

EXHIBIT B

The Brackenridge Tract

Objective 7: Continue working with stakeholders within the planning area, including the University of Texas, regarding the future of the Brackenridge Tract.

The Brackenridge Tract plays an important part in the past, present, and future of the planning area. The Tract is 345 acres and includes Lions Municipal Golf Course, the Biological Field Lab, the West Austin Youth Association, the headquarters of the Lower Colorado River Authority, Oyster Landing, a grocery store and convenience stores, the Gables apartments, and over 500 student apartments operated by the University. The University has indicated an interest in redeveloping the property. In response to the University's interest, the City hosted a meeting to discuss stakeholders' interest in the future of the Tract. The callout box lists the interests that were identified during this meeting. The University also had a public process which included a series of meetings which led to the creation of a concept plan. The Tract serves as a transition from Lady Bird Lake and Lake Austin to the single-family neighborhoods of Tarrytown and Deep Eddy. The Tract is also within the Water Supply Suburban watershed classification as well as the University/Deep Eddy subdistrict of the Waterfront Overlay.

L.7.1

Continue having regularly scheduled meetings with stakeholders within the planning area regarding the future of the Tract.

P

Stakeholders' Feedback on the Brackenridge Tract continued

16. Need for a sidewalk around the entirety of the Golf Course and add street trees between the street and sidewalk where feasible. Also, if feasible, add a walking path around the perimeter of the golf course and add a trail along Schull Branch. In addition, access between O. Henry Middle School and WAYA should be improved.
17. Replace invasive trees with native trees.

At other meetings, additional issues and desires were also identified:

1. Expand Eilers Park into the Brackenridge Tract.
2. Conduct a tree survey to determine whether there are any trees that meet the City's tree protection requirements.
3. Stormwater management should comply with City of Austin stormwater regulations.
4. Plans for Brackenridge Tract should each include plans for construction of a new elementary school and should consider adding a middle school and high school if the tract is developed in accordance with proposed density.
5. Increased density on the Brackenridge Tract should be addressed with additional transit and shuttle services connecting the Brackenridge Tract to the central downtown area.



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June 9, 2010

Chairman Dave Sullivan
Austin Planning Commission
c/o Mr. Paul DiGiuseppe
Neighborhood Planning & Zoning Department
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Via First Class Mail and Email:
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Principal Planner
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Via First Class Mail and Email:
Paul.DiGiuseppe@ci.austin.tx.us

Re: Central West Austin Combined Neighborhood Plan

Dear Chairman Sullivan and Mr. DiGiuseppe:

In the May 25 Planning Commission meeting, Mr. DiGiuseppe recommended that the Brackenridge Tract be excluded from the Central West Austin Combined Neighborhood Plan. Mr. DiGiuseppe stated in the meeting that the staff recommendation was based on the City's limited authority over state agencies such as The University of Texas and the fact that the U. T. System Board of Regents is presently involved in a planning process for the tract and has not yet made any decisions. He added that the recommendation is supported by the precedent of the City having excluded Austin Community College's Riverside tract in the neighborhood planning that included that area.

As the Neighborhood Plan Subcommittee and the full Planning Commission consider the staff's recommendations and the citizens' comments from the May 25th meeting of the Commission, I wish to relay to you that I appreciate the staff's thoughtful, realistic recommendation that the Brackenridge Tract be excluded. The staff's Objective 7 in the Land Use chapter proposes to "[c]ontinue working with stakeholders within the planning area, including the University of Texas, regarding the future of the Brackenridge Tract." I look forward to continuing the dialogue with City officials as the Board of Regents continues to evaluate the future of the tract in

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Health Science Center at San Antonio

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The University of Texas
Health Science Center at Tyler

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DiGiuseppe, Paul

From: August W. Harris III [harris@cfs-texas.com]
Sent: Tuesday, June 22, 2010 3:55 PM
To: 'August W. Harris III'; sully.jumpnet@sbcglobal.net; 'Danette Chimenti'; jay_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; clint_small@hotmail.com; bdeleon78@gmail.com; vskirk@att.net; kbtovo@earthlink.net
Cc: DiGiuseppe, Paul; Guernsey, Greg; Edwards, Sue; wang-board@westaustinng.com; mcmediate@msn.com
Subject: RE: PC-Central West Austin Combined Neighborhood Plan Hearing - June 22, 2010 (Elm Terrace)
Importance: High
Attachments: Land Use - V-2 Neighborhood Stakeholder Brack Tract Language.doc

My sincere apologies to each of you for yet another email. There were several minor changes from the version that you received this morning. There were minor changes to L.8 and L.8.9 that should have been included in the version that you received this morning. Notably several of the changes simply state that the BTDA is "a binding intergovernmental agreement negotiated in good faith by the University of Texas System, the City of Austin and the Austin community." We believe that this clarifies the fact that this is an operating development agreement between the City and the University. We have suggested only a FLUM and not specific zoning nor have we submitted more detailed mapping (although you know we really would like to). We believe that the recommended FLUM is consistent with the BTDA.

Paul, please confirm that this version will be substituted in the Commissioner's package.

Thanks

August W. Harris III

President

Phone 512.320.8808

Fax 512.320.8684

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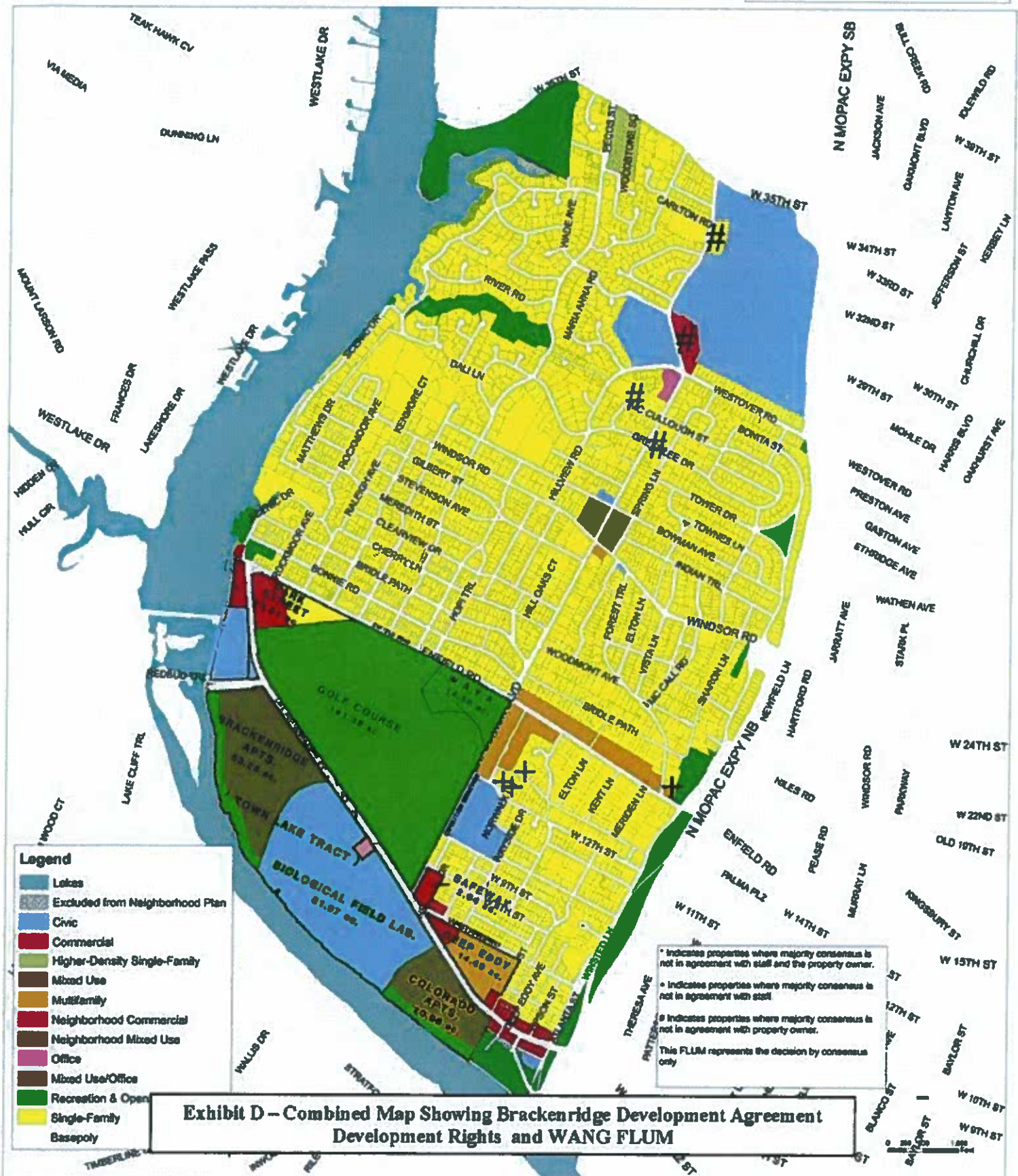
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Cc: 'DiGiuseppe, Paul'; 'Guernsey, Greg'; 'Edwards, Sue'; 'wang-board@westaustinng.com'; 'mcmediate@msn.com'; 'Powell, Mark'; 'vivian.h.wilson@gmail.com'; 'Sara Marler'; 'dealey@herndontx.com'
Subject: RE: PC-Central West Austin Combined Neighborhood Plan Hearing - June 22, 2010 (Elm Terrace)

7/2/2010



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



**Exhibit D – Combined Map Showing Brackenridge Development Agreement
Development Rights and WANG FLUM**

Motion #4: Land Use Objective 7 and Recommendation L.7.1 related to the Brackenridge Tract

Recommended by: Neighborhood

7: Encourage the University of Texas to keep the Lions Municipal Golf Course, West Austin Youth Association, and Field Research Laboratory uses in place with consideration made for additional recreational opportunities on site, and to otherwise comply with the parameters established by the 1989 Brackenridge Tract Development Agreement.

The Brackenridge Tract is a vital part of the planning area. Not only does the Tract provide numerous critical functions for research and graduate student family housing, its existing uses are also a valued and integral part of the surrounding West Austin community. The Brackenridge Field Laboratory use is one of the University's most highly acclaimed and nationally ranked academic programs. In addition, there are Graduate Student Housing uses which support of the University's graduate students and doctoral candidates, and provide diversity in terms of race and economics as well as allowing for residents to interact with each other and learn lessons such as tolerance and understanding. There are also valued public recreational uses at the West Austin Youth Association (WAYA) facility and the historically recognized Lions Municipal Golf Course. Because most of the Tract lies within either the Lake Austin Watershed or the Town Lake Watershed and is within our Drinking Water Protection Zone, any adverse development could degrade the environment and water quality for the citizens of Austin and those downstream from Austin.



It is also recognized that the Tract represents a significant opportunity for both the University of Texas and the community, but that opportunity does not lie solely in its development potential.

L.7.1

Create recreational opportunities and community events that coexists with the existing Brackenridge Tract uses and residents.

L.7.2

Encourage a tree survey at the Brackenridge Tract to determine whether there are any trees that meet the City's tree protection requirements.

L.7.3

site to meet the parking demand of the Boat Town Tract as well as any additional development.

L.7.12

The Randall's Tract (2.64 Acres) should remain under its current land use though reconfiguration of the site itself might be beneficial.

L.7.13

Any additional development, per L.7.5, L.7.6, and L.7.11, should be compatible along Enfield Road with the adjacent Tarrytown neighborhood.

8: If the Brackenridge Tract is (re)developed, it should be done in harmony with the adjacent neighborhoods, transportation system, and natural resources.

As a part of the neighborhood planning process and in response to the University's stated interest in redeveloping the Brackenridge Tract, the City hosted a meeting to discuss stakeholders' interest in the future of the Brackenridge Tract. The sidebar lists the interests that were identified during this meeting as well as other neighborhood meetings. The University also had a public process which included a series of meetings to obtain public input on the creation of one or more conceptual master plans under certain assumed development constraints.

In the event that The University of Texas Board of Regents decides to allow redevelopment of any kind to take place on the Lions Municipal Golf Course and WAYA tracts in direct opposition to the desires of the West Austin community, any such redevelopment should be limited by the terms of the 1989 Brackenridge Tract Development Agreement, a binding intergovernmental agreement still in full force and effect, which was negotiated in good faith to allow more intense development for the Gables tract, Colorado and Brackenridge Apartment tracts, Oyster Landing, and the Park Tract (where the LCRA is now) as a "transfer of development" from the Lions Municipal Golf Course and the Field Research Laboratory.

L.8.1

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.

L.8.2

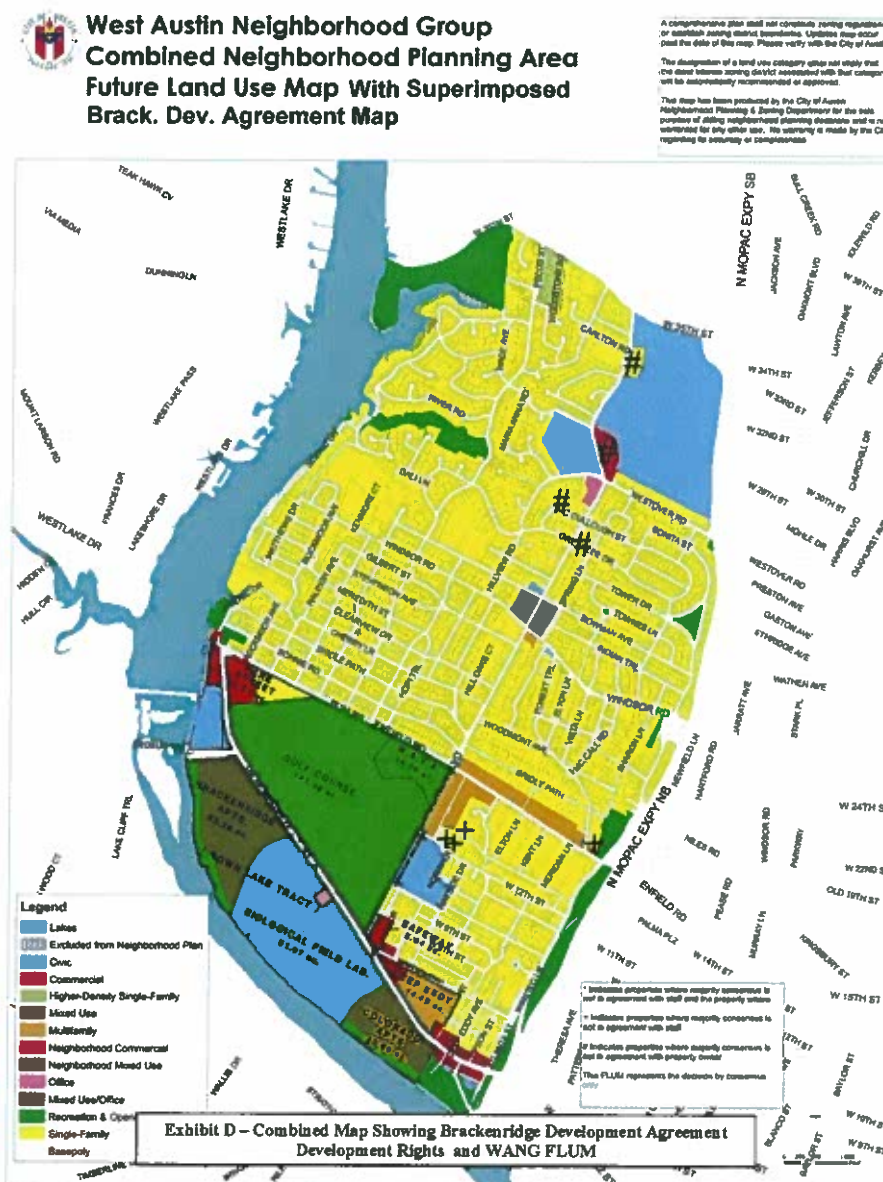
The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious residential development near the existing residential areas and concentrate the more intensive mixed use development toward the southern portion of the Tract along Lake Austin Boulevard, provided that the shoreline strip or region along Lady Bird Lake is preserved as natural, open or green space. Preserving significant amounts of invaluable urban green space and its remarkable trees is encouraged.

L.8.3

NOTE: The Overall Development Limitation calls for no more than 1,700,000 sq. ft. of development for Non-University Purposes. Section 7.8, page 92 of BDA.

L.8.10

Should strive for no net loss in affordable student housing resulting from potential relocation of the Colorado and Brackenridge Apartments.



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Exhibit F Comparative Analysis

Density

	WANG PA	BTDA	% Increase	Brack Park	% Increase	Brack Village	% Increase
D.U.s	5,320	1480	28%	6645	125%	8698	164%
Units/Acre		16/22		19		25	

The D.U.s enumerated here do not include any student housing as University development is exempted from the agreement. The BTDA number above assumes that, based on stakeholder input to the University including its Division of Student Housing and its Graduate Student Assembly – with the support of the community, that the 515 D.U. located on site are replaced by comparable units in any redevelopment of the Colorado and Brackenridge Apartment Tracts. Were student housing to be eliminated, net D.U. gain would be 18%.

Cooper Robertson's Brackenridge Park and Brackenridge Village include at least 165 acres more in redeveloped area by taking critical urban greenspace. The Village plan exacerbates that further by taking the University's irreplaceable Brackenridge Field Lab to accommodate additional density.

Note: The Mueller Development and the Domain are at 6 and 15 units per acre respectively.

Population Density

The Planning Area has a gross average population per acre of 5.8. The City of Austin's statistical analysis of 63 selected neighborhoods reveals a gross population density of 6.8 per acre. Citywide, the average population per acre is 3.83. CWANPA deviates by 1 person per acre based on the selected neighborhoods and nearly 2 more per acre than the citywide average. This former is comparable to density at the Triangle and places the planning area within one person per acre, more or less, to most comparable neighborhoods including Allandale, Barton Hill, Highland, Montopolis and Crestview. It is a fallacy that CWANPA is less dense than any but the most densely populated neighborhoods on a gross basis. Redevelopment of any portion of the Brackenridge Tract will have a dramatic increase in gross population per acre.

Affordability

Current University housing (515 D.U.) on the Brackenridge and Colorado Apartment Tracts is priced predominately around 10% MFI and 30% of generally accepted low income affordability targets. The Gables Lake Austin project is now 15 year old and is used because of its proximity to the Brackenridge and Colorado Apartments.

MFI \$6,108.33/mo 30% MFI \$1,832.50/mo

Unit Rent	UT 1 Br \$510/\$541 28%/29.5% LI 8% MFI	UT 2 Br \$583/\$615 32%/33.5% LI 10% MFI	Gables 1 Br \$1402 76.5% LI 23% MFI	Gables 2 Br \$1850 101%LI 30% MFI
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Redevelopment for non-University purposes does not preclude inclusion of a mix of market and University housing. None of the limitations imposed by the Brackenridge

DiGiuseppe, Paul

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Cc: DiGiuseppe, Paul; Guernsey, Greg; Edwards, Sue; wang-board@westaustinng.com; mcmediate@msn.com
Subject: PC-Central West Austin Combined Neighborhood Plan Hearing - May 25, 2010
Importance: High

Commissioners,

Thank you for the time you have and will invest in the Central West Austin Combined Neighborhood Plan and thank you for your ongoing service. Prior to receiving notice of this hearing, I had been asked to assist Austin ISD, the Austin Police Department, the O.Henry PTA and the neighbors adjacent in regard to ongoing criminal activities on and around campus via a public forum being held at O.Henry Middle School at the same time as Planning Commission. It is my intent to arrive at the Planning Commission hearing as soon as possible.

Per previous emails and discussion with several though not all of you, I would like to point to the following. The only reason that West Austin asked to be advanced into Neighborhood Planning was because of the Brackenridge Tract and the State School. Had we been told at the time or even early on in the process that the City had decided to allow no meaningful planning of either, we would have either withdrawn our request or withdrawn from the planning process altogether thus saving time and scarce resources. There reached a point where, despite the futility of the process, we thought it best to trudge through to the conclusion of this experience.

Of note, roughly 23% of all land within the West Austin Neighborhood Group Planning Area and 17.8% of the Central West Austin Combined Neighborhood Plan as a whole is either owned by the University of Texas at Austin or the State of Texas. To not be able to include such a significant percentage of the total planning area in a plan, by its very nature, renders the Plan itself far less relevant. The Planning Area, absent these two tracts, is a highly stable neighborhood that by and large works well and is an asset to the City.

Within the next 9 years, the original term of the Brackenridge Tract Development Agreement will expire. Sites available for redevelopment **NOW** under the Agreement include nearly 75 acres along Lady Bird Lake currently occupied by the affordable and diverse UT owned Brackenridge and Colorado Apartments. Parenthetically, as you well know, we are striving to preserve the remaining undeveloped 150 acres of critical urban greenspace for civic use.

The WANG planning area has 5,320 dwelling units. Cooper Robertson & Partners has submitted two conceptual master plans to the Board of Regents. The less intensive but equally ill conceived Brackenridge Park Plan, if adopted, would add over 6,000 dwelling units for an increase of 113%. The other plan calls for far more. Other than downtown, few if any neighborhoods are facing this level of densification. Even an addition of 2,700 dwelling units or the equivalent of MF4 (36) on the Brackenridge and Colorado Apartment tracts would represent approximately a 50% increase, again far more than most neighborhoods citywide are facing, and perhaps an unsustainable number based on the

5/25/2010

RESOLUTION NO. 20081016-037

WHEREAS, the Austin City Council recognizes the Brackenridge Tract as a significant asset to the University of Texas and its function as an integral part of the Austin community; and

WHEREAS, the Austin City Council understands that the ultimate goal of the Board of Regents of the University of Texas is to develop conceptual master plans for the Brackenridge Tract; and

WHEREAS, the City of Austin and the Board of Regents of the University of Texas entered into an intergovernmental agreement in May 1989 known as the Brackenridge Development Agreement ("BDA") that sets forth regulations for non-university development of portions of the tract during the agreement, whose initial term will expire in May, 2019; and

WHEREAS, the City of Austin under a separate lease operates the Lions Municipal Golf Course, originally constructed by the Lions Club in 1928 and serving the citizens of Austin since 1934; and

WHEREAS, the golf course has played an important role in the City for recreational and historic purposes, as the first integrated golf course in the City, as the most used golf facility in the City as well as a treasured green space in our rapidly-growing community; and

WHEREAS, the West Austin Youth Association (WAYA) is a nationally-recognized non-profit that provides recreational opportunities to over 4,000 children and youth throughout Austin every year; and

C-7

consistency between the City and UT planning efforts, and compatibility with the adjacent neighborhood.

- D. Any redevelopment of the Brackenridge Tract should preserve and enhance current affordable housing levels and continue to serve University of Texas students and families with children.
 - E. The City of Austin and the University of Texas should share resources and develop plans to promote the highest levels of green building and water and energy conservation standards for any future development of the Brackenridge Tract.
 - F. The City of Austin and the University of Texas should work together to extend the Lady Bird Lake Hike and Bike Trail through the Brackenridge Tract, providing it does not adversely impact the Brackenridge Field Lab, as part of the redevelopment process.
- 2 The Austin City Manager is directed to investigate the feasibility of a land exchange with the University of Texas, including compiling a current inventory of all undeveloped City-owned land, and to investigate the feasibility of a bond issue sufficient to fund the acquisition of the Lions Municipal Golf Course and property used by

RESOLUTION NO. 20080306-040

WHEREAS, The Board of Regents of The University of Texas System ("Owner") has issued a "Request for Qualifications for Professional or Consulting Services for Conceptual Master Planning for Development of The Brackenridge Tract"; and

WHEREAS, the ultimate goal of the Owner is stated as "the development of conceptual master plans for the Brackenridge Tract that present world class planning visions for the tract and that establish The University of Texas at Austin and the City of Austin as leaders in the strategic use of a university asset"; and

WHEREAS, the City of Austin and The Board of Regents of The University of Texas System entered into an intergovernmental agreement on May 25, 1989, known as the Brackenridge Development Agreement ("BDA") which sets forth regulations for non-university development of portions of the tract during the term of the agreement whose initial term will expire in May 2019; and

WHEREAS, the City of Austin, under a separate lease, whose term coincides with that of the "BDA", operates the Lions Municipal Golf course, and

WHEREAS, the City of Austin has initiated the Central West Austin Neighborhood Plan which will address future development within the boundaries of the Central West Austin Neighborhood Planning Area,

- The City Manager shall report back to City Council on March 20, 2008, its next regular meeting, the city staff that will be heading up these efforts.

ADOPTED: March 6, 2008

ATTEST: Shirley A. Gentry
Shirley A. Gentry
City Clerk