

# **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.

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### **Stakeholders' Feedback on the Brackenridge Tract**

On July 12, 2008, the City hosted a neighborhood plan meeting with stakeholders to receive input about the future of the Tract. Below is a summary of the issues and desires of the stakeholders who attended that meeting.

1. Preserve Lions Municipal Golf Course and allow the City of Austin to take ownership and preserve as a public golf course.
2. Preserve the Biological Field Lab and ensure that any adjacent development does not impact the field lab.
3. Preserve the West Austin Youth Association and refocus lights away from neighborhood.
4. Preserve the student housing at the Brackenridge and Colorado Apartments. There is interest in adding more student apartments at the Brackenridge and Colorado Apartments as long as they do not worsen traffic. Also, housing for the elderly and empty nesters is desired as long as it is affordable and is geared toward allowing residents of the neighborhood to stay in the neighborhood.
5. Keep a grocery store at the Safeway parcel but make improvements.
6. Any new development should be limited to no more than four stories except for development adjacent to the existing neighborhood which should have lower building heights and separated by a natural buffer including trees and vegetation.
7. Add more "mom and pop" stores at existing commercial areas and at student apartments. Have neighborhood scaled retail and mix of uses along Lake Austin Boulevard where already developed.
8. No intensive retail, employment or high tech centers that attract from a regional area.
9. Add usable greenspace such as playgrounds, community gardens, walking trails, teaching spaces, and other public uses.
10. The Gables should add public amenities so that it connects with the adjacent neighborhood.
11. Add a path linking the golf course to WAYA.
12. No additional driveways on Enfield are desired.
13. Make Lake Austin Boulevard a "real" boulevard or Complete Street with no parking on the street (with a particular need to address Field Lab employees parking on the north side adjacent to the golf course), wider sidewalks, more crossings, improved transit service, shade trees, attractive landscaping, a connection to the Trail at Lady Bird Lake, and extending bike lanes to Enfield Road as well as providing better separation from vehicle lanes.
14. Extend the Trail at Lady Bird Lake to Red Bud Isle and avoid environmentally sensitive land such as near the Biological Field Lab. Establish a buffer allowing no development along the edge of the lake to protect the natural resources. Provide a publicly owned and natural access to the lake.
15. Protect the neighborhood from an increase in traffic, especially considering the limited capacity of the road network. Prior to any development, a traffic study is desired.

### **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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*Executive Director*  
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**June 9, 2010**

**Chairman Dave Sullivan**  
**Austin Planning Commission**  
**c/o Mr. Paul DiGiuseppe**  
**Neighborhood Planning & Zoning Department**  
**505 Barton Springs Road, 5th Floor**  
**Austin, Texas 78704**

**Via First Class Mail and Email:**  
**[sully.jumpnet@sbcglobal.net](mailto:sully.jumpnet@sbcglobal.net)**

**Mr. Paul DiGiuseppe**  
**Principal Planner**  
**Neighborhood Planning & Zoning Department**  
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**Austin, Texas 78704**

**Via First Class Mail and Email:**  
**[Paul.DiGiuseppe@ci.austin.tx.us](mailto: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

The University of Texas at Arlington  
The University of Texas at Austin  
The University of Texas at Brownsville  
The University of Texas at Dallas  
The University of Texas at El Paso  
The University of Texas - Pan American  
The University of Texas  
of the Permian Basin  
The University of Texas at San Antonio  
The University of Texas at Tyler

The University of Texas  
Southwest Medical Center at Dallas

The University of Texas  
Medical Branch at Galveston

The University of Texas  
Health Science Center at Houston

The University of Texas  
Health Science Center at San Antonio

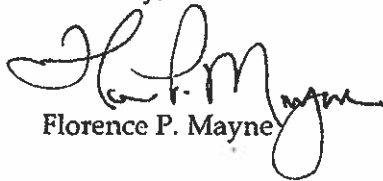
The University of Texas  
M. D. Anderson Cancer Center

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Health Science Center at Tyler

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the context of Colonel Brackenridge's express purpose for the gift of the Brackenridge Tract to the University: "advancing and promoting University education" at The University of Texas at Austin.

Sincerely,

A handwritten signature in black ink, appearing to read "F. P. Mayne", written over the printed name.

Florence P. Mayne

FPM:mb

**DiGiuseppe, Paul**


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**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

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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



I have been asked to follow up on the Elm Terrace matter. It had been omitted from my previous email as we were waiting for some additional information.

**Motion 17: Contested FLUM designations with rezoning in WANG Planning Area (3215 Exposition Blvd - Elm Terrace)**

Stakeholder Majority Recommendation: Single Family SF-3-NP

The majority vote at the NP zoning meeting on Elm Terrace was Option 1: Single-Family SF-3-NP. As you are aware there is an 800 person petition in opposition to multi-family zoning on this tract.

Again, please do not hesitate to call with any questions.

**August W. Harris III**

President

West Austin Neighborhood Group

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**From:** August W. Harris III [mailto:harris@cfs-texas.com]

**Sent:** Tuesday, June 22, 2010 10:29 AM

**To:** '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

**Importance:** High

Commissioners:

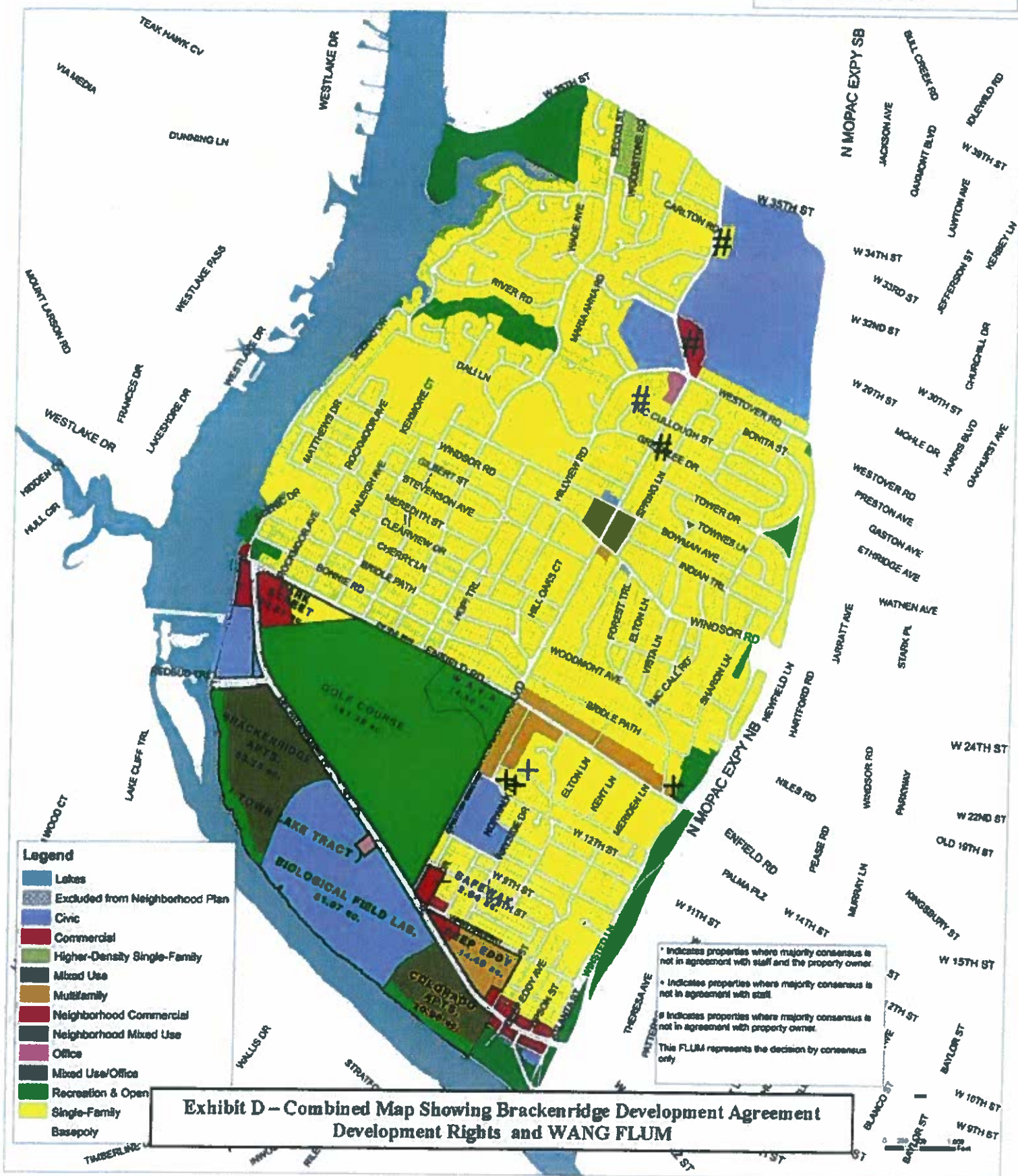
On behalf of the Central West Austin neighborhood organizations, we would like to thank you for your service. Due to the hard work of the Neighborhood Planning Subcommittee, much was accomplished on June 16. I will outline the various motions pending before you in regard to the Central West Austin Combined Neighborhood Plan in order to make tomorrow evening's Planning Commission meeting as efficient as possible for all concerned.

**\*\*Prior to proceeding through the Motions, we must notify the Planning Commission that the rezoning for Tract 104 (TCAD 109577) located at 700 Hearn Street is now contested. Its current zoning is CS and staff has recommended MF-6 NP. This represents spot zoning and is incompatible with surrounding and adjacent land use. Our recommendation is to rezone SF-6 NP as transitional zoning in an SF-3 area. A petition in opposition is pending.**

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.



**Recommended by:** Neighborhood

[illegible]

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.

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

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



The Brackenridge Tract is encouraged to have more events and activities that include the surrounding neighborhood.

#### **L.7.4**

Work with the City of Austin and the University of Texas to communicate the desire of keeping the Lions Municipal Golf Course and West Austin Youth Association uses in place.

#### **L.7.5**

The Lions Municipal Golf Course (141.38 Acres) should remain an affordable, public golf course in perpetuity with consideration made for the addition of non-golfing recreational opportunities on site. We actively support the acquisition of this tract by the City of Austin utilizing any available means including cash and non-cash alternatives.

#### **L.7.6**

The West Austin Youth Association Tract (14.56 Acres) should remain under the control of this nationally recognized, privately funded, non-profit organization that provides positive recreational opportunities through 30 separate programs for more than 4,000 youngsters annually from throughout Austin.

#### **L.7.7**

The University of Texas at Austin Brackenridge Field Laboratory (81.97 Acres) should remain at its current unique and irreplaceable location.

#### **L.7.8**

The Colorado Apartment and Brackenridge Apartment Tracts (74.24 Acres) should be redeveloped to include denser graduate student, doctoral candidate and faculty housing as well as neighborhood retail/neighborhood mixed use development, the latter at a level and in a manner that does not exceed the terms of the 1989 Brackenridge Tract Development Agreement for non-university purposes.

#### **L.7.9**

The Deep Eddy Tract (16.42 Acres) that includes the Gables Apartments, CVS Pharmacy and 7 Eleven, if chosen to be redeveloped, should be redeveloped in such a way as to maximize the protection of the Deep Eddy neighborhood adjacent by mitigating the potential for related cut-through traffic and overflow parking. Further, any new construction should transition away from the residential portion of the adjacent neighborhood.

#### **L.7.10**

The Boat Town Tract (2.58 Acres) including Oyster Landing should remain unchanged. Any proposed changes at Oyster Landing should be carefully examined so as not to exacerbate difficulties currently experienced at certain times, regarding parking, and pedestrian and car traffic.

#### **L.7.11**

The Park Street Tract (13.21 Acres) that includes the LCRA and ancillary surface parking should remain unchanged, unless sufficient free public parking remains on

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 WYLA 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**

Preserve waterfront land and comply with the City of Austin's Waterfront Overlay along Lady Bird Lake. Preserve vegetative buffers, including trees, wherever development occurs adjacent to existing residential neighborhoods. Provide additional vegetative buffers, including trees, for development more intense than single family.

#### **L.8.4**

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails around attractive and landscaped detention ponds. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

#### **L.8.5**

Redevelopment should avoid environmentally sensitive resources such as protected trees, wetlands, waterbodies, and endangered or threatened plant or wildlife habitat.

#### **L.8.6**

Redevelopment should be sensitive to any historically significant resources and should make every effort to protect and preserve these resources.

#### **L.8.7**

Any redevelopment should not significantly increase motor vehicle traffic in the surrounding Tarrytown, Deep Eddy and West Lake Hills neighborhoods. Any additional traffic volumes generated as a result of redevelopment should be directed away from the existing residential neighborhoods. There should be no street access to such redevelopment along Enfield Road between Lake Austin Boulevard and Exposition Boulevard that would promote cut-through traffic on adjacent and nearby neighborhood streets.

#### **L.8.8**

Should comply with all City of Austin codes and ordinances as well as its zoning and land use regulations.

#### **L.8.9**

Should be limited to and not exceed the overall development limitations established by the 1989 Brackenridge Development Agreement, a binding intergovernmental agreement negotiated in good faith by the University of Texas System, the City of Austin and the Austin community.

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

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(7)

## 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	UT 2 Br	Gables 1 Br	Gables 2 Br
	\$510/\$541	\$583/\$615	\$1402	\$1850
	28%/29.5% LI	32%/33.5% LI	76.5% LI	101%LI
	8% MFI	10% MFI	23% MFI	30% MFI

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





Tract Development Agreement restrict University development on the Tract. Community consensus is that University housing be retained to meet both affordability and diversity objectives.

## DiGiuseppe, Paul

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**From:** August W. Harris III [mailto:awharris@augustw.com]  
**Sent:** Tuesday, May 25, 2010 12:23 PM  
**To:** 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:** 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

environmentally sensitive nature of virtually all of the Tract not to mention the limits on infrastructure such as school and roads, both of which are at or over capacity in the Planning Area. Given the enormity of what will happen in some form, consideration of infill or any other strategy for densification is inappropriate in the planning area.

Were infill options to be considered by Planning Commission, there are lots throughout the planning area where granny flats or duplexes can be added without further overlays in the Plan if property owners want them. In other words, from this perspective, there is no need for infill options.

As Commissioner Sullivan and others know, aside from the graduate student housing, we do have pockets of older, far more affordable housing stock, including the apartments along Enfield and West 35<sup>th</sup>. Staff recommendation (and its encouragement given to certain property owners) for zoning changes along West 35<sup>th</sup> could, in fact, have the effect of eradicating the affordable housing stock there by emboldening redevelopment. As an example of what could happen, apartments on Enfield that had leased for \$600 to \$1,000 a month were demolished in the last few years and replaced by condos that currently are listed for approximately \$450,000 a piece with a mortgage payment alone almost \$3,000, not including taxes, insurance and condo fees. While there is text in the CWACNPA Plan that encourages preservation of these pockets of affordability, we ask for the Commission's help in coming up with solutions to avoid the loss of these affordable projects. EVERY teardown, whether it is single or multifamily, in the planning area results in a far more costly dwelling unit(s). That is the nature of our real estate market, desirable or not.

As I noted in a prior email to staff and several Commissioners, if the Brackenridge Tract is not redeveloped, the City can always bring infill and density options back to be discussed as plan amendments at a later date. To expedite the CWANPA plan, as I am sure everyone wants to do, I ask you to visit with your fellow Commissioners and have infill and any related subject matter tabled indefinitely.

Once again, thank you for your time.

August W. Harris III  
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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

**WHEREAS**, the University of Texas at Austin has made it a priority to support affordable housing near campus to offer a sense of community to its population of graduate and doctoral students; and

**WHEREAS**, the City of Austin has initiated the Central West Austin Neighborhood Plan that will address future development within the boundaries of the Central West Austin Neighborhood Planning Area, including the Brackenridge Tract; and

**WHEREAS**, the City of Austin has initiated the Austin Climate Protection Plan to minimize the city's impact on global warming, **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

1. The Austin City Council respectfully requests that the Board of Regents of the University of Texas work with the City of Austin in master planning the Brackenridge Tract to meet the following goals:
  - A. The Lions Municipal Golf Course should become a permanent public facility, giving the City of Austin the option to purchase the facility, exchange land with the University, or extend the current lease.
  - B. WAYA should continue to operate in its current location.
  - C. The City and other community stakeholders should be active participants in the development of plans for the Brackenridge Tract and those plans should be coordinated with the City's ongoing Central West Austin Neighborhood Plan to ensure

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

the West Austin Youth Association, and to report back to the City Council at the December 18 Council Meeting.

**ADOPTED:** October 16, 2008 **ATTEST:** Shirley D. Gentry  
Shirley Gentry  
City Clerk

**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,



including the Brackenridge Tract (pursuant to Council Resolution No. 20061214-014); and

**WHEREAS**, at its regular meeting in March 2008 The Board of Regents will likely choose a group from among those who have responded to the Request for Qualifications; **NOW, THEREFORE**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council instructs the City Manager to assign appropriate city staff to review the information in the Request for Qualifications and in the Brackenridge Development Agreement and to initiate the process for assigned city staff to begin regular meetings with neighborhood representatives involved in the Central West Austin Area Neighborhood Plan development, and other stakeholder representatives, such as members of the Golf Advisory Board, affordable housing advocates, and representatives of environmental groups.

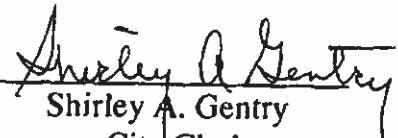
**BE IT FURTHER RESOLVED:**

- The City Manager shall begin dialogue with appropriate representatives of The Board of Regents of The University of Texas System and The University of Texas at Austin to assure that the City and The University of Texas at Austin, which is an integral part of the Austin community, can work cooperatively about the Brackenridge Tract and many other interests that the City and The University of Texas have in common; and

- 7
- 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  
City Clerk