937** Dam repairs start.
- 1940** LBJ and others orchestrate a rebuilding of dam named Tom Miller Dam (after Mayor).
Tom Miller Dam dedicated.
- 1982** State Highway Loop 1 was completed from U.S. 183 to Capital of Texas Highway in unused portion of Missouri-Pacific Railroad (MoPac) right-of-way.

Brackenridge Tract

- 1937** Lease for golf course is assigned to City of Austin and extended to 1987.
- 1939** Approximately 1 acre is leased to W. W. Bennett for boat dock facility (Boat Town of Austin).
- 1941** Easement is granted to City of Austin for approximately 1 1/3 acre for access from Lake Austin Boulevard (then called Dam Boulevard) to a City-owned Tract on the river used by LCRA (expired in 1961, but not reclaimed).
- 1946** Married student housing is provided by placement of former military barracks on the Tract.
- 1948** Right-of-way is given to City for low water bridge and approaches 900 feet downstream of Tom Miller Dam.
- 1950** 50-foot easement is given to City for municipal pier or dock south of Boat Town and lease for adjoining Tract for park and recreational purposes.
Shorty's Lakeview Inn opens on Lake Austin Boulevard.
- 1951** 66-foot right-of-way is provided to City for construction of Exposition Boulevard (Enfield to Lake Austin).
- 1952** Study is done by U.T. Austin Business Manager of long-range development use of Tract for commercial, residential, or other use.
- 1953** 4.4 acres are furnished to LCRA for storing poles, wires, cables, and other electrical equipment (part of City's lease for golf course, but never used for golf).
- 1954** Boat Town site is considered for Texas Union Annex.
- 1956** Regents decide to terminate 75 leases for residences along Lake Austin Boulevard.
- 1958 - 1961** Houses along Lake Austin Blvd. demolished, pastures abandoned.
- 1959** University and LCRA agree to permit West Austin Optimist Club to build a Little League baseball park on a portion of the 4.4-acre LCRA electrical storage parcel.
- 1961** City releases 11.637 acres of golf course for site for residence for the President of U. T. Austin (not implemented).
Permission is given to City to dredge approximately 4,600

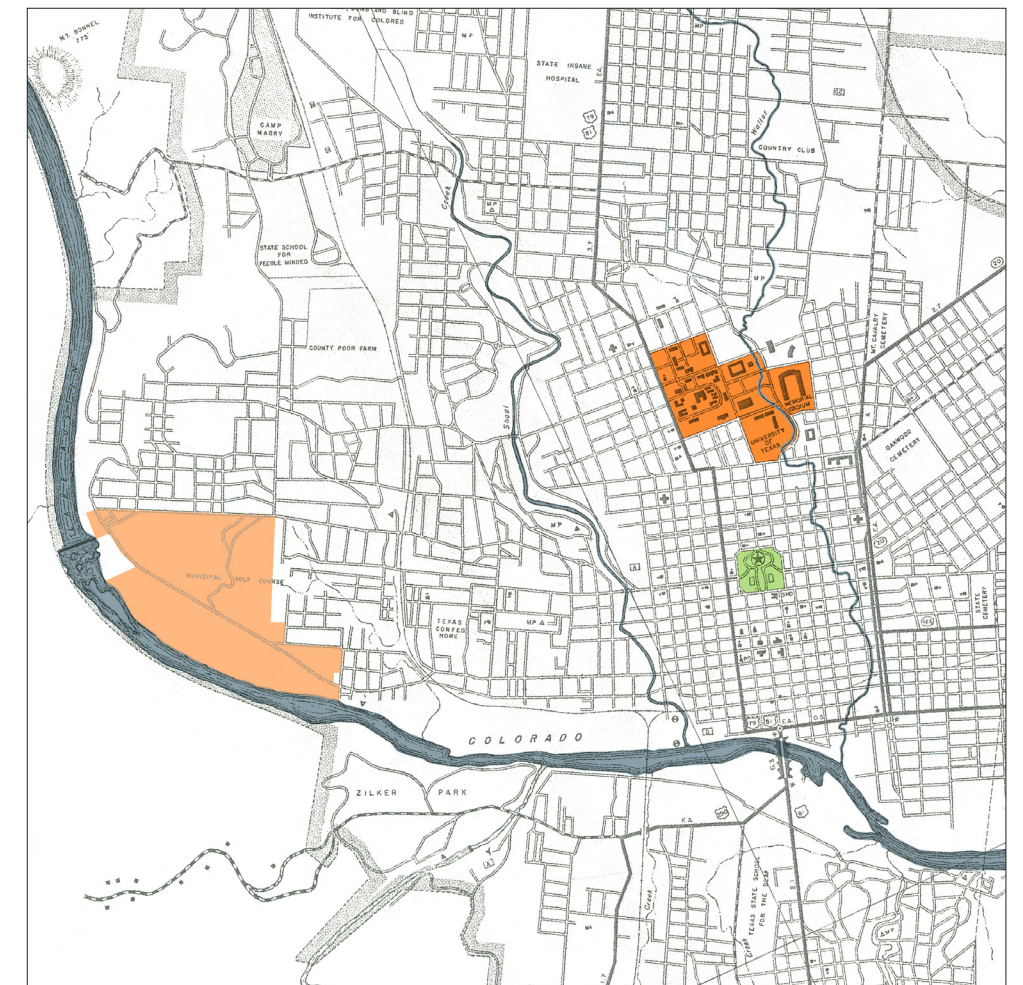
linear feet of the east bank of the river in the Brackenridge area.

Regents ask staff to study golf course lease and possible future uses of Tract.

- 1962** Regents approve setting aside 80 acres for Biological Sciences Experimental Field Laboratory subject to NSF funding.
- 1963** Regents' study concludes that the Tract was too far from the Main Campus or cost-prohibitive to be used for academic purposes or "resident colleges," but should be reserved for low-cost student housing, athletic and recreational grounds, for research, support, and non-academic facilities that would be used by sizeable numbers of students and faculty.
- 1964** It is reported at Regents meeting that Ruth Carter Johnson is working on a master plan.
- 1965** Construction begins for Brackenridge Field Laboratory reduced program on 80 acres.
Board authorizes construction of Colorado Apartments.
Board authorizes construction of U. T. Austin Housing and Food Service warehouse, a storage and shop building for the married students housing, and a fenced outdoor storage area on the Tract.
Study to relocate intercollegiate athletic facilities from Main Campus determines Brackenridge Tract not feasible.
- 1966** Reversionary interest held by the public free schools of Jackson County is purchased.
Brackenridge Field Laboratory ponds, roads, buildings, boathouse are constructed.
- 1968** Regents give City easements for water line and extension of Stratford Drive (Rollingwood to Redbud Trail).
- 1969** Boat Town site is considered a second time for Texas Union Annex; Regents postpone decision until use study of entire Tract could be done.
Tract Boundary Survey is completed by Metcalfe Engineering.
- 1977-1978** Leases are given to Safeway (now Randalls) and for LCRA Headquarters (13 acres).
- 1980s** Brackenridge Field Laboratory aviaries are added.
- 1983-1987** Lease is given to 7-Eleven and to City for 2901 Enfield Road parcel
- 1984** Brackenridge Apartments are constructed.
- 1987** Brackenridge Field Laboratory adds first concrete fish ponds.
- 1988** Lease is given to West Austin Youth Association [original in 1980].
- 1989** The University of Texas Board of Regents and the City of Austin enter into the Brackenridge Development Agreement, which governs the use of property for non-university uses.
- 1990s** 78-acre Stratford Tract is sold (3 separate transactions); 12-acre Conservation area is given to the City.

1990-1995 Lease for 13.208 acres is given to LCRA. Leases are given to Heidi's German Bakery, Oyster Boat Town Landing, Gables NW Texas, CVS Pharmacy.

- 1997** Brackenridge Field Laboratory constructs new greenhouse east of laboratory building.
- 2001** New underground electrical system is installed throughout area.
- 2007** The University of Texas System Board of Regents appoints the Brackenridge Tract Task Force.
- 2008** The University of Texas Board of Regents selects team to develop Conceptual Master Plans for Development.

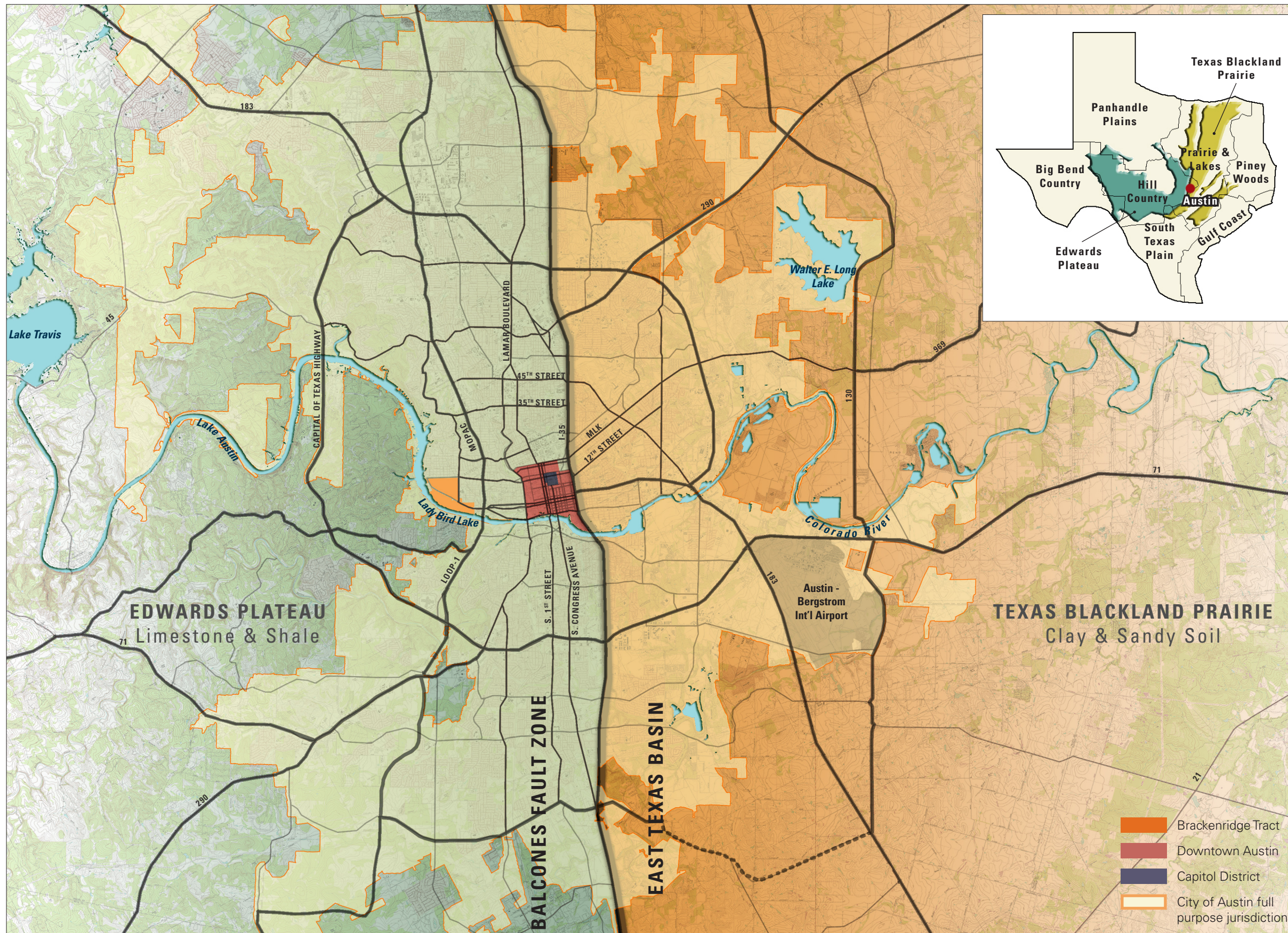


Map of the City of Austin, 1940

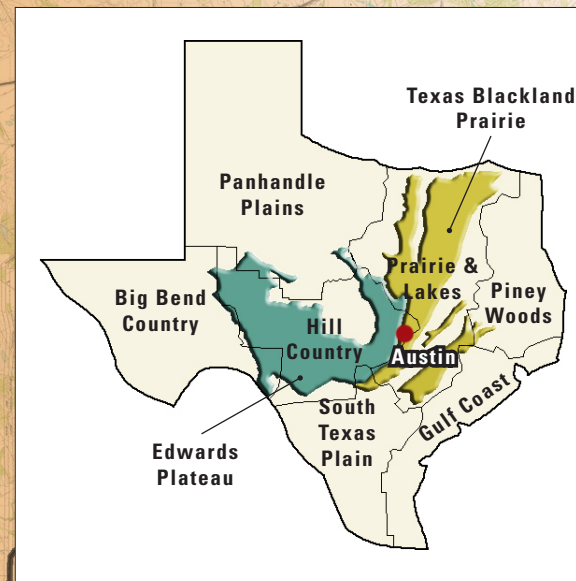
Source: Courtesy of the Texas State Library and Archives Commission

HISTORY





Geological zones



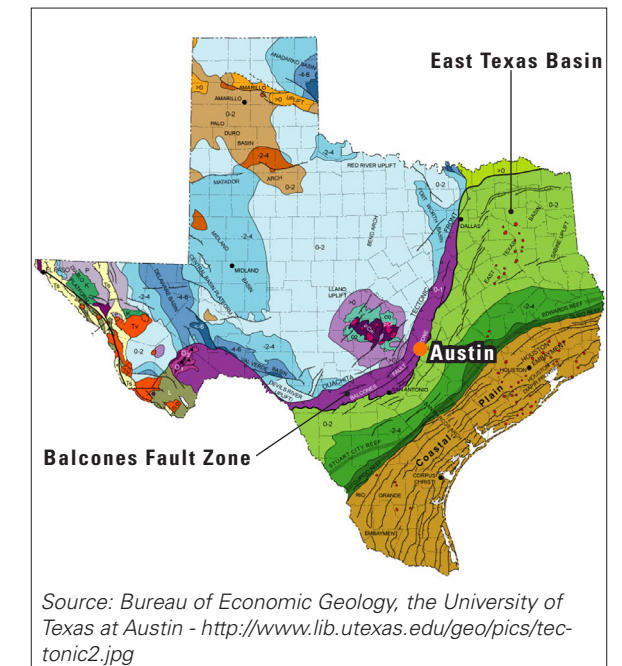
1.3. GEOLOGY AND NATURAL SYSTEMS

The Brackenridge Tract is located:

- where Lake Austin and Lady Bird Lake meet;
- where Hill Country changes to Blackland Prairie;
- where Edwards Plateau changes to Gulf Coast Plain; and,
- where Live Oak- Ash Juniper habitat meets the urbanized city edge.

1.3.1. GEOLOGICAL ZONES

The Brackenridge Tract is located at the conjunction of two geologies: the Edwards Plateau and the Texas Blackland Prairies, where limestone and shale change to clay and deep sandy soils, and the Balcones Fault shears against the East Coastal Basin. Plant and wildlife communities that are present on the site exhibit the characteristics of both regions, making the site remarkable and valuable.

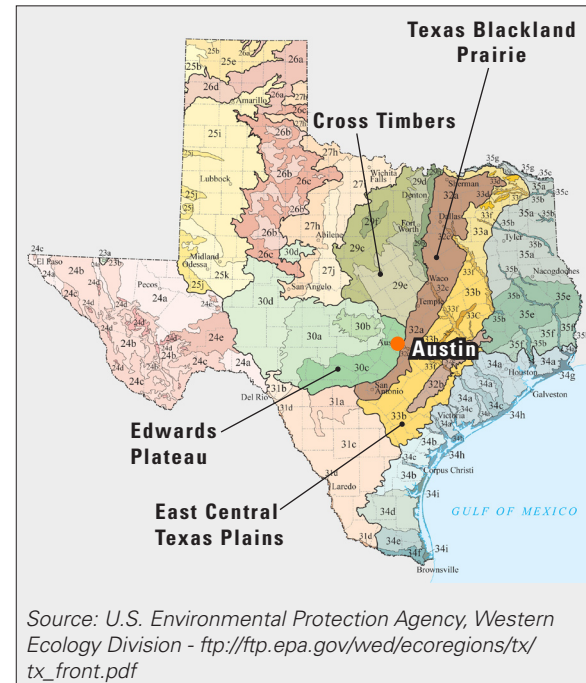
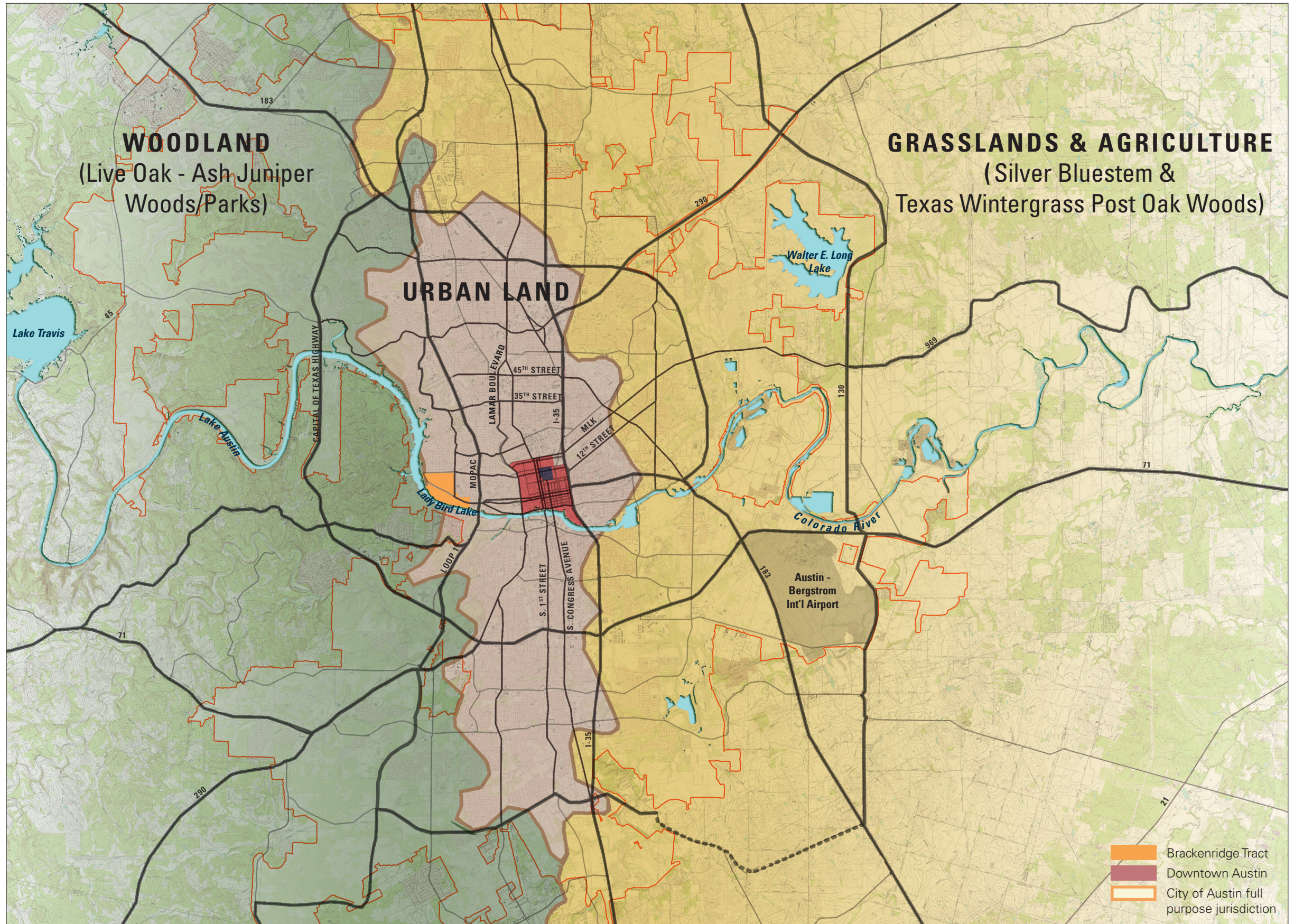


Tectonic map of Texas

GEOLOGY AND NATURAL SYSTEMS

1.3.2. ECOLOGICAL ZONES AND VEGETATION

Austin is located where two contrasting ecologies meet: Balcones Canyon live oak and ash juniper woods frame the city's western urban edge, while silver bluestem/wintergrass and agricultural land extend to the east. The Brackenridge Tract preserves existing remnant woods from both ecological zones.



Source: U.S. Environmental Protection Agency, Western Ecology Division - ftp://ftp.epa.gov/wed/ecoregions/tx/tx_front.pdf

Ecoregions of Texas

Ecological zones and vegetation

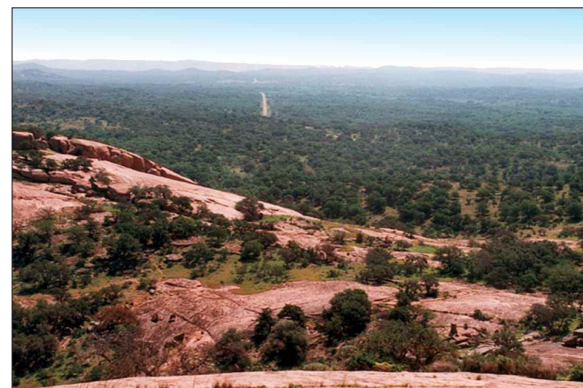
GEOLOGY AND NATURAL SYSTEMS

The greater Austin, Texas metro area is a region of great ecological diversity. There are three ecological communities which bisect the Austin area, which include:

- Edwards Plateau - located in western Travis County
- Texas Blackland Prairies - located in eastern Travis County
- East Central Texas Plains - located east of Travis County

Edwards Plateau (Ecoregion 30)

This ecoregion is largely a dissected limestone plateau that is hillier to the south and east where it is easily distinguished from bordering ecological regions by a sharp fault line. The region contains a sparse network of perennial streams. Due to karst topography (related to dissolution of limestone substrate) and resulting underground drainage, streams are relatively clear and cool in temperature compared to those of surrounding areas. Soils in this region are mostly Mollisols with shallow and moderately deep soils on plateaus and hills, and deeper soils on plains and valley floors. Covered by juniper-oak savanna and mesquite-oak savanna, most of the region is used for grazing beef cattle, sheep, goats, exotic game mammals, and wildlife. Hunting leases are a major source of income. Combined with topographic gradients, fire was once an important factor controlling vegetation patterns on the Edwards Plateau. It is a region of many endemic vascular plants. With its rapid seed dispersal, low palatability to browsers, and in the absence of fire, Ashe juniper has increased in some areas, reducing the extent of grassy savannas.



The Llano Uplift contains rocks that are distinctly different from surrounding areas on the Edwards Plateau. Exposed pink crystalline granite, such as Enchanted Rock south of Llano, forms domelike hills that often contain unique plant communities.



The dissected southeast portion of the Edwards Plateau is an area of canyonlands with a diversity of flora and fauna. The Cretaceous-age Glen Rose Limestone provides abundant water through seeps, springs, and cool, clear streams that support the deciduous woodland and associated wildlife.
Photo: @ Carlo Abbruzzese

Texas Blackland Prairies (Ecoregion 32)

The Texas Blackland Prairies form a disjunct ecological region, distinguished from surrounding regions by fine-textured, clayey soils and predominantly prairie potential natural vegetation. The predominance of Vertisols in this area is related to soil formation in Cretaceous shale, chalk, and marl parent materials. Unlike tallgrass prairie soils that are mostly Mollisols in states to the north, this region contains Vertisols, Alfisols, and Mollisols. Dominant grasses include little bluestem, big bluestem, yellow Indiangrass, and switchgrass. This region now contains a higher percentage of cropland than adjacent regions; pasture and forage production for livestock is common. Large areas of the region are being converted to urban and industrial uses. Typical game species include mourning dove and northern bobwhite on uplands and eastern fox squirrel along stream bottomlands.



Less than one percent of the original vegetation remains in the Texas Blackland Prairies, scattered in several small parcels across the region. A transitional prairie type at the western edge of the region is shown here. These remnant prairies contain imperiled plant communities and provide habitat for many bird species and other fauna. Restoration activities in some of the protected prairies include prescribed burning, haying, and bison grazing.
Photo: @ Lee Stone, City of Austin



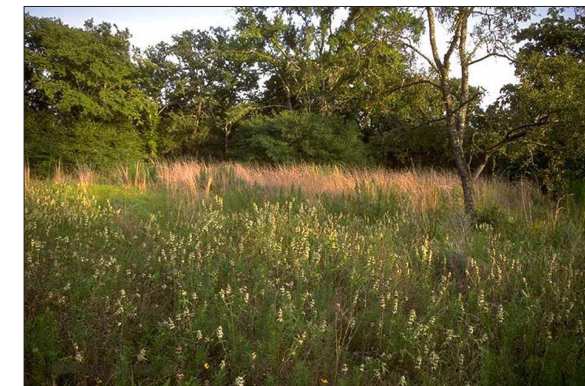
Cropland and pasture along with more urban uses have transformed the Texas Blackland Prairies. The former tallgrass prairies, once dominated by yellow Indiangrass, little bluestem, and big bluestem, now grow grain sorghum, corn, wheat, and hay crops.
Photo: @ NRCS

East Central Texas Plains (Ecoregion 33)

Also called the Post Oak Savanna or the Claypan Area, this region of irregular plains was originally covered by post oak savanna vegetation, in contrast to the more open prairie-type regions to the north, south, and west, and the pine forests to the east. The boundary with the South Central Plains (Ecoregion 35) is a subtle transition of soils and vegetation. Soils are variable among the parallel ridges and valleys, but tend to be acidic, with sands and sandy loams on the uplands and clay to clay loams in low-lying areas. Many areas have a dense, underlying clay pan affecting water movement and available moisture for plant growth. The bulk of this region is now used for pasture and range.



Alternating bands of post oak woods or savanna on areas of sandy soil and blackland prairies on more clayey soils typify the landscape pattern of the East Central Texas Plains.
Photo: @ James R. Manhart, Texas A&M University

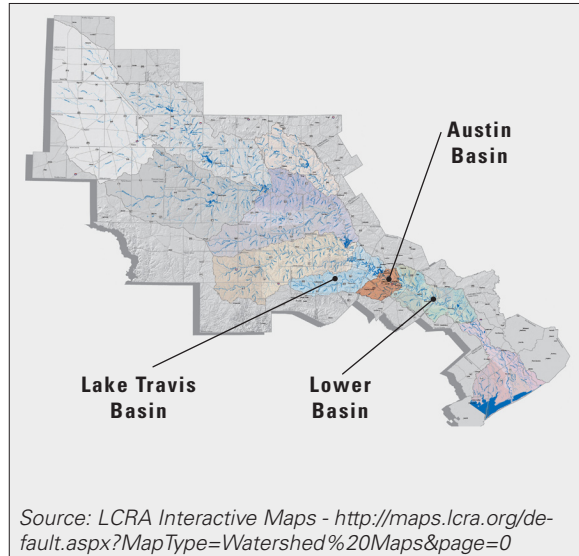


A small prairie opening within some post oak woods in the northern part of East Central Texas Plains (Ecoregion 33b: Southern Post Oak Savanna). Although post oaks predominate, the woods can contain other trees, such as blackjack oak, black hickory, and eastern red cedar.
Photo: @ James R. Manhart, Texas A&M University

Source: EPA - Ecoregions of Texas, http://ftp.epa.gov/wed/ecoregions/tx/tx_front.pdf

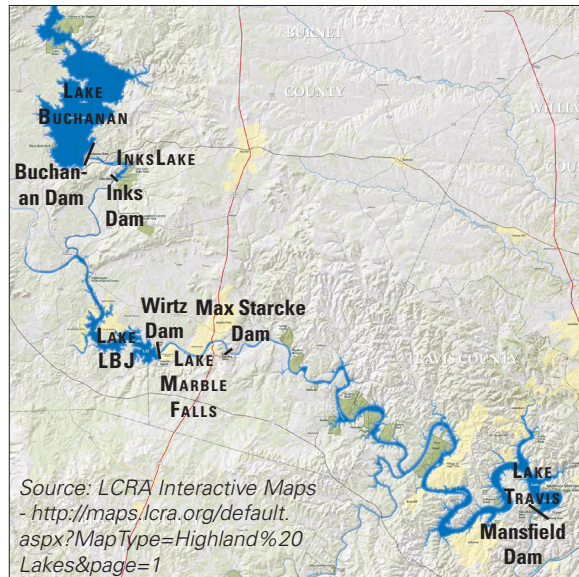
1.3.3. EDWARDS AQUIFER AND WATERSHEDS

Within the Austin metropolitan region, the Edwards Aquifer recharge/contributing zone is recognized as a valuable environmental resource to be protected. The Brackenridge Tract has the opportunity to set the standard for sustainable, "green" design infill projects.



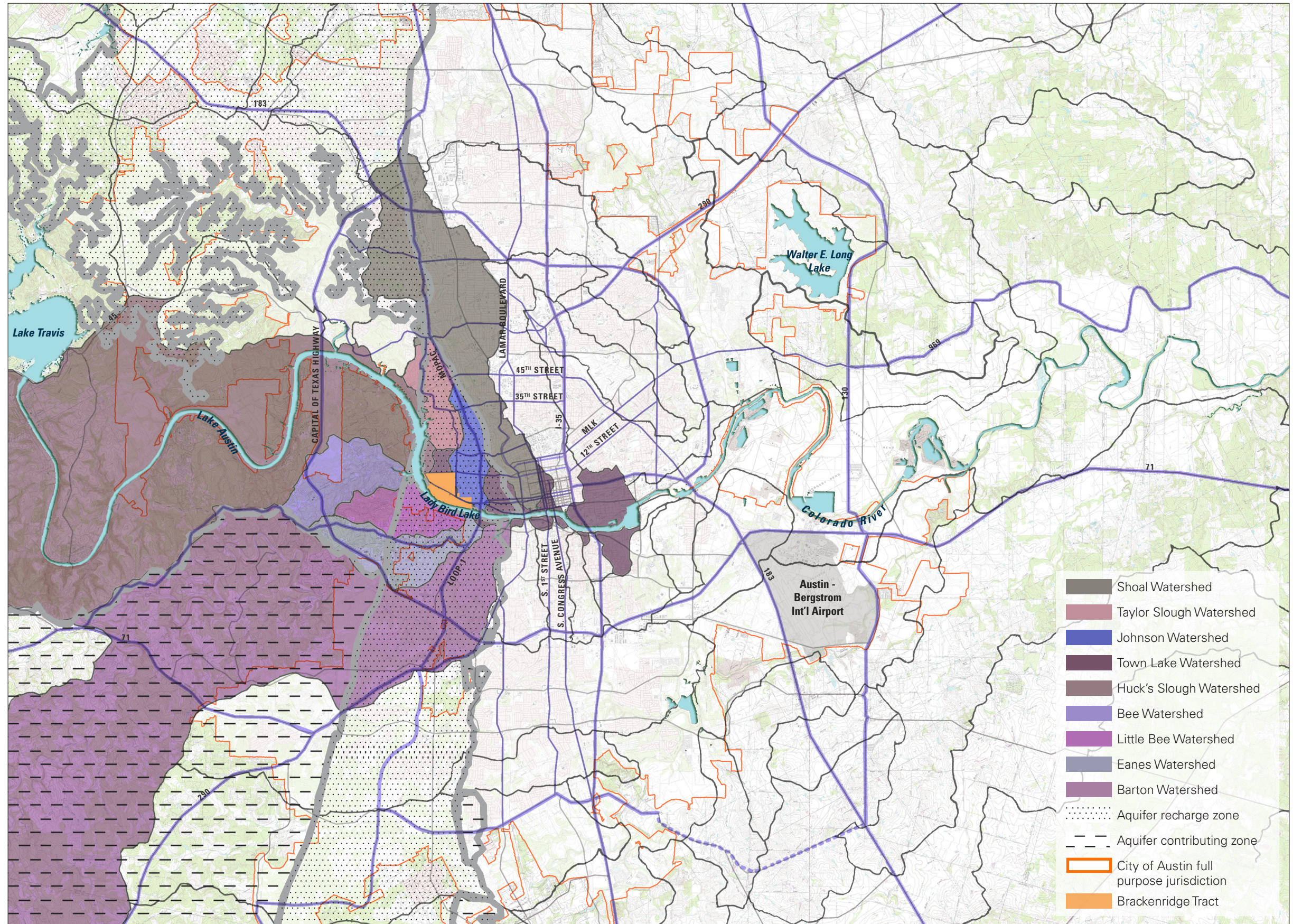
Source: LCRA Interactive Maps - <http://maps.lcra.org/default.aspx?MapType=Watershed%20Maps&page=0>

Colorado River basin watersheds



Source: LCRA Interactive Maps - <http://maps.lcra.org/default.aspx?MapType=Highland%20Lakes&page=1>

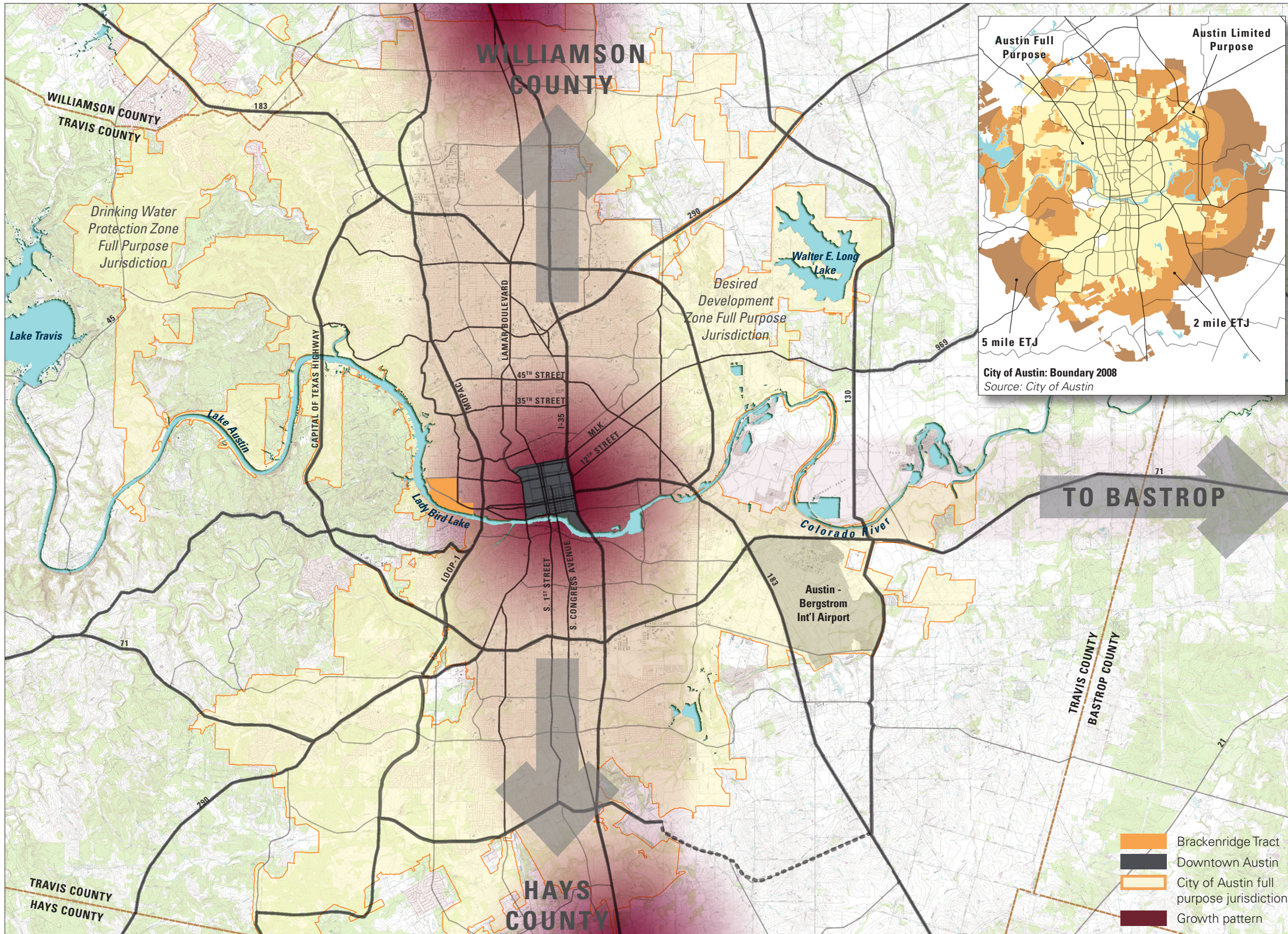
LCRA's Dams and the Highland Lakes



Edwards aquifer and watersheds

GEOLOGY AND NATURAL SYSTEMS





Urban growth patterns

1.3.4. URBAN GROWTH PATTERNS AND BOUNDARY CONTROLS

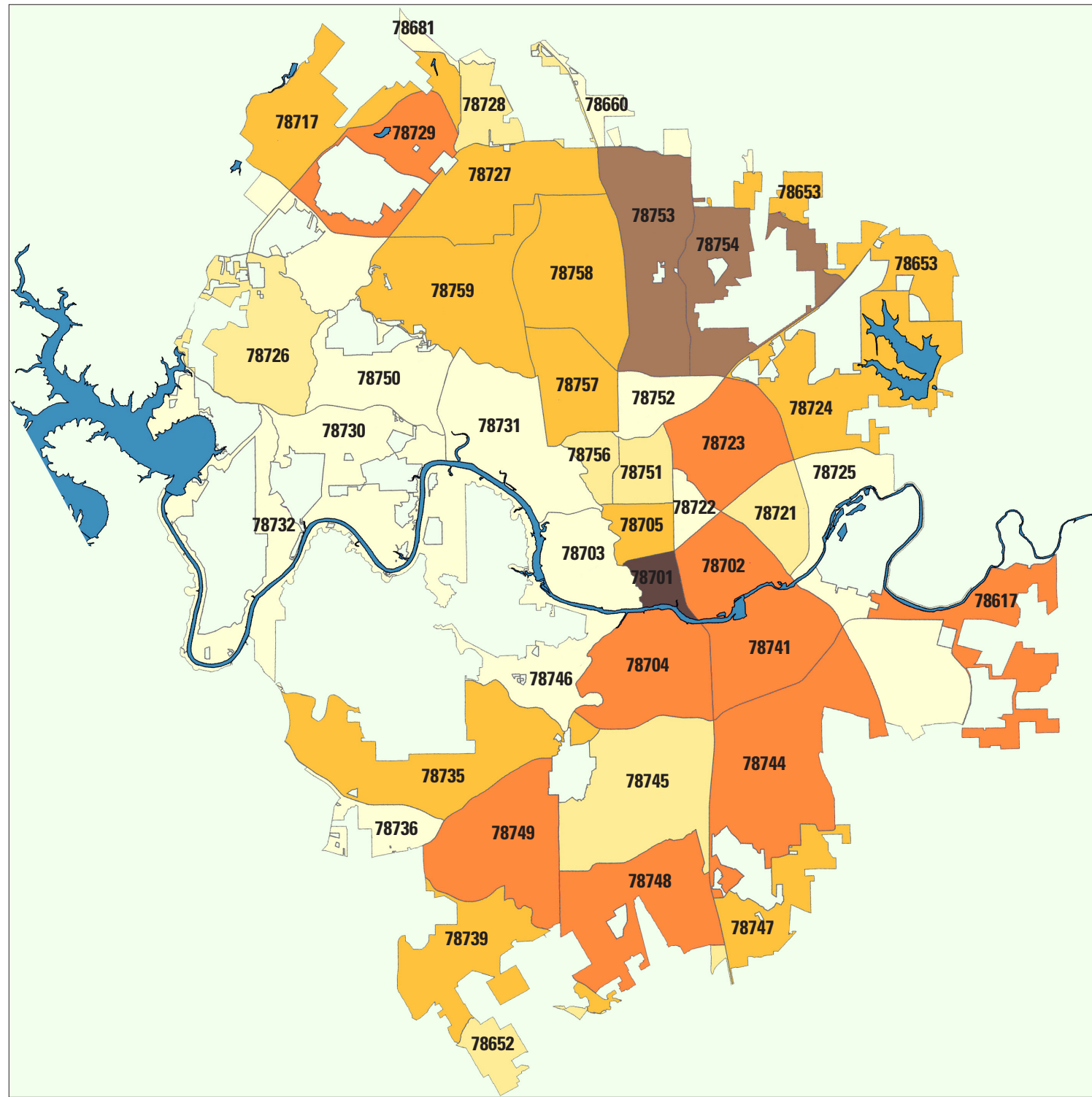
URBAN GROWTH PATTERN

Austin and the surrounding Central Texas region are experiencing sustained, rapid growth in population, employment, and land area affected by development. The City of Austin has grown from a population of 465,000 in 1990 to over 650,000 people in 2000. By 2010, Austin's population is projected to reach 800,000, an increase of almost 19,000 people annually.

Regional projections are even more dramatic; Hays, Travis and Williamson Counties' combined 2000 population of 1.16 million is projected to increase to over 1.4 million by 2010.



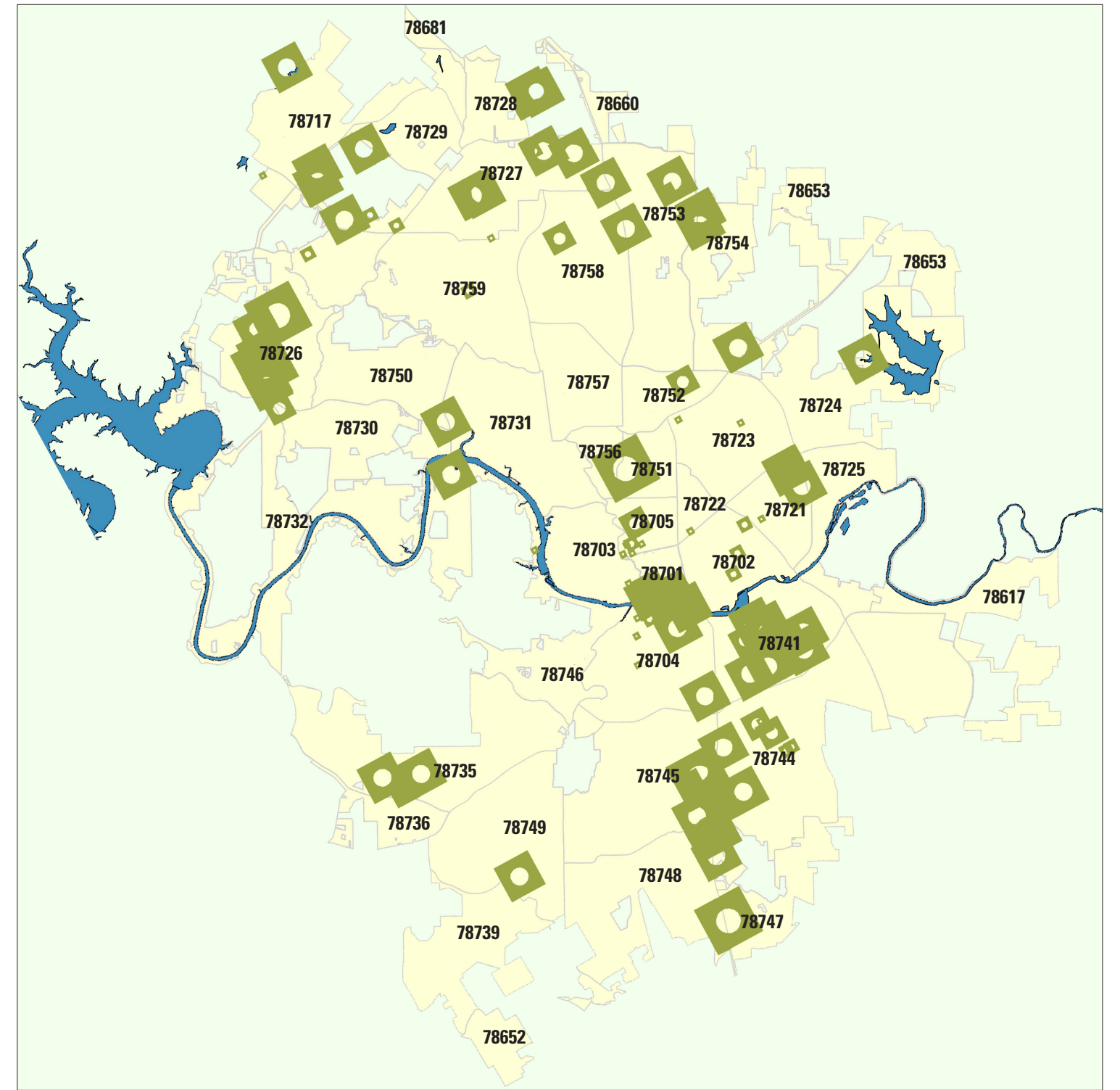
Surrounding counties - Source: City of Austin



20,000+ persons
 15,000 to 20,000
 10,000 to 15,000
 5,000 to 10,000
 2,500 to 5,000
 < 2,500

Population growth: City of Austin area, 2000 to 2020, projected by zip code. The Brackenridge Tract adjoins areas of the highest projected growth by 2020.

Source: Department of Planning, City of Austin, October 2004.

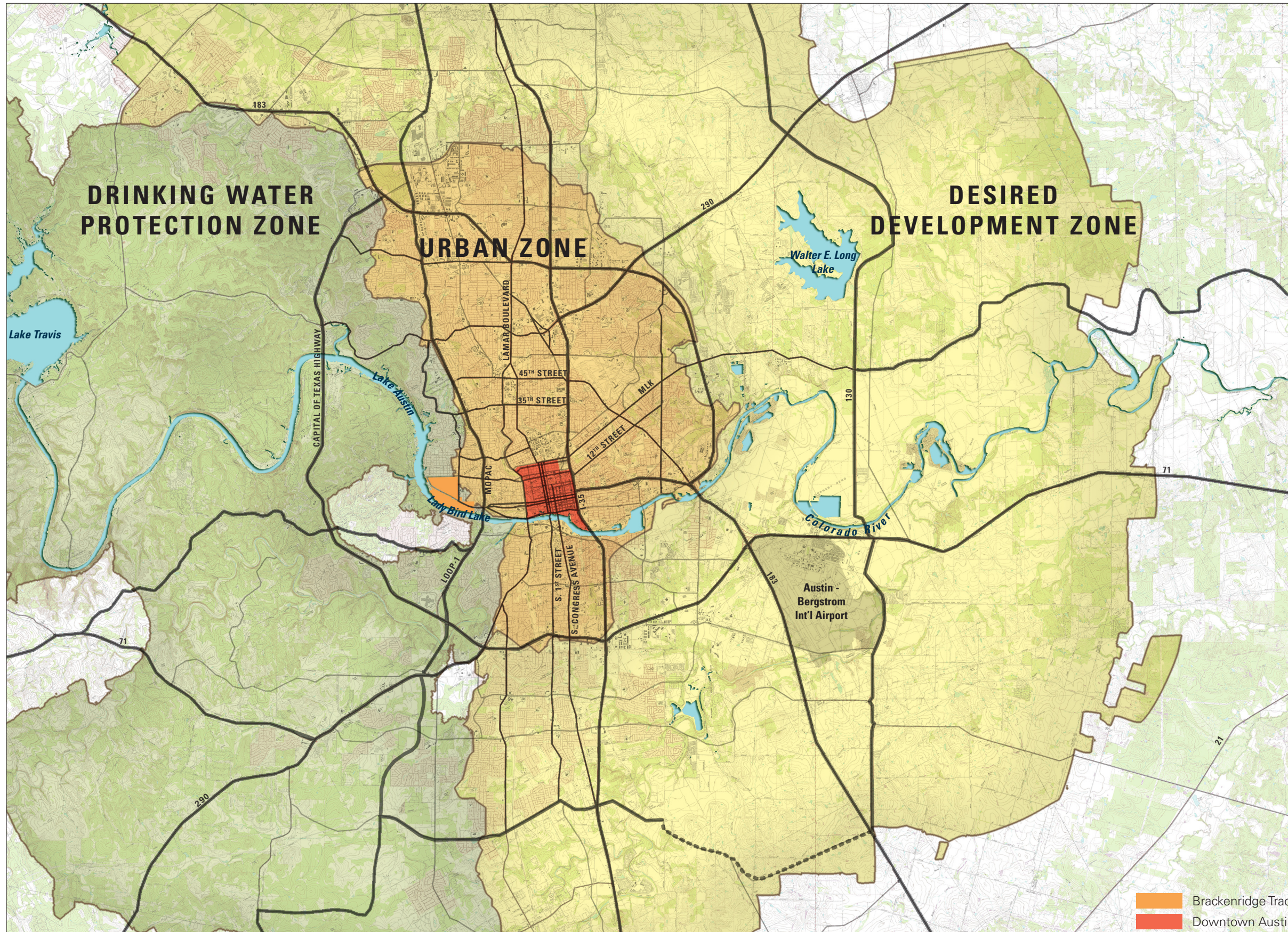


500+ units
 200 to 500 units
 100 to 200 units
 50 to 100 units
 < 50 units

New multifamily projects: within the Austin area, January 1, 2000 through October 1, 2004. The Brackenridge Tract adjoins locations with some of the greatest number of new multi-family projects within the Austin region between 2000 and 2004.

Source: Department of Planning, City of Austin, October 2004.

GEOLOGY AND NATURAL SYSTEMS



URBAN GROWTH CONTROL

Appropriate infill development of the Brackenridge Tract can stem the outward expansion of lower density development along Austin's fringes and reinforce the sustainable urbanization of its core.

"Between 2000 and 2005, the population of Austin grew at an average annual rate of 3.54 percent. For the past 100 years, through droughts, floods, depression, real estate booms, and high-tech busts, this growth rate has remained remarkably consistent, resulting in a doubling of the population every 20 years. Applying a 3.5 percent annual growth rate through 2035 predicts the population will grow from 925,000 to over 2.5 million people in that time frame. If the average population density remains at its current 2.3 people per acre, 450,000 new acres of virgin land will have to be developed, more than the 402,000 acres currently within Austin's city limits and extraterritorial jurisdiction."

Drinking Water Protection Zone

- Community goal: limit growth
- Percent of total area: 37.2%
- 2005 persons per acre: 2.3
- 2000-2005 growth rate: 4.8%
- 30-year target growth: 1.5%
- 2035 target persons per acre: 4.5
- Land use strategy: transfer of development rights

Urban Zone

- Community goal: encourage growth while preserving neighborhoods
- Percent of total area: 9.6%
- 2005 persons per acre: 8.9
- 2000-2005 growth rate: 0.9%
- 30-year target growth: 2.0%
- 2035 target persons per acre: 16.1
- Land use strategy: neighborhood area planning process

Desired Development Zone

- Community goal: promote sustained growth
- Percent of total area: 53.2%
- 2005 persons per acre: 2.2
- 2000-2005 growth rate: 5.3%
- 30-year target growth: 5.0%
- 2035 target persons per acre: 9.8
- Land use strategy: 7 new town centers

Urban growth zones: 2035 Sustainable City Initiative

Source: Austin's 2035 Sustainable City Initiative by Cid Galindo - <http://www.cidgalindo.com/SustainableCity.pdf>

Source: Austin's 2035 Sustainable City Initiative by Cid Galindo - <http://www.cidgalindo.com/SustainableCity.pdf>



1.4. OPEN SPACE

Open Space is a term typically used to describe public open land for active or passive use. There are a number of open spaces in the form of state parks, county parks, city parks and private land which are open to the public in the Austin metropolitan region. Most publicly accessible open space in the urban core of Austin is owned and operated by the City of Austin.

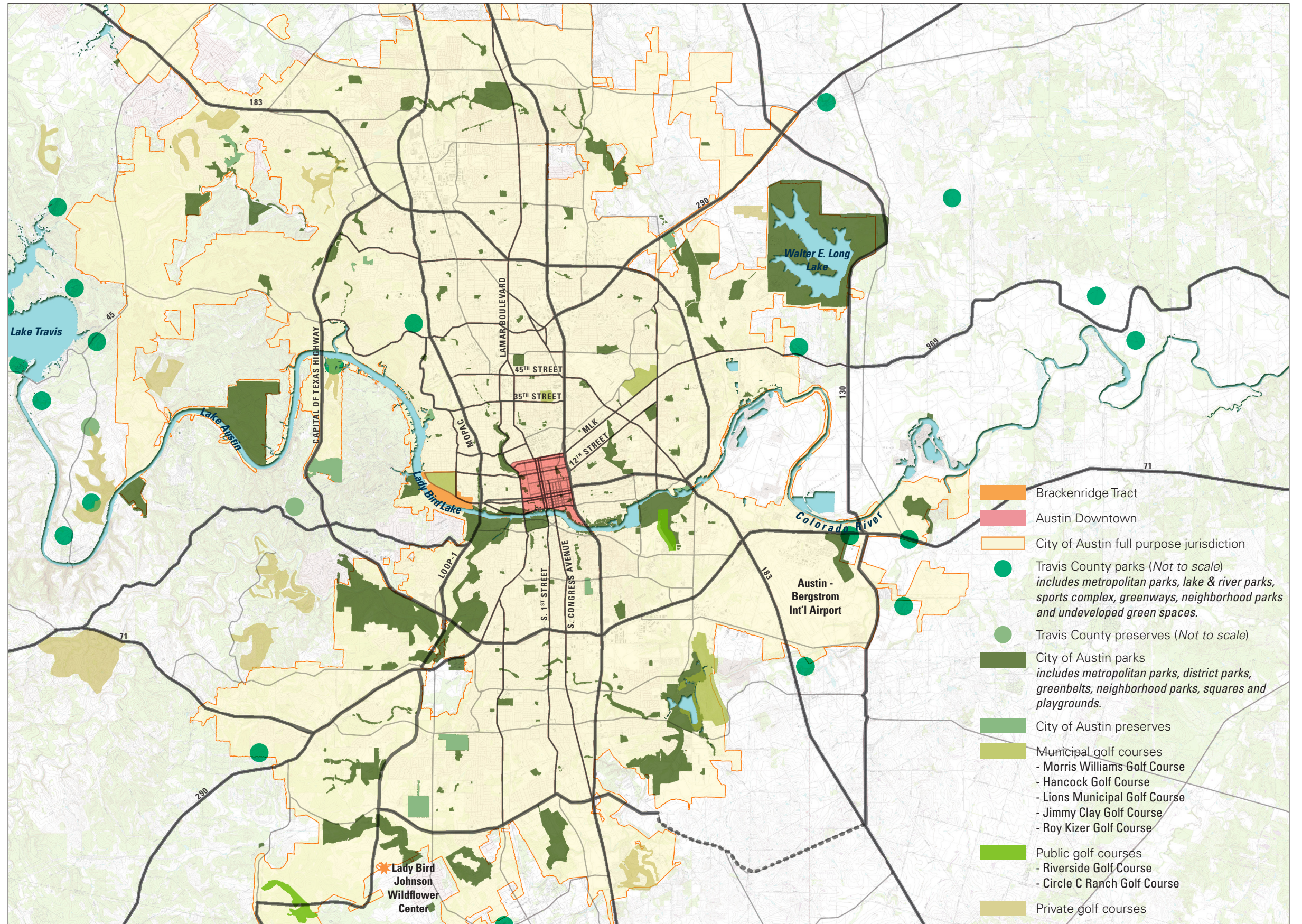
The City of Austin defines Open Space as "an outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, excluding parking facilities, driveways, utility, and service areas." One important component of open space is the ability for the public to access it. A distinction must be made between usable open space that is accessible to the general public and land that is open and undeveloped or private, and therefore not accessible to the general public.

1.4.1. REGIONAL PARKS AND OPEN SPACE

Within the Central Texas Region, there are a variety of outdoor destinations open to the public. Some of these areas include state parks, county parks, city parks, and areas on private lands.

State Parks

The Texas Parks and Wildlife Department maintains many state parks in the Austin region, specifically six of which are within or around an hour drive from downtown Austin. Those parks are the McKinney Falls State Park (744 acres), Pedernales Falls State Park (5,212 acres), Bastrop State Park (5,926 acres), Buescher State Park (1,017 acres), Lockhart State Park (264 acres), and the Monument Hill/Kreische Brewery State



Regional parks and open space

OPEN SPACE





County Park: Hamilton Pool Nature Preserve

Source: www.flickr.com, photo @ Ross Abel



State Park: McKinney Falls

Source: www.flickr.com, photo @ Jim McCulloch



Metropolitan Park: Emma Long



LCRA: West Cave Preserve

Historic Site (40 acres). Parks owned and operated by the State require a fee for entry between \$2 and \$4 dollar per day for persons 13 years and older. The state parks within the Austin area all are in a natural setting and have similar programs, which generally include camping, picnicking, hiking, wildlife observation, fishing, bird watching and biking. Some parks, such as the Pedernales Falls State Park, provide river swimming and tubing.

County Parks

The Travis County Parks Department oversees 26 parks throughout the county. These parks range in size from 3 acres to over 300 acres and offer residents numerous park activities. The base program of the County parks includes hiking, nature study, picnicking, biking and camping in a natural setting. Some parks, including Bob Wentz Park, offer scuba diving, swimming, sailing and wind surfing on Lake Travis. Entrance fees generally range between \$3 for pedestrians and bicyclists to \$20 for improved camping sites.

LCRA

In addition to the State and County Parks in the area, there are also a variety of parks open to the public on land owned by the Lower Colorado River Authority (LCRA). The LCRA has 40 parks and recreational areas along the Colorado River from the hill country counties of San Saba and Lampasas in the north to Matagorda County on the Gulf of Mexico.

LCRA parks are categorized as developed parks, recreational areas, natural resource areas and river access sites. Developed parks are parks that have amenities, such as docks, boat ramps or trails which are programmed for activity. Recreational areas are much more rustic and unprogrammed than the developed parks. Natural resource areas are protected areas open to the public on a limited basis and lastly, river access sites are un-programmed areas that provide access to the Colorado River for kayaks and canoes. Most of the LCRA parks require an annual permit for purchase on top of entry fees.

1.4.2. CITY: THE GREENBELT, THE NEIGHBORHOOD PARK, THE PRESERVE AND THE CITY PARK

The City of Austin's Park and Recreation Department, also known as PARD, oversees 206 parks, 26 greenbelts and 12 preserves totaling an astonishing land area of 16,682 acres. The City park portfolio ranges between small urban plazas, such as Plaza Saltillo located in East Austin to expansive greenbelts, such as the 772-acre Barton Creek Greenbelt. The inventory of city parks could be narrowed into four basic types: the linear park or greenbelt, the neighborhood park, the preserve, and the city park.

Greenbelt or Linear Park

The greenbelts or linear parks in Austin are located adjacent to existing creeks and waterways for two main reasons – for water quality and flood protection and for recreational purposes. One of the most popular greenbelts in Austin is the Barton Creek Greenbelt which is composed of over 700 acres that extends from southwest Austin, south of the City of West Lake Hills, to Zilker Park and Lady Bird Lake in the downtown area. The main programmatic element of the greenbelt is the 7.9 mile trail that runs adjacent to the creek. Users of the trail can also swim and wade in the creek when the water is running.

Neighborhood Park

Austin is a city of neighborhoods, and each neighborhood has a centrally located neighborhood park that serves the residents, generally within a 1-mile radius of the park. Most neighborhood parks have basic programmatic features, which might include a playscape, a multi-purpose field, picnic area, and benches. Many of the neighborhood parks, for example Reed Park in the Tarrytown neighborhood, provide a community pool for public use during the summer months. Austin's neighborhood parks range in size between 2 and 30 acres.



City parks

- Brackenridge Tract
- Golf course
- Institution
- Public open space (City of Austin)
- Preserve
- Cemetery

OPEN SPACE



Metropolitan Town Lake Park



Pease District Park



Shoal Creek Greenbelt



Hancock Golf Course

The Preserve

PARD's goal for Austin's nature preserves is to provide "sanctuaries for native plants, native animals and unique natural features. They provide educational and scientific opportunities for the people of Austin." There are a variety of preserves which are open to the public, but some require a reservation for educational groups. There are 12 preserves under the jurisdiction of the city of Austin's park department.

City Park

There are a number of larger city-wide parks that serve the general population of Austin. One of the most notable city parks is Zilker Park, located south of downtown on the shores of Lady Bird Lake. Zilker Park's 355 acres consist of numerous fields, a playground with running train (the Zilker Zephyr), picnic areas, pavilions, a municipal swimming hole (Barton Springs), 1.5 miles of trails, a disc golf course, concessions, restrooms, and parking facilities.

The City of Austin's park inventory exceeds the national standard of 10 acres of open space per every 1000 residents with a current park acreage-to-person ratio of 23 acres per 1000 people, making it the highest in the State of Texas. The City's goal is to increase this ratio to 24 acres per 1000 people. In addition, the City's Park and Recreation Department has the goal to provide a park within one mile of every resident in the urban area of Austin.

In addition to the city of Austin's Park and Recreation, the Families and Children's Task Force published a recommendation in July 2008 to increase the City's goal of providing one park within a one mile distance to providing, by 2018, "a park or public green space within a quarter mile radius of all existing and planned housing located in the urban core, and a half-mile radius for all other parts of the city." This may be considered in PARD's updated Long Range Plan.

Golf Courses

The City of Austin has approximately 28 golf courses in the greater metropolitan area. Among the 28 courses, five golf courses are owned and operated by the City of Austin's Park and Recreation Department (PARD). These courses include the Hancock Golf Course, located at 811 East 41st Street; the Jimmy Clay Golf Course and the Kizer Golf Course; both located in southeast Austin, south of Ben White Boulevard and east of I-35; Morris Williams Golf Course, located in east Austin, adjacent to the Mueller community; and lastly, The Lions Municipal Golf Course, located in West Austin on the Brackenridge Tract. The rates vary slightly, but generally do not exceed \$23 dollars for a round of golf. In addition to the five municipal golf courses, there are also a number of both public (approximately 9 courses) and private golf courses (approximately 14 courses) in the Austin area. Rates for these courses range from the municipal cost to over one hundred dollars for a round of golf.

TOWN LAKE HIKE AND BIKE TRAIL

Town Lake Trail is a 10-mile hike and bike trail located along the shores of Lady Bird Lake in downtown Austin. The trail's meandering path travels along both the north and south side of the lake and connects to a number of city parks, such as Zilker Park and Auditorium Shores, and the downtown central business district and surrounding neighborhoods. The trail also connects other trails, such as the Barton Creek Greenbelt trail to the south and the Johnson Creek trail to the north. The trail's northwestern terminus is adjacent to the Brackenridge Tract at Eilers Park. It has been expressed by the public and other groups, that there is an opportunity to bring the trail up through the Brackenridge Tract. This potential trail has the ability to link the entire Town Lake Trail to Red Bud Island, the Walsh Boat Landing on Lake Austin and to west Austin neighborhoods.



Town Lake Hike and Bike Trail - Source: City of Austin Parks and Recreation Department - http://www.ci.austin.tx.us/parks/downloads/tlake_kiosk.pdf



OPEN SPACE



1.4.3. OPEN SPACETYPES / PRECEDENTS

In their 1998 Long Range Plan for Land and Facilities, the City of Austin's Park and Recreation Department identifies five (5) park categories: Neighborhood Park, District Park, Metropolitan Park, Greenbelt, and Special Park. In the context of the Brackenridge site and its location in West Austin, we have collected information on the following open space categories, which may or may not fall within the PARD categories, but are applicable to an open space system considering the scale and setting of the 350-acre Brackenridge Tract.

Neighborhood Park

The neighborhood park is the recreation foundation of the park's system, serving a recreational and social purpose for an immediate area, and responding to the demographics and cultural composition of the community. The size of a neighborhood park ranges between 2 to 30 acres. The service area of a neighborhood park is between ¼ mile (preferred) to one mile (City of Austin goal) and is unobstructed by major roads or other physical barriers¹, therefore close enough to allow access by foot or bicycle. School parks are used in the City of Austin as neighborhood parks, with limited use, to provide recreational and social opportunities in built areas of the City where park sites were not secured in advance².

The program of a neighborhood park should bring people together to socialize and recreate close to home. Amenities should be tailored to multiple age groups, and should be a balance between passive and active recreation. Neighborhood parks do not provide a parking facility, since users of the park typically walk or bike in close proximity. Some potential programming elements might include:

- Open informal lawn area or play fields for informal recreation
- Play area/playscape for multiple age groups
- Active recreation courts, such as basketball court, volleyball court and/or tennis court
- Internal trail loop with access from streets, or potentially from a nearby community trail
- Pavilion or picnic area for social gatherings
- General park amenities, such as benches, bike rack, water fountains, trash receptacles, and lighting
- Landscaping which might include both ornamental plantings near high use areas and entrances, and naturalized landscaping adjacent to storm water systems or low use areas
- Limited parking, most parking should be street parking

Precedents:

Mueller Neighborhood Park, Austin, TX
Suntree Park, Austin, TX
Zilker Neighborhood Park, Austin, TX

District Park (or Community Park)

A Community Park serves a broader demographic than a neighborhood park. The focus of these parks should be to provide community-based recreational needs, preserve unique landscapes and provide open space for a number of neighborhoods. The size of a community park typically varies depending on the size of the community that it is serving (several neighborhoods to an entire region), but typically range between 20 to 40 acres. The City of Austin, in their Long Range Plan, identified community parks to range in size from 31 to 200 acres and serve a 2 mile area. A community park should provide recreational and social needs for a wide-ranging community¹.

The program of a community park should bring people together from the general community. It should include all of the amenities of a neighborhood park, but at a larger scope and scale. Some potential programming elements might include:

- Larger open spaces for both active and passive use
- Open maintained green space
- Extensive looping trail system with trail amenities
- Multiple group picnic facilities, ranging in size to accommodate both small and large gatherings
- Athletic facilities which might include basketball courts, tennis courts, baseball/softball fields, etc
- Restrooms
- Special-use facilities that serve a specific recreational purpose (i.e. dog parks, skateboard park, aquatic center / swimming pool, etc.)
- Parking facility for multiple cars (need to get City requirements)

Precedents:

Pease District Park, Austin, TX
Olmstead Linear Park, Atlanta, GA
Mueller Community Park, Austin, TX
Riverside/waterfront Precedent: Buffalo Bayou, Houston, TX
Trinity River, Dallas, TX
Waterfront Park, Charleston, SC

Greenbelt / Greenway

A Greenbelt is a linear park usually located along rivers, creeks and scenic ravines with a focus on protecting ecological resources. Greenbelts provide passive recreational opportunities, such as walking, hiking, jogging, and biking and ideally serve as alternative transportation links between neighborhoods, parks, schools and other destinations¹. The width of the greenbelt may vary and should provide direct linkages to adjacent neighborhoods, parks and desti-

nations. The program of a greenbelt should provide for passive recreation and a nature experience. Some potential programming elements might include:

- Extensive trail system to provide for walking, hiking, running and biking
- Interpretative and directional signage at key locations
- General park amenities, such as benches, bike racks, water fountains, trash receptacles, and lighting at key locations
- Naturalized minimal landscaping, with no irrigation requirements
- Restroom (composting type) at the trail head
- Parking facility at the trail head

A Greenway is similar in program to a greenbelt, but serves a larger function. Some additional functions of a greenway, aside from recreational purposes, may be wildlife corridors, flood control, preserving water quality, alternative transportation routes with upgraded trail surfaces **.

Precedents:

The Shoal Creek Greenbelt, Austin, TX
Boise Greenbelt, Boise, ID

Special Parks

Special Parks serve a specific function or preserve a natural or historic feature, which may include a nature preserve, art centers, museum, historic landmark, golf course, scenic viewpoint or urban square. Services vary, but typically special parks attract city-wide users.

The program of a Special Park varies depending on the scope and scale of the park, but may include the following elements:

- General park amenities, such as benches, bike racks, water fountains, trash receptacles, and lighting at key locations
- Restrooms
- Parking facility

Community Gardens

Austin is home to 22 public community gardens throughout the downtown area. Community gardening is a source of fresh vegetables and plants for the community, provides neighborhood involvement, and creates a sense of community. Community gardens are typically publicly owned and operated and users must agree to following guidelines:

- Food bank donation requirements
- Organic growing method requirements
- Contributions to maintaining the garden facility
- Agree to maintain and agree that if not maintained, plot is forfeited
- No trees allowed
- No plants or structures that will shade other plots

The size of the community gardens in the Austin area range from 200 square feet to 4 acres. One of the most notable public gardens in the area is the Sunshine Community Gardens, one of the largest community gardens in the nation, and has been voted the 'Best Community Garden' for multiple years by the Austin Chronicle. This particular garden's cost ranges between \$30 for a half plot for 6 months to \$90 for a full plot for 1 year, making it the most expensive community garden in Austin. Most other gardens in the area are free or costs are minimal. Some gardens in Austin grow medicinal herbs, have installed rainwater harvesting systems or are maintained by nearby elementary school children.

Precedent:

Deep Eddy Community Garden, Austin, TX

Pocket Park

A pocket park is a small park, typically on a single vacant lot or on an irregular piece of land that has been converted for public use. Pocket parks can be either publicly or

¹ Planning and Urban Design Standards, APA

² Long Range Plan for Land and Facilities, City of Austin Parks and Recreation Department, 2010-2015.



privately owned and may be designed to be locked at night, or when not in use. Pocket parks are great opportunities for introducing public green space in an urbanized or previously developed area that is lacking neighborhood parks since they require minimal land area. In their Long Range Plan, the City of Austin states that pocket parks are generally less than 2 acres in size, and their service area within a quarter-mile radius. The program of a pocket park is nominal and may include:

- Seating, which may be either fixed to the ground (benches) or movable (movable chairs)
- Ornamental landscaping
- Park feature, which may include a historic marker, a monument, public art, fountain, or small playground

Precedents:

Greenacre Park, New York, NY

Waterfall Garden Park, Seattle, WA

Harborside Fountain Park, Bremerton, WA



Deep Eddy Community Garden



Deep Eddy Community Garden



Deep Eddy Community Garden



Deep Eddy Community Garden



Homewood Heights Community Garden



Homewood Heights Community Garden



Homewood Heights Community Garden



Homewood Heights Community Garden



South Austin Community Garden



South Austin Community Garden



South Austin Community Garden



South Austin Community Garden

OPEN SPACE

1.5. TRANSPORTATION AND INFRASTRUCTURE

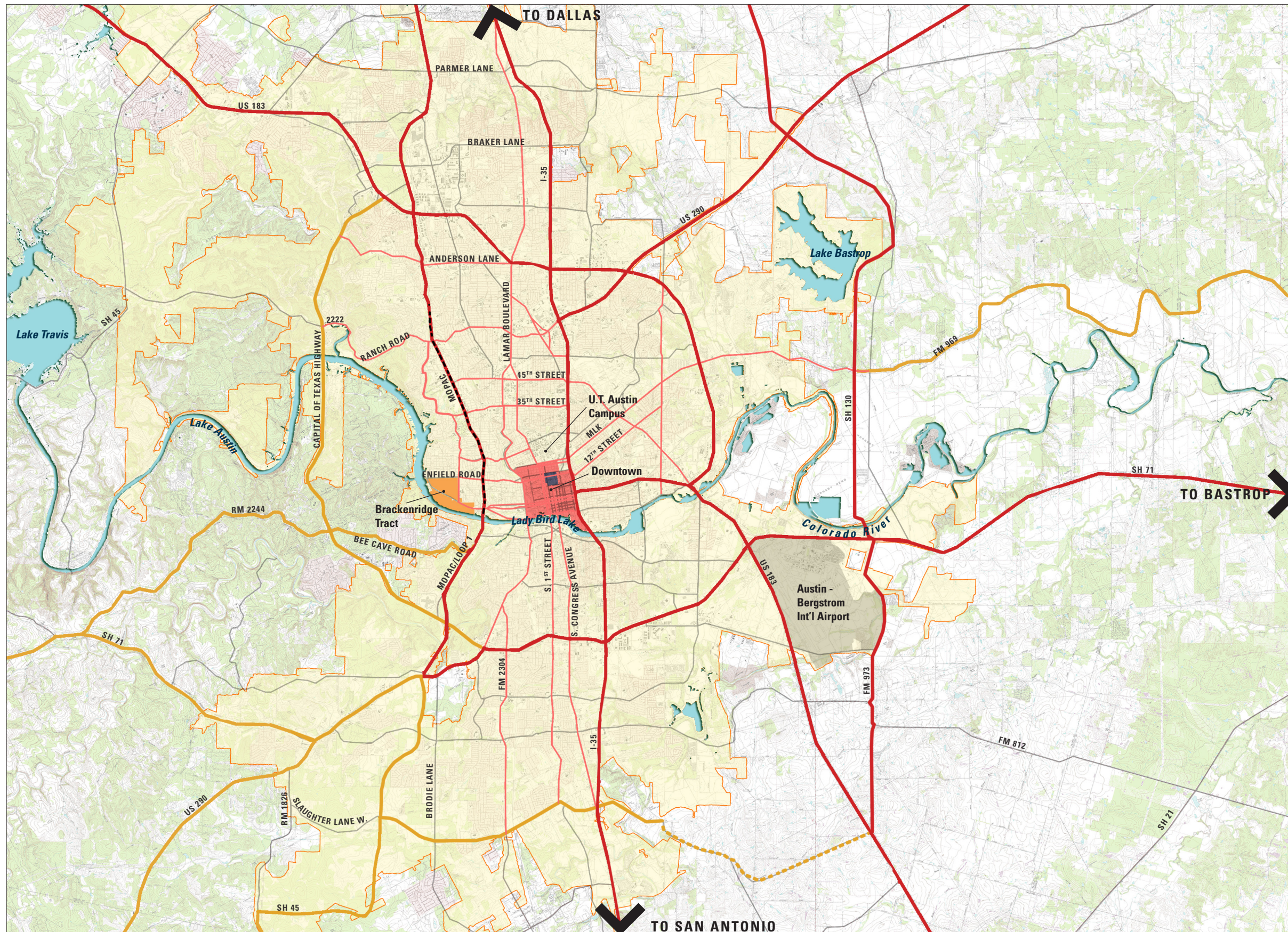
1.5.1. HIGHWAY AND ROADWAY NETWORK

Based on historic patterns of growth, the predominate travel pattern in Austin is north-south. The two major travel corridors are I-35 and MoPac/Loop 1. I-35, an NAFTA (North American Free Trade Area) Superhighway, extends from Laredo, Texas to Duluth, Minnesota. I-35 connects not only the Austin SMSA (Standard Metropolitan Statistical Area) regionally, from Georgetown to San Marcos, but statewide from the Dallas-Fort Worth Metroplex to San Antonio.

MoPac/Loop 1 is a regional north-south corridor connecting far north Austin and Williamson County to south Austin and Hays County. MoPac/Loop 1 provides local access to most areas of West Austin.

Both I-35 and MoPac/Loop 1 provide access to Austin's Central Business District (CBD), the Capitol Complex, The University of Texas at Austin, and the Seton Medical complex.

Other regional roadways include US 290, SH 71, US 183, and the Central Texas Turnpike Projects – SH 45 and SH 130.

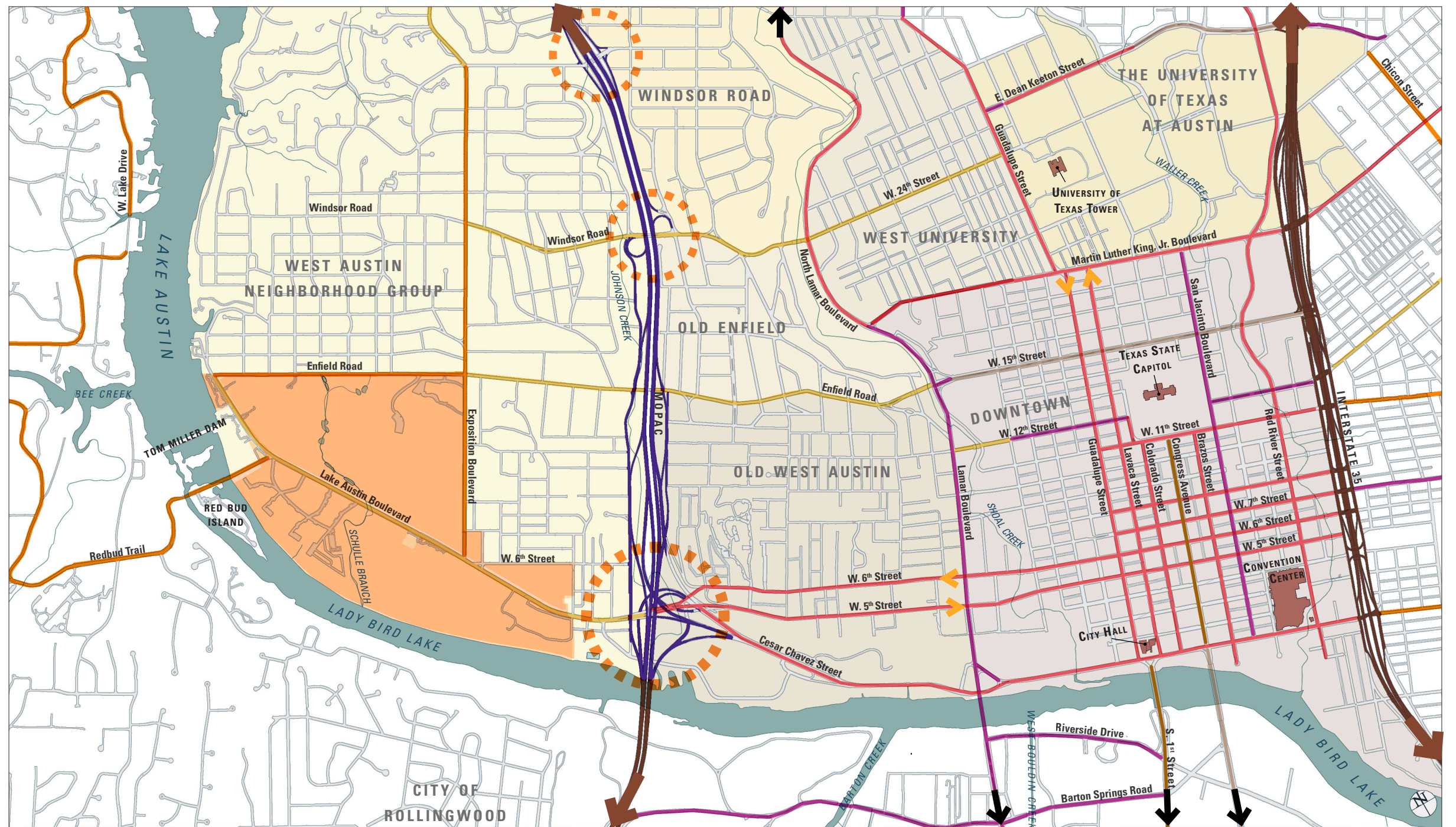


Regional highway and roadway network

The Austin Central Business District is built on a nearly perfect roadway grid. Many of the major downtown streets are one-way pairs. The grid is broken on the north by the State Capitol Complex and on the south by Lady Bird Lake.

Central and West Austin neighborhoods are built on a loose grid system with minor and major arterials connecting them. Streets such as Lamar Boulevard, Exposition Boulevard, Enfield Road, and 35th/38th Street also connect neighborhoods to Loop 1 and I-35.

The Brackenridge Tract is accessed by two of these arterials – Enfield Road and Exposition Boulevard. In addition, the site has direct access to MoPac/Loop 1 via Lake Austin Boulevard. Secondary access in and out of the site is provided by Redbud Trail and W. 7th Street. The arterials that access the site carry a significant amount of through traffic to other neighborhoods of Austin.



Central Austin roadway network

- | | | | |
|--|--|--|--|
| | FWY - Freeway, 6 divided lanes | | MAU 2 - Major arterial, 2 un-divided lanes |
| | PWY 6 - Parkway, 6 divided lanes | | MNR 4 - Minor arterial, 4 un-divided lanes |
| | MAD 6 - Major arterial, 6 divided lanes | | MNR 2 - Minor arterial, 2 un-divided lanes |
| | MAD 4 - Major arterial, 4 divided lanes | | Destination road |
| | MAU 6 - Major arterial, 6 un-divided lanes | | One-way street |
| | MAU 4 - Major arterial, 4 un-divided lanes | | Brackenridge Tract |

Freeway - limited access roadways with full grade separation at interchanges

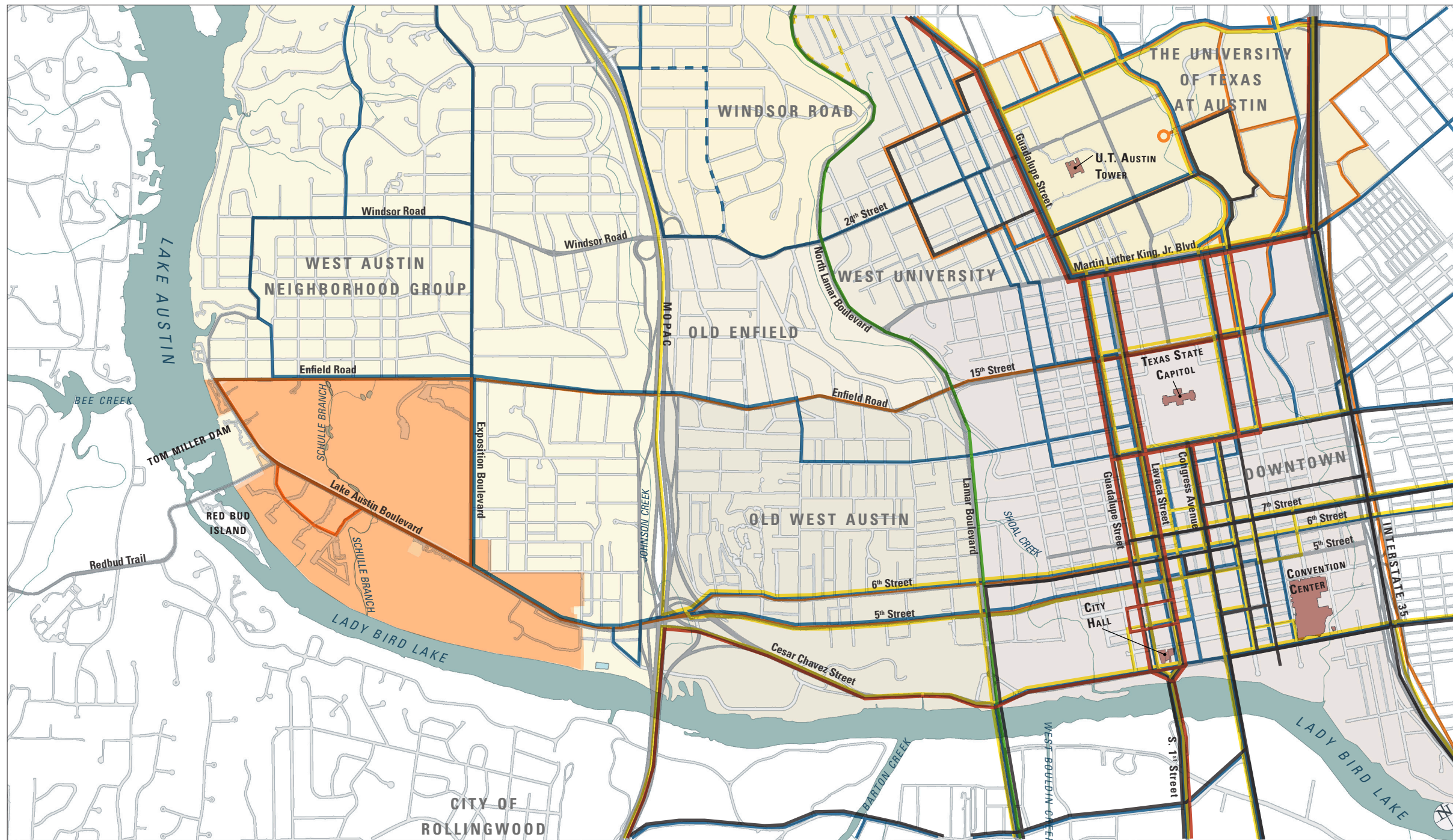
Parkway - through travel lanes similar in characteristics to Freeways, but parallel frontage roads are not normally provided

Expressway - high volume, high capacity with widely spaced at-grade signalized intersections

Arterial - a street classification for roadways serving major traffic volumes other than highways

*Source of information: City of Austin's website
<http://www.ci.austin.tx.us/transplan/amatpmaps.htm>

TRANSPORTATION AND INFRASTRUCTURE



Central Austin bus system

- Local service route
- - - Limited service
- Limited & flyer route
- - - Limited service
- Crosstown bus route
- Special service route
- UT shuttle route
- Express route
- Brackenridge Tract

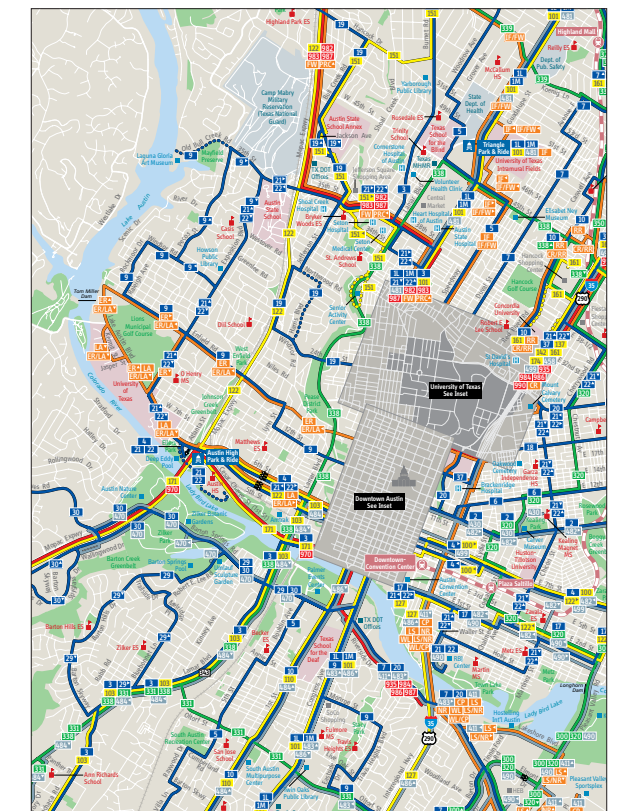
*Source of information: Austin System Map

1.5.2. TRANSIT

Austin Bus System

Transit service in Austin is provided by the Capital Metropolitan Transportation Authority (CapMetro). Transit service, at this point, is solely provided by bus. Most routes function on a radial fashion, circulating in and through downtown, where most transfers occur. CapMetro also has express suburban bus service to the Central Business District (CBD). Later this year, CapMetro is scheduled to open the first phase of its commuter rail system from northwest Austin to the CBD.

The Brackenridge Tract is served by both local bus routes and U.T. Austin Shuttle buses. The U.T. Austin Shuttle, also operated by CapMetro, provides transit service for U.T. Austin students to the main campus and the Pickle Research Center.



Austin system map - Source: CapMetro - http://www.capmetro.org/riding/current_schedules/maps/system_map.pdf

Bus Rapid Transit, or BRT, is a public transportation system that integrates high-quality bus service with improvements to infrastructure, vehicles, and scheduling above the ordinary bus line. BRT is intended to offer users rail-quality transit, at a lower cost. These systems could travel within existing roadway lanes or in designated lanes. All busways fall within one of two types: "On-street" or "Off-street"

BRT Design – On Street

- *Mixed-flow lanes* (operate alongside other traffic types)
- *Mixed flow lanes* with queue jumpers (same as above, but with additional to allow for passing at a traffic bottlenecks such as intersections)
- *On-street bus lanes* dedicated to bus-only use)
- *Bus-only streets* (entire roadway is dedicated to BRT).

On-street types can employ various methods of physical separation. Separation strategies include medians, bollards, curbing, walls, and fencing.

Examples of on-street BRT systems include:

- Boston: Silver Line and Washington Line (predominantly on-street bus lanes)
- Eugene, OR: EmX Green Line (combination mixed-flow lanes with queue jumpers and on-street bus lanes)
- Las Vegas: North Las Vegas MAX (combination mixed-flow lanes with queue jumpers and on-street bus lanes)
- Los Angeles: Metro Rapid (all mixed flow lanes)

BRT Design – Off Street

- Expressway bus lanes (HOV lanes)
- At-grade transitways (for example, on abandoned rail lines)
- Grade-separated transitways (elevated or tunneled busways)

Examples of off-street BRT systems include:

- Miami: South Dade Busway (at-grade transitway)
- Pittsburgh: East Busway (predominantly grade-separated transitway)
- Ottawa: Transitway (mix of on and off-street, but predominantly grade-separate transitway)

Minimum lane width is dependent upon lane type and bus size, but general rule of thumb is:

- 11' width minimum for 8.5' wide buses
- 12' – 13' ideal lane width
- Turning lane requirements: 45' radius minimum

BRT Station Design

- Minimum station spacing = 1 per mile of BRT line
- Minimum station length:
 - 50' long for 40 – 45' buses
 - 65' long for 60' articulated buses
- Minimum loading dimensions (provide 2 loading positions):
 - 100' for 40' – 45' buses
 - 140' – 150' for 60' buses



Bus Rapid Transit Example

Source: www.flickr.com, photo @ Adriana McMullen



Bus Rapid Transit Example

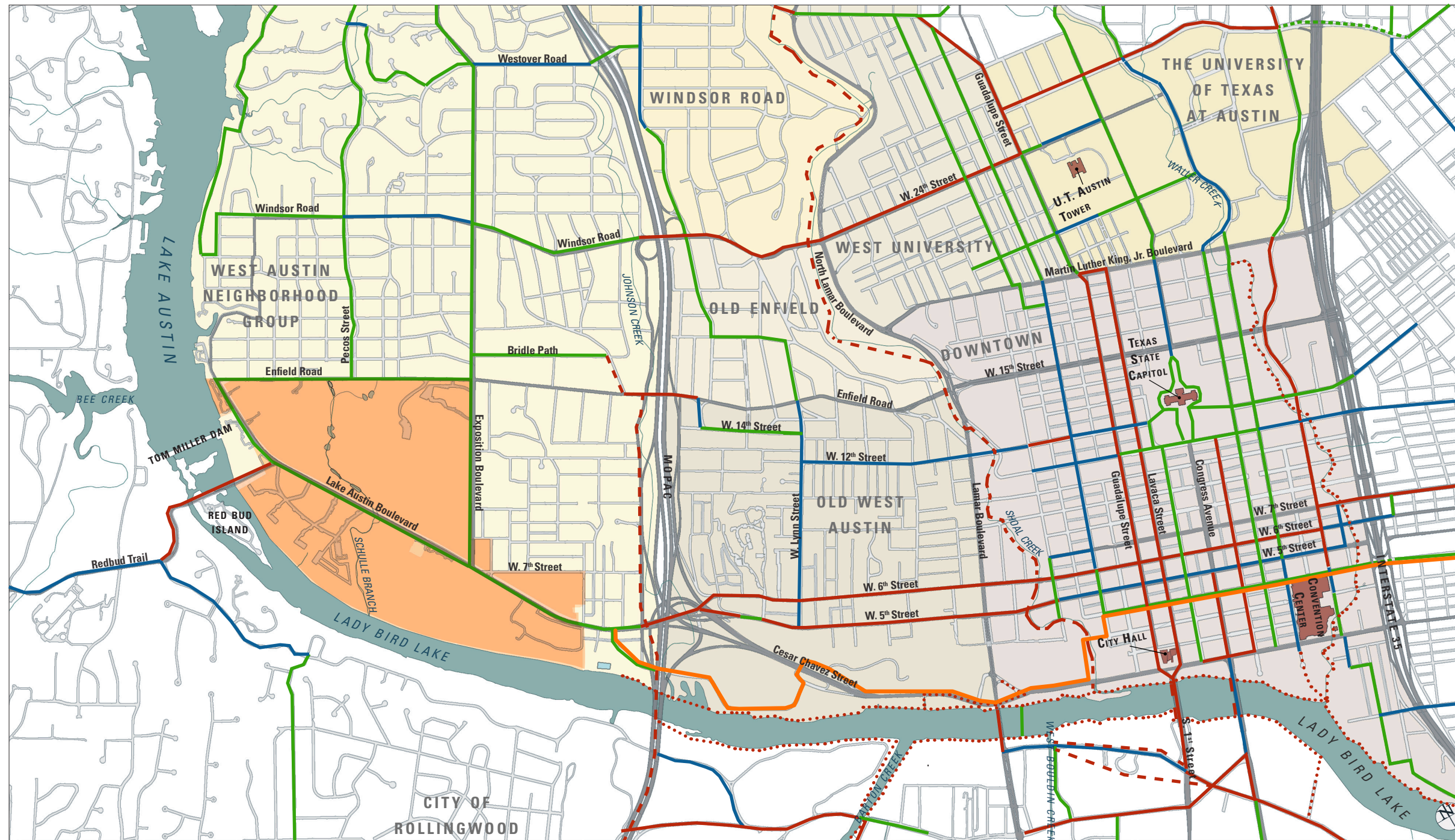
Source: www.flickr.com, photo @ Eleventh Earl

1.5.3. BICYCLES

Austin Bicycle System

The current Austin Bicycle Plan, adopted by the City of Austin, provides for bike streets, bike lanes, and trails. There are a number of designated and signed bike routes in Austin using a combination of these three (3) types of facilities.

There are no continuous bike routes on site. There are bike lanes on Exposition and Lake Austin Boulevard.

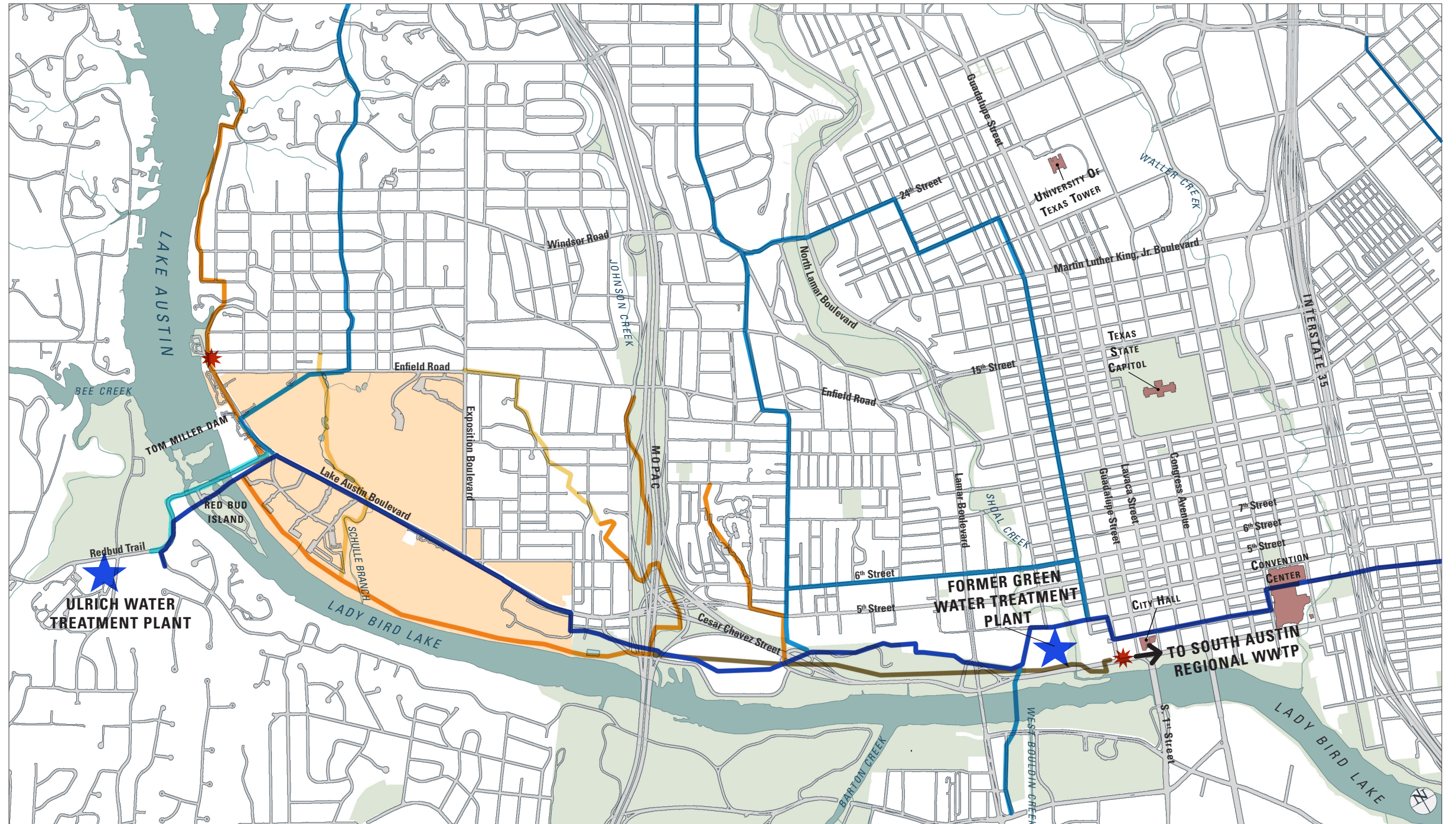


Central Austin bicycle system

- Brackenridge Tract
- High ease of use
- Moderate ease of use
- Low ease of use
- Recommended for off-road bikes only
- Surface suitable for all bicycles
- Lance Armstrong Bikeway

1.5.4. UTILITIES AND SERVICES

The Brackenridge Tract is surrounded by the City of Austin jurisdiction and therefore within the City's utility service area. The Brackenridge Tract is served by the City of Austin as well as commercial utility providers. City-provided utilities include water, wastewater (sanitary sewer), storm water (drainage), and electric services for all development within the City of Austin's jurisdiction. Water and wastewater are provided by the Austin Water Utility (AWU), electricity is provided by Austin Energy (AE), and storm water runoff is handled by the Watershed Protection and Development Review Department. Telephone, cable, telecommunications, and gas are provided by commercial utility providers. Further coordination with each utility provider will be required to determine capacity, service locations, additional requirements for service, and to avoid utility conflicts when placing new utilities.



Major water and wastewater infrastructure map





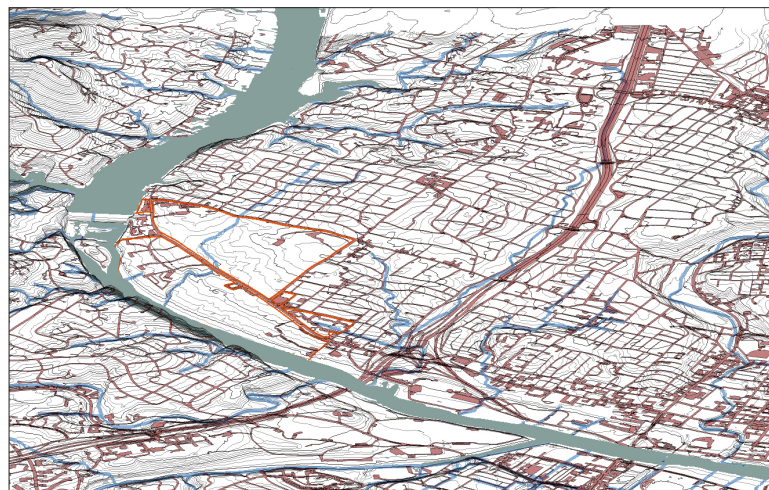
Historical map of Austin - circa 1887 by Augustus Koch
 Source: Koch, Augustus. *Austin, State Capital of Texas. 1887.* PICA 22983, Austin History Center, Austin Public Library.



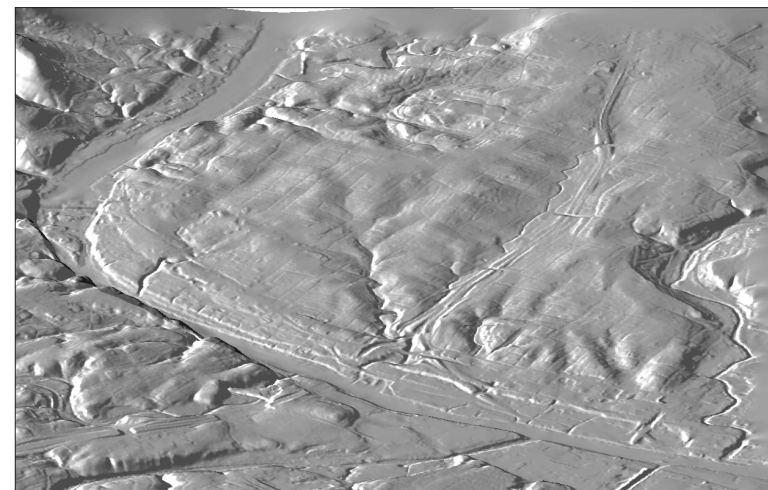
Shoal Creek

1.6. SURROUNDING NEIGHBORHOODS

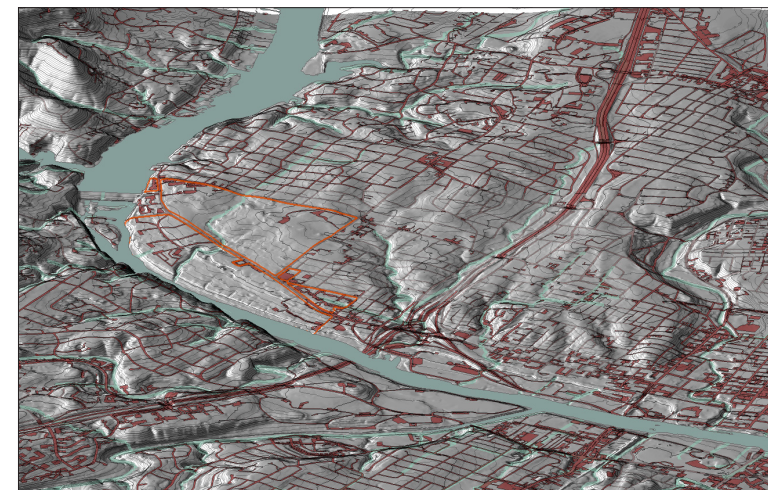
The Brackenridge Tract is surrounded to the north and west by a number of historic residential neighborhoods within the jurisdiction of the City of Austin. These neighborhoods have evolved over time from larger land parcels and plantations that were subdivided in the late 1800s to the mid-20th century. These areas exhibit historical periods of Austin's urban growth and the architecture is reflective of the individual periods of development. South of the Brackenridge Tract, across Lady Bird Lake, are the cities of West Lake Hills and Rollingwood.



Street grid



Topography



Overlay

SURROUNDING NEIGHBORHOODS

1.6.1. HISTORIC DISTRICTS

West Austin Historic Neighborhoods

The West Austin area comprises six historic and significant neighborhoods and districts. As the City of Austin's boundary moved westward from downtown around the turn of the 20th century, a series of neighborhoods were established west of Shoal Creek—in a chronological manner—from the south to the north. These neighborhoods are primarily residential with a few limited commercial centers that serve the surrounding area.

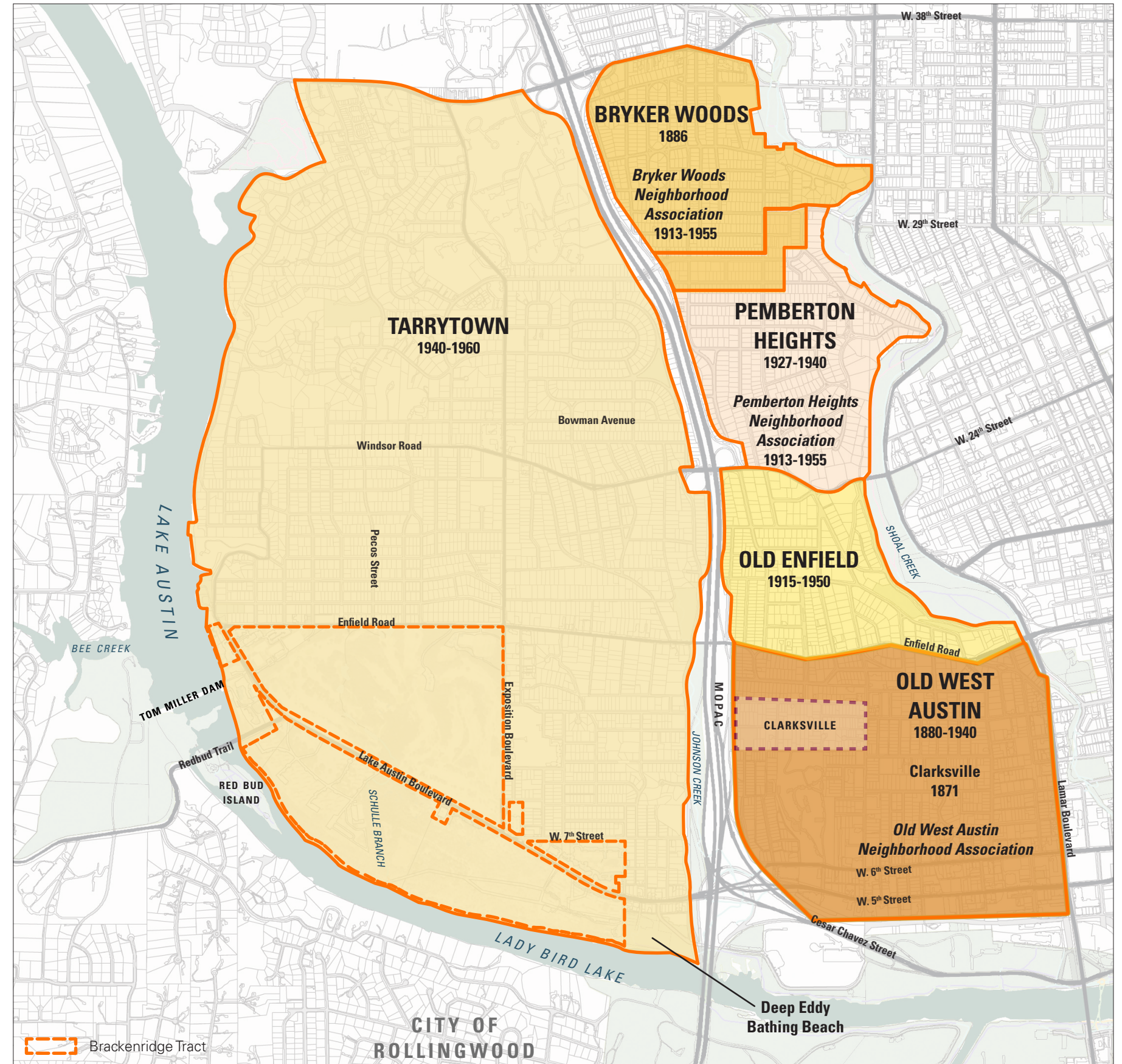
The diverse Old West Austin neighborhood (1880 – 1940) was established in the late 1800s and is generally located within the area between the Missouri and Pacific Railroad, Enfield Road, Lamar Boulevard, and Lady Bird Lake. Prior to the neighborhood's subdivision, the land was originally a portion of the Pease family plantation. The Clarksville Historic District, which has been recognized as a National Register Historic District, is located in the Old West Austin neighborhood. Other notable areas of the Old West Austin neighborhood include the West Lynn retail district, Mathews Elementary School and the "Castle," which is Texas' oldest existing college building. A significant percentage of Old West Austin neighborhood structures have been deemed historic by either the National Register of Historic Places or the Texas Historical Commission.

North of Old West Austin is the Old Enfield neighborhood (1915 – 1950) located in the area between MoPac Expressway/Missouri and Pacific Railroad, Windsor Road, Lamar Boulevard and Enfield Road. The neighborhood was originally the Pease family plantation and includes the historic Woodlawn, the Greek Revival Pease family mansion designed by Abner Cook and built in 1853 located in the neighborhood's core. North of

Old Enfield is the Pemberton Heights neighborhood (1927 – early 1940s), located within the area between MoPac Expressway/Missouri and Pacific Railroad, Windsor Road, Shoal Creek, and 29th Street. Pemberton Heights was established on a farm owned by Attorney General John Woods Harris that was converted to the Austin Land Company to begin the development of a new neighborhood west of Shoal Creek. Today, Pemberton Heights is one of the most exclusive neighborhoods in the city and is home to 25 platinum addresses in the United States.

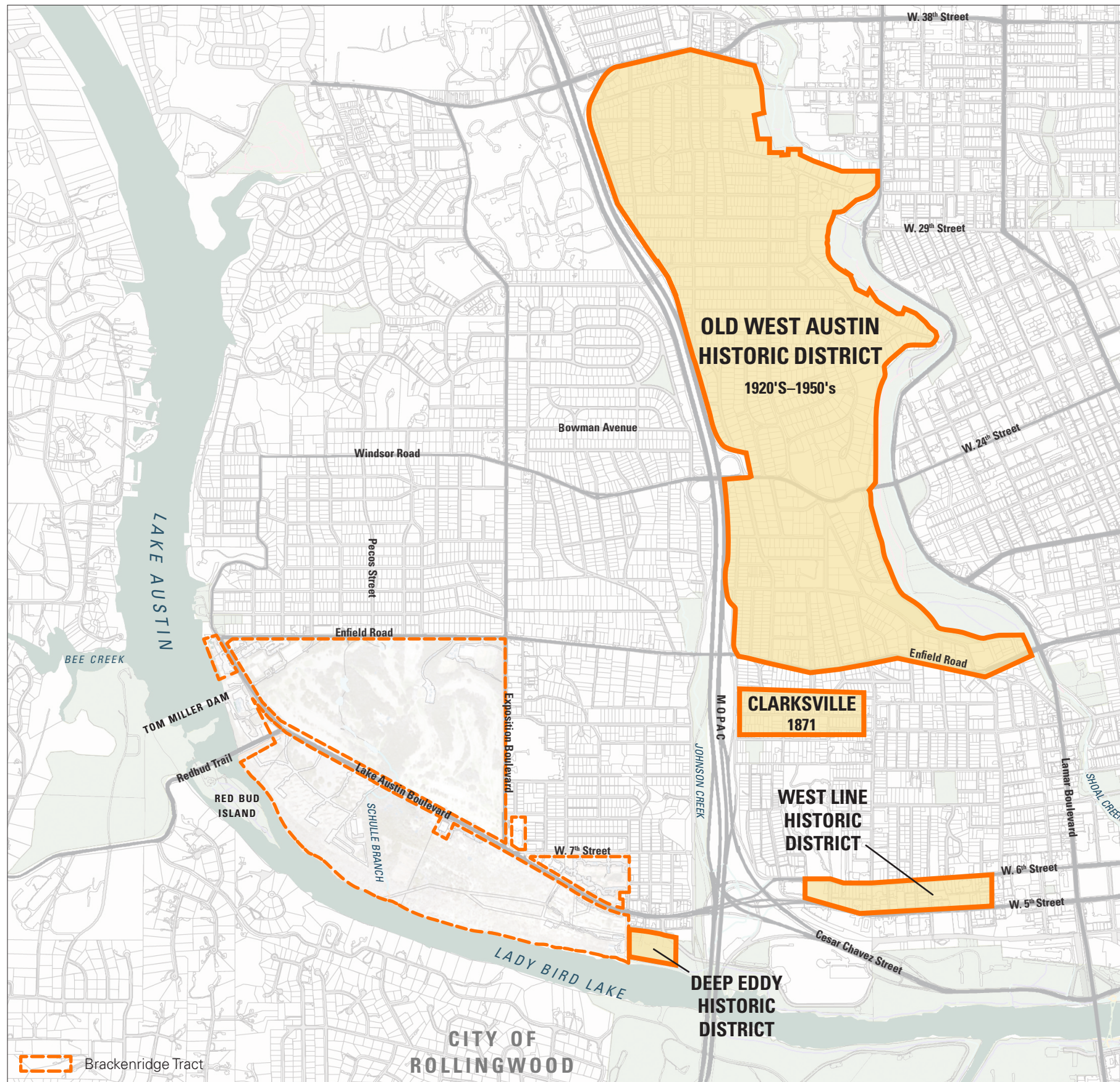
North of Pemberton Heights is the Bryker Woods neighborhood, named after the first three letters of the last names of the subdivision's developers JC Bryant and McFall Kerbey, is generally located north of Westover Road, east of MoPac Expressway, south of West 38th Street and east of Shoal Creek. The Bryker Woods neighborhood started as a series of smaller independent subdivisions in the early 1900s and evolved into one larger, cohesive neighborhood. Some early subdivisions include Glenview, Edgemont, Glen Ridge, and Happy Hollow.

Lastly, as development continued westward from the banks of Shoal Creek in the 20th Century, the Tarrytown neighborhood was established (1940 – 1960) between MoPac/Missouri and Pacific Railway and the Colorado River. The Tarrytown neighborhood today is one of the most desirable areas of central Austin.



West Austin historic neighborhoods

SURROUNDING NEIGHBORHOODS



Neighborhoods of designated national significance

Neighborhoods of Designated National Significance

The Brackenridge Tract's surrounding neighborhood is comprised of four districts that have been designated historically significant by the National Register for Historic Places. These areas include the Old West Austin Historic District, Clarksville, West Line, and the Deep Eddy Historic District.

The Old West Austin Historic District was added to the National Register in 2003 and again in 2004 with a 115-acre boundary increase. The area is comprised of 6,465 acres and features 1,589 contributing properties in three established neighborhoods: the Old Enfield, Pemberton Heights, and Bryker Woods neighborhoods. This historic district's period of significance encompasses the 1850s through the mid-century modern movement.

The Clarksville Historic District is located in the Old West Austin neighborhood and includes a six-block area that is bounded by West Lynn Street to the east, West 10th Street to the south, MoPac Expressway to the west, and Waterston Avenue to the north. As mentioned above, the Old West Austin neighborhood was once part of Elisha Pease's property. The Pease family gave land to one of their emancipated slaves, Charles Clark, in 1871 and built a house on what is now West 10th Street. Clark later acquired more land and subdivided it among other freedmen from the plantation and surrounding area. This was the first freedmen's town west of the Mississippi River, a place of extraordinary historical significance. The district was designated historic in 1975 by the Texas Historical Commission and in 1976 by the National Register of Historic Places.

The West Line Historic District is located between 5th and 6th streets within the roads of Campbell Street to the west and Walsh Street to the east.

Down Lake Austin Boulevard from the West Line District is Deep Eddy, the oldest man-made swimming pool in Texas. The pool was built in 1915 by A.J. Eilers, who bought this land that previously was a popular swimming spot along the Colorado River. A.J. Eilers created the Deep Eddy Bathing Beach, a resort with camping, concessions and a concrete swimming pool, which served as its main attraction. The Deep Eddy Bathing Beach was a popular entertainment venue that included zip lines across the pool, a tall slide, a Ferris wheel and a horse-diving platform. In 1935, the City of Austin purchased the property and converted the western edge into a park and playground to honor A.J. Eilers and his contribution to the city. The Deep Eddy district also features a Depression-era bathhouse that was built by the Works Progress Administration and recently restored by the City of Austin in 2007.

1.6.3. CITY OF AUSTIN NEIGHBORHOOD PLANNING AREAS

Surrounding the Brackenridge Tract are two neighborhood planning areas: the West Austin Neighborhood Planning Area (in progress) and the Old West Austin Neighborhood Planning Area (adopted in June 2000). The neighborhood planning process is led by the City of Austin's Neighborhood Planning and Zoning Department and is intended to produce a plan that will be adopted by the City Council as an amendment to the Austin Tomorrow Comprehensive Plan, completed in 1979. This process involves all neighborhood stakeholders and citizens including property owners, renters, business owners, and various institutions and groups that will meet, collaborate, and develop a plan to guide future neighborhood development. This allows citizens to shape the character of neighborhoods in which they reside and work. The plans address four main categories: land use, zoning, transportation, and urban design or neighborhood character.

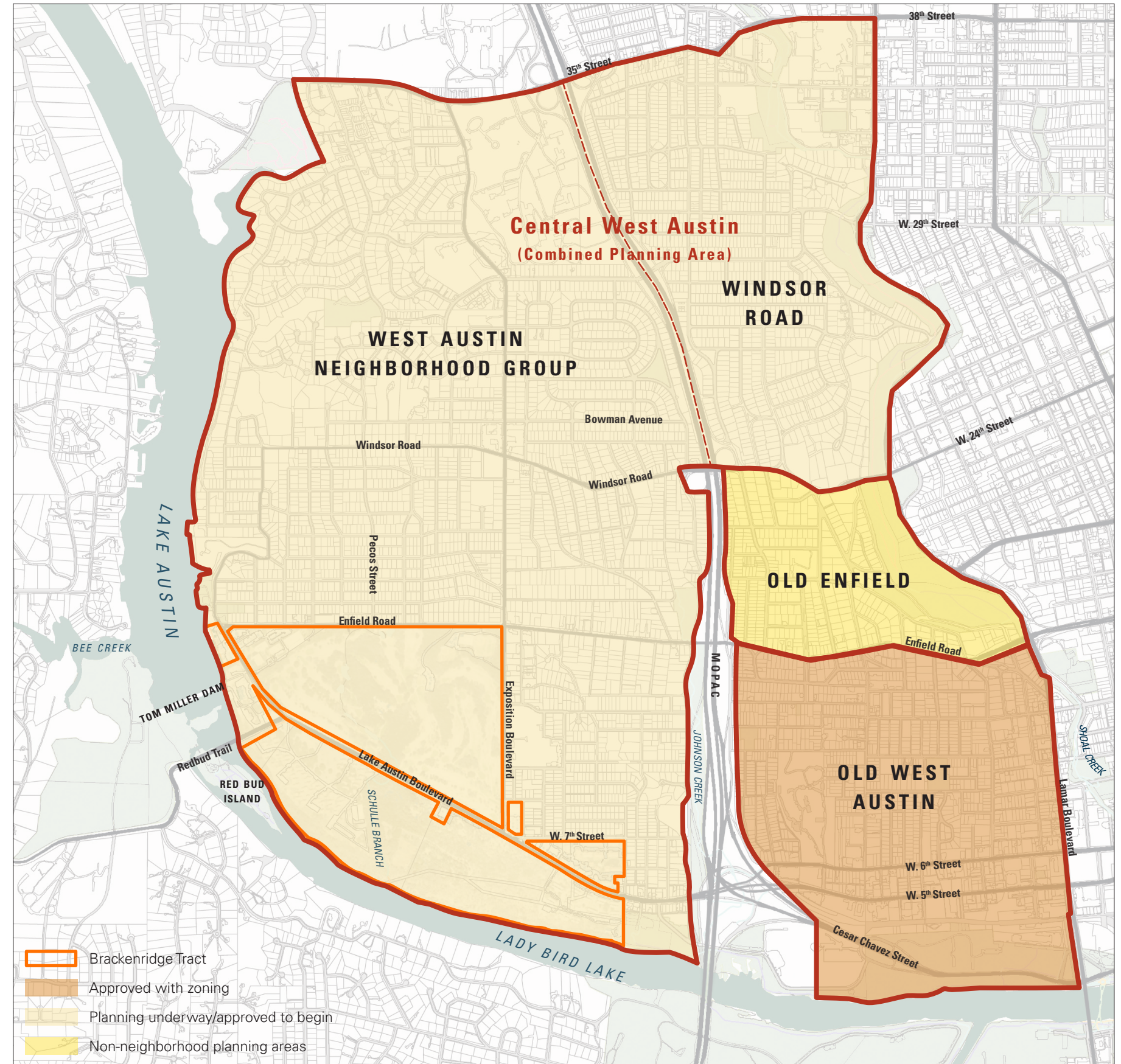
The City of Austin's Neighborhood Zoning department is in the process of working with the West Austin Neighborhood Group, which includes the neighborhoods of Tarrytown, Bryker Woods, and Pemberton Heights, to create a neighborhood plan that will address the following issues: parks and the environment, transportation, urban design and neighborhood character, and land use and zoning. This plan is in process, but two draft planning goals have been formulated related to parks and transportation. The parks draft goal seeks to "preserve and enhance existing parks and recreational areas and facilities in the Central West Austin Planning Area, as well as open space on large properties (e.g. State School, Brackenridge Tract, etc.). Create additional public open spaces such as trails, pocket parks and landscaped traffic islands, as well as parks and recreational areas and facilities

on large properties." The transportation draft goal aims to "support and not compromise the livability and vitality of Central West Austin neighborhood streets by not widening existing streets, enhancing safety and convenience for pedestrians, cyclists and transit users (with particular attention to routes serving neighborhood schools, parks and libraries), improving access to reliable transportation services, enforcing speed limits, controlling on-street parking to protect residents' property rights, maintaining acceptable traffic service levels and traffic safety, and protecting against cut-through traffic." The neighborhood continues to refine its goals to adopt a neighborhood vision.

The Old West Austin Neighborhood Plan, adopted in June 2000, serves as an amendment to the Austin Tomorrow Comprehensive Plan, which intended to guide neighborhood development and redevelopment. The Old West Austin Neighborhood Plan includes the following goals:

- encourage mixed use
- protect neighborhood character
- maintain residents' social and economic diversity
- provide safe movement for all modes throughout neighborhood
- provide access to, from and through the neighborhood
- allow neighborhood streets to function for circulation while calming cut-through traffic
- provide for movement of through traffic into and out of downtown
- create attractive, pedestrian-friendly public spaces in the neighborhood
- provide adequate parking for neighborhood's residents and businesses
- reduce traffic noise
- improve existing parks and increase recreational amenities in the neighborhood
- preserve and improve green space
- preserve and enhance the unique historic identity of the neighborhood

SURROUNDING NEIGHBORHOODS



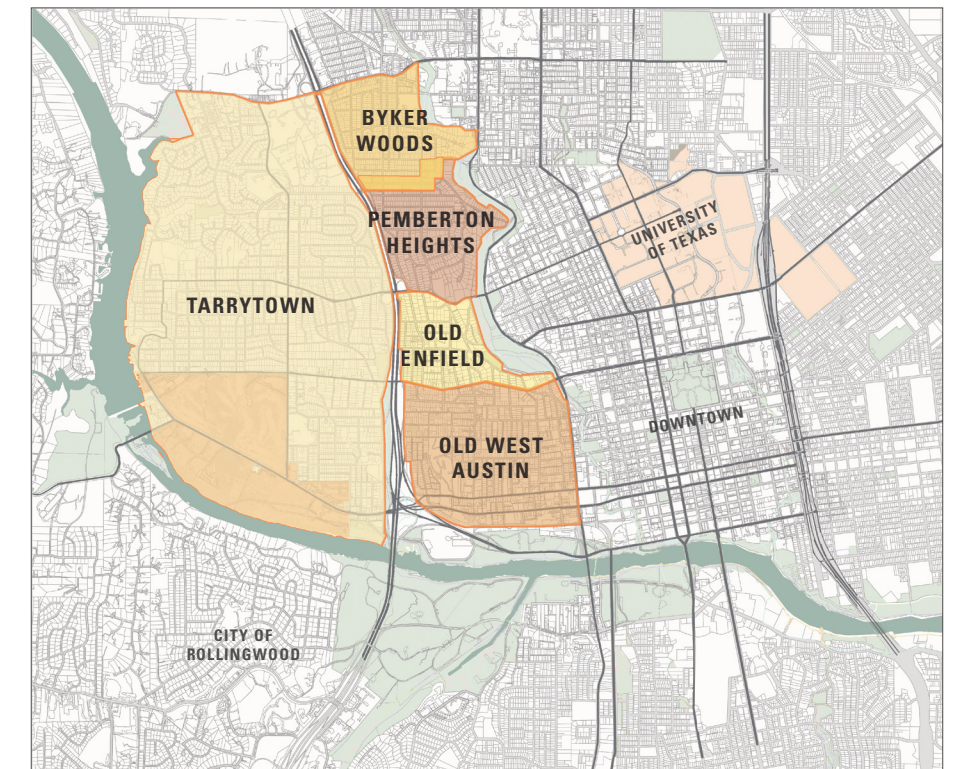
City of Austin neighborhood planning areas



1.6.3. CHARACTER

Shoal Creek Neighborhoods - Streetscape

The streetscape character and roadway network within the neighborhoods that parallel Shoal Creek are irregular due to the rolling topography, asymmetrical creek form, and its gradual development over approximately 100 years. This irregularity is a divergence from the regular, gridded form of the downtown district, which sits just east of Shoal Creek. Other characteristics include narrow street widths, varied views and vistas of the surrounding area, and nodes within the streetscape network that offer residents private neighborhood enclaves, otherwise unused by passersby. These characteristics contribute to the area's diversity. The Shoal Creek neighborhoods, being the oldest residential areas in the city, possess a dense and continuous tree canopy that contributes to the neighborhood's stability and private nature.



SURROUNDING NEIGHBORHOODS



Shoal Creek Neighborhoods - Architectural Character

Just as Shoal Creek's physical character is diverse and irregular, so too is its architectural character. The neighborhoods' architecture contains a well-preserved and diverse collection of early- to mid-20th century examples, which considerably vary in type, style and size. The development of these neighborhoods from the late 1800s to the 1950s contributed to the area's character and corresponds with the historical growth of Austin from its downtown district north along the Shoal Creek. The following architectural styles can be found in the neighborhoods: Greek Revival, Dutch Colonial, Spanish Colonial, Tudor, Medieval, Craftsman, French Eclectic, Bungalow, and Moderne, among others. The diverse collection of architectural styles and periods contributes to the neighborhood's unique identity and character.



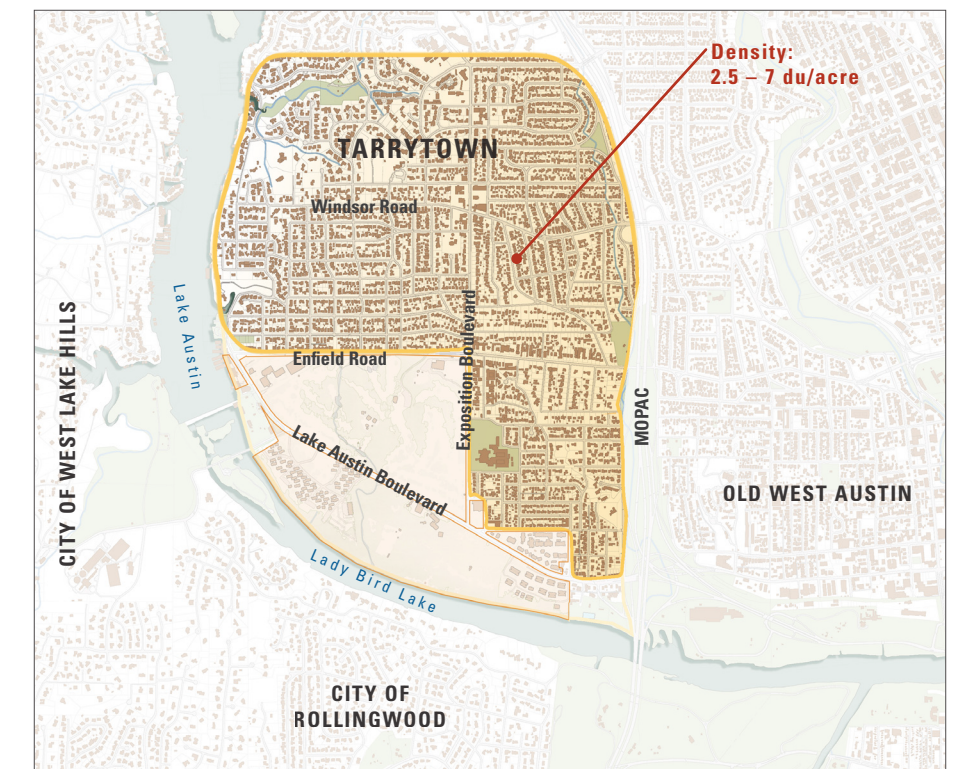
SURROUNDING NEIGHBORHOODS





Tarrytown Neighborhood - Streetscape

The Tarrytown neighborhood's streetscape character varies greatly from block to block and street to street and responds to the land's topography. Towards the southern end of Tarrytown, the street network generally follows a gridded pattern but is not continuous. Streets mostly run either north-south or east-west, but are discontinuous around natural features or large parcels. In contrast, the neighborhood's northern section employs a more organic form that ends in more cul-de-sacs, making it more private and suburban. The main north-south connector in Tarrytown is Exposition Boulevard, which consists of steep grade changes, offering users a varied experience with great area views. Exposition Boulevard terminates at the Brackenridge Tract.



SURROUNDING NEIGHBORHOODS



Tarrytown - Architectural Character

Tarrytown is a physically diverse, single-family neighborhood that contains a mix of mid-century architectural styles, old and new residential properties, and homes of varying sizes.



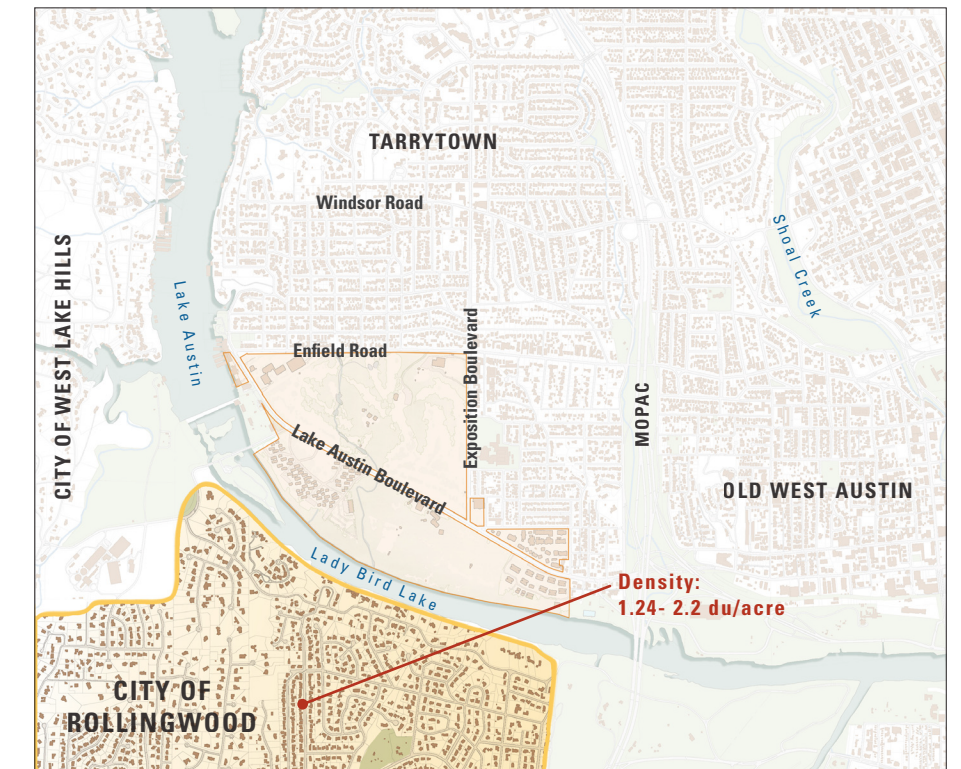
SURROUNDING NEIGHBORHOODS





Adjacent Jurisdictions - City of West Lake Hills and Rollingwood

Located south of the Brackenridge Tract on an upland ridge are the Cities of West Lake Hills and Rollingwood. Neighborhoods within these cities vary greatly from the others that surround the Brackenridge Tract. The varied topography and remoteness from Central Austin create neighborhoods that are more suburban, private and natural in character. The street network is not organized as a grid, but, rather is curvilinear and often discontinuous. Some neighborhoods are gated. This network offers the residents more privacy. The architecture in these neighborhoods is diverse in style and scale, with more estate lots along the ridge and smaller lots internal to the neighborhood. Overall, the neighborhoods of West Lake Hills and Rollingwood are low-density and preserve a generous portion of the tree canopy and natural landscape.



SURROUNDING NEIGHBORHOODS



West Austin Neighborhood Group - Retail Centers

Serving the West Austin neighborhoods are a variety of small-scaled retail nodes. West Lynn, Tarrytown and Casis offer convenient services within a short walk, bike, or drive from neighborhood residents. These centers serve as community anchors, located toward the center of the neighborhoods on main collector streets. The types of retail uses vary slightly but generally include restaurants, cafes, grocery stores, clothing shops, and dry cleaners, etc. The neighborhoods are concerned with the impact these uses have on the street network, as they tend to contribute to area traffic, yet also acknowledge the need for better retail and dining opportunities in the area.



West Austin retail centers

SURROUNDING NEIGHBORHOODS



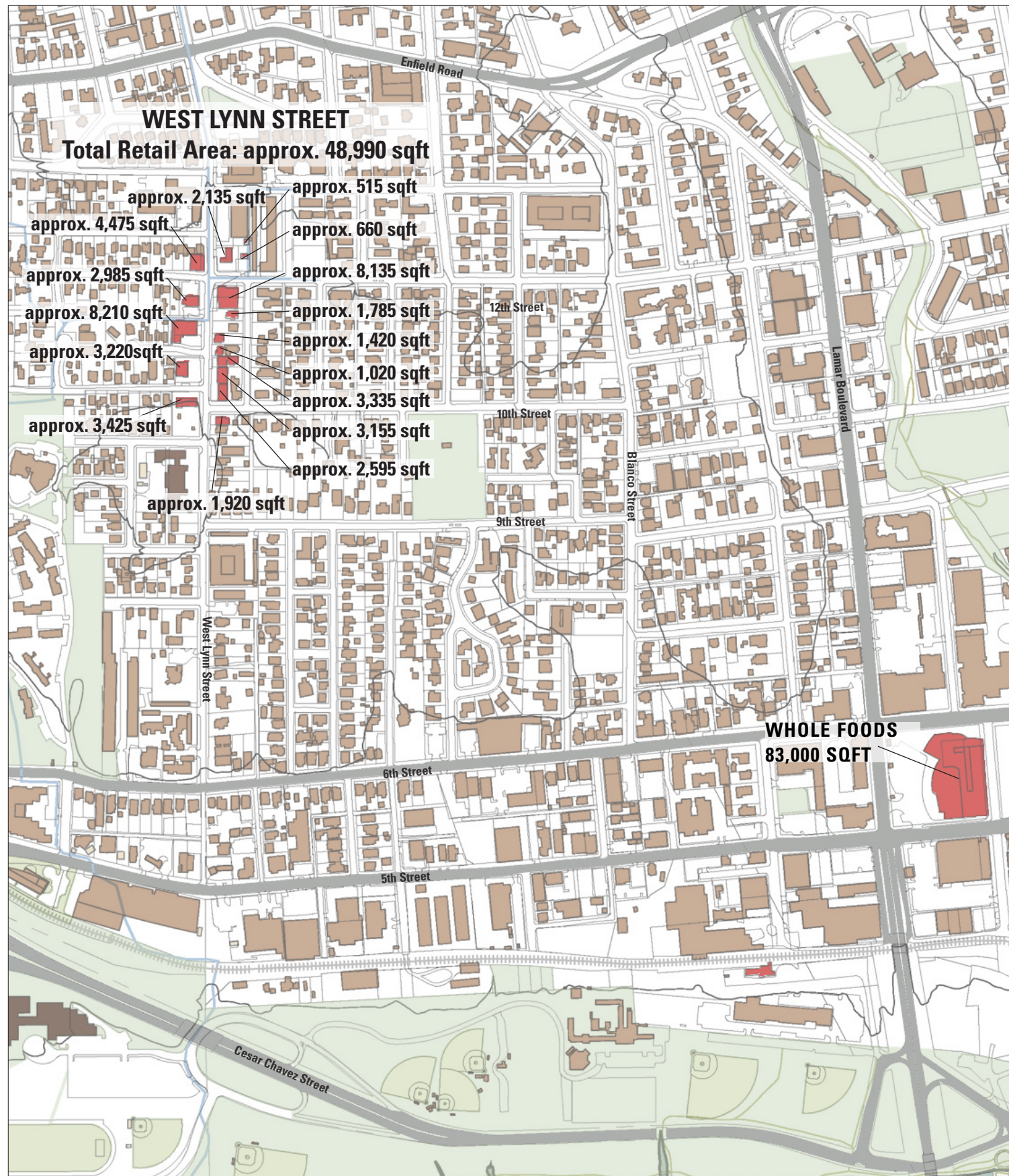
Casis Shopping Center



Tarrytown Shopping Center



SURROUNDING NEIGHBORHOODS



West Lynn Street

SURROUNDING NEIGHBORHOODS



Infill and Higher Density Housing

Along Enfield Road, between Exposition Boulevard and the MoPac Expressway, are a number of multi-family and higher-density housing developments. Higher density housing varies in form and style, but is generally between two and three stories. The developments on Enfield have a generous setback from the road, making them appear more suburban in form with green lawns, landscaping and front entrances set back from the public right-of-way. Although higher-density developments provide parking either tucked into the ground floor of the building or adjacent at grade, parking becomes a concern with little overflow and visitor parking spaces provided on the lot. As a result, side streets absorb overflow cars, making the street width narrow for traffic flow.



SURROUNDING NEIGHBORHOODS

1.6.4. CIVIC USES AND INSTITUTIONS

The Brackenridge Tract is proximate to a number of schools, churches, day care centers, libraries and services stations, police, fire, and EMS. The Tract is adjacent to O. Henry Middle School, located on Exposition Boulevard, and also EMS Station #17 and Casa Montessori School near Deep Eddy, just east of the Tract. North of the Tract, along Exposition Boulevard and Windsor Road, are public and private schools, a public library, and a number of churches that serve the West Austin neighborhoods.

Public Schools

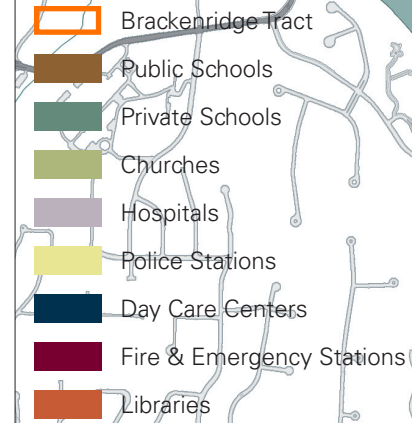
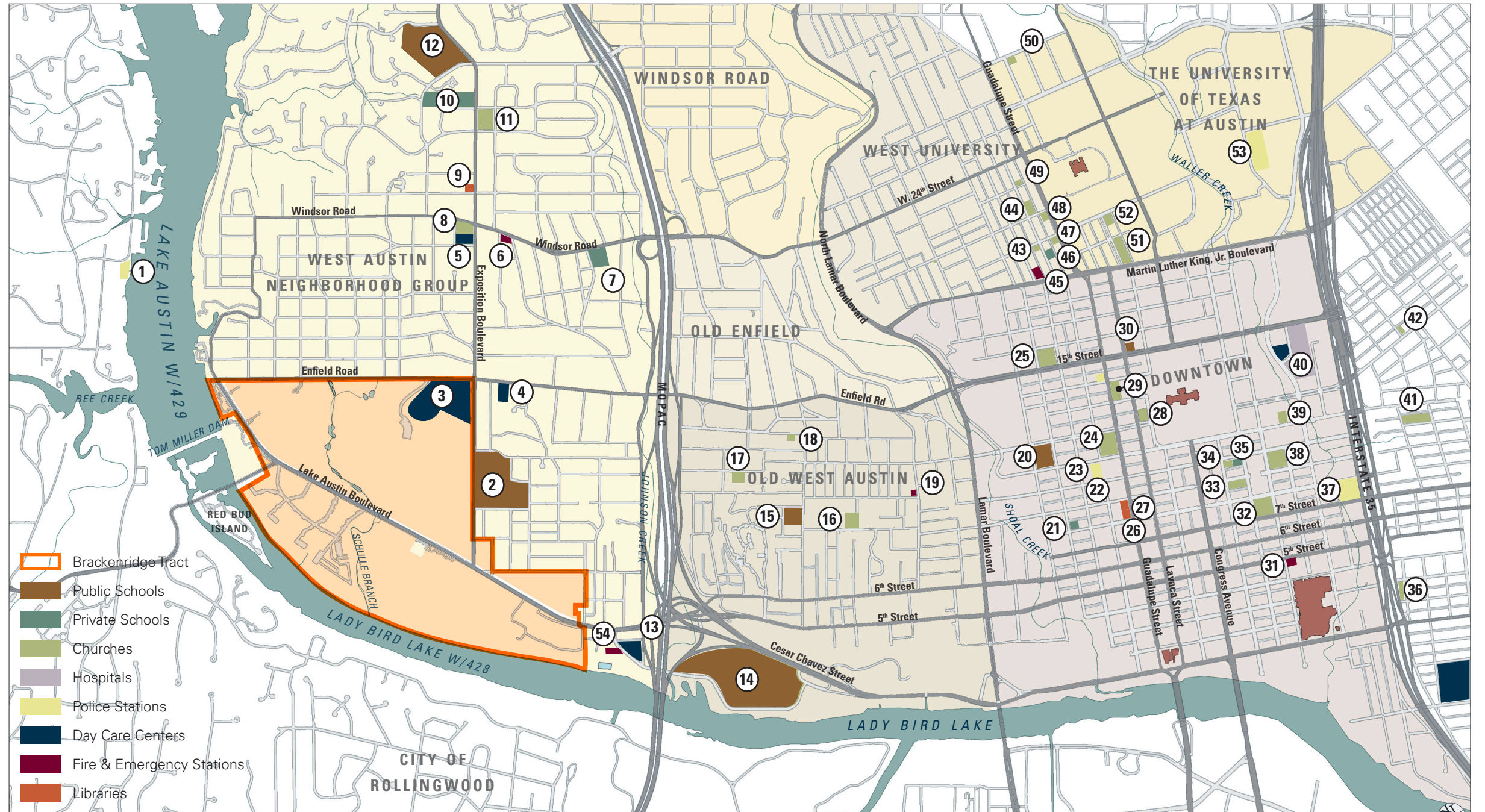
- 2 O. Henry Middle School
- 12 Casis Elementary
- 14 Austin High School
- 15 Mathews Elementary
- 20 Pease Elementary

Private Schools

- 5 Good Shephard Episcopal School
- 7 The Girl's School of Austin
- 10 Rawson Saunders School
- 13 Casa Montessori
- 21 The Khabele School
- 35 Cathedral School of St. Mary's
- 46 St. Austin's School

Churches

- 8 Episcopal Church of the Good Shephard
- 11 Tarrytown United Methodist Church*
- 16 St. Francis Anglican Church
- 17 Sweet Home Baptist Church
- 18 St. Luke United Methodist Church
- 24 Central Christian Church
- 25 St. Martin's Lutheran Church*
- 28 First United Methodist Church*
- 29 First Church - Christ Scientist
- 32 St. David's Episcopal Church
- 33 Central Presbyterian Church
- 34 St. Mary's Cathedral
- 36 Emmanuel United Methodist Church
- 38 First Baptist Church of Austin
- 39 St. Elias Eastern Orthodox



Civic uses and institutions

- 41 Ebenezer Baptist Church
- 42 Fellowship Bible Believers
- 43 Church of Jesus Christ of LDS
- 44 University Presbyterian Church
- 47 St. Austin's Catholic Church
- 48 University Baptist Church
- 49 Church of Scientology Texas
- 50 All Saints Episcopal Church*
- 51 University Ave Church of Christ
- 52 University Christian Church

*offers preschool services

Day Care and Youth Centers

- 3 West Austin Youth Association
- 4 Kids Are First
- 30 Downtown Dev. Center of Texas

Hospitals

- 40 Brackenridge Emergency Center

Police Stations

- 1 Austin Park Police Lake Patrol
- 22 Travis County Jails, Central Booking
- 23 Travis County Sheriff
- 37 Austin Police Department
- 53 University of Texas Police Department

Fire and Emergency Stations

- 6 Fire Station #10
- 19 Fire Station #4
- 31 Fire Station #1

- 45 Fire Station #2
- 54 EMS Station #17

Libraries

- 9 Howson Branch of the Austin Public Library
- 26 Faulk Central Library
- 27 Austin History Center

SURROUNDING NEIGHBORHOODS



2-O. Henry Middle School - 2610 W. 10th Street



9-Howson Branch of the Austin Public Library - 2500 Exposition Blvd.



31 / Fire Station # 1 - 401 E. 5th Street



34 / Saint Mary Cathedral - 203 E. 10th Street



16 / Saint Francis Anglican Church - 1408 W. 9th Street



13 / American Legion Hall and Casa Montessori - 404 Atlanta St.



11 / Tarrytown United Methodist Church - 2601 Exposition Blvd.



15 / Mathews Elementary School - 906 W. Lynn Street



37 / Municipal Court - 700 E. 7th Street



54 / EMS Station #17 - 2307 Foster Avenue

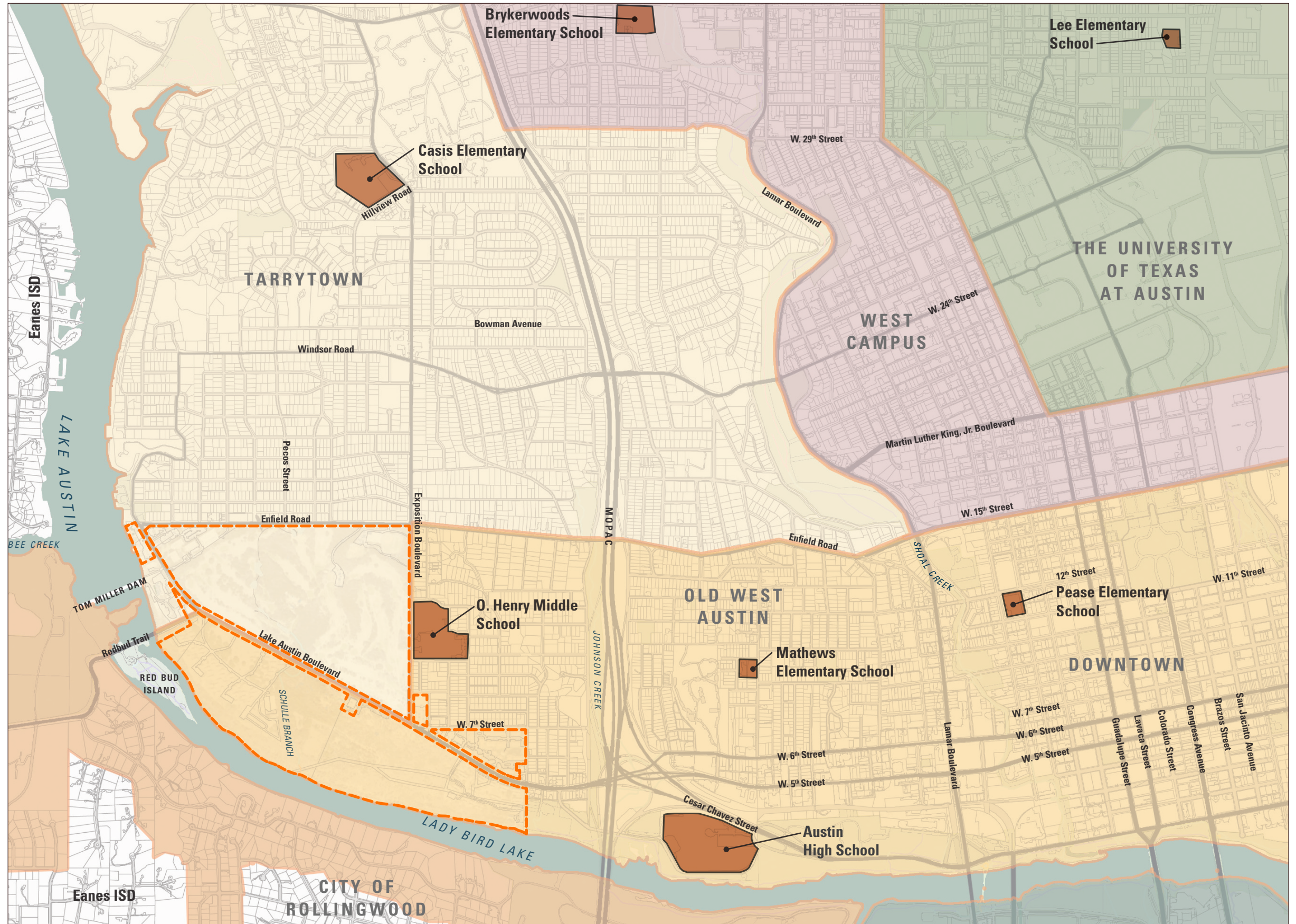
SCHOOL DISTRICTS

Austin Independent School District (AISD) Elementary School Attendance Areas

The Brackenridge Tract is located within the Austin Independent School District. The elementary school attendance area of the Brackenridge Tract includes two elementary schools, Casis Elementary (grades PK – 5) and Mathews Elementary (grades PK – 6). Casis Elementary, located on the north-west corner of the intersection of Exposition Boulevard and Hillview Road, absorbs approximately 85 percent of the site area, and Mathews Elementary, located in Old West Austin on West Lynn Street, absorbs approximately 15 percent of the site area. Mathews Elementary School currently admits all children who reside in the University of Texas graduate apartments. Adjacent to the Brackenridge Tract is O. Henry Middle School, which admits all middle school children from the surrounding area. Also nearby is Austin High School, located on Lady Bird Lake east of the MoPac Expressway, which admits all high school children from the surrounding area.

Located east of Mathews Elementary School within the downtown district is Pease Elementary School. Pease is Texas' oldest continuously operating school and AISD's only all-transfer elementary school offering a diverse student population and small class sizes.

- Casis Elementary
- Brykerwoods Elementary
- Lee Elementary
- Mathews Elementary
- Barton Hills Elementary
- Zilker Elementary
- Brackenridge Tract



Austin ISD elementary school attendance areas

SURROUNDING NEIGHBORHOODS





1.7. ADJOINING SITE EDGES

The Brackenridge Tract is primarily surrounded by a mix of single-family and multi-family residential properties within the Tarrytown neighborhood. The residential properties surrounding the Tract to the north and east primarily face the Brackenridge Tract directly, with the exception of one block, just north of the Safeway Tract (Randalls), which faces east, away from the Brackenridge Tract. Since the Tract is highly visible from adjacent properties, buffering and compatibility are concerns of the neighboring property owners. Other uses that are adjacent to the Brackenridge Tract include the LCRA Red-Bud Center (office), a retail strip center (located on 7th Street), Jack Brown Cleaners (retail), Phillips 66 gas station (commercial), O. Henry Middle School (civic/institutional use), the Walsh Boat Landing (public park), Eilers Park and the Deep Eddy Pool (public park), and Lady Bird Lake.

Adjoining site edges



Walsh Boat Landing



LCRA Redbud Center



Deep Eddy Pool



O. Henry Middle School

ADJOINING SITE EDGES

Adjoining Uses: Enfield Road

All the adjacent uses on Enfield Road are residential and directly face the Brackenridge Tract. Below is an inventory of all of adjacent properties and the elevation of the property that faces the Tract.



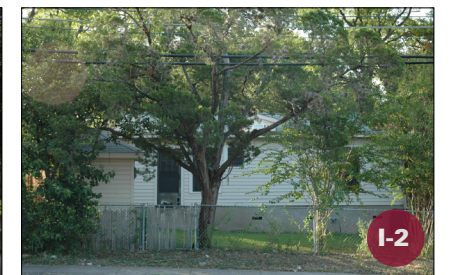
ADJOINING SITE EDGES





Adjoining Uses: Exposition Boulevard

All the adjacent uses on Exposition Boulevard are either civic/institutional (O. Henry Middle School) or residential (multi-family and single family). Most of the residential properties directly face the Brackenridge Tract, with the exception of one block just north of the Safeway Tract (Randalls) and also O. Henry Middle School, which is oriented toward West 10th Street. This is an inventory of all of the adjacent properties and the elevation of the property that faces the Tract.



ADJOINING SITE EDGES

