

Downtown Development and Capitol View Corridors

Report of the Downtown Commission
June 2007

City Council Briefing
October 11, 2007

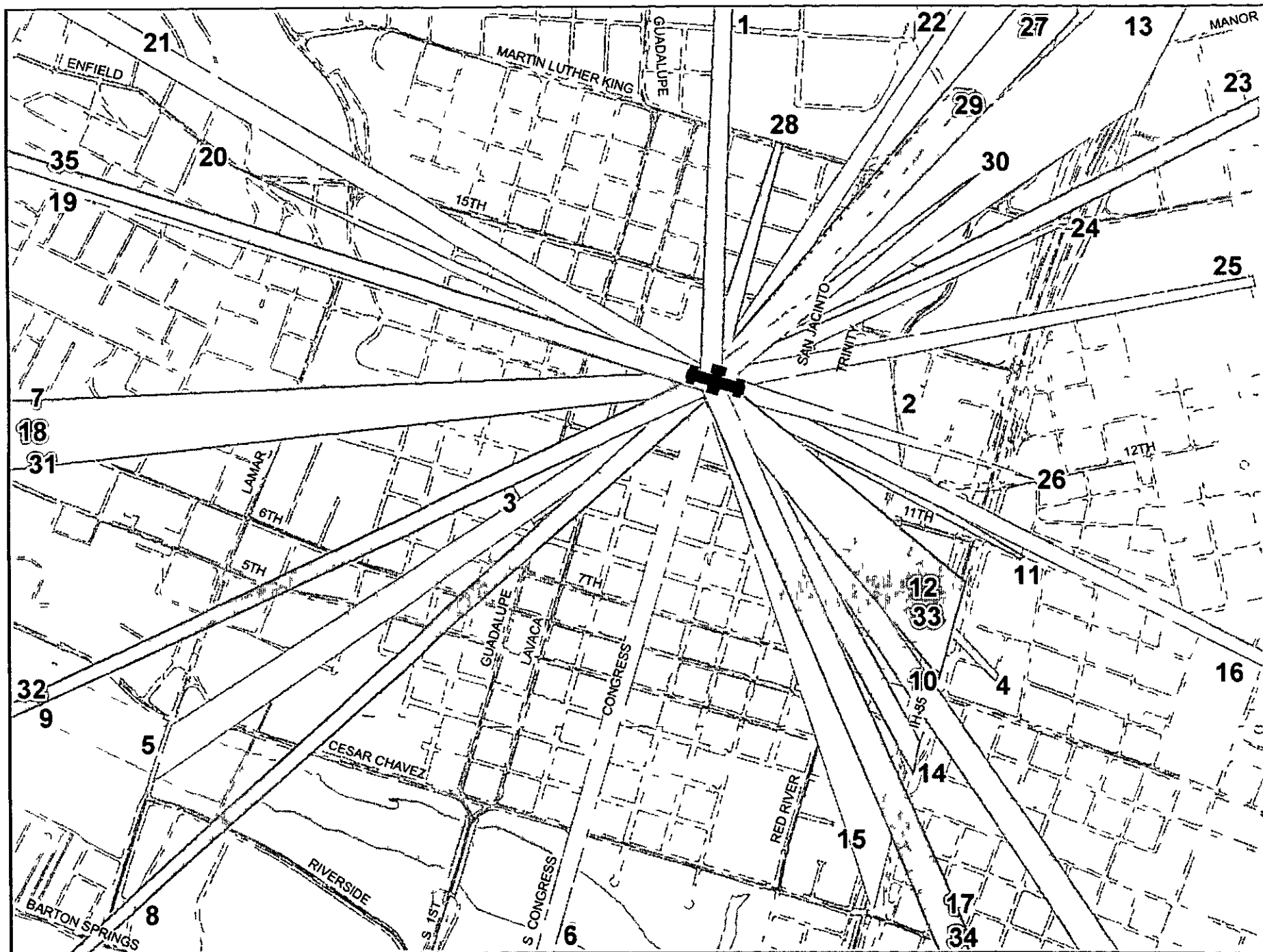
Overview

- Background
- Preparation of the report
- Summary of Recommendations
- Significant Recommendations

Background

- A view corridor is a plane that extends from a defined view point or points to the base of the Capitol dome at an elevation of 653 feet.
- Some corridors established by State statute Tex. Gov't Code Ch. 3151
- Some corridors established by City ordinance Ch. 25-2, Appendix A



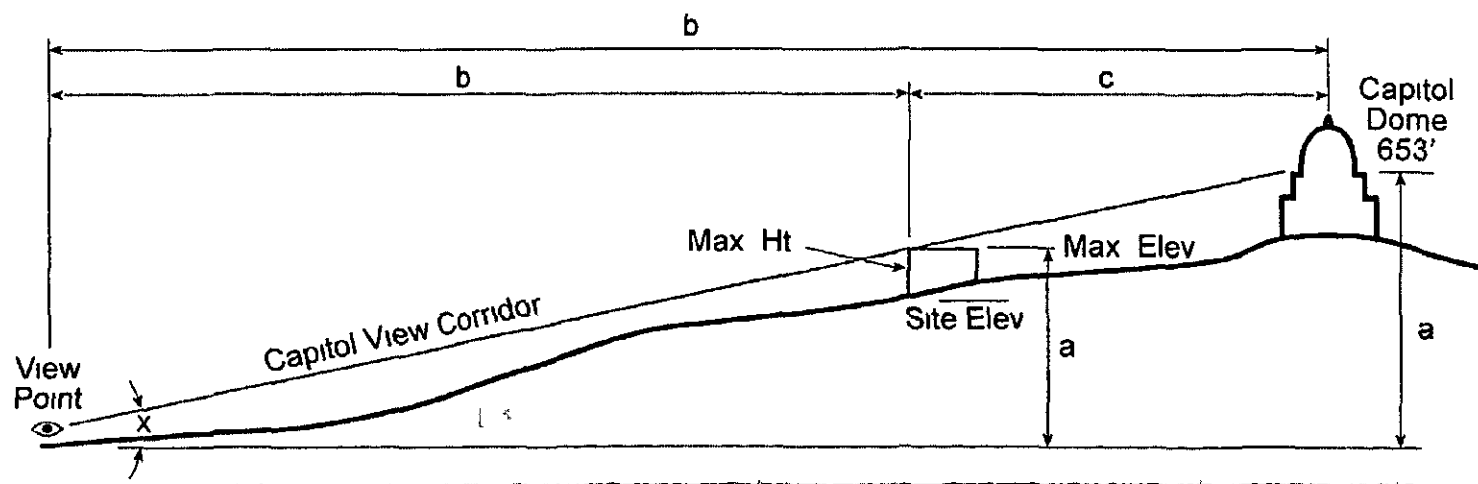


Background

- State has established 30 corridors
- City has established 26 corridors
- Conflicting definitions for five of the corridors

Background

Development restrictions of a particular corridor a function of the height and width of the corridor plane and the land crossed by the view corridor



Legend

-  Capitol Building
-  Downtown Parcels

CVC Ground Elevation

	25 0
	0 25
	25 50
	50 75
	75 100
	100 125
	125 150
	150 175
	175 200
	200 225
	225 250
	250 10 000



Background

- Corridors studied in a 1983 report
- 11 original corridors
- Some of the additional corridors not included in the 1983 report

Preparation of Report

- First comprehensive review of view corridors since 1983
- Assumption that you should actually be able to see the Capitol from each of the designated view corridors
- Began with methodology used in 1983 report

Preparation of Report

- Fall 2006. Development committee members each review individual corridors
- Photos and site visits of each corridor
- Draft evaluations reviewed by committee and compiled into draft report

Preparation of Report

- Mar. 21, 2007. Draft report first presented to Downtown Commission
- Mar. 28, 2007. Draft report circulated for comment
- June 20, 2007. Final report approved by Downtown Commission

Recommendations

- "No change" for 19 of the 30 corridors
- Recommendation for improvements, re-evaluation, modification, or further study of other corridors

Recommendations

- Highway Corridors

- CVC 7 – Mopac Bridge
- CVC 15 – North Bound IH-35 between 3d Street and Waller Creek Plaza

- Negative Effects

- CVC 3 – Wooldridge Park

Recommendations

- Reconciling State and City Definitions

- CVC 7 – Mopac Bridge
- CVC 17 – Longhorn Shores
- CVC 19 – Red Bud Trail

Recommendations

- Adjustment for New Development

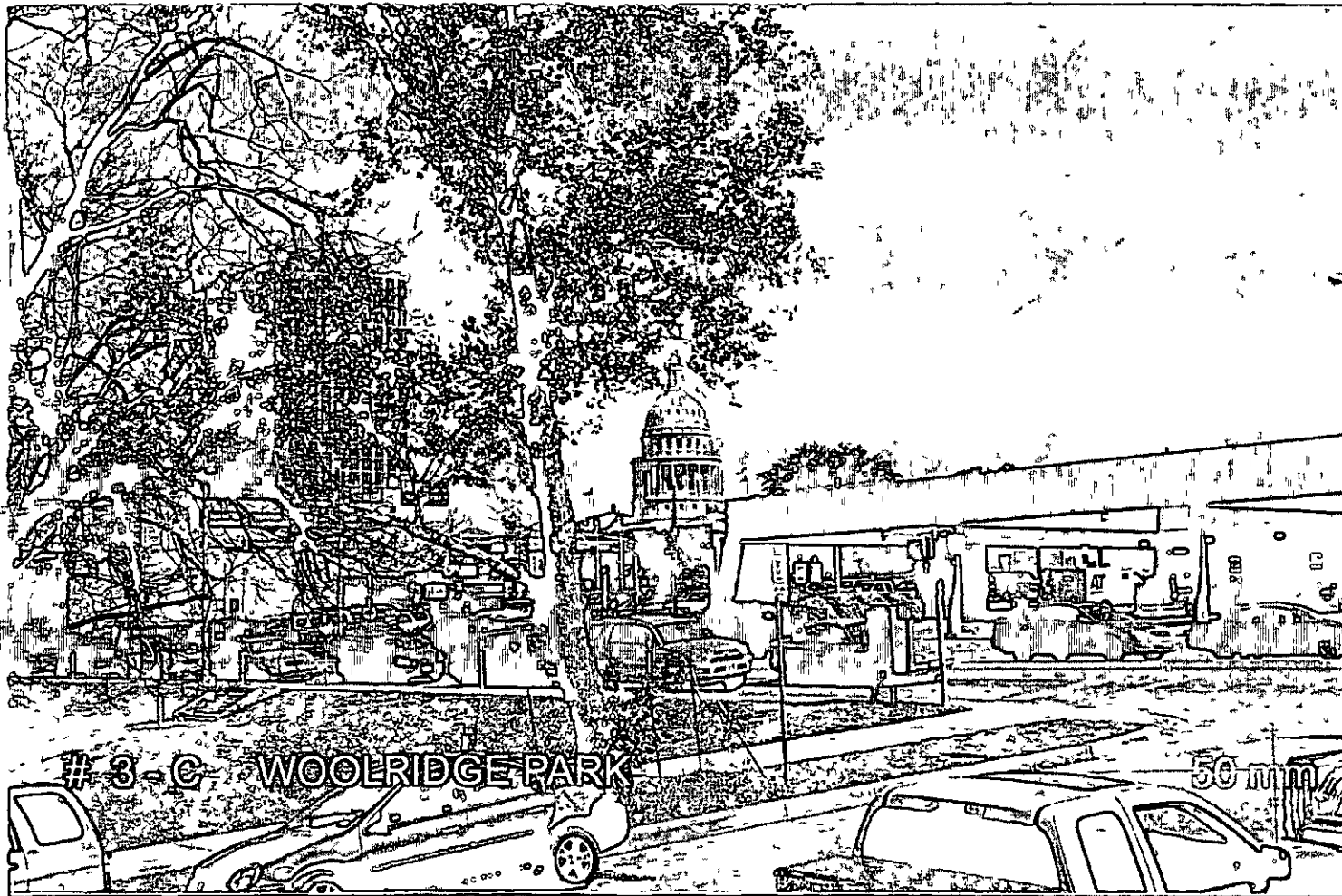
- CVC 23 – Robert Mueller Airport
- CVC 27 – LBJ Library

- Improvement/Protection

- CVC 8 – South Lamar at La Casa
- CVC 10 – Pleasant Valley at Lakeshore
- CVC 25 – Oakwood Cemetery
- CVC 26 – East 12th at IH-35

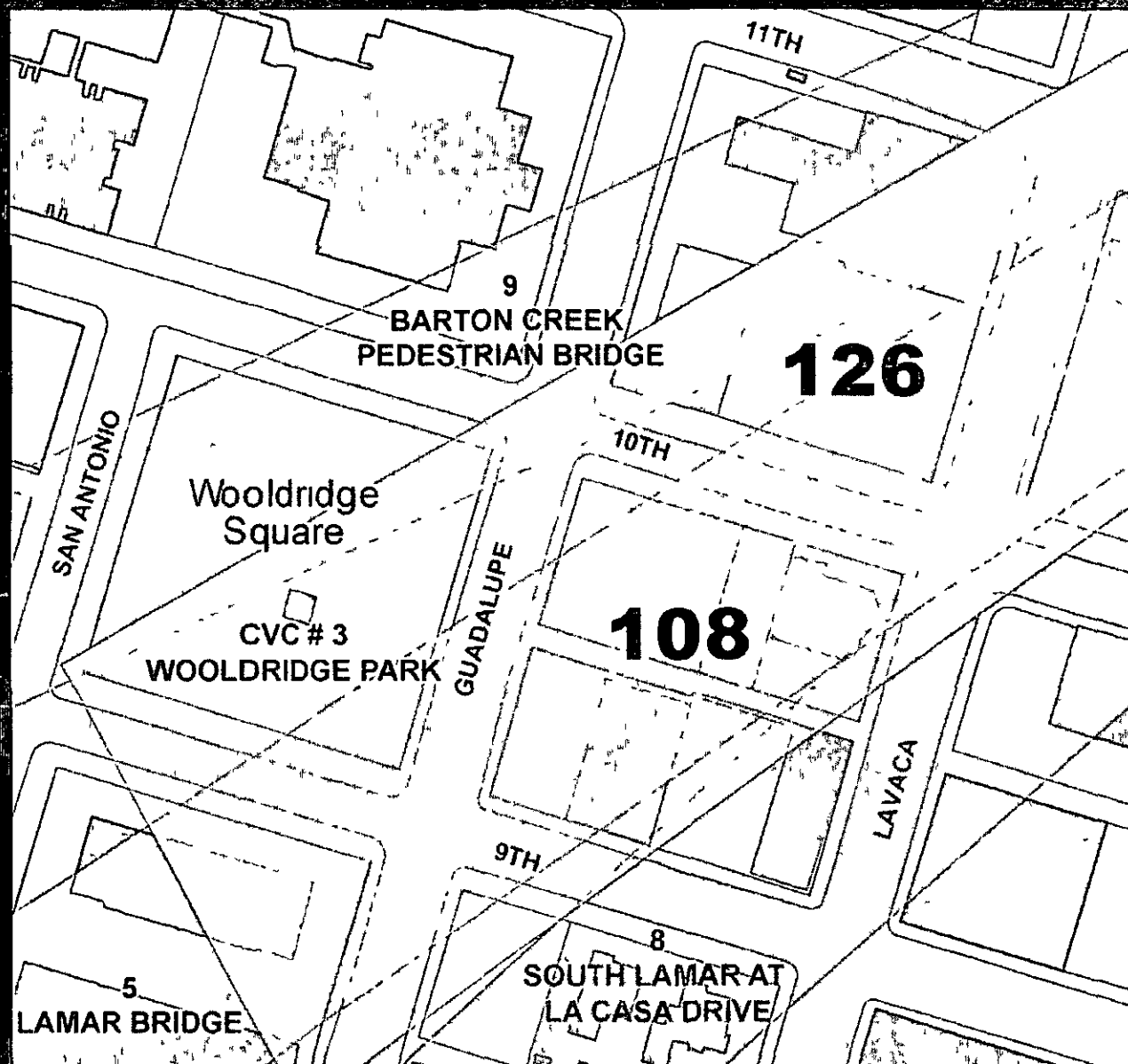
Recommendations

- Joint task-force with County and State
- Staff review of legal descriptions



CVC 3 – Wooldridge Park

- From 9th & San Antonio to Library
- Precludes all development on Blocks 108 & 126



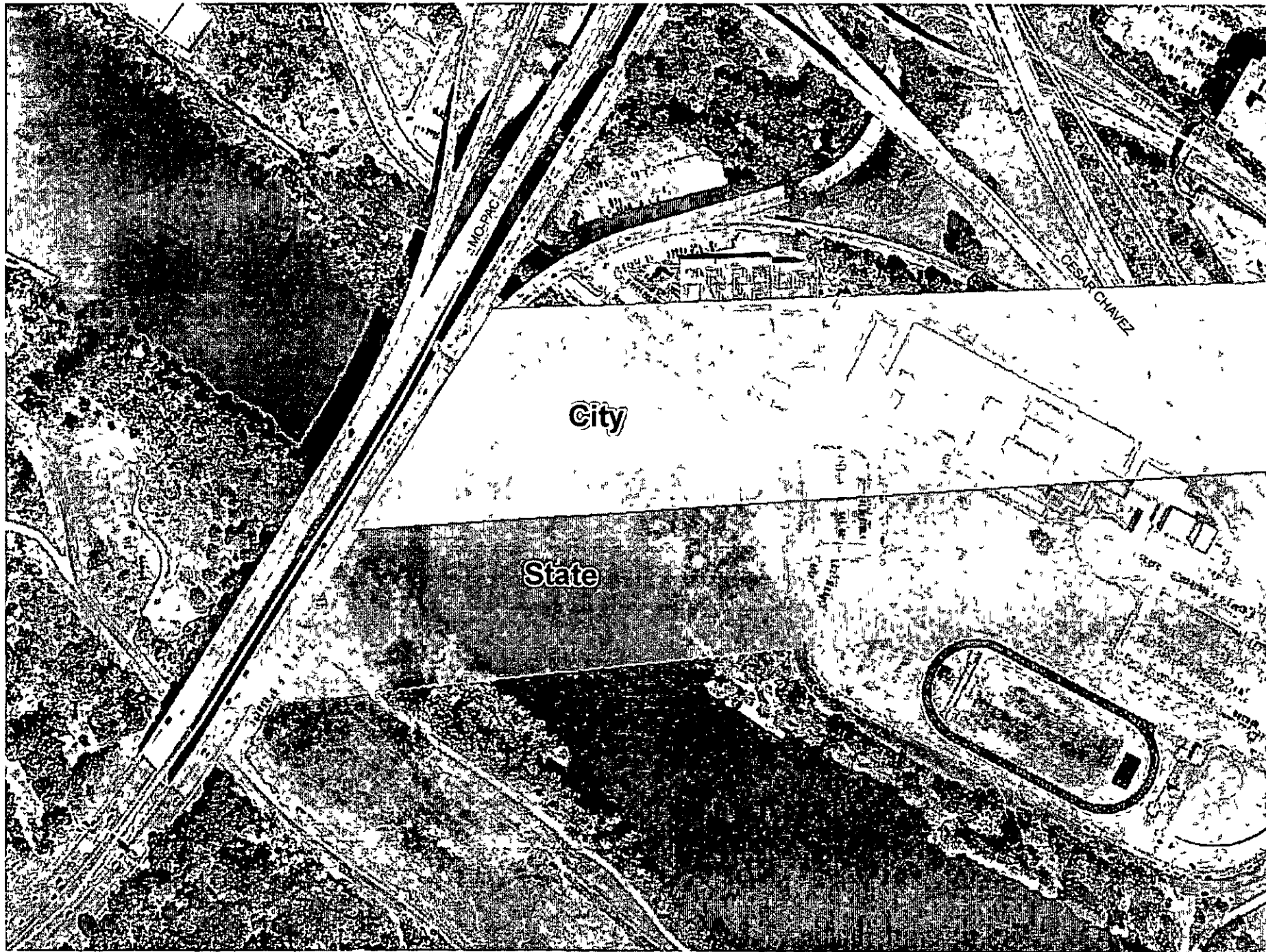
CVC 3 – Wooldridge Park

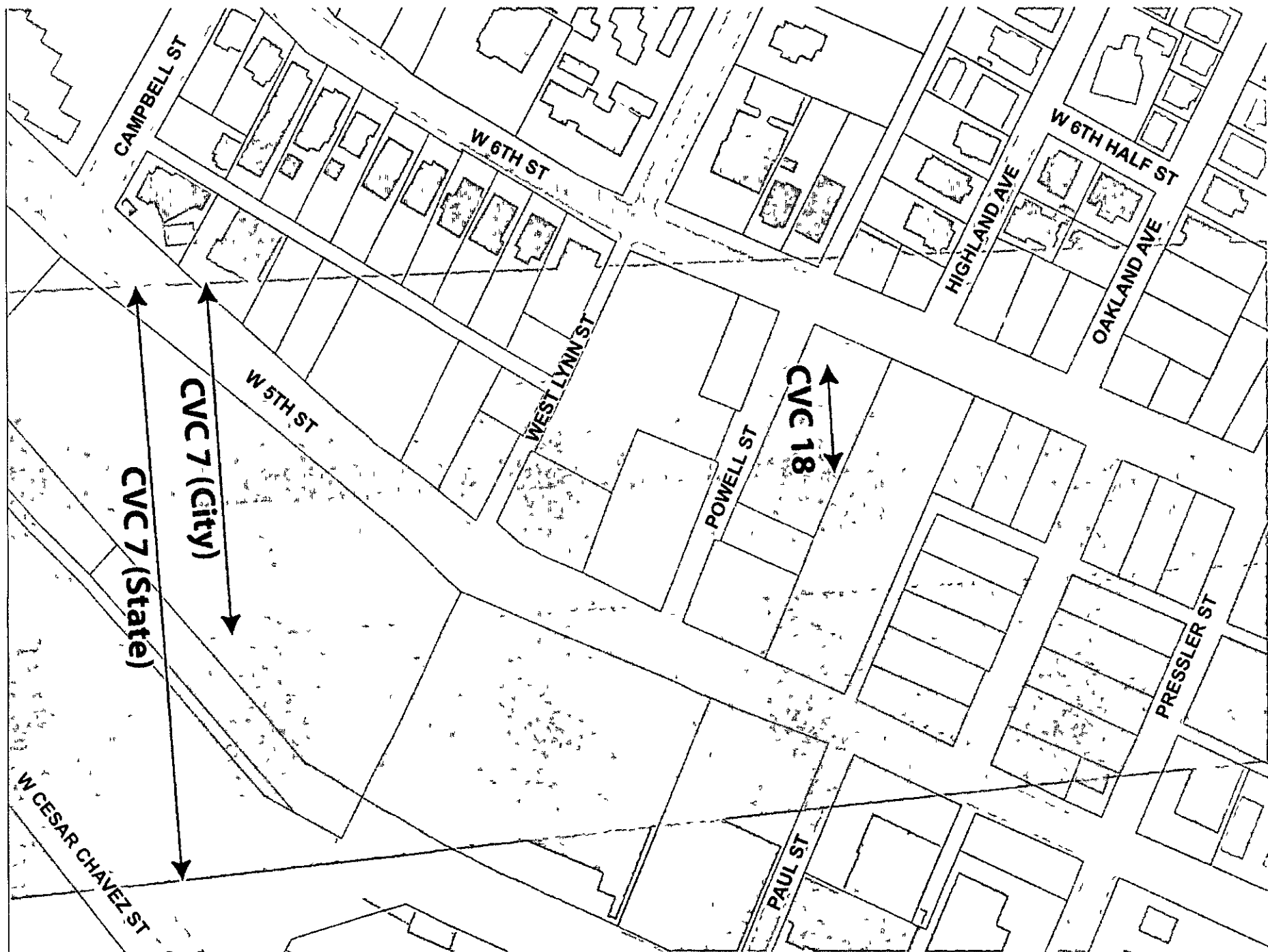
■ Recommendation

- Work with County and stakeholders on plan to allow use of Blocks 108 & 126
- Redevelopment could provide more activity and neighborhood uses
- Redevelopment encouraged in 1983 report

CVC 7 – Mopac Bridge

- Widest corridor – runs from Stratford Drive to Stephen F. Austin Drive
- Different City and State definitions



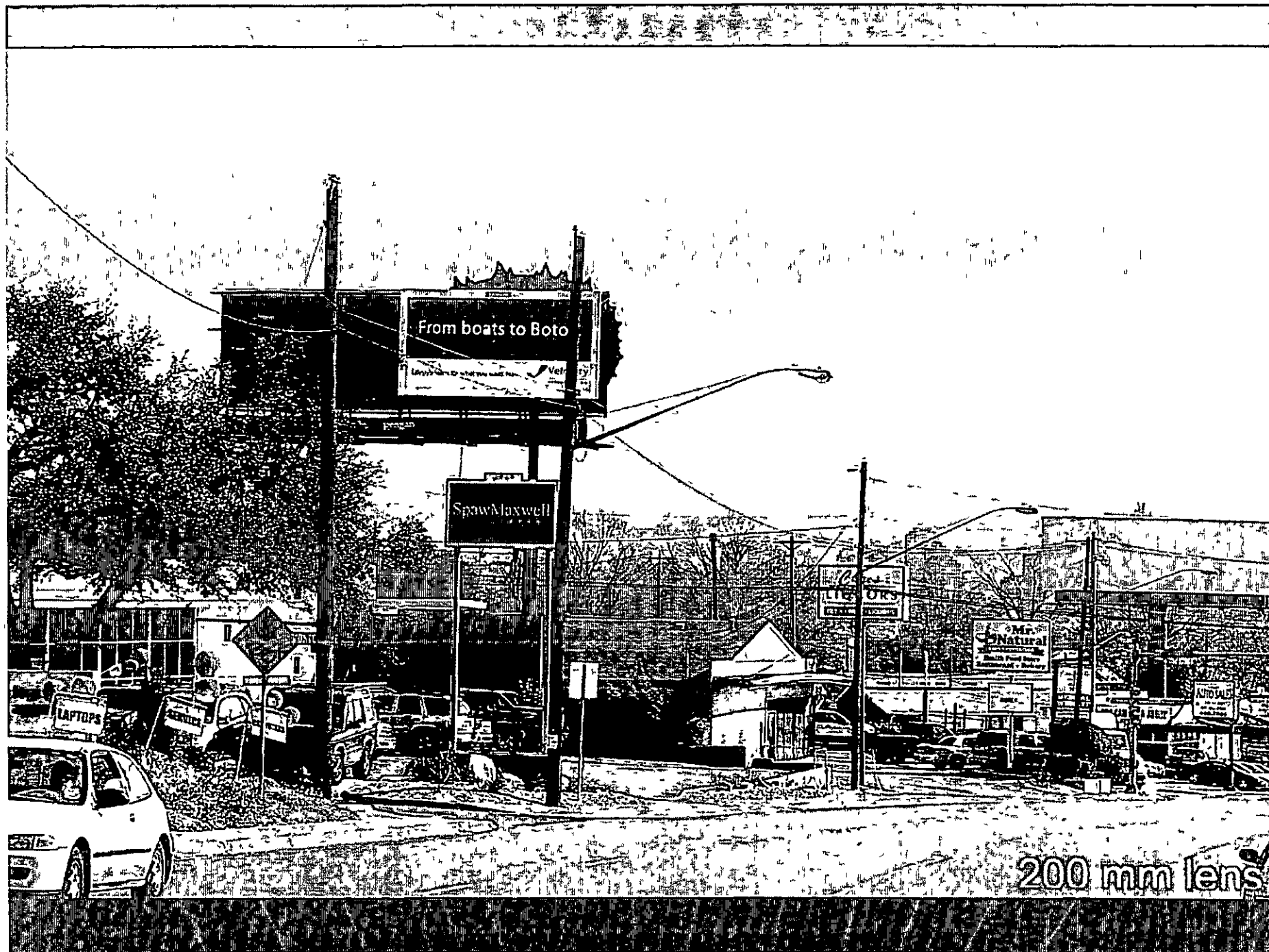


CVC 7 – Mopac Bridge

- Recommendations

- Align northern boundary with CVC 18 – Zilker Clubhouse

- Align southern boundary of City corridor with State corridor



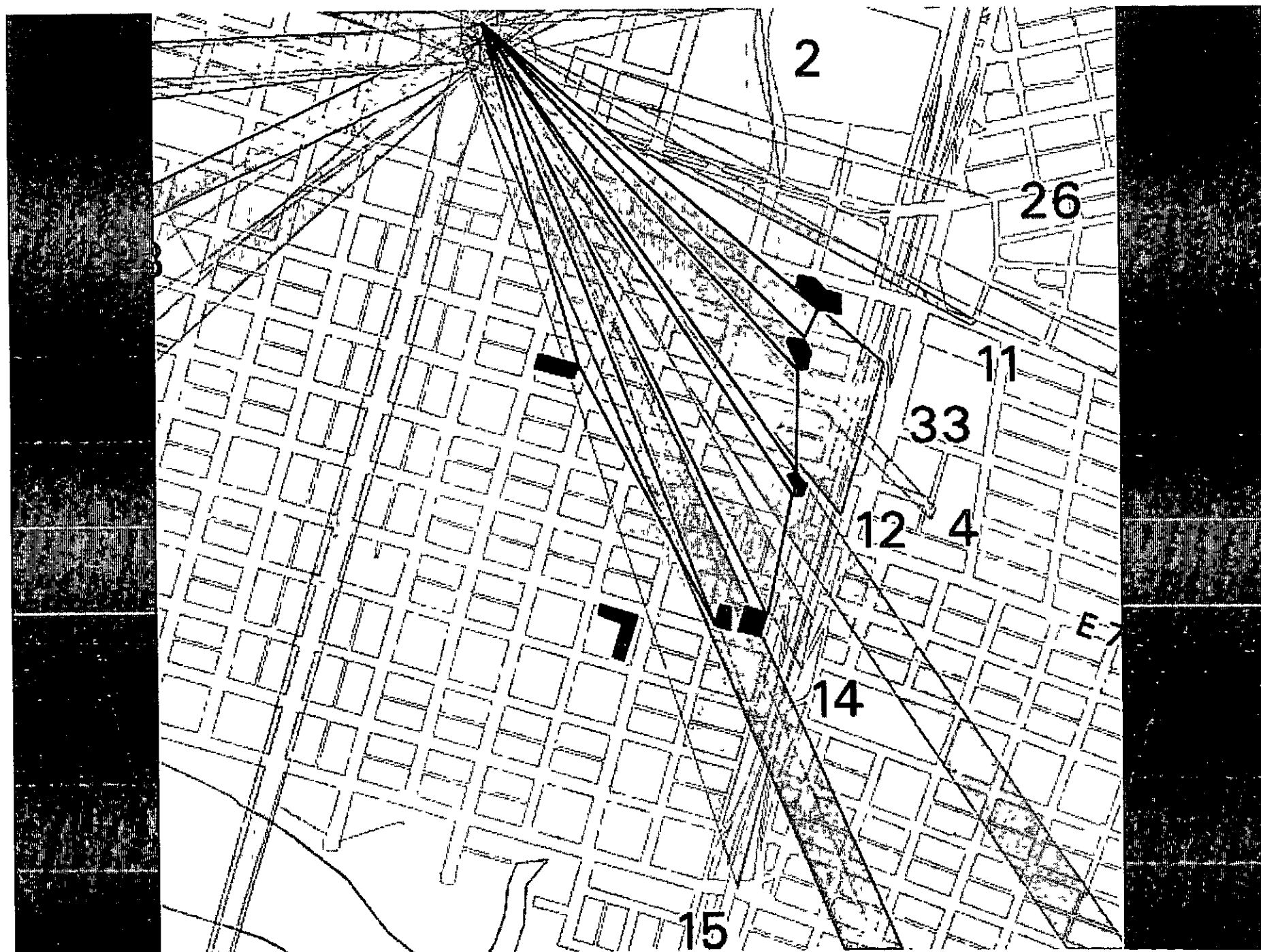
200 mm lens

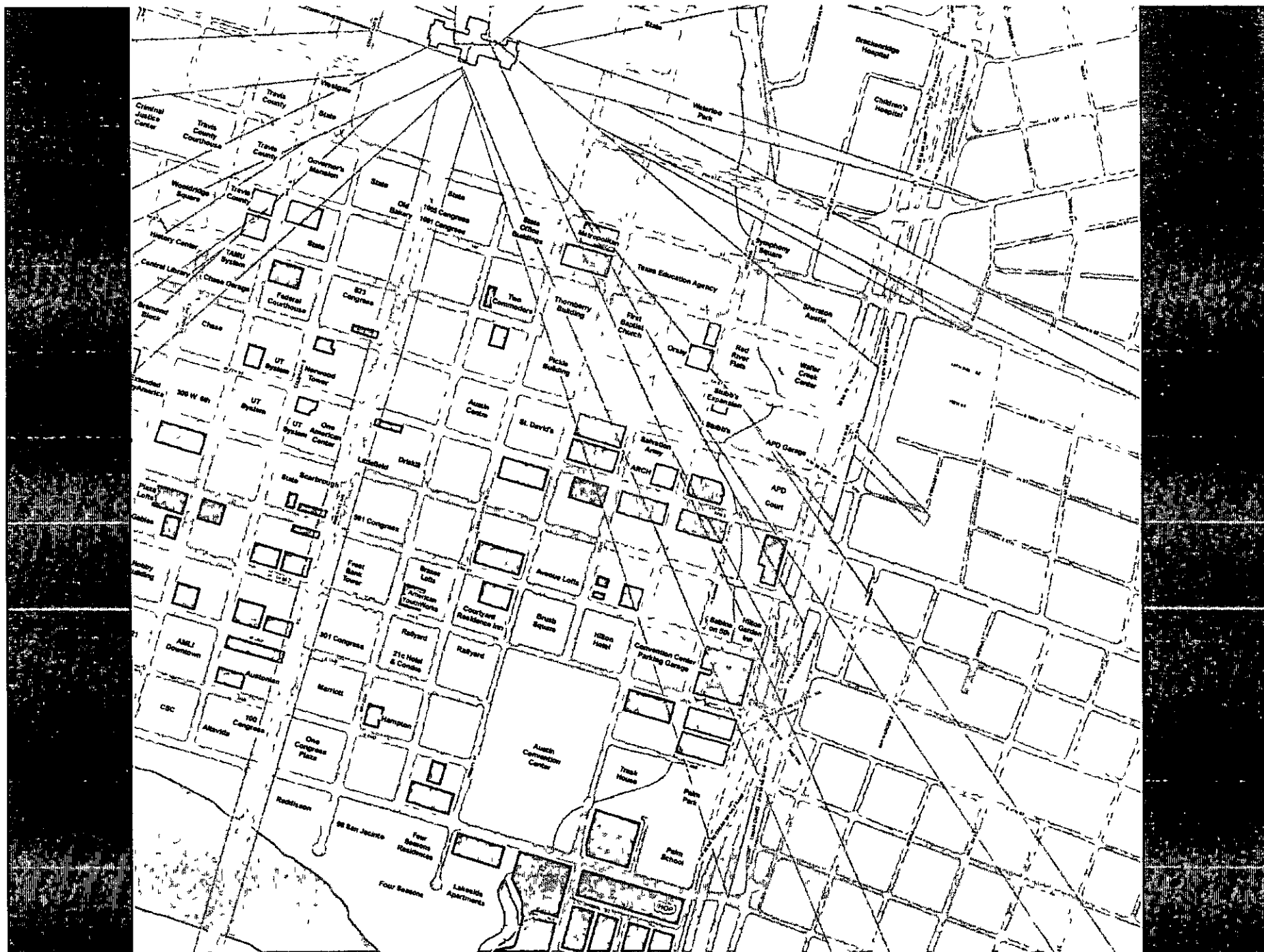
CVC 8 – South Lamar at La Casa

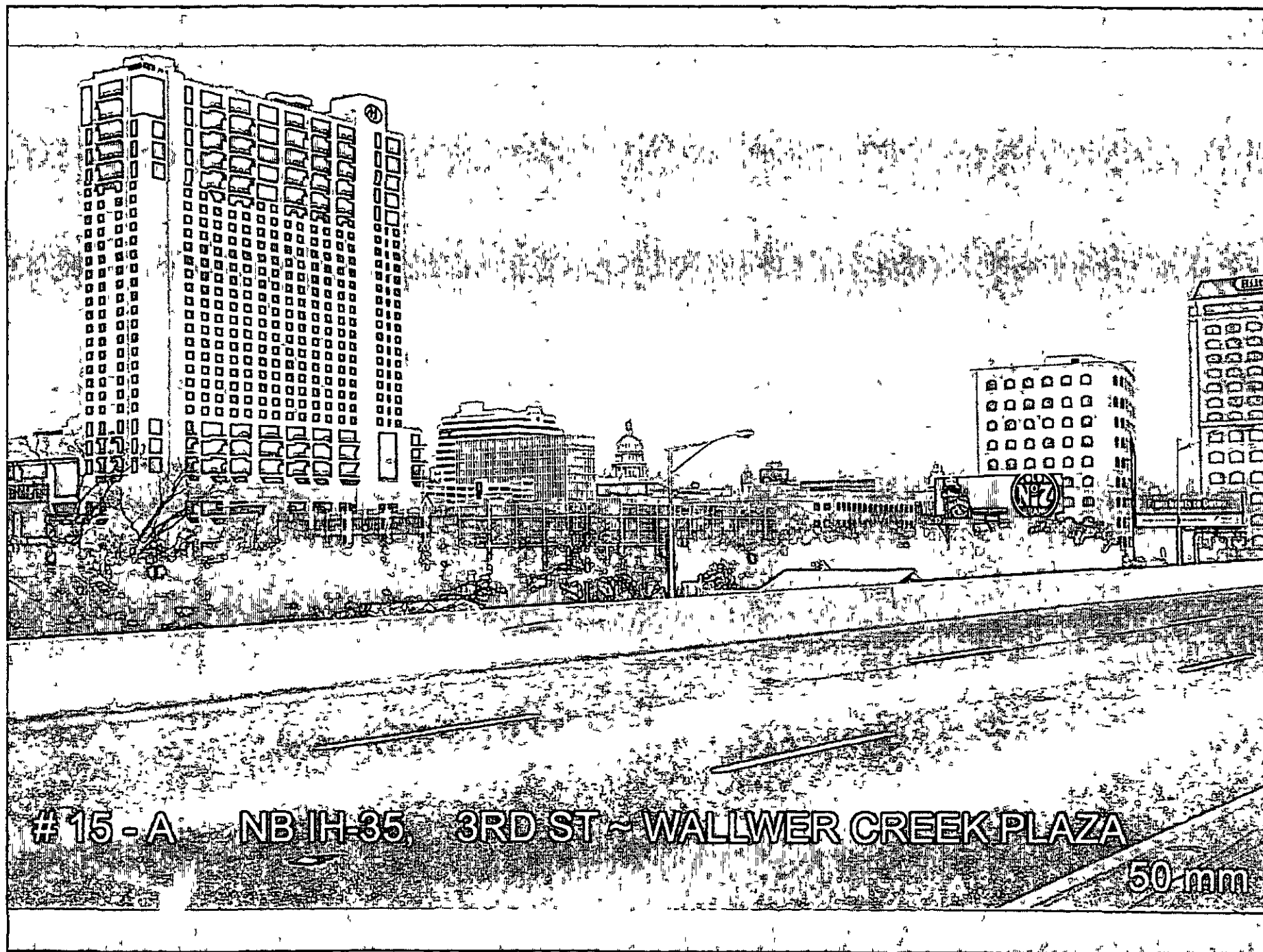
■ Recommendation

- Clear obstructions, or

- Move the vantage point further south



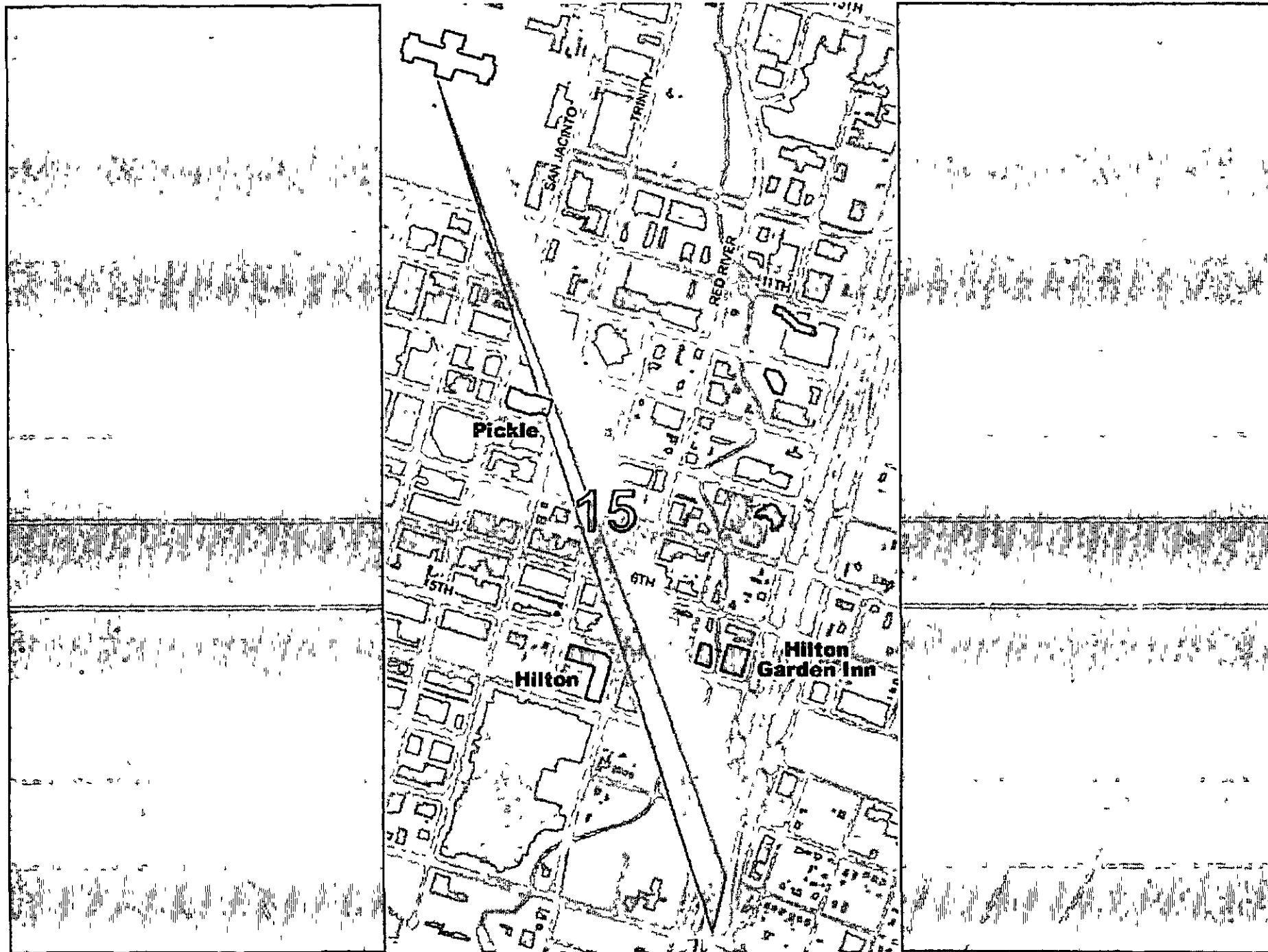


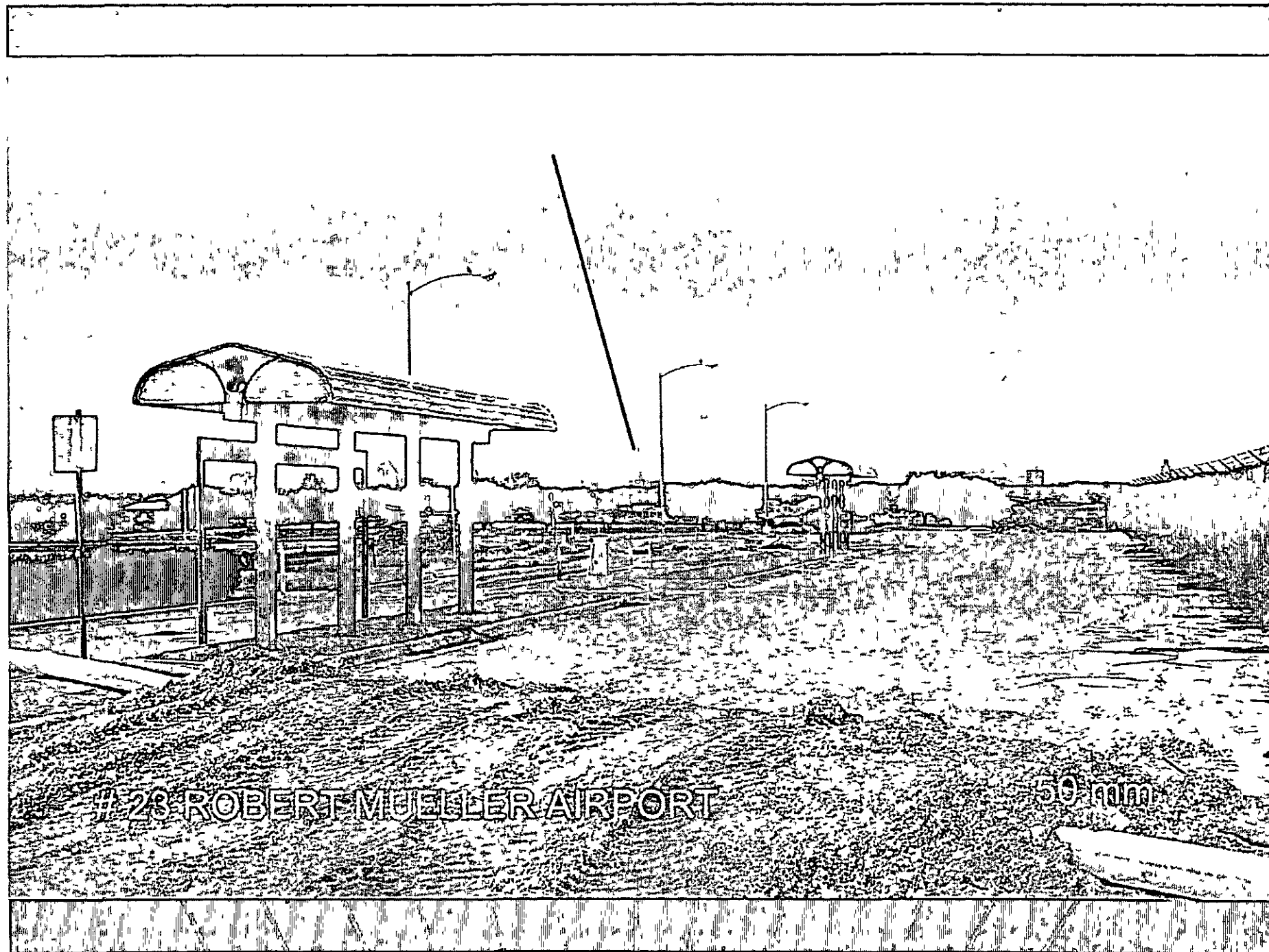


CVC 15 – Northbound IH-35

■ Recommendation

- Align southern boundary so that the Pickle Building is no longer in the view
- Would remove restrictions that bisect Blocks 87 and 38 and parts of six other blocks
- Would not affect existing views





28 ROBERT MUELLER AIRPORT

50 100m

CVC 23 – Mueller Airport

■ Recommendation

- Public view will be obscured by redevelopment
- Obstructions exempt under Gov't Code § 3151.003(3)
- Ask the Robert Mueller Municipal Airport Plan Implementation Advisory Committee to identify a more suitable viewpoint



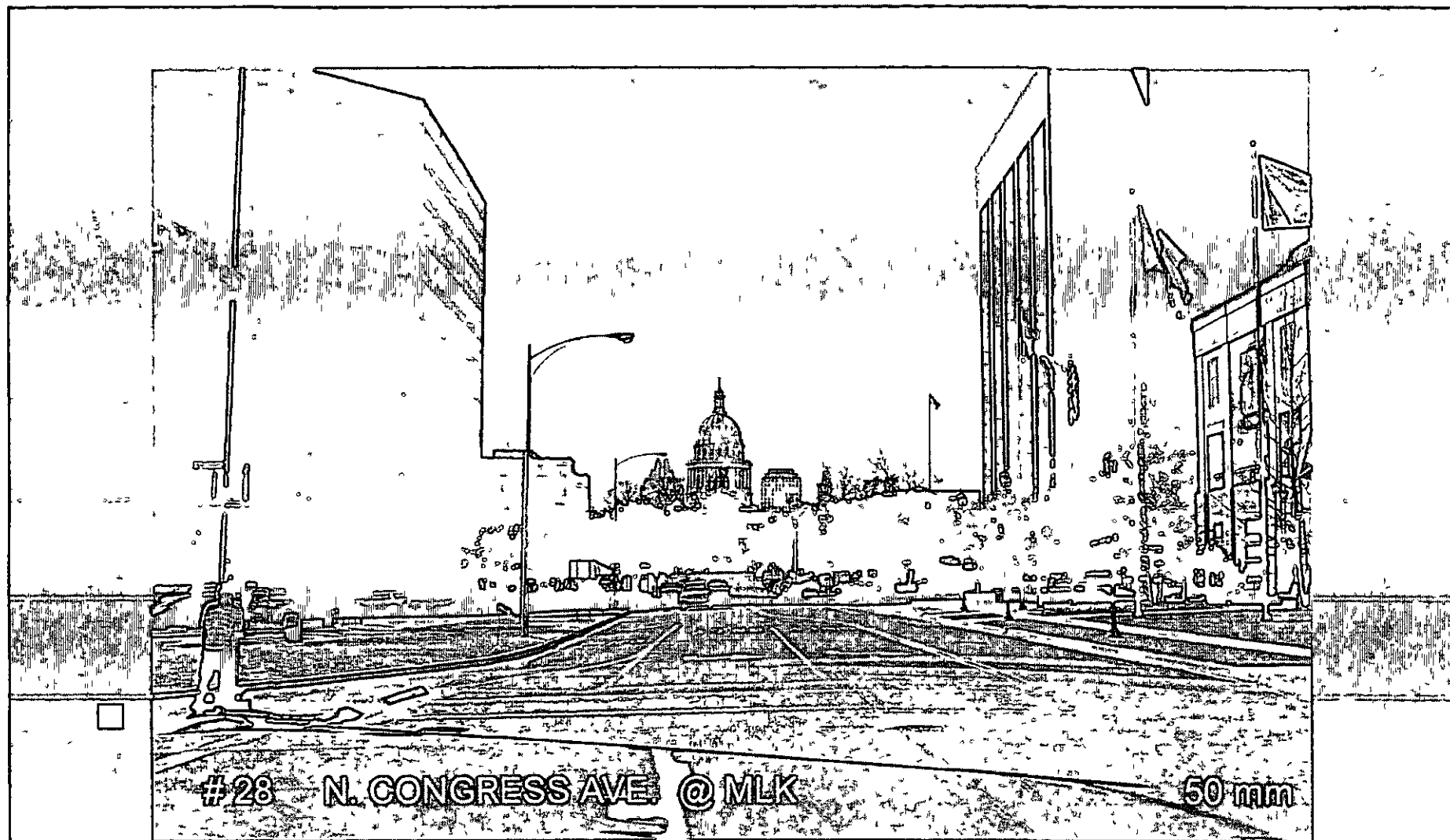
27-B LBJ LIBRARY (SOUTH END)

50 mm

CVC 27 – LBJ Library

■ Recommendation

- Public view obscured by redevelopment
- Redefine to exclude the portion of the view that has been obstructed by the expansion of the Darrell K. Royal-Memorial Stadium



Report available at:

www.ci.austin.tx.us/downtown/downloads/CVC_Report_Final.pdf