



MEMORANDUM

TO: Jim Smith, Director
Department of Planning and Development

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: September 21, 1990

SUBJECT: Status Report on Harris Branch MUD

I have prepared this status report on the Harris Branch MUD following adoption by City Council yesterday of certain amendments to the MUD Consent Agreements.

THE MUD CONSENT AGREEMENTS AND AMENDMENTS

The Harris Branch MUD Consent Agreements obligate the developer of Harris Branch to dedicate 222 acres of land, as depicted on the land plan, to the City for public parkland. The Agreements also obligate the developer to contribute to the City \$200 per LUE (which based on the total allowable 13,118 LUE's is \$2,623,600) for development of recreational facilities on that parkland. The developer may construct such facilities itself following approval of the Parks and Recreation Department (PARC). These Consent Agreement obligations for parklands and recreational facilities were approved by the Parks and Recreation Board.

The amendments which City Council adopted yesterday allow all references to the MUD land plan to be changed to the PUD land Plan, and for Sections 9.4 and 9.5 to be deleted and essentially replaced by the ordinance which created the PUD. The amendments also allow you, as the Director of the Department of Planning and Development, to administratively move "dedicated" sites (i.e. sites to be dedicated to the public) around within the Harris Branch development with the written approval of the department affected by the move.

PARC did not object to these amendments. However, as a result of their adoption, I do anticipate requests by the developer to relocate park sites. My response will be to request that the

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developer work with my staff to develop a new master plan for parkland and recreational facility development in Harris Branch which is satisfactory to both parties prior to any individual "dedicated" park site replacements.

Following is a summary of the events which have resulted in my taking this position.

PUBLIC VS. MUD PARKS AND FACILITIES

The developer of Harris Branch has stated that the preferred way to fulfill the Consent Agreement obligations is not to dedicate the land and facilities to the City but instead to the landowners associations for ownership, maintenance and operation. Under this arrangement, the parklands and other open spaces would be open to the public, but access to the major facilities, such as pools, tennis centers and recreation centers, would be restricted to residents of Harris Branch.

PARD has responded that only City Council has the authority to grant the developer's preferences, and that amendments to the Consent Agreements would probably be required. The amendments which City Council adopted yesterday do not directly address nor change this ownership position.

MASTER PLAN FOR PARKS

During creation of the MUD, PARD endorsed the land plan because it was compatible with a preliminary master plan developed by PARD for Harris Branch. The master plan called for major park development, including a swimming pool and recreation center, occurring on parcel B-41 (as shown on the attached map) because of its excellent street frontage, buildable land and location central to residential parcels, with the remaining areas being developed as neighborhood parks and connecting greenbelts. Parcel B-41 has since been carved into parcels B-41a and B-41b, reserving the buildable acreage for single family rather than park development. Had PARD had an opportunity to review this change to parcel B-41, PARD would not have granted approval.

The carving of parcel B-41 and the existing and proposed development on parcel B-11, which was originally envisioned as a neighborhood park, has called into serious question the integrity of this master plan. In response, PARD has repeatedly requested over the past two years that the developer provide a new master plan for park facility development within Harris Branch, but has never received such a plan.

A master plan for park facility development is necessary because, by authority of Section 9.10 of the Consent Agreements, PARD is responsible for parkland and recreational facility development and ultimately for ownership, maintenance and operation of those facilities. The purpose of the master plan is to ensure that the parkland and recreational facility development is distributed to best serve the residential population. It is impossible to ensure such distribution when faced with the concentrated recreational development that is occurring on parcel B-11 without the greater context of a master plan.

PARCEL B-11

The developer of Harris Branch is currently being denied a building permit for a recreation center on parcel B-11 because the parcel is a "dedicated" park site according to the PUD land plan, and the building plans do not meet standards for a PARD recreation center. The developer will likely soon request to have parcel B-11 administratively removed as a "dedicated" site and will have to replace the site elsewhere within the development with my approval. This action by the developer is almost assured by the fact that final plats for parcels B-11 and B-18 are in the process of being vacated.

Parcel B-11 is particularly valuable because of its location and because it is a significant part of a very small percentage of all the "dedicated" parkland which is buildable in the entire project. PARD will require that any replacement site have the same development potential as parcel B-11. However, a replacement site at a new location might further undermine the integrity of PARD's original master plan for Harris Branch.

GREENBELTS AND LAKES

The developer of Harris Branch is converting to lakes land which is "dedicated" parkland without PARD's involvement or approval. Specifically, the drainage which runs through parcel B-18 has been enlarged and flooded, and the existing stock pond on parcel B-23 has been enhanced to become a major lake feature. Had PARD had an opportunity to review development plans for these lakes, PARD would not have granted approval.

Plans shown to PARD by the developer illustrate most of the "dedicated" parkland being transformed into small lakes since most of the parkland is in the floodplain. Lakes of the sort being constructed in Harris Branch are an inappropriate use of parkland because of their restricted access, liability problems and limited

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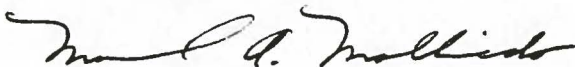
recreational capacity. The lakes that have been constructed to date on "dedicated" parklands contribute still further to the disintegration of PARD's master plan for Harris Branch.

Several months ago, the developer asked PARD to accept development of a mailbox station and tot lot on the narrow street access to parcel B-23; PARD responded with "no". It was later learned that the facilities were built anyway, without PARD's approval and without a building permit. The location of the facilities on the narrow piece of "dedicated" parkland, as opposed to adjacent land, has not been absolutely verified, but is most probable.

THE NEXT STEP

As I stated earlier, I anticipate in the near future a request by the developer for an administrative relocation or replacement of "dedicated" parkland. To avoid further piecemeal disintegration of the master plan, I plan to respond with a request that the developer work with my staff to develop a new master plan for park facility development in Harris Branch which is satisfactory to both parties prior to accepting any individual park site replacements. All modifications to the PUD land plan which affect parklands at Harris Branch will be presented to the Parks and Recreation Board.

I shall appreciate your assistance. If you need additional information, please call me at 499-6717 or Sarah Campbell, Planner, at 499-6765.

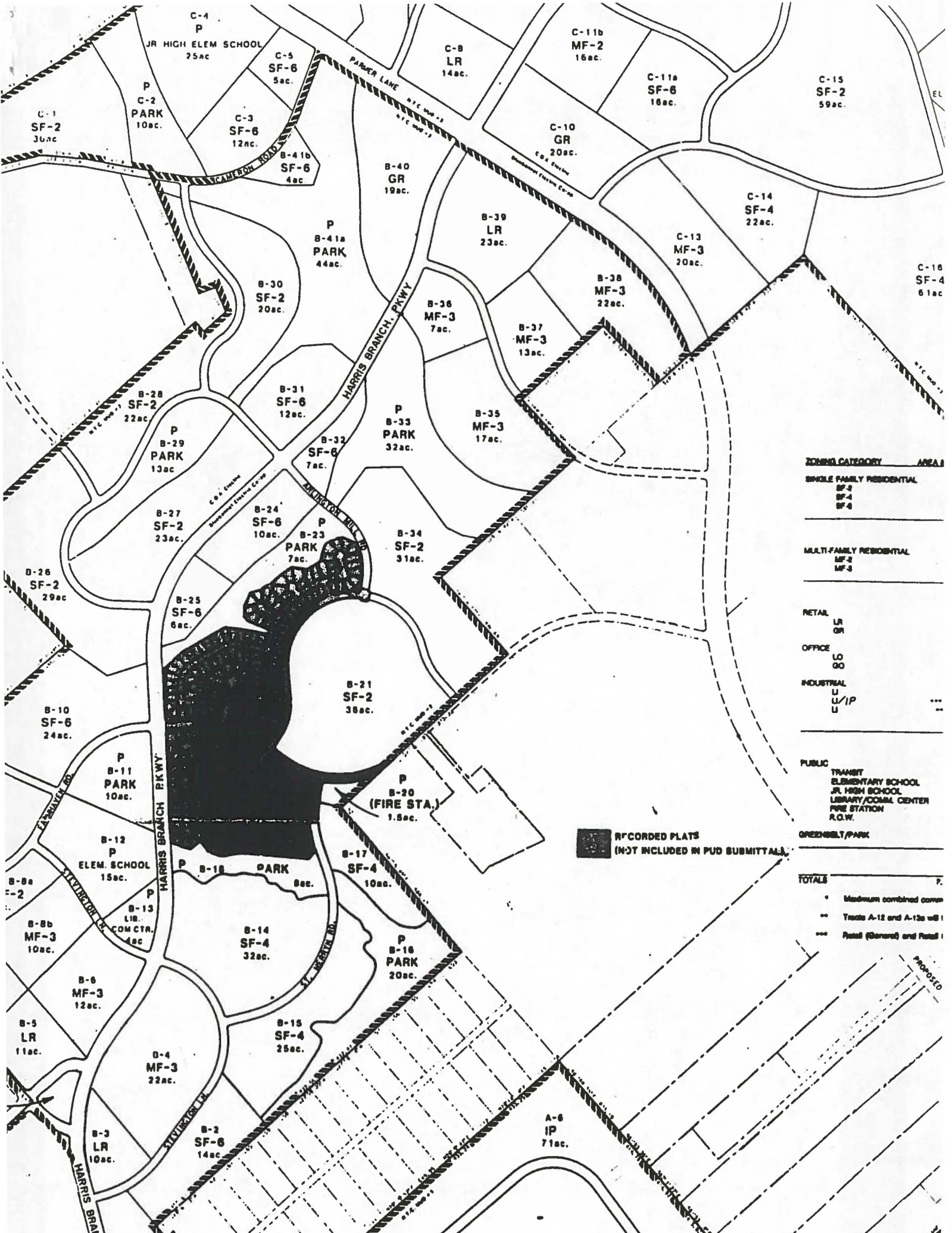


Manuel A. Mollinedo, Director
Parks and Recreation Department

MAM:SC

Attachment

xc: Alicia Perez, Assistant City Manager
Raul Calderon, Law Department
Scott Smyth, Law Department



ZONING CATEGORY AREA 1

SINGLE FAMILY RESIDENTIAL
SF-2
SF-4
SF-6

MULTI-FAMILY RESIDENTIAL
MF-2
MF-3

RETAIL
LR
OR
OFFICE
LO
OO
INDUSTRIAL
U
U/IP
U

PUBLIC
TRANSIT
ELEMENTARY SCHOOL
JR. HIGH SCHOOL
LIBRARY/COMM. CENTER
FIRE STATION
P.O.W.

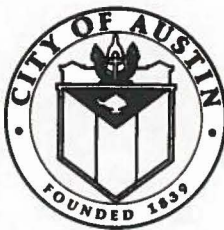
GREENBELT/PARK

TOTALS

	P.
Maximum combined corner	
Tracts A-12 and A-13a with 1	
Plat (General) and Plat 1	

RECORDED PLATS
(NOT INCLUDED IN PUD SUBMITTAL)

PROPOSED



MEMORANDUM

TO: Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: September 6, 1990

SUBJECT: Youth Sports Organizations

On June 18, 1990 a letter was sent to all Youth Sports Organizations to inform their officers of the Building and Facility Construction on Parkland policies. Of the seventeen (17) youth service groups contacted twelve (12) have sent back the confirmation of receipt of the letter.

As of August, five (5) of the groups had not turned in the confirmation note.

Balcones Little League	David Hellman
Delwood Optimist	Louis Mayes
East Austin Optimist	Lee Jefferson
Gtr. E. Austin Youth League	Robert Mendoza
Gtr. E. Austin Youth Assoc.	James Howard

These groups have been contacted by phone and mail to respond as of August 29. They indicated they would respond but have not as of this time.

Manuel A. Mollinedo, Director
Parks and Recreation Department

Carolyn -
Copy of letter
sent.
RA

June 18, 1990

Western Hills League
Don Walker
3510 Pinnacle Road
Austin, Texas 78746

RECEIVED

JUN 20 1990

PARKS AND RECREATION
CITY OF AUSTIN

Dear Mr. Walker

It is necessary that we make sure all Youth Service Organizations know the policies for building and construction on parkland. Please have your board members review the Parks and Recreation Board Policies and indicate below that you have received and read the regulations..

Please return the form below to Tony Hall by June 29, 1990.

Feel free to contact Tony Hall at 480-3027 or me at 499-6770 if you have any questions concerning these policies.

Sincerely

Prenis Williams, Division Manager
Parks and Recreation Department

-----Return--to-- PARD-----

I have received and reviewed the Parks and Recreation Board Policies for Buildings or Facilities Proposed For Construction On Parkland and acknowledge having received the criteria which regulates our youth sports programs. These policies will be distributed among officers the offices of our club.

Name of Organization

President (Signature)

Date

**PARKS AND RECREATION BOARD POLICY FOR BUILDINGS OR
FACILITIES PROPOSED FOR CONSTRUCTION ON PARKLAND**

Buildings proposed by Concessionaire's or others desiring to construct buildings or other facilities on City park property, aside from meeting other City building regulations, will conform to the following criteria:

A. Buildings Designed by the Applicant

1. Building plans will be designed and sealed by an Architect registered in the State of Texas, or designed and signed by a building designer recognized by the American Institute of Building Design.
2. Landscape plans will be designed and sealed by a registered Landscape Architect.
3. Engineering projects will be designed and sealed by a registered Engineer.
4. All utility service to be placed underground.
5. Construction to be durable and as maintenance free as possible.
6. Facility to be designed to accommodate the handicapped.
7. Energy efficient equipment and construction techniques be employed to the maximum degree possible.
8. Final designs will be approved by the Parks and Recreation Board.
9. The appropriate design professional, i.e., registered Architect, Landscape Architect or Engineer or their registered designee shall be present for presentation to the Parks and Recreation Board.
10. The plans for construction of new buildings should include consideration of a gable or hip roof.

B. Prototype Park Structures

1. The concessionaire or applicant may construct a desired building or park structure that conforms to "Prototype" park structure plans previously approved as suitable by the Parks and Recreation Department staff.
2. Final approval will be by the Parks and Recreation Board.

The Parks and Recreation Board will review plans after completion of a preliminary design, which will reflect the proposed location, the intended use and sufficient perspective and elevation drawings to depict the appearance of the building. After the preliminary designs are approved by the Parks and Recreation Board, the detailed construction Division of the Public Works Department and Parks and Recreation Department staff.

This Revised Policy was adopted by the Parks and Recreation Board on December 16, 1980.

M E M O R A N D U M

TO: Parks and Recreation Board Members

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: September 5, 1990

SUBJECT: Rowing Committee Report - August 1990

The Austin Rowing Committee has recently produced a report which makes recommendations for the long-term planning for rowing, primarily on Town lake but also on lakes within the immediate Central Texas area. A copy of the report has been submitted to members of the Board and will also be presented to the City Manager and the City Council for their consideration.

I have reviewed the report and support the goals of the Rowing Committee in the development of rowing and their concern for safety.

Recommendation

I recommend that the Board adopt the Rowing Committee report.
If you have any questions, please contact me.



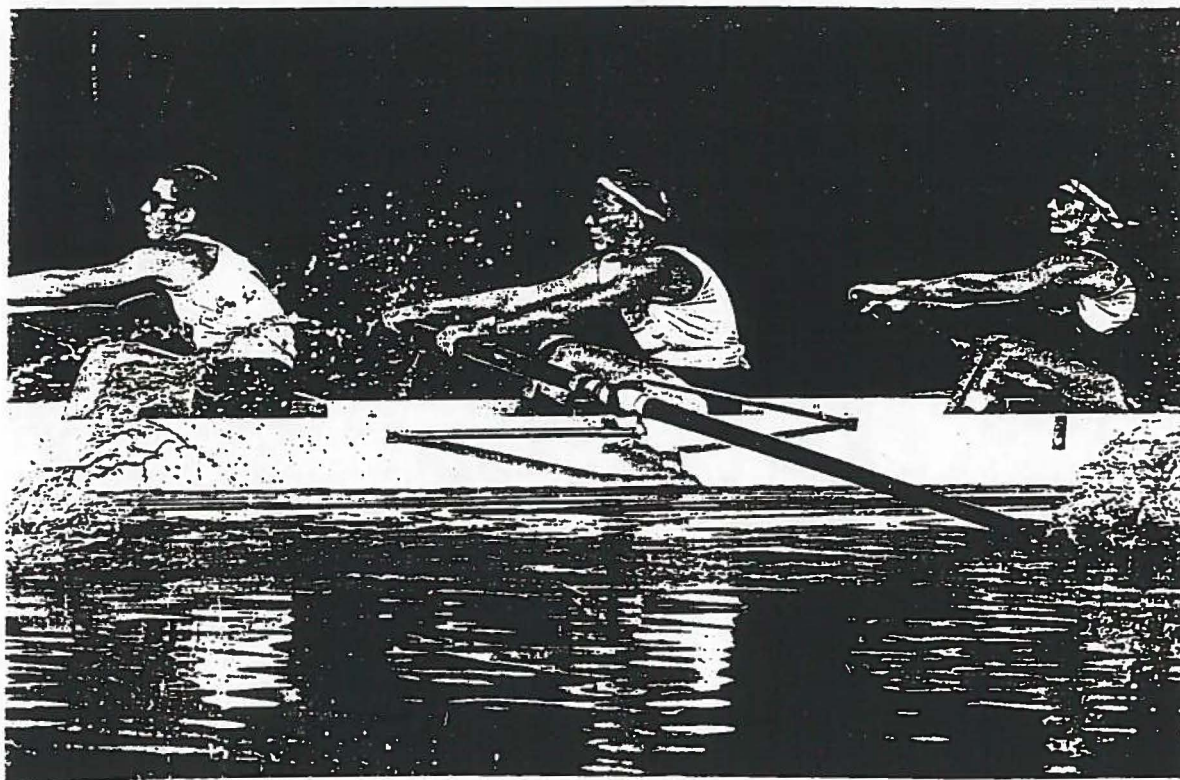
Manuel A. Mollinedo, Director
Parks and Recreation Department

MAM: PM

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Austin's

ROWING



1990 Rowing Committee Report

ROWING COMMITTEE REPORT
to
AUSTIN PARKS AND RECREATION BOARD
AUSTIN CITY MANAGER
and
AUSTIN CITY COUNCIL

ROWING COMMITTEE MEMBERS

<u>Members</u>	<u>Affiliation</u>
Ed Baxter	Interested Citizen
Mark Castleman	Coach of Women's Crew at University of Texas
Billy Gammon	Rower
Jeff Hart	President of Austin Rowing Club
Judge Joe Hart	Rower
Anne Marie Heilman	Texas Rowing
Bob Karetsky	Coach of Novice Men's Crew at University of Texas
Sally Koch	Austin Runners Club and Austin Rowing Club
Sam Rivers	Texas Rowing

September 1990

ROWING COMMITTEE REPORT

ROWING COMMITTEE GOALS AND GUIDELINES

The Rowing Committee is in place to suggest a long term plan for rowing primarily on Town Lake with the possibility of rowing on Lake Walter E. Long, as well as, surrounding Hill Country Lakes. This report could serve as a standard by which the sport will grow in Central Texas. The information in this proposal was provided by individuals who have direct contact with the art and science of rowing; concerned citizens; members of the Parks and Recreation Board; with input from the Parks and Recreation Department staff.

SAFETY

The Rowing Committee recognizes safety factors as the most important point of interest. The committee recommends the following guidelines:

Removal of Navigational Hazards

- Sand Bars
- Submerged - Low Water Crossing
- Stumps and Logs

Sand bars created by Johnson Creek, Waller Creek, and other creeks and drainage areas into Town Lake are serious hazards to rowers and other boat users. Sources of funding are being pursued through various entities, including the Corps of Engineers, for the removal of the sand bars. Another possible source of funding could be from drainage fees allocated for channel clearing. Removal of these sand bars would eliminate that safety hazard and greatly enhance the enjoyment of rowing. The Rowing Committee agrees that if Austin is to become a major rowing center these hazards need to be removed as soon as possible.

The removal of at least three to four feet of the submerged low water crossing can be accomplished by using low intensity explosives underwater. The removal of stumps and logs can be accomplished by Parks and Recreation Department personnel on a routine basis, as well as, the removal of several pipes extending above the water in the submerged low water crossing area. The Rowing Committee strongly recommends the reinstatement of the Town Lake Shore Cleanup Crew in the 1991-1992 Parks and Recreation Department budget in order to accomplish the much needed maintenance.

Navigational Rules

- Rules for Use of Lake - Right of Way
- Navigation Light(s) on Boats Operated After Dark
- Alcohol Restriction

All boat users shall comply with the Texas Water Safety Act.

Rules for use of the lake are (to the extent not inconsistent with the Texas Water Safety Act):

- Downstream boats between mid-channel and south shore
- Upstream boats between mid-channel and north shore
- Do not cross mid-channel except to change directions
- Overtaking boat must yield to boats being overtaken. should pass on mid-channel side
- Crossing boat must yield to boats headed up or down stream

Navigational Light(s)

- All boats operated after dark must carry navigation light(s)

Alcohol Restriction:

All committee members agree alcohol is the most contributing factor in all water related incidents involving injuries or deaths. Alcohol use by users of other types of boats is causing problems for all lake users. The Rowing Committee recommends that alcohol be banned from Town Lake administratively by the Director of the Parks and Recreation Department.

Install Navigational Markers Where Needed

Bouys:

Install appropriate bouys to mark navigational hazards and the mid-channel of the river where necessary. Color scheme of the bouys should conform to the Texas Water Safety Act. Bouys should be of the size and materials that would not cause injuries or damage in the event of collision or other contact with boats.

Signage

Contact has been made with the Texas Highway Department for permission for placement of directional signs at spans of bridges.

Signs describing the lake, and setting out rules for use of the lake need to be prominently displayed at public access points and at all concession sites. Funds are available for

a limited number of signs. Should additional signs be needed the Rowing Committee would be willing to help identify funding.

Safety Enforcement

Park Police officers presently patrol the trails along Town Lake daily, and spot patrol the lake by boat.

Long term planning includes year-round patrol of Town Lake, or at minimum a seasonal period such as April through September. This would include the addition of two (2) Park Police officers; minor equipment; the purchase of a patrol boat; and two additional ramps or launching facilities to also accommodate Austin Fire Department trucks for emergencies, plus other amenities.

DEVELOPMENT

Development Needs of Rowing In Austin

The City of Austin's Town Lake and other central Texas lakes provide an ideal arrangement of the basic requirements for developing exceptional competitive and recreational rowing. The implementation of this plan is essential for safety, as well as, developmental reasons. Austin's environmental and cultural interests will be served as community interest in rowing continues to expand. Austin is proud of the recognition that the development of this national sport is bringing to our city.

Town Lake and the surrounding lakes possess the basic requirements to provide extensive rowing opportunities.

Austin is the only city in the United States to have a beautiful continuous greenbelt. The north shores of Town Lake with the exception of the University of Texas Brackenridge Tract located west of Loop 1 MoPac bridge, are City-owned from Tom Miller Dam to Longhorn Dam. The south shores are not all City-owned, however, many private businesses have contributed a trail across their property to link with the City owned trails for the enjoyment of trail users.

New Facility

The Rowing Committee recognizes the immediate need for an additional boathouse/storage facility. Any proposed facility must proceed through existing channels of approval. There are ideal locations for a new rowing/recreational facility east of Congress Avenue. Other locations may be suitable as well, based on the Town Lake Comprehensive Plan. Any new facility should be made available to the public, with proper training and supervision.

Since Town Lake provides the perfect tranquil, peaceful backdrop for rowing, commercial development should be carefully controlled. The areas west of Loop 1 MoPac bridge are pristine and breathtaking in their natural beauty. Visiting rowers and tourists are impressed with these natural areas in an urban setting.

The University of Texas should be encouraged to allow for development of a boathouse/facility on their property.

Promote Local Regattas

Presently the Austin Rowing Club is host to two regattas each year, the Heart of Texas Regatta in March and the Head of the Colorado Regatta in October. Because these regattas are a source of tourism for greater Austin, the City should encourage and promote these events.

In August 1991 the Austin Rowing Club will host the National Masters Regatta. We all look forward to hosting this prestigious event and hope that the navigation hazards referred to in this report can be resolved before this regatta takes place.

Encourage Texas Crew Funding

The University of Texas Crew, Austin's local collegiate rowing organization, is an important focal point in the development of rowing. With the development of Texas Crew, outside funding

will increase. Other colleges will be encouraged to send their crews to Austin, generating even greater interest in Austin as a national rowing center.

Develop High School Rowing

Long-term planning includes the introduction of a juniors/high school program. The high school program will be open to all high schools in the Austin area, increasing community involvement.

Carrying Capacity Projection for Town Lake

Town Lake has the capacity to support a much greater number of rowers and other beneficial uses of the Lake. It is difficult to make an accurate projection of the additional percentage of rowers and other boat users that can be safely supported. It is recommended that human propelled craft, which are more compatible and therefore capacity maximized, be given preference for development. By maintaining such compatibility of use, the carrying capacity of the Lake may be able to exceed the Army Corps of Engineers Recreation Carrying Capacity Handbook Methods and Techniques for Planning, Design, and Management standards, as described in the 1989 Town Lake Concession Annual Report, especially with implementation of the recommended navigational rules.

It is the Rowing Committee's vision that Austin emerge as a national rowing center in seven to ten years. If the City of Austin implements this report, the Rowing Committee strongly believes their vision can be realized.

ROWING TERMINOLOGY

- Shell - used to describe the long rowing hulls that are particular to rowing.
- 8+ (eight) - eight man shell with coxswain.
- 4+ (four) - four man shell with coxswain.
- 4- - four man shell without coxswain.
- Scull - one of two rowers each with two "sculls".
- Coxswain - "steersman" - strategist for racing.
- Rigger - outrigging on side of the boat made adjustable for the oars.
- Oars - sweep: one oar per rower.
scull: two oars per rower.
- Rate - rating of the number of strokes per minute.
- Power 10 - ten hard strokes during a race that are used to "move" on the other crews.
- Piece - used to describe the length of a row (10, 5, 2 etc.)

ROWING COMMITTEE REPORT

BUDGET

PHASE I

Removal of Hazards		
Trees and Stumps	\$ 1,500	
Submerged Low Water		
Crossing	5,000	
Sand Bars	<u>100,000</u>	*
		\$106,500 *
Bouyage System		4,000
Signage		1,500
Two-Way Radio		<u>150</u>
TOTAL PHASE I		\$112,150

PHASE II (Long-range)

Safety Reinforcement		
Lake Patrol		
Personnel (2)	\$54,000	
Watercraft	<u>17,000</u>	
TOTAL PHASE II		\$ 71,000
TOTAL BUDGET		\$183,150

- * Represents City portion of cost.
Possible funding sources outside the City:
 Environmental Protection Agency
 Corps of Engineers
 U.S. Rowing Foundation
 Corporate Donors