



MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, AICP, Director *GG*
Planning and Zoning Department

DATE: May 16, 2017

SUBJECT: Proposed Rosewood Park Capitol View Corridor

In accordance with Council Resolution #20170216-032 as amended by Resolution #20170302-037, this memo provides recommendations based on the physical impacts of the proposed Rosewood Park Capitol View Corridor on the proposed Central Health facility and other properties. The proposed Rosewood Park Corridor as described in the 2015 Bowman Consulting report entitled "Proposed East Austin Capitol View Corridors" was surveyed based on a view of the Capitol overlooking the tree canopy at Rosewood Park, located along Thompson Street just south of Rosewood Avenue (see Exhibit 1). This proposed corridor is identified as View Corridor [1] in the attached exhibits. The proposed corridor extends from coordinates 100 feet on either side of the Capitol dome at an elevation of 653 feet above sea level to a 50 foot wide strip of land in the vicinity of Thompson Street (see Exhibit 2).

The proposed corridor has been analyzed in relation to the existing grade of the land below it to provide approximate allowable heights established by current zoning limitations within the corridor.

- Generally, within the proposed corridor the terrain slopes down from the Capitol to its lowest point at Waller Creek, where the height of the corridor above grade is approximately 150 feet.
- From Waller Creek to IH-35, terrain slopes upwards. This zone is the site of the proposed Central Health facility, which would include buildings approximately 425 feet in height where the corridor is only 150 feet above grade. These buildings would be significant vertical encroachments, and would cover sizeable horizontal bands of the corridor, reducing views to the east.
- Directly east of IH-35, the corridor intersects the 12th Street Neighborhood Conservation Combining District (NCCD) with no significant impacts – the corridor is approximately 50 feet above grade in an area with a 50 foot zoning height limit.
- East of IH-35, the terrain plateaus, then dips just to the west of Rosewood Park, then hits a rise at its terminus along Thompson Street. The height of the corridor above grade through the plateau region ranges from approximately 40 to 60 feet.

After reviewing the report, Staff does not recommend the Rosewood Park Corridor as proposed in the 2015 Bowman Consulting report (View Corridor [1]) due to potential development conflicts

with the Central Health property as described in their Central Health Brackenridge Campus Master Plan - 2016 (see Exhibits 5, 6 & 7).

In lieu of the Rosewood Park Corridor outlined in the Bowman Consulting report, Staff would recommend an alternate view corridor (identified as View Corridor [2]) that is located at a view point located in the 2400 block of Rosewood Avenue, east of Thompson Street (see Exhibit 4). This alternate view corridor [2] would start and intersect with the Capitol dome at an elevation of 660 above sea level, instead of 653 feet as it is applied to other view corridors (see Exhibit 8). In addition, the width of the alternative view corridor would only extend 65 feet, instead of 100 feet south of the Capitol dome. With these measurement modifications, the alternate view corridor [2] would have less of an impact on the Central Health property as described in their master plan. The alternate view corridor [2] would impact an undeveloped portion of the CAN Academy property at 2406 Rosewood, possible expansions of the City of Austin Millennium Youth Center and State of Texas property adjacent to the Capitol if it were conveyed to a private party.

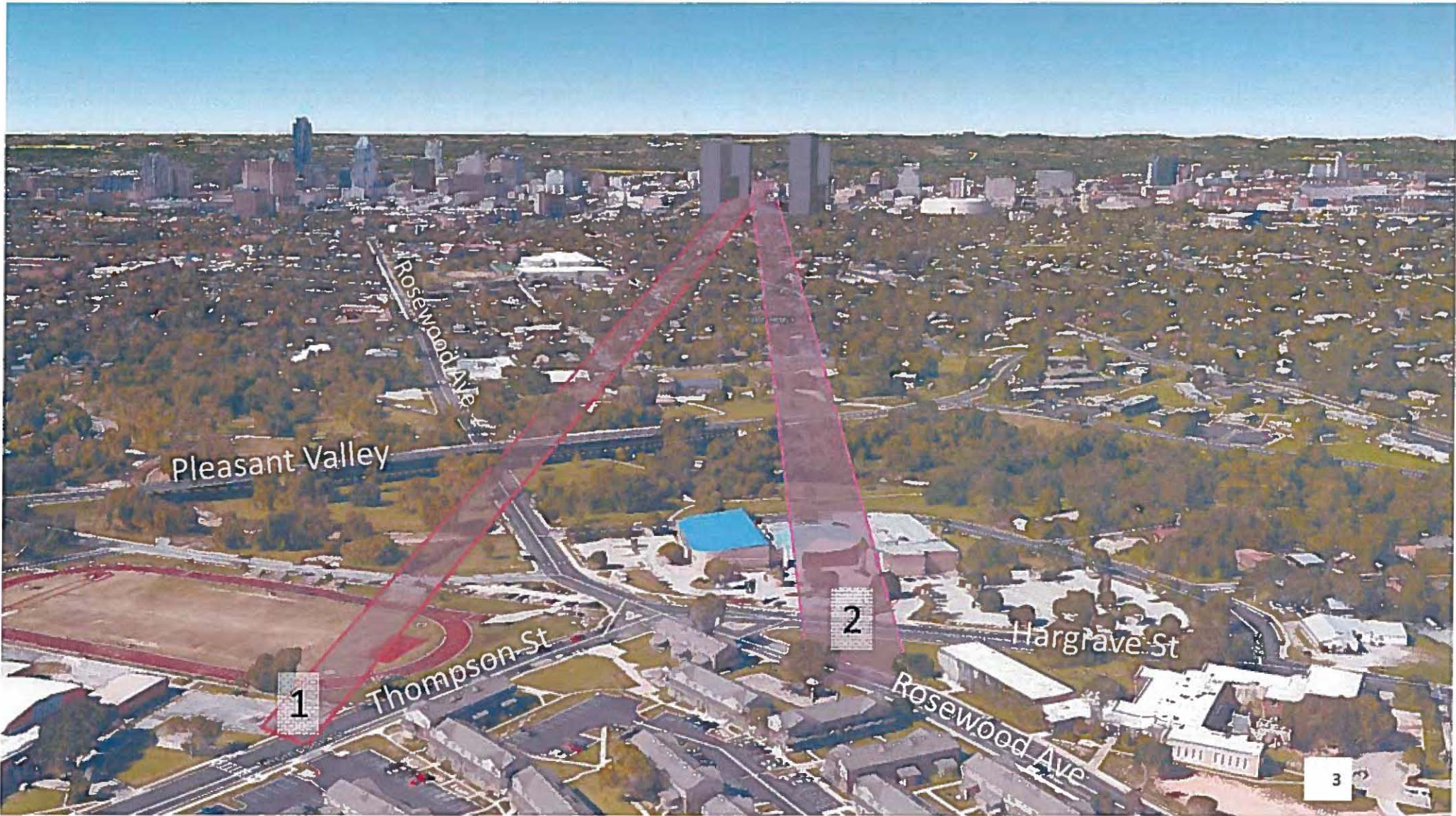
If you have any questions, please contact me at 512-974-2387 or via email at greg.guernsey@austintexas.gov.

Att: 2015 Bowman Consulting report
Exhibit Slides 1-8

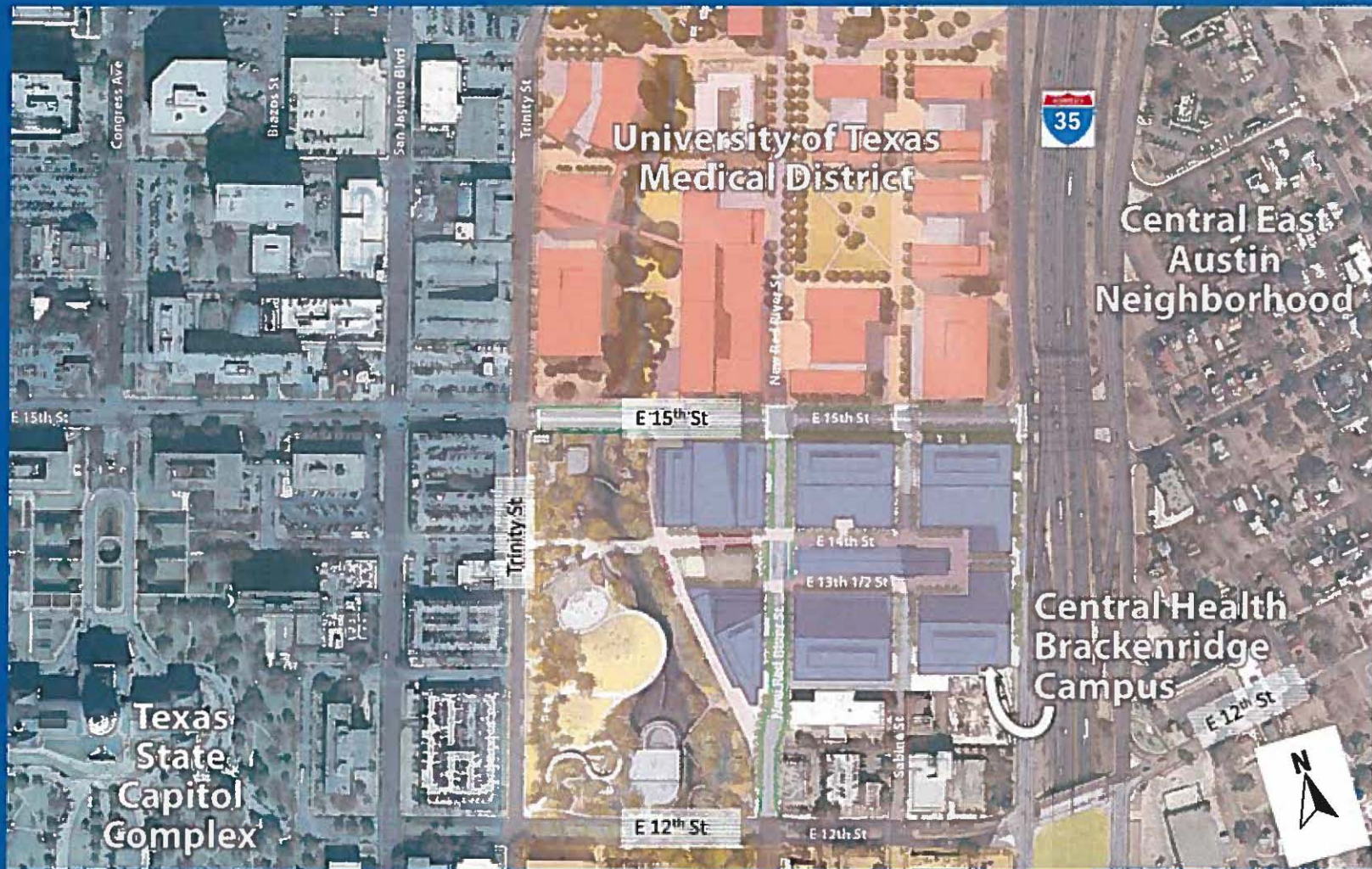
cc: Elaine Hart, Acting City Manager
Bert Lumbreras, Assistant City Manager
Lorraine Rizer, Officer, ORES
Kevin Johns, Director, EDD
Rodney Gonzales, Director, DSD
Andrew Linseisen, Assistant Direct, DSD
Jerry Rusthoven, Assistant Director, PAZ

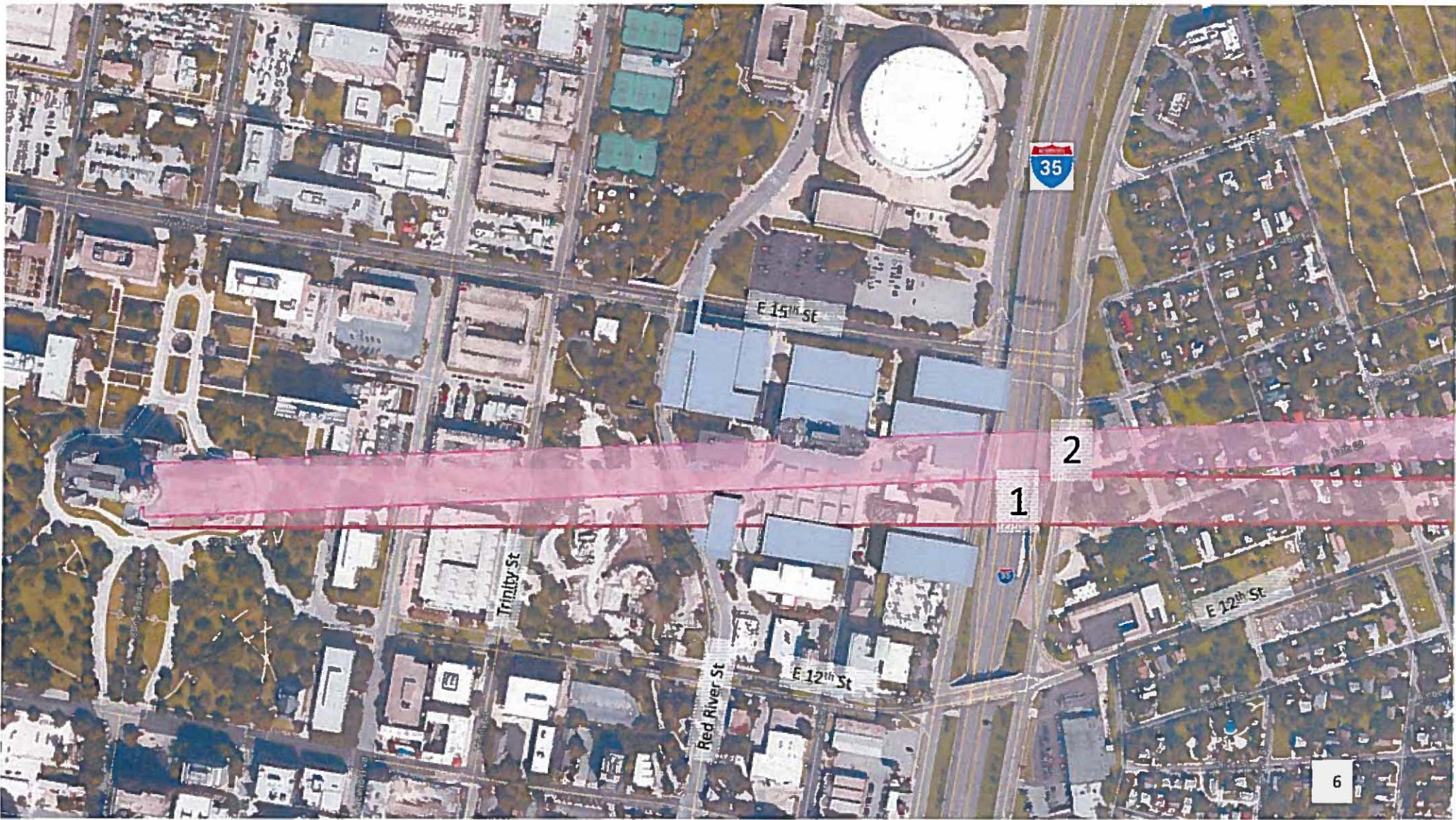


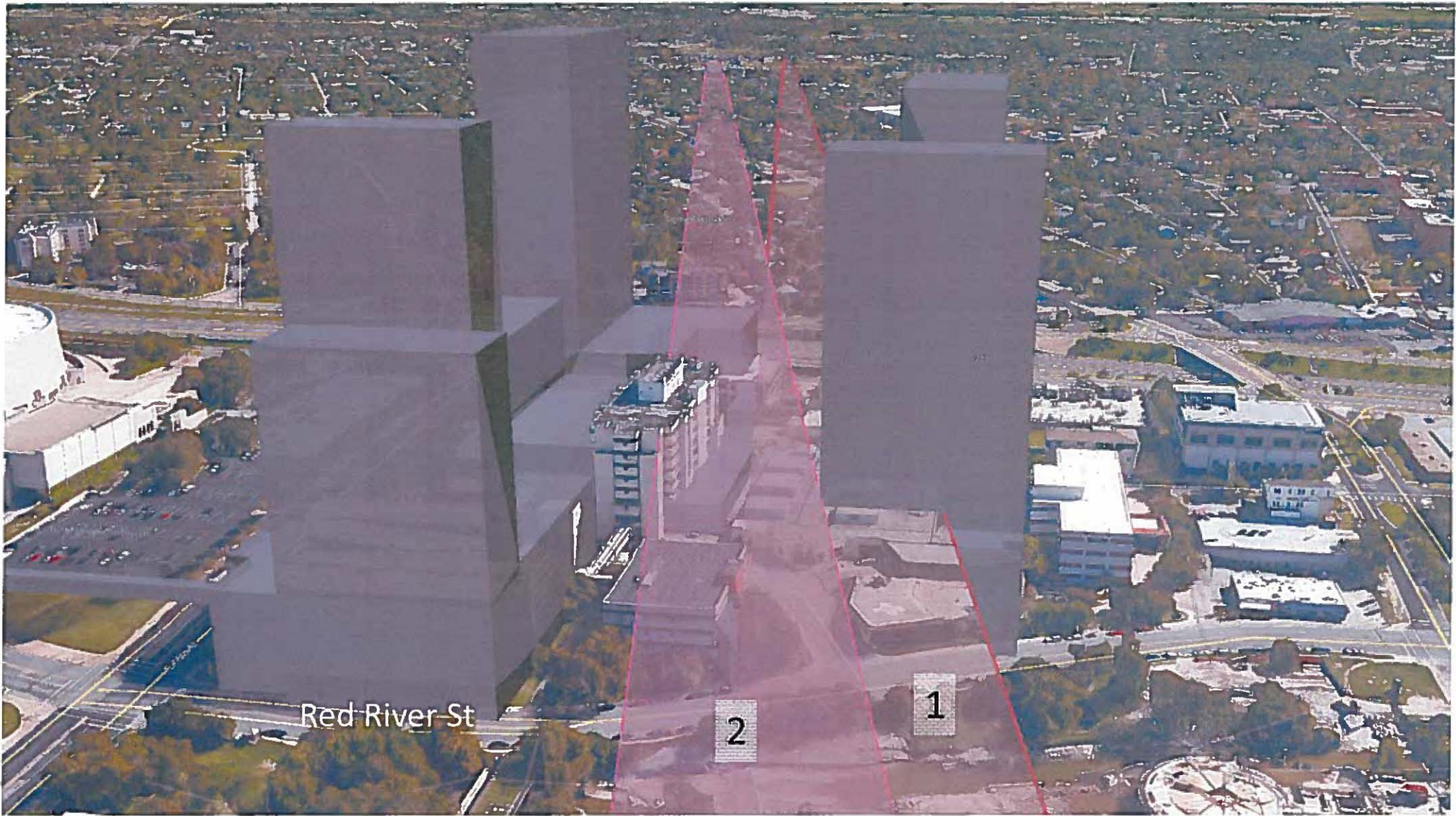














653 ft
above sea
level



November 2, 2015

Mr. Greg Smith
President and CEO
Austin Revitalization Authority
Austin, Texas

RE: Proposed East Austin Capitol View Corridors.

Dear Mr. Smith:

Field survey work for this project was conducted on October 22nd and 23rd, 2015. We gathered the field data for the five pair of origin or beginning points for the proposed Capitol View Corridors.

- 1) The first view corridor is the Rosewood Park Corridor at 900 Thompson Street. The two beginning points for this corridor are on opposite sides of Thompson Street on outside edges of the concrete sidewalks.
- 2) The second view corridor is the Lott Park Corridor. Both beginning points are in the basketball court, one is under the net and the other is at the free throw line.
- 3) The third view corridor is the Juniper Street Corridor. One of the beginning points is at the southwest corner of the intersection of Juniper St. and Lydia St. The other beginning point is at the southwest corner of the intersection of Juniper St. and Navasota St.
- 4) The fourth view corridor is the Texas State Cemetery Corridor. Both of the beginning points are on a concrete path on a hill inside the cemetery grounds.
- 5) The fifth view corridor is the Houston-Tillotson University Corridor. Both beginning points are along the western edge of the western colonnade of the Jackson Moody Building up the hill adjacent to the athletic field.

Survey data was collected with Leica Global Navigation Satellite System (GNSS) receivers utilizing the Leica SmartNet service. Redundant GNSS data was collected on each of the beginning points during separate sessions. Ties to monuments in the City of Austin survey control network were also made. The data was reviewed and processed in our office with the Leica office software. The position for each of the beginning points is reported in Texas Coordinate System, Central Zone, North American Datum (NAD) 1983 coordinates; elevations are based on the NAVD 1988 datum using the Geoid Model 12A. The position of the Texas State Capitol Building dome is based upon the NAD 1983 coordinates published by the National Geodetic Survey. Bearings, distances and elevations for the proposed view corridors were computed using the published position of the Capitol dome and the position of the beginning points based upon our survey data. The width of the corridor at the beginning points is a rounded distance measured perpendicular to the corridor line from the opposite beginning point.

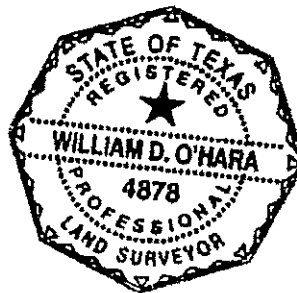
The elevations are rounded to the nearest one-half foot at the ground and then raised either 4.5-ft or 5.0-ft to be an even number at a height suitable for most people to view the Capitol from. The appropriate data has been inserted into the draft "Central East Austin Capitol View Corridor Resolution" and made a part of this report. Other attachments include a point list and description, a graphic presentation of the beginning points, and a copy of our field book pages.

This may well require additional explanation. Please do not hesitate to contact me by phone or email if I can be of further assistance.

I hereby certify the survey data collected for this project and presented herein, and in the five (5) attachments, is true and correct to the best of my knowledge.



William D. O'Hara
Registered Professional Land Surveyor No. 4878
State of Texas



Enclosures:

- Draft of the "Central East Austin Capitol View Corridor Resolution" with inserted data for the proposed corridor limits.
- Data sheet showing the point numbers, coordinates, elevation, and description for points collected with GNSS and the points calculated.
- Sketches of the beginning point pairs and the termination points at the Capitol.
- An overall sketch showing the positional relationship of the beginning point pairs and the calculated corridor boundaries.
- Copy of seven pages of the field book used for this project.
- Copy of six pictures taken from three beginning point pairs of the proposed view corridors.



View looking west toward Capitol from 1st beginning point for the Rosewood Park Corridor. Picture taken in the morning 10-22-2015. Cloudy day. Capitol building barely visible over the right corner of the yellow building in the foreground.



View looking west toward Capitol from 2nd beginning point for the Rosewood Park Corridor. Picture taken in the morning of 10-22-2015.



View of the Capitol building from the 1st beginning point of the Juniper St. Corridor.

Picture taken 10-22-2015.



View of the Capitol building from the 2nd beginning point of the Juniper St. Corridor.

Picture taken 10-22-2015.



View of the Capitol building from the 2nd beginning point of the Lott Park Corridor. This point is under the hoop on the basketball court. Picture taken 10-22-2015.



View of the Capitol building from the 1st beginning point of the Lott Park Corridor. This point is at the free throw line on the basketball court. Picture taken 10-22-2015.

Central East Austin Capitol View Corridor Resolution

WHEREAS, The Capitol of the State of Texas is the paramount symbol of Texas history and a preeminent landmark that embodies Austin's image as the seat of government of the State of Texas; and

WHEREAS, its high visibility serves to foster a sense of place for Austinites; and

WHEREAS, at the behest of citizens concerned about permissive development occluding public views of the Capitol, the City of Austin undertook a Capitol View Preservation Study (Preservation Study) in 1983 and designated a first phase of Capitol view corridors for priority protection under State Legislation; and

WHEREAS, the Preservation Study's priority list ultimately included two threshold glimpses of the Capitol emanating along the eastern edge of Interstate Highway 35 but no framed or sustained views within the historically African-American core of central east Austin; and

WHEREAS, beginning in 1875, emancipated African-American slaves purchased land from the Joseph W. and George L. Robertson family and settled the area between East Avenue, East 10th Street, East 12th Street and Waller Street, creating a tight-knit Freedmen's community known as Robertson Hill that thrived alongside communities of European immigrants and expanded north, south and east under Segregation, Redlining and three Urban Renewal efforts; and

WHEREAS, that expanded area is the heart of central east Austin and the African American Cultural Heritage District, and includes historically and civically important sites and streets that attract tourists and enhance the residential neighborhoods of which they are a part; and

WHEREAS, many of these sites afford dramatic, framing and sustained views of the Capitol from public spaces; and

WHEREAS, view corridors preserving these public views will not unreasonably diminish the development potential of the properties therein, and

WHEREAS, the Preservation Study invited neighborhood groups to "supplement view preservation efforts by suggesting neighborhood vantage points for future protection;" and

WHEREAS, the Organization of Central East Austin Neighborhoods and its member neighborhood associations support the creation of additional Capitol View Corridors to reaffirm and preserve central east Austin's sense of connection to and inclusion within the greater city that surrounds our State Capitol;

THEREFORE BE IT RESOLVED:

The Austin City Council establishes the following Capital View Corridors.

1. Rosewood Park Corridor at 900 Thompson Street.

Sweeping view of City skyline, Capitol Dome and UT Tower from pedestrian and driving vantage points west of the City of Austin Housing Authority's Book T. Washington Terraces. View overlooks the tree canopy of Rosewood Park, the first public park open to African Americans in the City of Austin (1929), the Millennium Youth Entertainment Center, the Houston-Tillotson running track, Austin Can Academy and the East Austin Boys & Girls Club.

Width at origin: **50'**

Elevation: **531.5' (ground) / 536' (up 4.5')**

10,000' [1.89 Miles] (average) from Capitol

2. Lott Park Corridor—from the basketball court of City of Austin Lott Park, bordered by Catalpa, Curve and Olive Streets.

Dramatic view of Capitol dome framed by trees. This public park is the former site of the first public school open to African-American children. Anderson High School was located there from 1905-15, and Olive Street School from 1915-1947.

Width at origin: **15'**

Elevation **520.5' (ground) / 525' (up 4.5')**

3,420' [.65 Miles] (average) from Capitol

3. Juniper Street Corridor— 1100 block of Juniper Street from Navasota to Lydia to Waller Street.

Sustained approach affords pedestrians and drivers axial views of the Capitol Dome. Very dramatic views at sunset.

Width at origin: **10'**

Elevation **537' (ground) / 542' (up 5')**

4,570' [.87 Miles] (average) from Capitol

4. The Texas State Cemetery Hill Corridor—from walking path atop the northeast hill.

Pedestrian stationary view of Capitol Dome with Texas State Flag in foreground.

Width at origin: **6'**

Elevation **543.5' (ground) / 548' (up 4.5')**

5,560' [1.05 Miles] from Capitol

5. Huston-Tillotson University Corridor—North 100' of the western colonnade of the Jackson Moody Building.

Sweeping views of the city skyline with Capitol Dome and Our Lady Guadalupe Church in foreground.

Width at origin: **95'**

Elevation **528' (ground) / 533' (up 5')**

6705' [1.27 Miles] (average) from Capitol

(1) the Rosewood Park Corridor, which encompasses all of the area between two lines:

(A) one of which begins at an elevation of **536** feet above sea level at Texas Plane Coordinate X-**3124935.14**, Y-**10071894.51**, and extends along a bearing of **N 83° 12' 41.0" W** for a **grid** distance of **9985.25** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115019.90**, Y-**10073074.83**; and

(B) the second of which begins at an elevation of **536** feet above sea level at Texas Plane Coordinate X-**3124971.10**, Y-**10071938.59**, and extends along a bearing of **N 82° 20' 31.4" W** for a **grid** distance of **10015.38** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115045.05**, Y-**10073273.23**.

(2) the Lott Park Corridor, which encompasses all of the area between two lines:

(A) one of which begins at an elevation of **525** feet above sea level at Texas Plane Coordinate X-**3118224.80**, Y-**10071960.53**, and extends along a bearing of **N 70° 52'01.7" W** for a **grid** distance of **3414.46** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3114998.95**, Y-**10073079.65**; and

(B) the second of which begins at an elevation of **525** feet above sea level at Texas Plane Coordinate X-**3118237.69**, Y-**10071972.34**, and extends along a bearing of **N 67° 46'38.8" W** for a **grid** distance of **3422.35** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115069.54**, Y-**10073266.69**.

(3) the Juniper Street Corridor, which encompasses all of the area between two lines:

(A) one of which begins at an elevation of **542** feet above sea level at Texas Plane Coordinate X-**3119138.95**, Y-**10071296.72**, and extends along a bearing of **N 66° 42' 13.5" W** for a **grid** distance of **4514.86** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3114992.18**, Y-**10073082.28**; and

(B) the second of which begins at an elevation of **542** feet above sea level at Texas Plane Coordinate X-**3119245.65**, Y-**10071254.87**, and extends along a bearing of **N 64° 16' 31.7" W** for a **grid** distance of **4629.33** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115075.13**, Y-**10073264.21**.

(4) the Texas State Cemetery Hill Corridor, which encompasses all of the area between two lines:

(A) one of which begins at an elevation of **548** feet above sea level at Texas Plane Coordinate X-**3119858.47**, Y-**10070414.77**, and extends along a bearing of **N 61° 16' 29.2" W** for a **grid** distance of **5558.91** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3114983.66**, Y-**10073086.44**; and

(B) the second of which begins at an elevation of **548** feet above sea level at Texas Plane Coordinate X-**3119860.88**, Y-**10070420.39**, and extends along a bearing of **N 59° 16' 34.3" W** for a **grid** distance of **5558.22** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115082.81**, Y-**10073260.08**.

(5) the Huston-Tillotson University Corridor, which encompasses all of the area between two lines:

(A) one of which begins at an elevation of **533** feet above sea level at Texas Plane Coordinate X-**3120573.74**, Y-**10069381.51**, and extends along a bearing of **N 56° 28' 04.2" W** for a **grid** distance of **6714.75** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3114976.49**, Y-**10073090.77**; and

(B) the second of which begins at an elevation of **533** feet above sea level at Texas Plane Coordinate X-**3120607.53**, Y-**10069471.48**, and extends along a bearing of **N 55° 33' 27.6" W** for a **grid** distance of **6692.48** feet to a point 100 feet from the center of the Capitol dome, this point being located at Texas Plane Coordinate X-**3115088.28**, Y-**10073256.59**.

References:

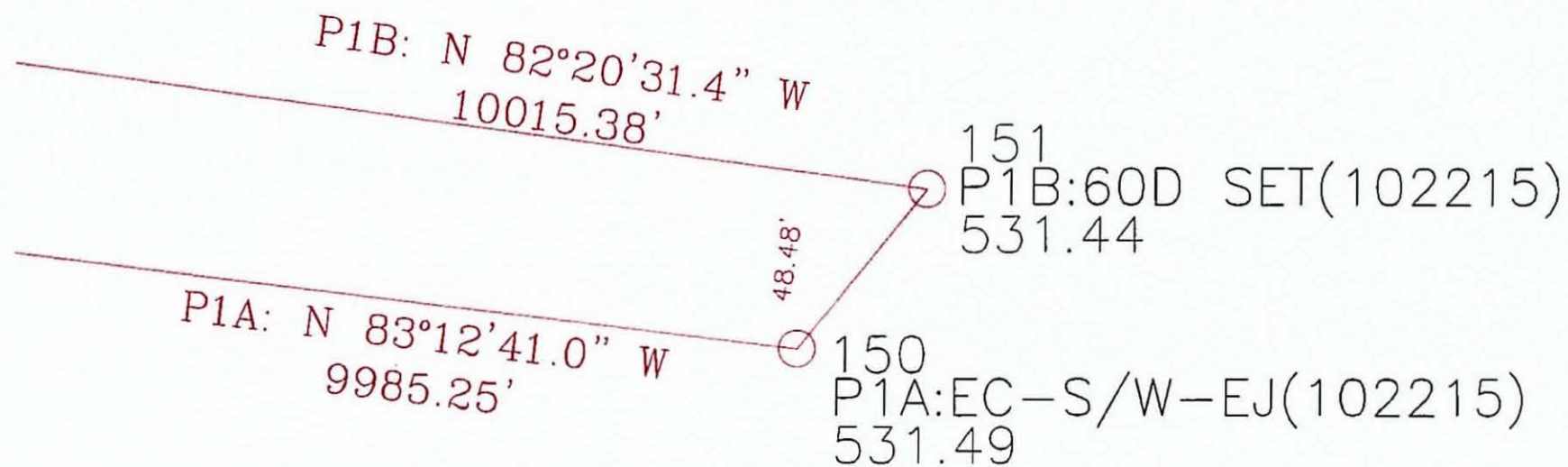
(1) TEXAS PLANE COORDINATE means the Texas Coordinate System, Central Zone, NAD83, Grid, as defined by the National Geodetic Survey (NGS).

(2) CAPITOL DOME means the part of the State Capitol located more than 653 feet above sea level, with the center of the dome at Texas Plane Coordinate X-3115031.72, Y-10073174.13, computed from the NAD83(1993) position and adjusted by the NGS in

July 1998, according to the NGS Data Sheet for PID – BM0900, with Designation – AUSTIN CAP DOME LIBERTY BASE.

Report Points

Point	Northings-(Y)	Easting-(X)	Elevation-(Z)	Description
1	10073174.12	3115031.72	653.00	CENTER CAPITOL DOME NGS-NAD83
150	10071894.51	3124935.14	531.49	P1A:EC-S/W-EJ(102215)
151	10071938.59	3124971.10	531.44	P1B:60D SET(102215)
152	10073074.83	3115019.90	653.00	P1A:CAPITOL DOME
153	10073273.23	3115045.05	653.00	P1B:CAPITOL DOME
154	10071296.72	3119138.95	536.78	P3A:MAGNAIL FND-CONC-S/W(102215)
155	10071254.87	3119245.65	537.32	P3B:EC-S/W-PI(102215)
156	10073082.28	3114992.18	653.00	P3A:CAPITOL DOME
157	10073264.21	3115075.13	653.00	P3B:CAPITOL DOME
158	10071960.53	3118224.80	520.50	P2A:BBALL-FOUILLINE-EJ(102215)
159	10071972.34	3118237.69	520.27	P2B:BBALL-BASELINE-EJ(102215)
160	10073079.65	3114998.95	653.00	P2A:CAPITOL DOME
161	10073266.69	3115069.54	653.00	P2B:CAPITOL DOME
162	10069381.51	3120573.74	527.90	P5A:EC-S/W-PI
163	10069549.65	3120636.89	528.02	P5B:REF:83.5' O/S-EC-S/W-POL(102215)
164	10069471.48	3120607.53	527.97	P5B:CALC:EC-S/W-PI(102215)
165	10073090.77	3114976.49	653.00	P5A:CAPITOL DOME
166	10073256.59	3115088.28	653.00	P5B:CAPITOL DOME
167	10070414.77	3119858.47	543.61	P4A:EC-S/W-POL(102215)
168	10070420.39	3119860.88	543.22	P4B:EC-S/W-POL(102215)
169	10073086.44	3114983.66	653.00	P4A:CAPITOL DOME
170	10073260.08	3115082.81	653.00	P4B:CAPITOL DOME



Rosewood Park

P2B: N 67°46'38.8" W
3422.35'

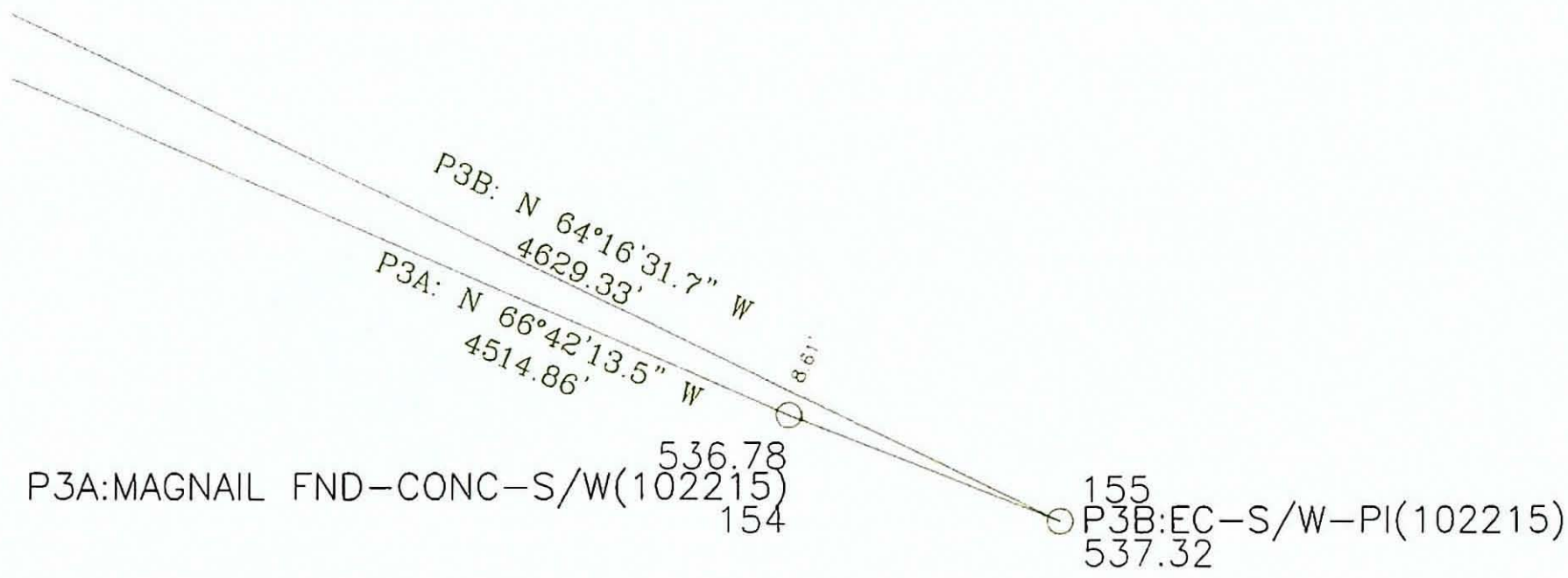
P2A: N 70°52'01.7" W
3414.46'

159
158

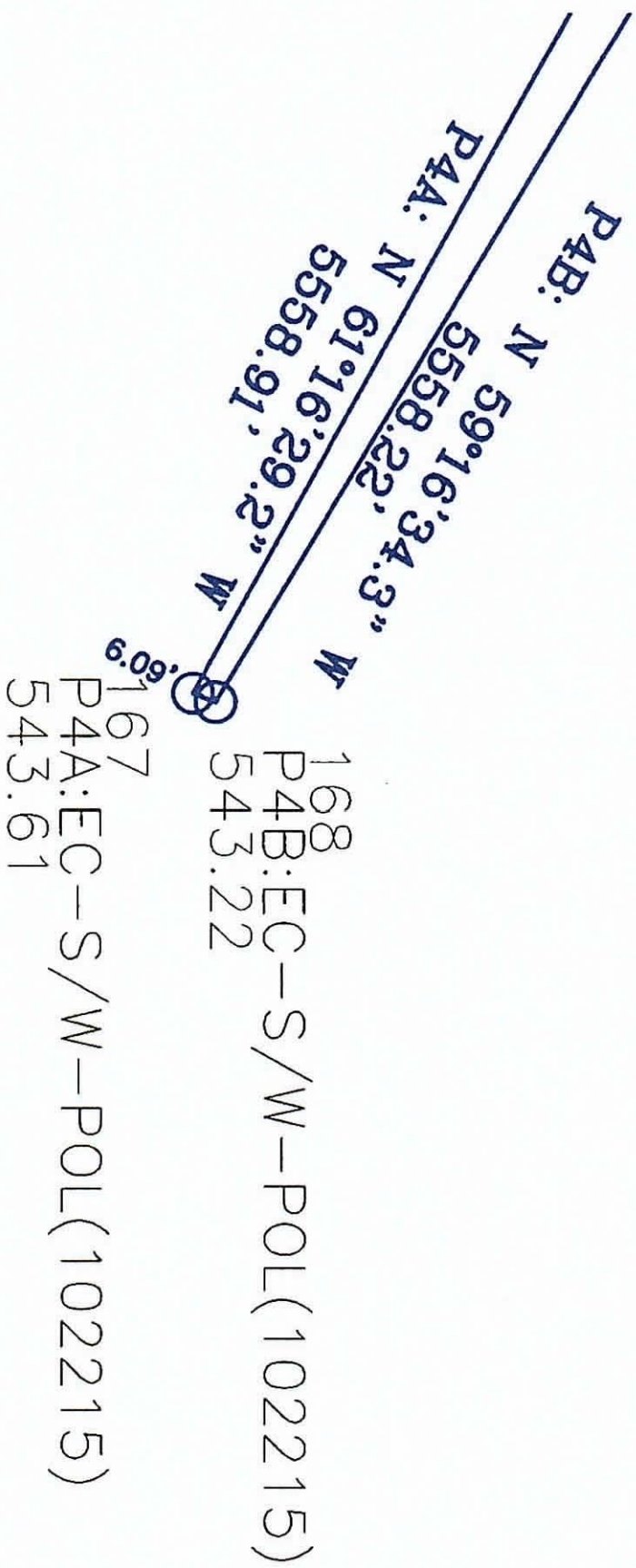
P2B:BBALL-BASELINE-EJ(102215)
520.27

P2A:BBALL-FOULLINE-EJ(102215)
520.50

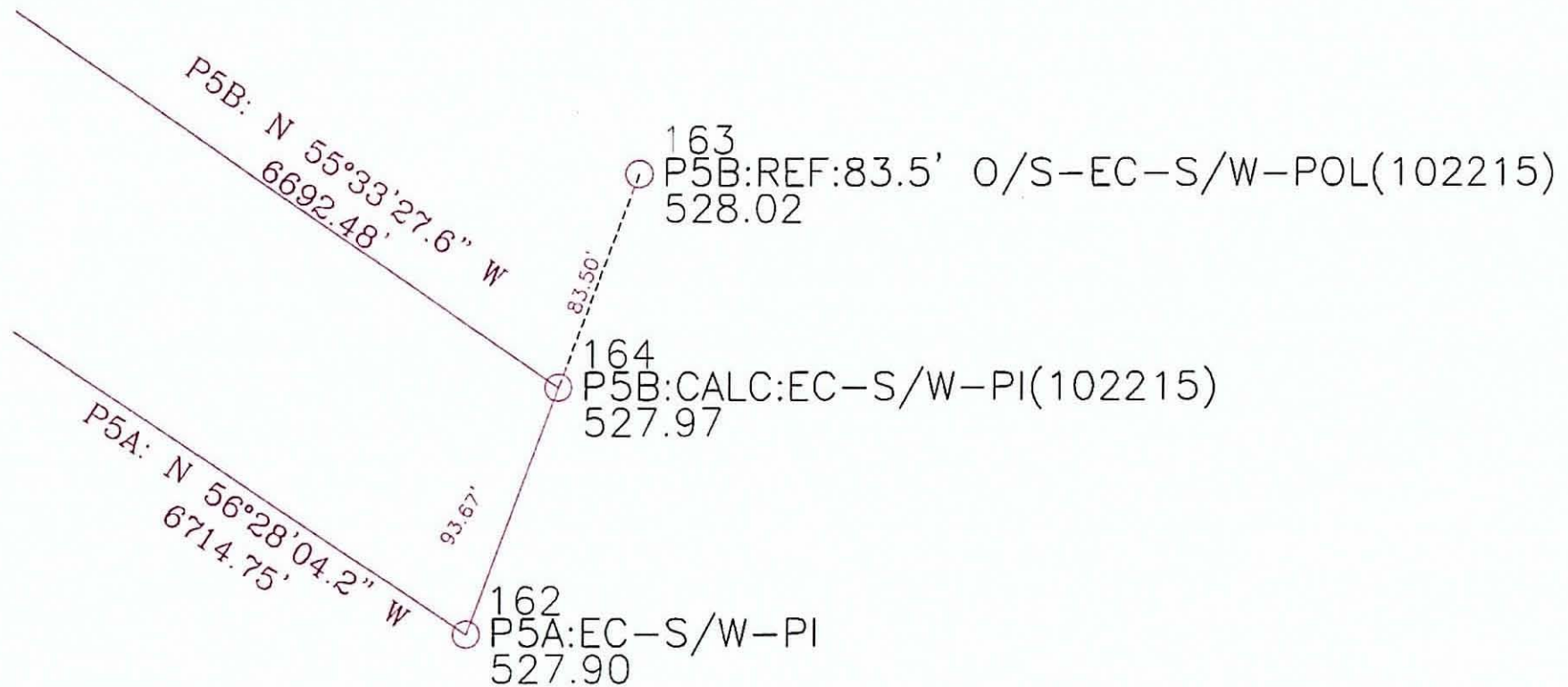
Lott Park



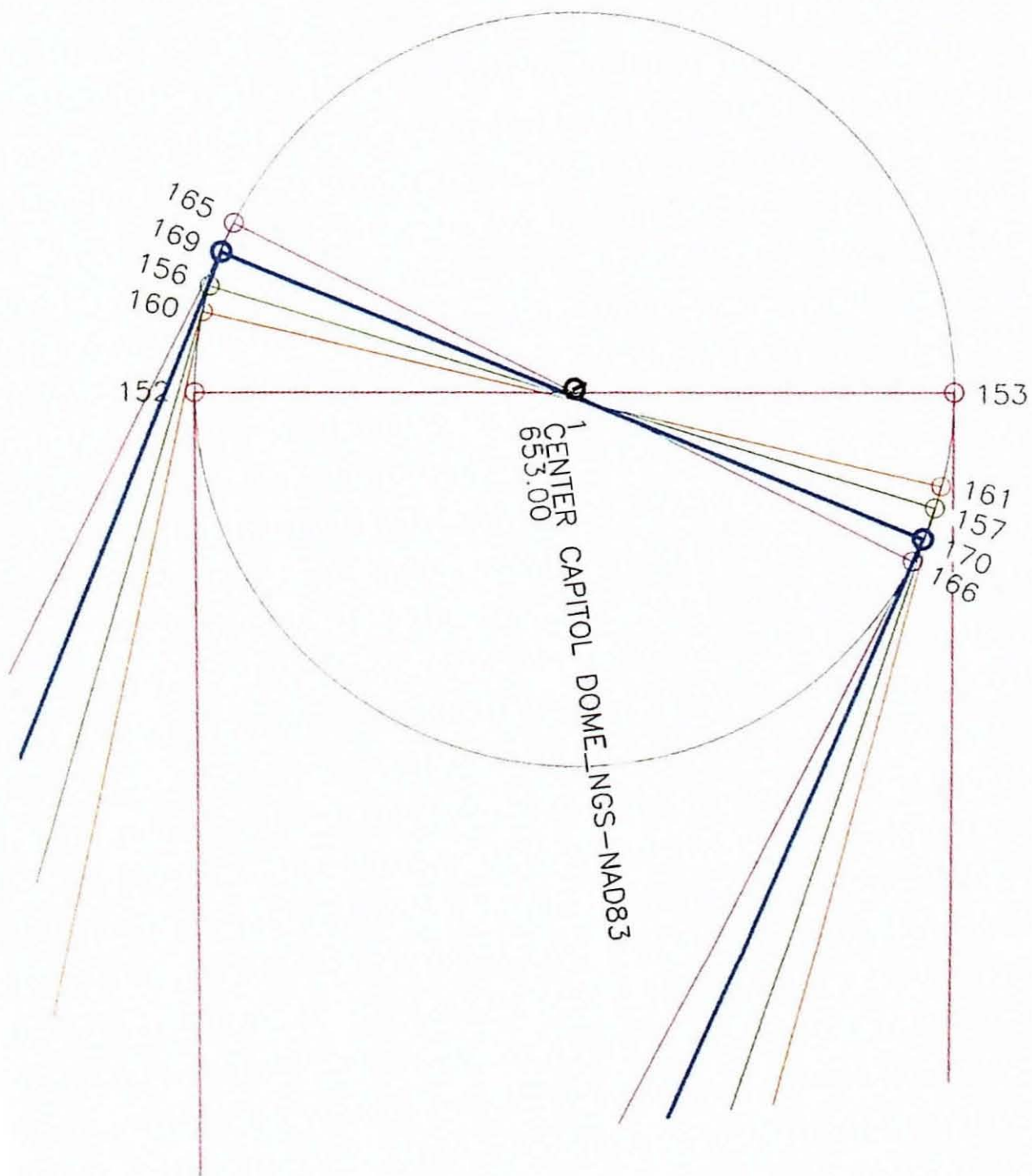
Juniper St.



Texas State Cemetery



Huston-Tillotson University



10-22-2015

Mission - establish a new point
 also of point - survey point
 at 12:00 location - see view
 proposed protection - see view
 see view

10-22-2015

cloudy, breezy
 BPD humid

Bill Dike
 Brenda E. Hille

Set GPS base on a new point
 behind Baum's + Girls Club bldg
 at 800 Thompson St. in

E. Austin
 File: CAPRIEN V2

1291' meter 4.500'

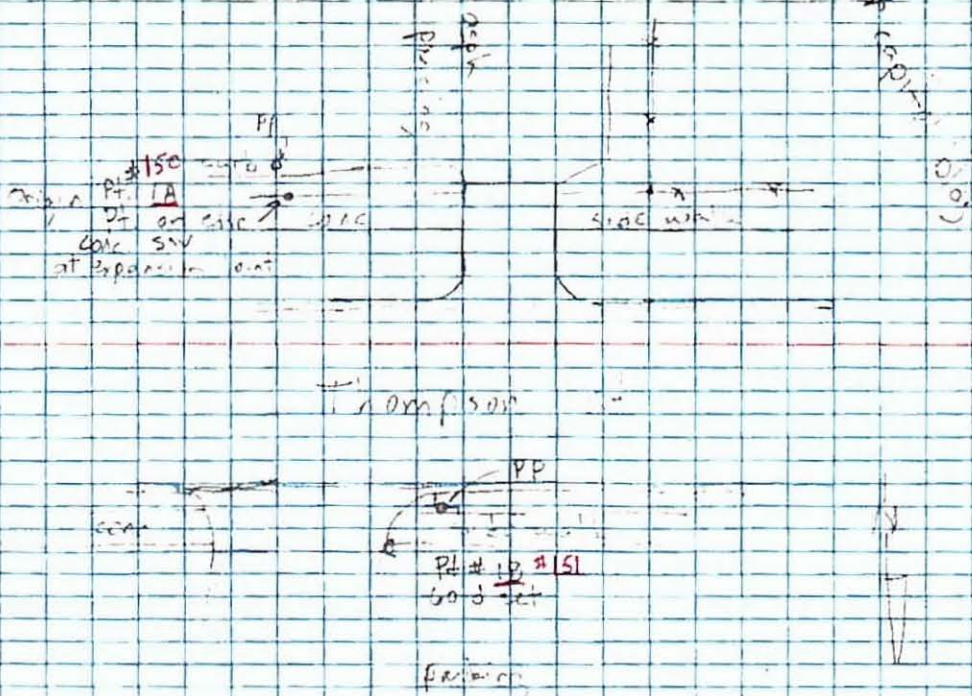
State stream about 13' to 14' deep

we got across Pt. 4, 2A, 3A + 3B
 W. base via single 30' south road
 from to Simpson Ave

30/380

Shot 1A + 1B twice
from base sta.

1. Rosewood Park Corridor



31/380

32/380

4410 St

1540

Big Pt. B.A.

Mag. Island in

Canal to

Summit (Hill)

Big Pt.

3B

155

Maple St

N

3. Juniper Street Collector

10-2 0

33/380

* cap to pit

Olive St.

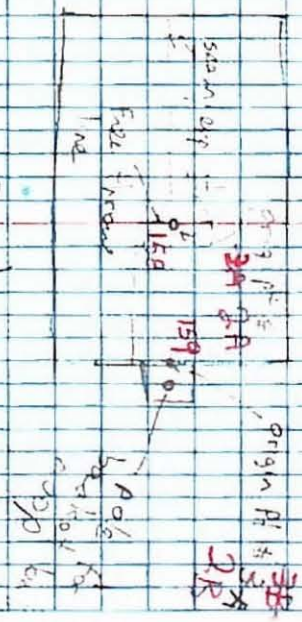
Loft Park

position count

N

Curve St.

2. Loft Park Corridor

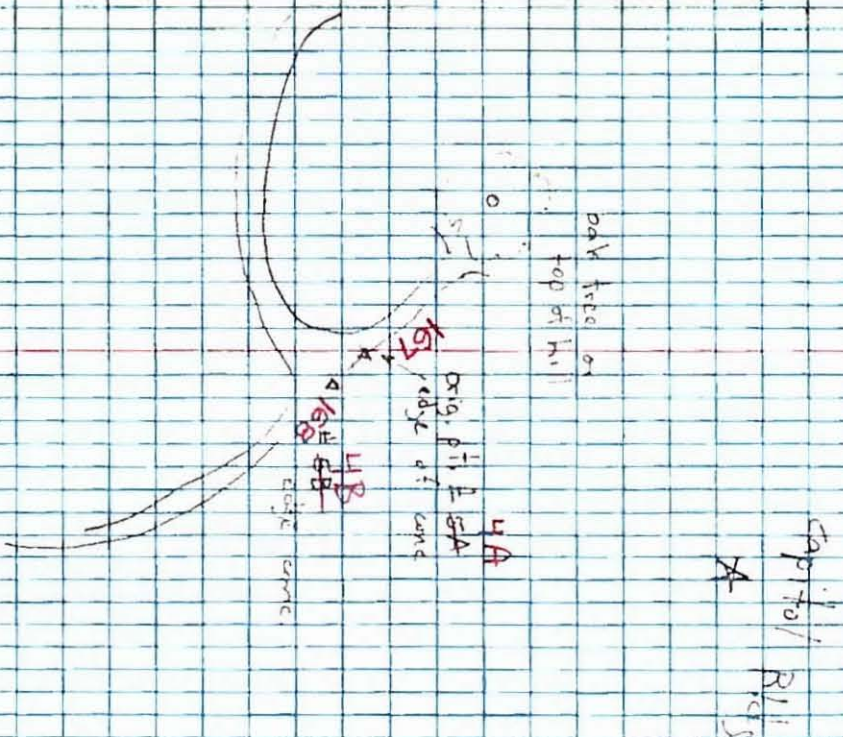


Texas State Cemetery site

tied two points on each of
conc. ~~set~~ wall's very near top
of hill East side of concave.
It's about 6 ft apart.

10-21-15

35/
380



4. Texas State Cemetery Collection

Concho St.

10-21-15

36/382

field - C.P. A control man 16-22-1003
in dense side vegetation on East side
of Mausoleum at Olive St.

FILE: CAPVIEW V2

PG 3090

LEICA GPS SET-UP PAGE (SUMMARY)

FILE: CAPVIEW V2

10/23/15

BASE: ROCKEFEE STA. 2292

B. O'HARA

B. O'HARA

CHECK SHOTS: 3A & 3B (IN LOT PARK)

J. DECKARD

K-22-1003 (C.O.A. MON. 4" BEARS

DISC IN SIDEWALK @ INT. OF

MAVASTA ST. & DUNE ST.), 2A (CORNER

OF DUNE ST. & SUMMER ST.), 2B (CORNER

OF SUMMER ST. & MAVASTA ST.), 5A &

5B (STATE CEMENTARY) 4A & 4B

(HUSTON-TILLOTSON CAMPUS), PT.#7

(BOYS & GIRLS CLUBS OF HUSTON) 3N1A &

3N1B (THOMPSON ST. ACROSS BOYS & GIRLS

CLUB), PT.#6 (ALLEY BEHIND TEXAS

STATE TEACHERS ASSN.) PT.#8 (TOP

PARKING GARAGE @ 12TH & LAVACA)

PT.#7C184 (E. SIDE OF INT. K= 12TH ST.

& LAVACA ST.), PT.#3 (S.W. CORNER OF

INTERSECTION OF 19TH ST. & GUADALUPE ST.)

PT.#7C183 (N.B.C. OF MEDIAN & WEST

SIDE OF INT. OF 19TH & GUADALUPE ST.),

PT.#K-22-1004 PT.#K-22-1001 (INT. OF

THOMPSON, HARRIS, AILE & ROSS MON.)

E. AUSTIN CAPITAL VIEW

37/380

CORRIDORS

10/23/15

B. O'HARA

B. O'HARA

J. DECKARD