

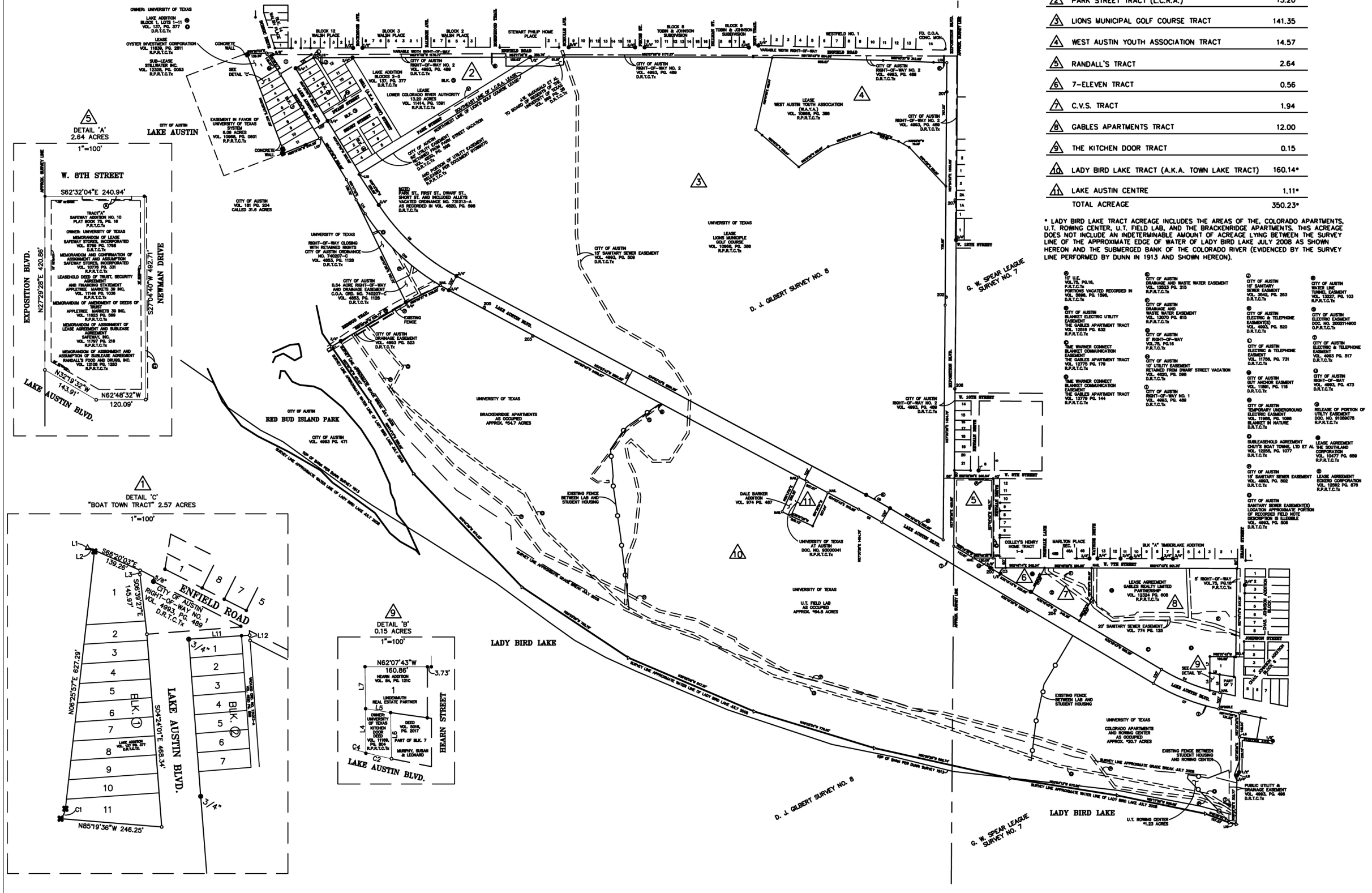
CHAPTER II

EXISTING CONDITIONS: BRACKENRIDGE SITE



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BOUNDARY SURVEY



Boundary survey

2.1. SITE BOUNDARY SURVEY

2.1.1. BOUNDARIES

A boundary survey of the property was completed by SAM, Inc. The survey of the project area included the remaining lands of the Brackenridge Tract and other contiguous properties owned by the University of Texas and included in the project area. A full-size survey drawing provided by SAM, Inc is included in Appendix A to this report.

The main portion of the site is bounded on the south and west by Lady Bird Lake and Lake Austin, on the north by Enfield Road, and on the east by Exposition Boulevard. A smaller portion of the site extends to the east adjacent to the southeast corner of the main portion and is bounded generally by Lady Bird Lake on the south, W. 7th Street on the north, and the area of the Deep Eddy Pool on the east.

The site is bisected by Lake Austin Boulevard which runs generally parallel to the lake frontage. The right-of-way of Lake Austin Boulevard is excluded, as is a City-owned tract adjacent to the Tom Miller Dam and all of the other areas of the original gift that have been conveyed, or sold to others.

The survey provides full descriptions, metes and bounds, distances and orientation, for the boundary lines of each tract.

SITE BOUNDARY SURVEY

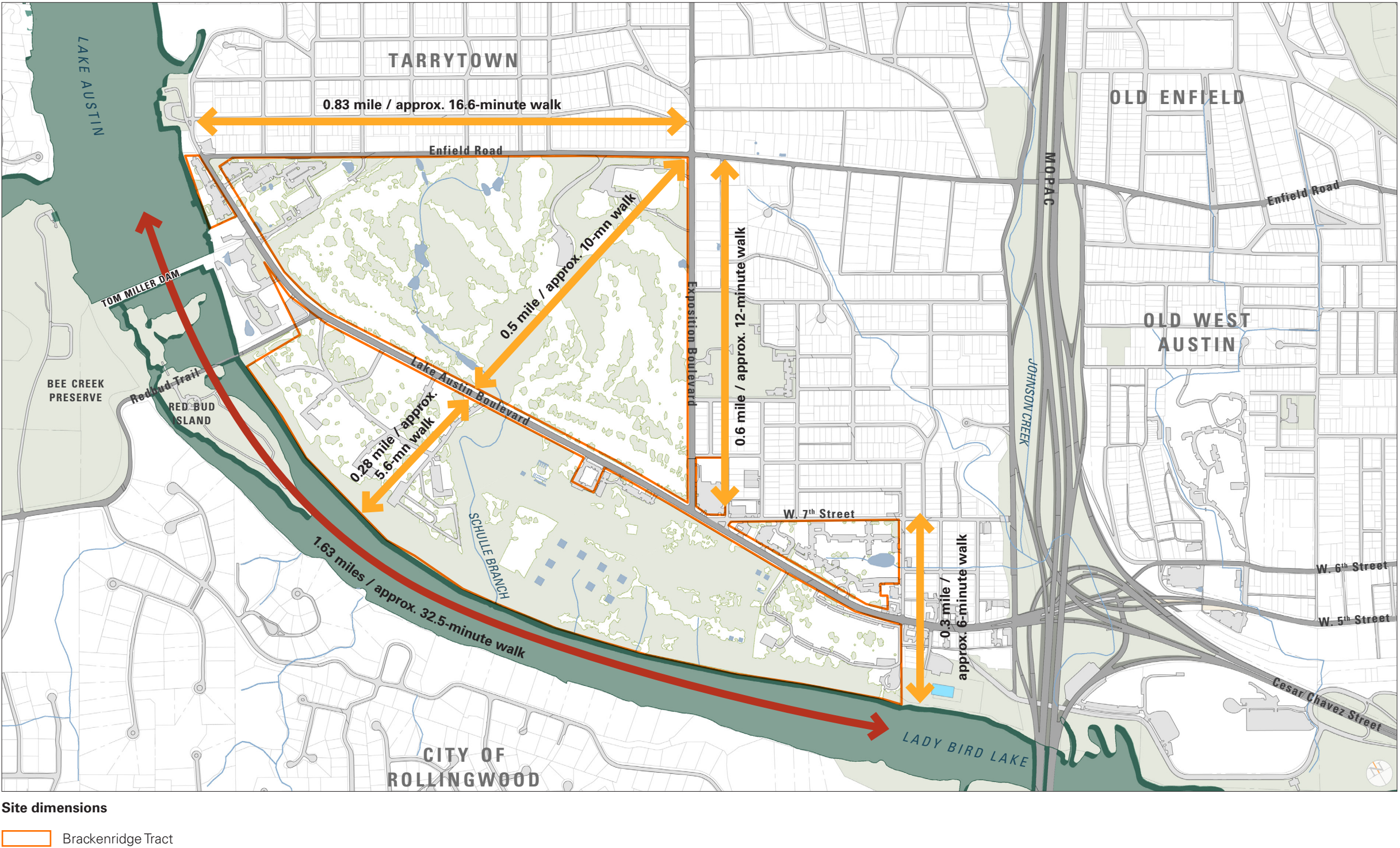


2.1.2. AREAS & DIMENSIONS

The total area of the Brackenridge Tract is 350.23 acres.

The overall length of the shoreline adjoining Lady Bird Lake and Lake Austin is 1.63 miles, or about a 32.5-minute walk. The edge adjoining Enfield Road is 0.83 mile or about a 16.6-minute walk from Lake Austin to Exposition Boulevard and the edge adjoining Exposition Boulevard is .6 mile or about a 12-minute walk from Enfield Road to Lake Austin Boulevard. The easterly edge of the site from 7th Street to the lake is 0.3 mile or about a 6-minute walk.

The furthest upland point of the site from Lady Bird Lake is the intersection of Enfield Road and Exposition Boulevard. It is a total of 0.78 mile or a 15.6-minute walk: 0.5 mile or about a 10-minute walk from the intersection to Lake Austin Boulevard and another 0.28 mile or 5.6-minute walk from Lake Austin Boulevard to the water.



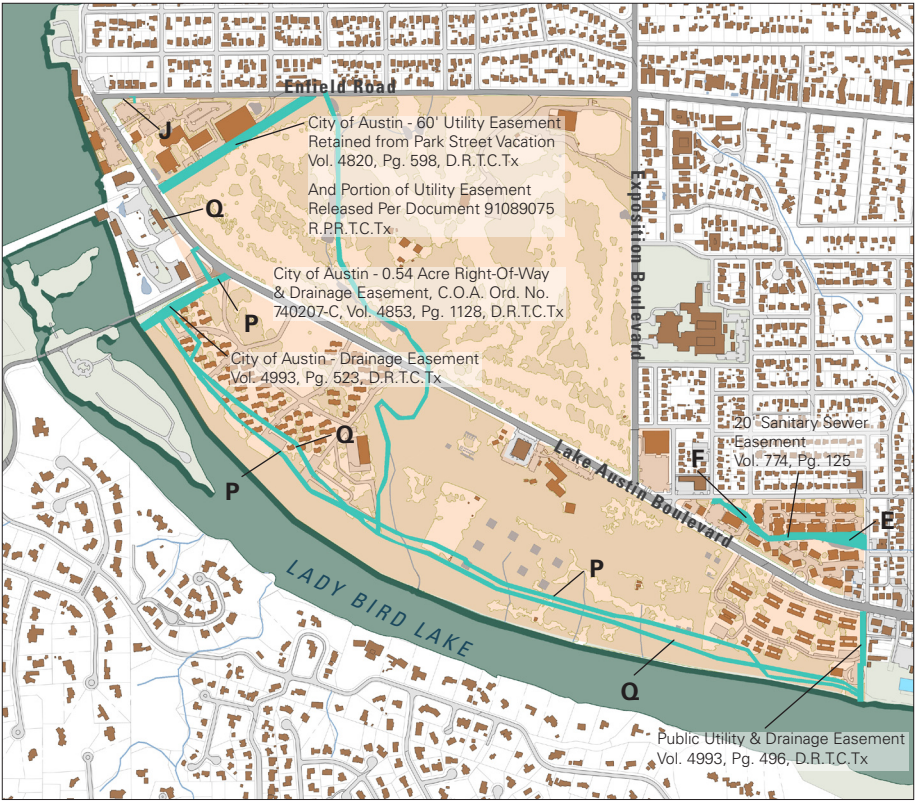
2.1.3. EASEMENTS

The Boundary Survey indicates utility, wa-
ter, access, and other easements located
throughout the site. Easements are granted
predominantly to the City of Austin. Ease-
ments are also granted to private communi-
cations companies and leaseholders.



- A** 10' U.E,
Vol.75, Pg.16, PR.T.C.Tx
Portions Vacated Recorded in Vol. 5696, Pg. 1596, D.R.T.C.Tx
- H** City of Austin - 10' Utility Easement
Retained from Dwarf Street Vacation
Vol. 4820, Pg. 598, D.R.T.C.Tx
- V** Release of Portion of Utility Easement
Doc. No. 91089075, R.PR.T.C.Tx
- Electrical and Telecommunication Easements**
- B** City of Austin - Blanket Electric Utility Easement
The Gables Apartment Tract
Vol. 12516 Pg. 632, R.PR.T.C.Tx
- C** Time Warner Connect - Blanket Communication Easement
The Gables Apartment Tract
Vol. 12775 Pg. 179, R.PR.T.C.Tx
- D** Time Warner Connect - Blanket Communication Easement
The Gables Apartment Tract
Vol. 12779 Pg. 144, R.PR.T.C.Tx
- K** City of Austin - Electric & Telephone Easement
Vol. 4993, Pg. 520, D.R.T.C.Tx
- L** City of Austin - Electric & Telephone Easement
Vol. 11756, Pg. 731 D.R.T.C.Tx
- N** City Of Austin - Temporary Underground Electric Easement
Vol. 11988, Pg. 1098, Blanket In Nature, D.R.T.C.Tx
- S** City of Austin - Electric Easement
Doc. No. 2002114900, O.PR.T.C.Tx
- T** City of Austin - Electric & Telephone Easement
Vol. 4993 Pg. 517 D.R.T.C.Tx

Utility easements



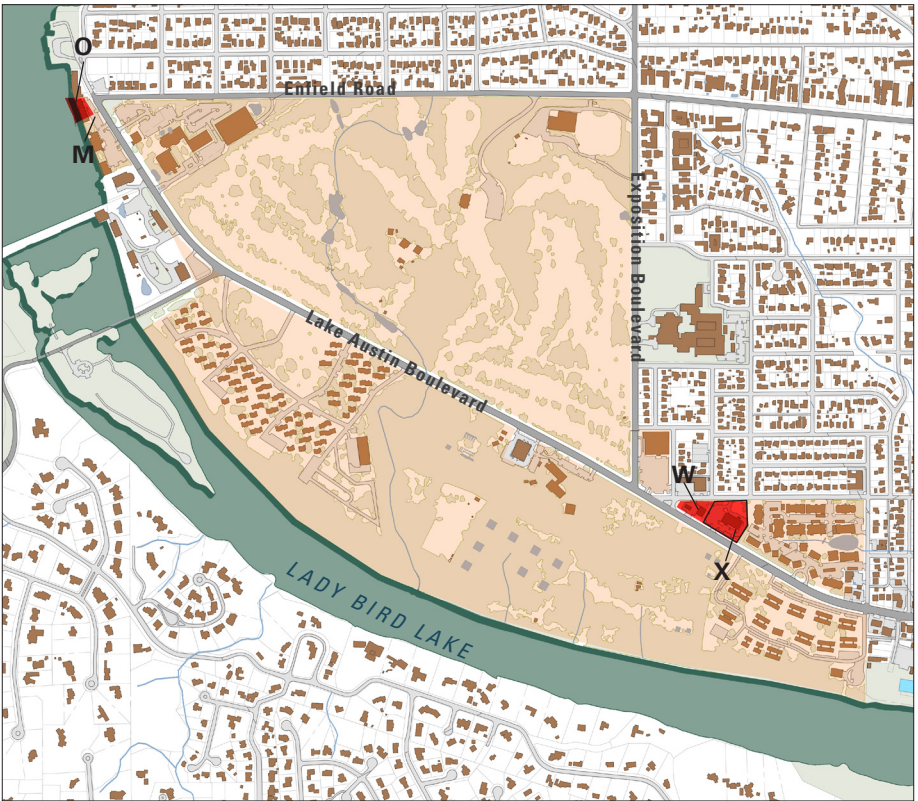
- E** City of Austin - Drainage and Waste Water Easement
Vol. 12523 Pg. 215, R.PR.T.C.Tx
- F** City of Austin - Drainage and Waste Water Easement
Vol. 13070 Pg. 615, R.PR.T.C.Tx
- J** City of Austin - 10' Sanitary Sewer Easement
Vol. 3542, Pg. 263, D.R.T.C.Tx
- R** City of Austin - Water Line Tunnel Easment
Vol. 13227, Pg. 103, R.PR.T.C.Tx
- P** City of Austin - 15' Sanitary Sewer Easement
Vol. 4993, Pg. 502, D.R.T.C.Tx
- Q** City of Austin - Sanitary Sewer Easement(S)
Location Approximate Portion of Recorded Field Note Description is
Illegible Vol. 4993

Water easements



- G** City of Austin - 5' Right-Of-Way
Vol.75, Pg.16, PR.T.C.Tx
- I** City of Austin - Right-Of-Way No. 1
Vol. 4993, Pg. 489 D.R.T.C. Tx
- U** City of Austin - Right-Of-Way
Vol. 4993, Pg. 473, D.R.T.C.Tx

Access easements



- M** City of Austin - Guy Anchor Easement
Vol. 11891, Pg. 116, D.R.T.C.Tx
- O** Subleasehold Agreement - Chuy's Boat Towne, Ltd Et Al
Vol. 12255, Pg. 1077, D.R.T.C.Tx
- W** Lease Agreement - The Southland Corporation
Vol. 10477 Pg. 659, R.PR.T.C.Tx
- X** Lease Agreement - Eckerd Corporation
Vol. 12562 Pg. 876, R.PR.T.C.Tx

Other easements

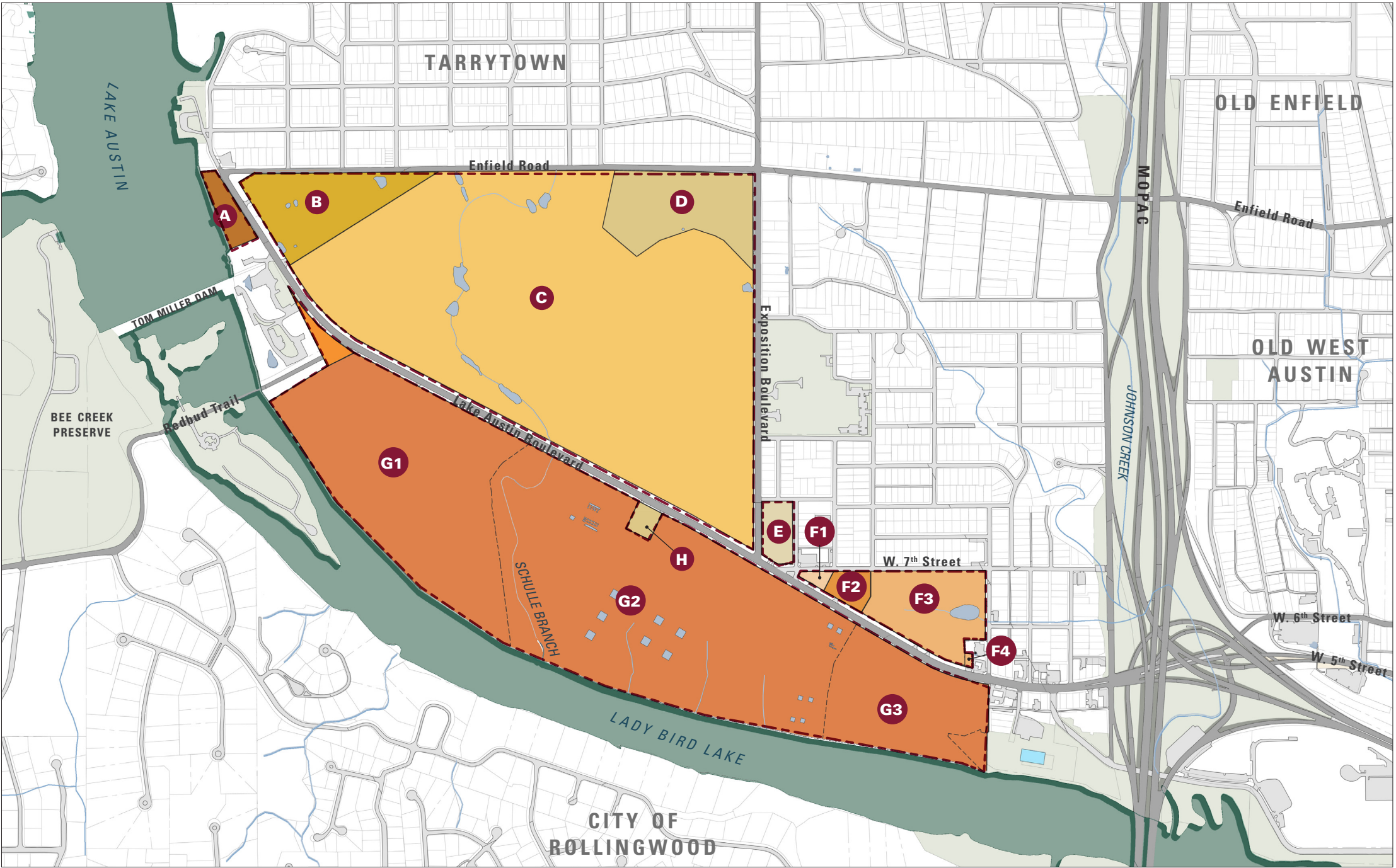
2.2. TRACTS

2.2.1. DESCRIPTIONS

The boundary survey provides descriptions of the smaller tracts within the overall Brackenridge Tract and project site area. These tracts generally coincide with the areas subject to lease agreements.

The exception is the Lady Bird Lake Tract which is entirely utilized by U.T. Austin and not subject to any lease agreements. It is affected by the Brackenridge Development Agreement and used by different groups within the University, namely the Brackenridge Field Laboratory of the College of Natural Sciences and Graduate Student Housing. The boundaries between these areas are indicated graphically by the locations of fence lines and the approximate area of each tract is provided.

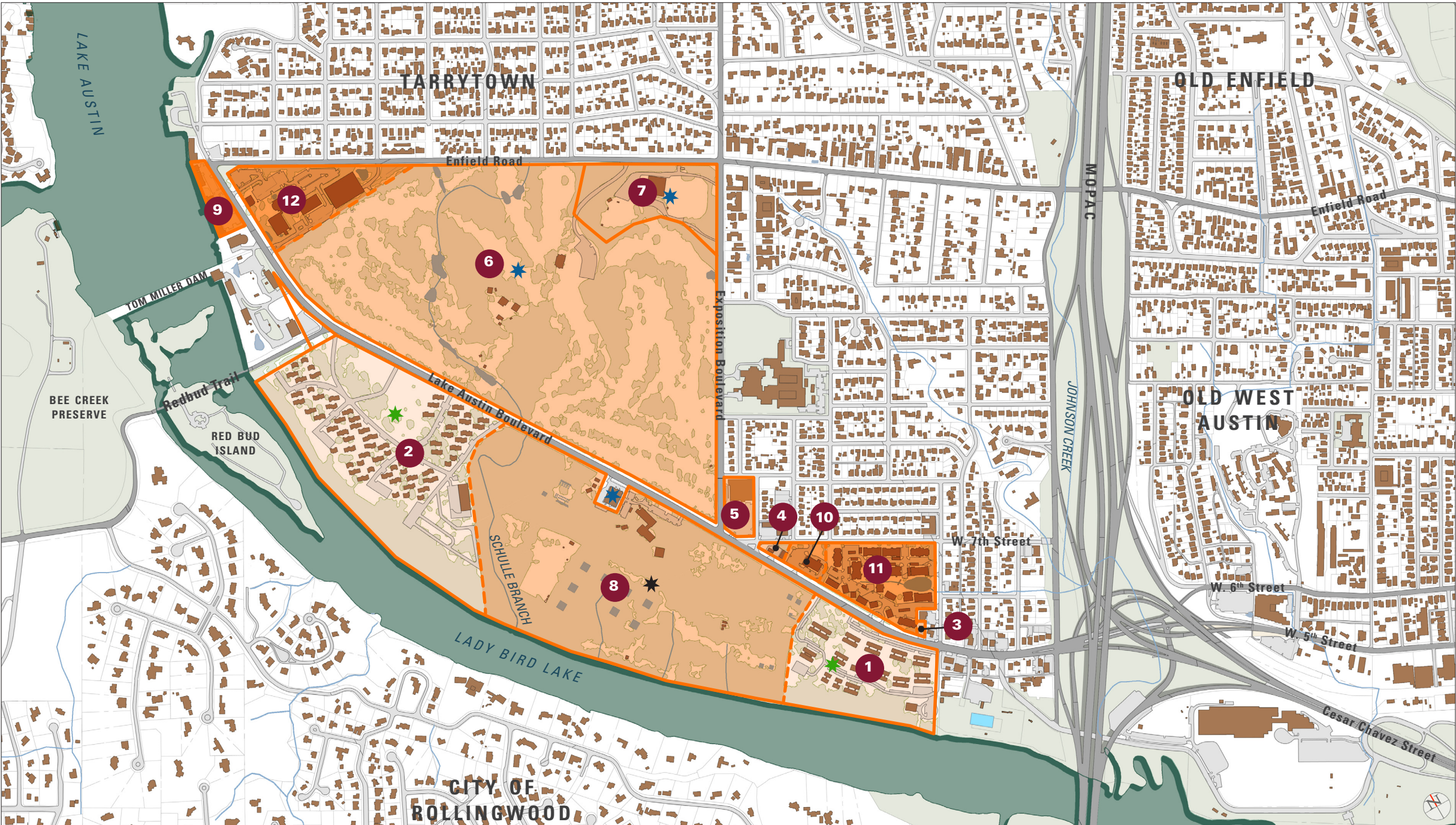
TRACT	ACREAGE
Boat Town	2.57 ac
A lease to: Oyster Boat Town, Landing, Ltd. (Oyster Landing)	
Lions Municipal Golf Course, WAYA, Park Street	169.12 ac
lease to:	
B LCRA	13.20 ac
C City of Austin	141.35 ac
D WAYA.....	14.57 ac
Safeway	2.64 ac
E lease to: Safeway, Inc. (Randalls)	
Deep Eddy Tract	14.65 ac
lease to:	
F1 7-Eleven	0.56 ac
F2 CVS Pharmacy, Inc.	1.94 ac
F3 Gables NW Texas LP.....	12 ac
(The Gables)	
F4 Heidi’s German Bakery, Inc.....	0.15 ac
(The Kitchen Door)	
(Lake Austin Family Dental)	
Town Lake Tract	160.14 ac
uses:	
G1 Brackenridge Apartments	54.7 ac
G2 Brackenridge Field Laboratory	84.8 ac
G3 Colorado Apartments.....	20.64 ac
Brackenridge Tract - SUBTOTAL	349.12 ac
H Lake Austin Center	1.11 ac
(Not subject to BDA - UT Property)	
U.T. Austin Properties - TOTAL	350.23 ac



Tract Survey and Current Uses

Brackenridge Tract

TRACTS



Leases map

- Brackenridge Tract
- Site availability in 2009: 21.5 % of the site (74.24 acres)
- Site availability in 2019: 87.2 % of the site (241 acres)
- Site availability in 2022-2051: 9 % of the site (32.22 acres)
- Not subject to the BDA
- Non-university development is prohibited as long as the BDA is in effect
- Eligible for non-university development under BDA

2.2.2. LEASES AND AVAILABILITY

The availability of each tract for redevelopment is determined by lease agreements and, for non-university uses, the Brackenridge Development Agreement. Lease expiration dates range from 2011 through 2051, many with renewal options. The Brackenridge Development Agreement controls non-university development, which is allowed after specified dates for each use. The agreement expires in 2019. The dates of earliest availability for each tract for redevelopment are indicated below:

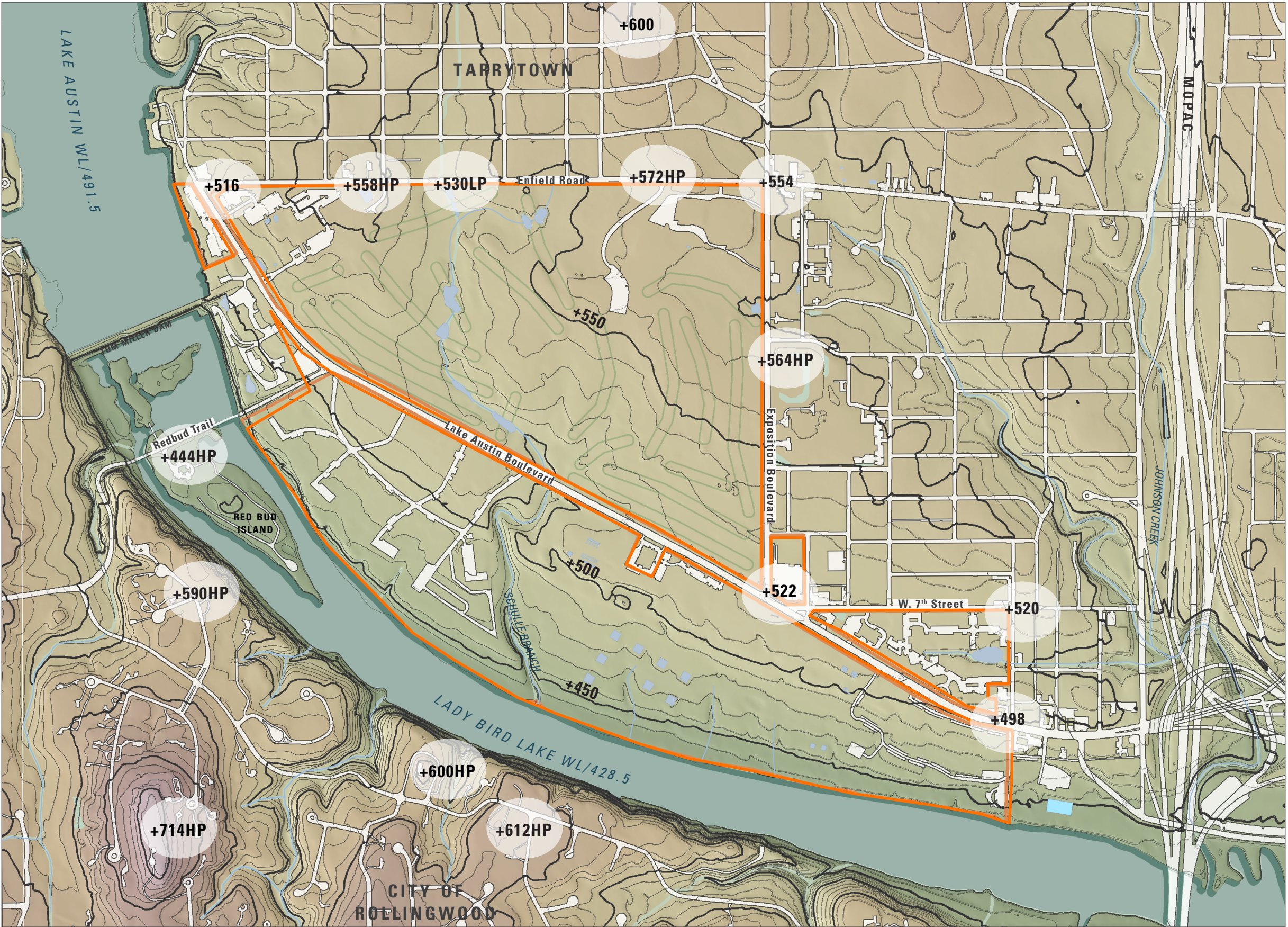
Current User	Availability
1 Colorado Apartments 20.96 ac	1999
2 Brackenridge Apartments 53.28 ac	2009
3 The Kitchen Door (Lake Austin Family Dental 0.15 ac	2011 (2021)
4 7-Eleven 0.56 ac	2013
5 Randalls 2.64 ac	2016
6 Lions Municipal Golf Course (+ option for (1) 5 yr. extensions).	2019 2024
7 WAYA (+ option for (3) 5 yr. extensions).	2019 2036
8 Brackenridge Field Laboratory .. 81.97 ac	2019
9 Oyster Landing + option for (1) 10 yr. renewal.....	2022 2032
10 CVS (+ option for (2) 5 yr. renewals)....	2026 2036
11 Gables Apartments 12 ac	2044
12 LCRA + option for (1) 3-6 yr. renewal	2051 2069

2.3. NATURAL FEATURES

2.3.1. TOPOGRAPHY

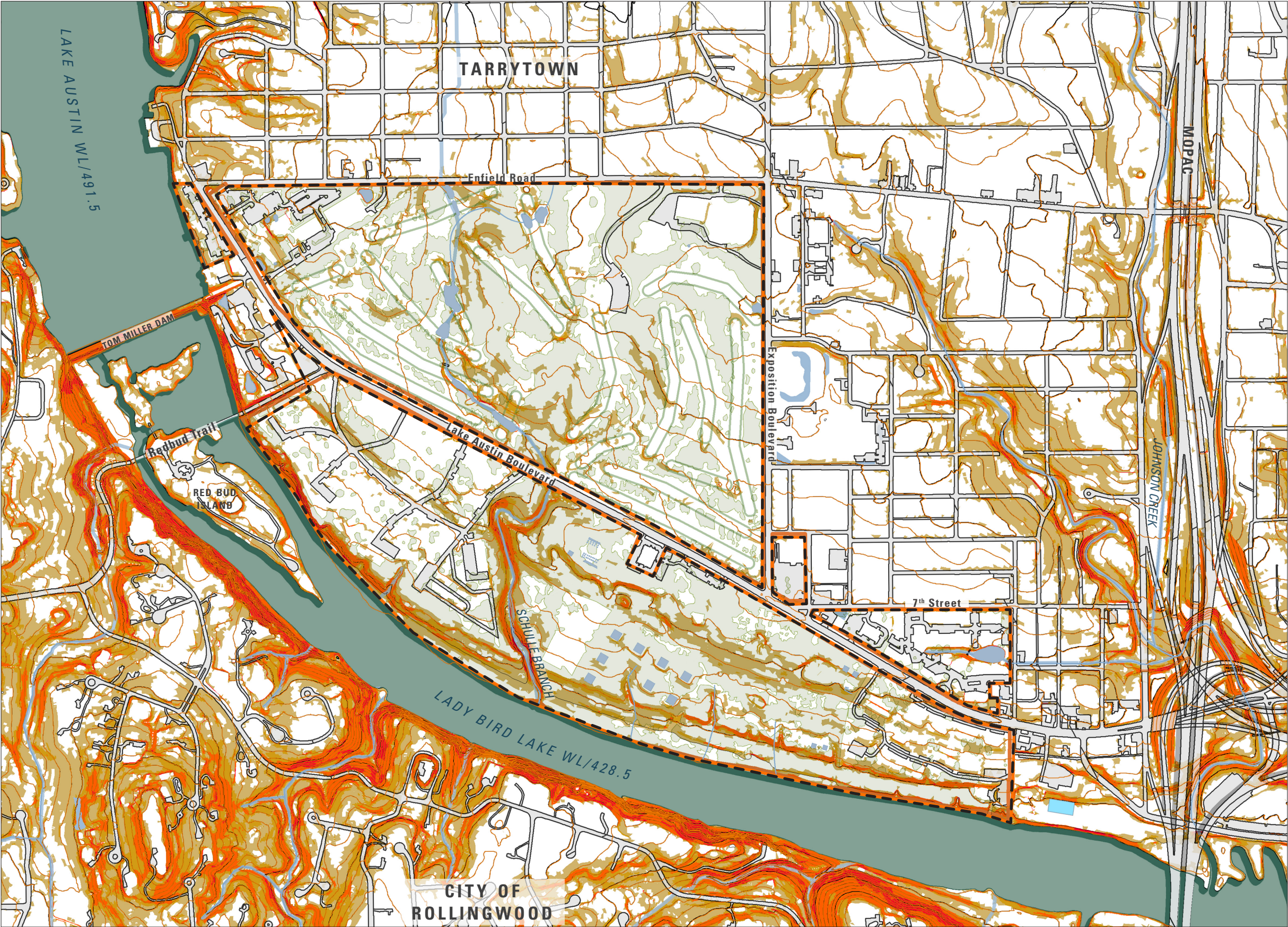
The site has a gentle fall in elevation from the northern portion at Enfield Road to the shores of Lady Bird Lake. The high point of the site, located just west of the existing drive into the Lions Municipal Golf Course is 572 feet above sea level. This area of the site offers unparalleled views to the south and southwest of the rolling hills of West Lake Hills and Rollingwood, where the topography reaches over 700 feet above sea level. Comparatively, the low point of the site is at Lady Bird Lake at 428.5 feet above sea level, which is the lake’s controlled water elevation. The topography of the site varies with a difference of 143.5 feet.

- Brackenridge Tract
- Higher elevations
- Middle elevations
- Lower elevations



Topography map
HP: High Point, LP: Low Point

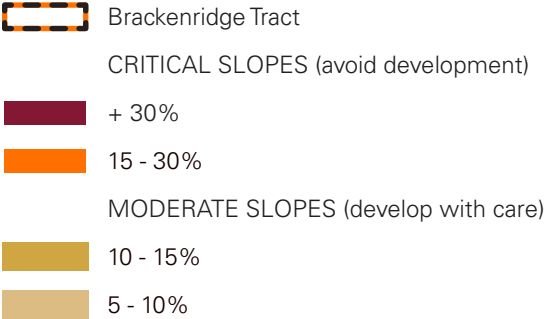
NATURAL FEATURES



Slopes map

CRITICAL SLOPES

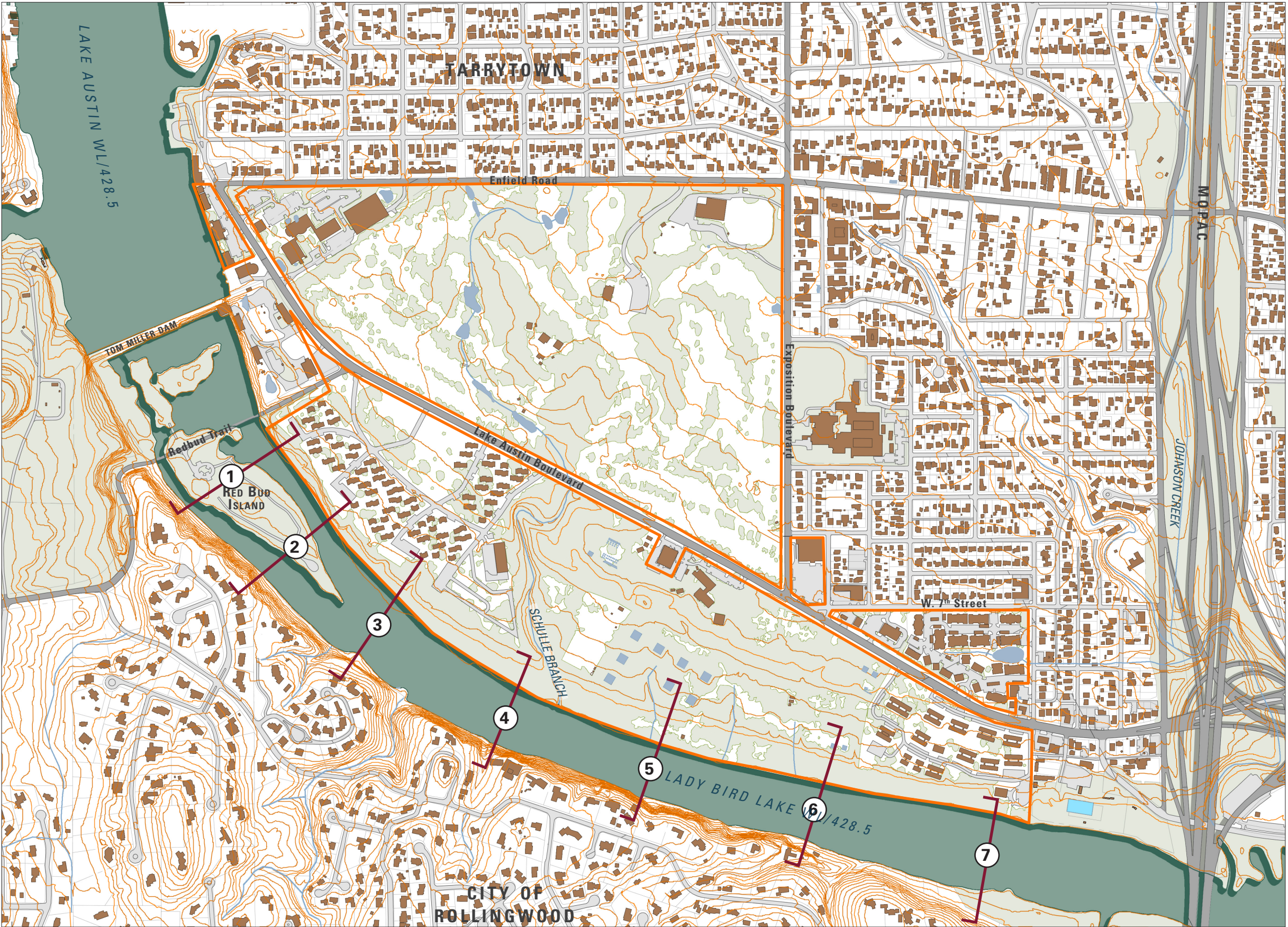
Generally, slopes are not a significant constraint on the Brackenridge Tract. The critical slopes on the tract are primarily located along the edge of Lady Bird Lake and Schulle Branch, south of Lake Austin Boulevard. There are also a few critical slope areas within the existing Brackenridge Field Laboratory site.



NATURAL FEATURES

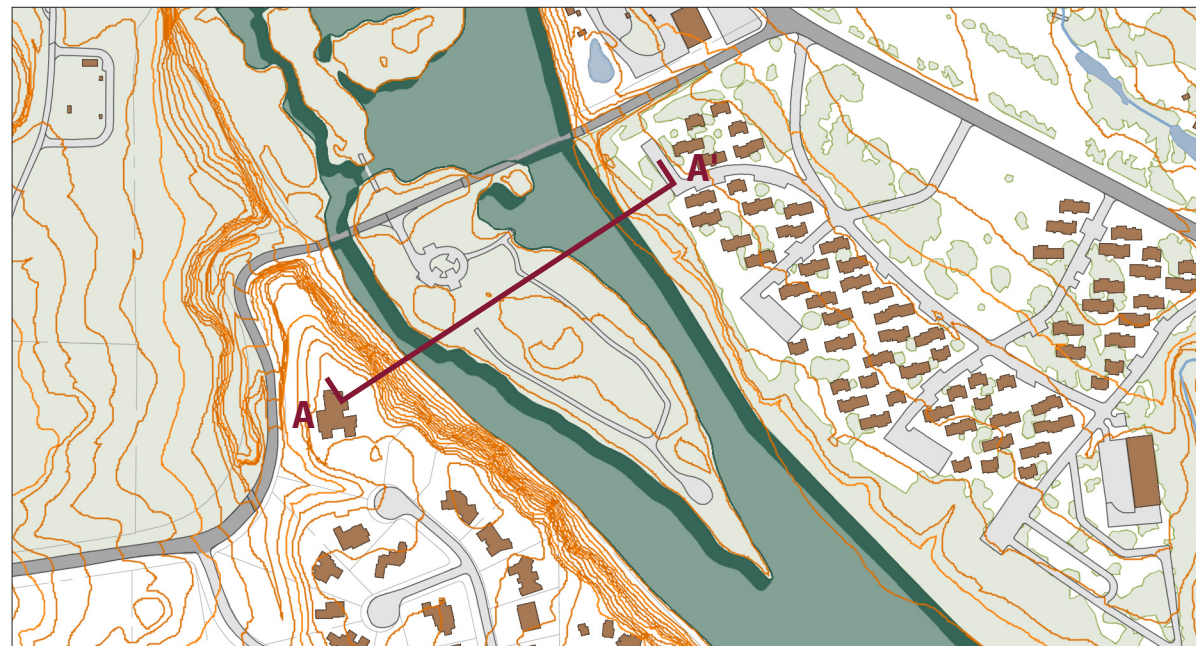
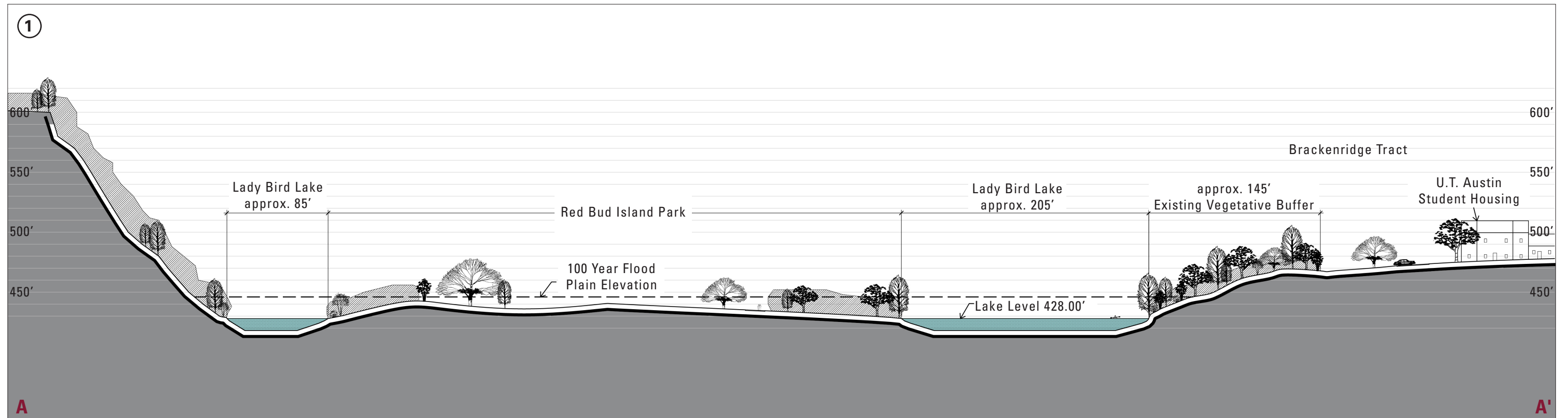
2.3.2. LAKE SECTIONS

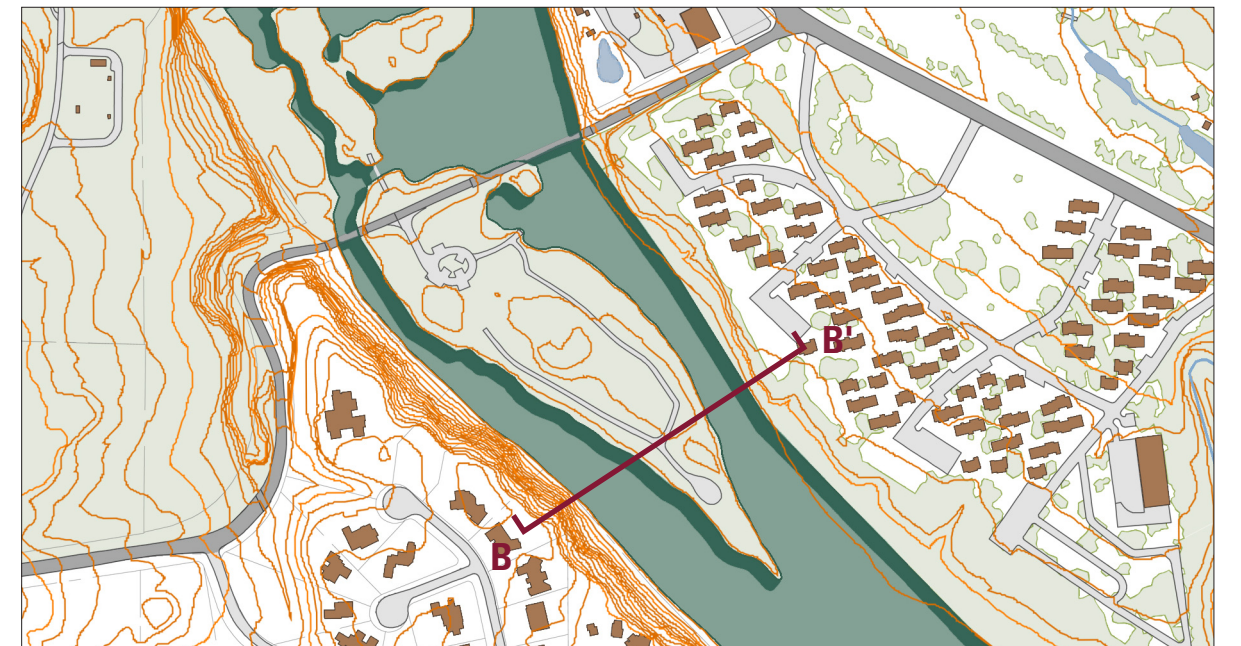
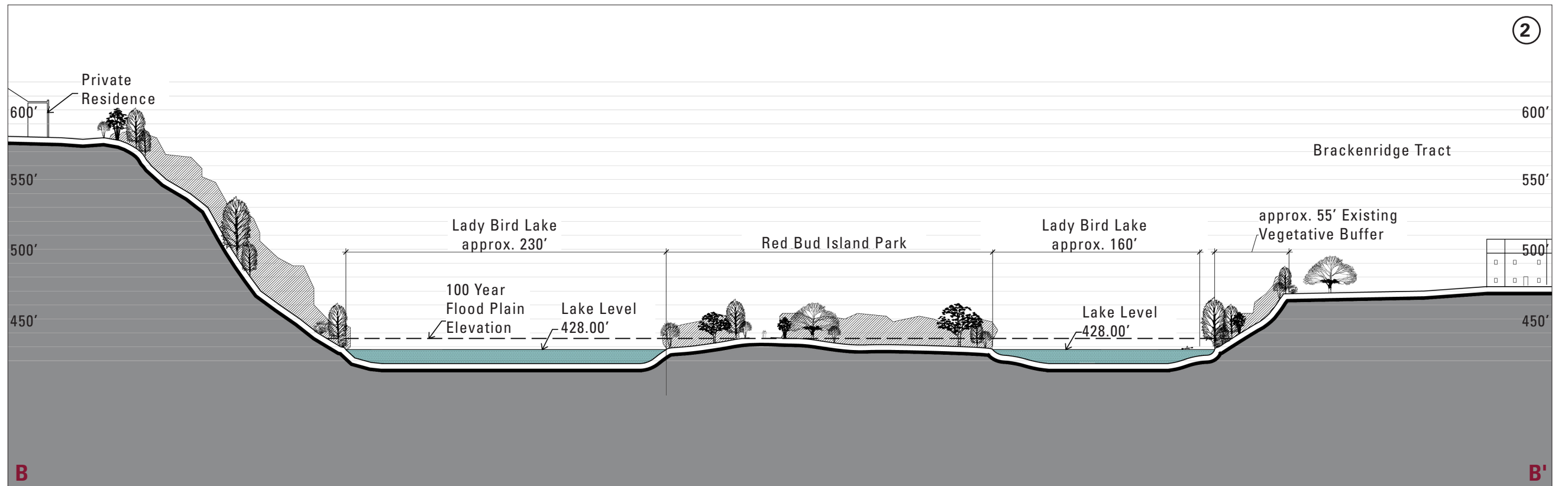
Existing lake sections are included in the following pages.



Lake sections key map

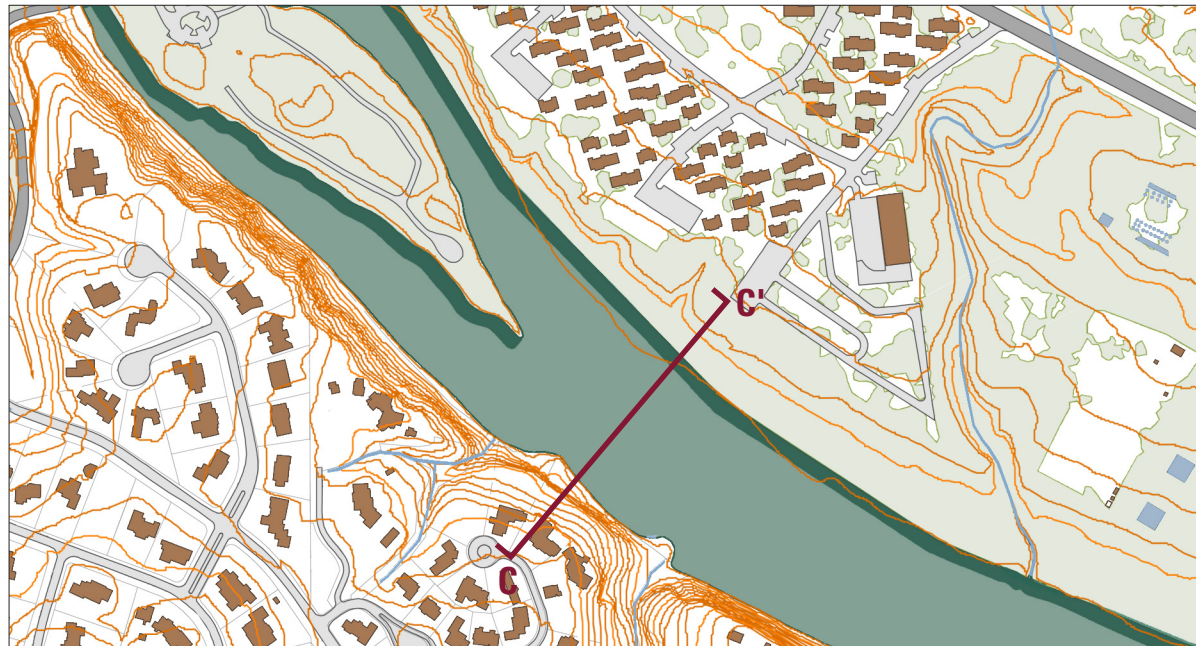
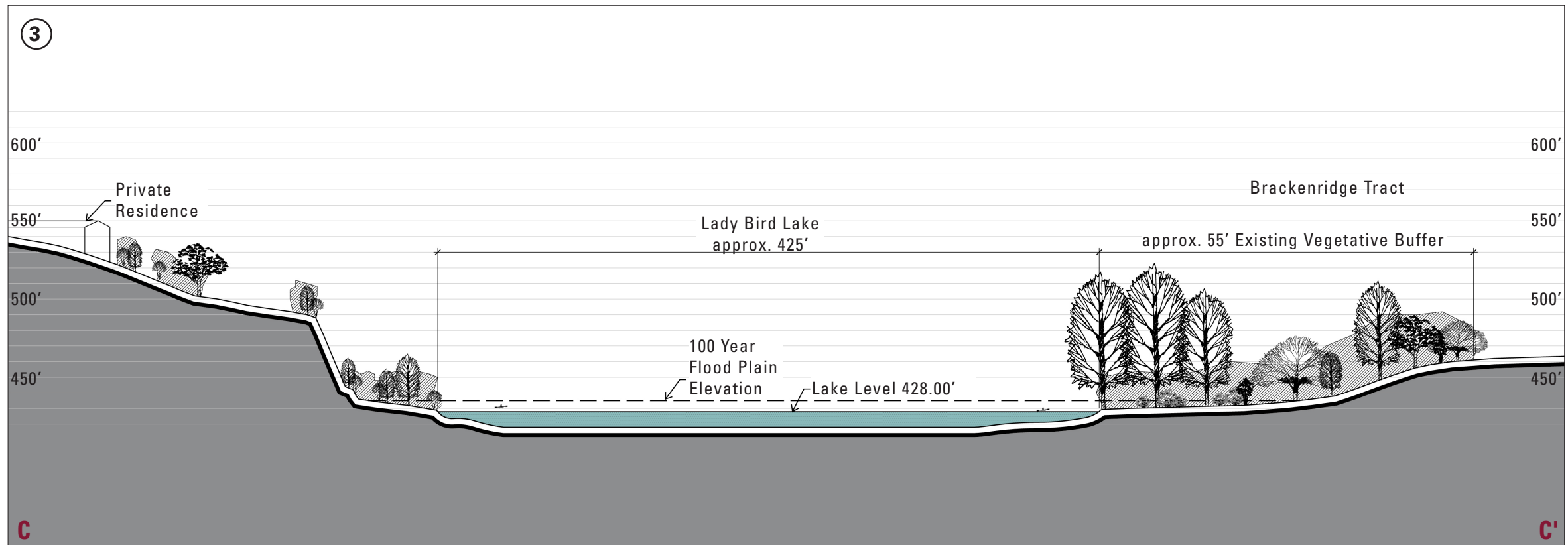
NATURAL FEATURES

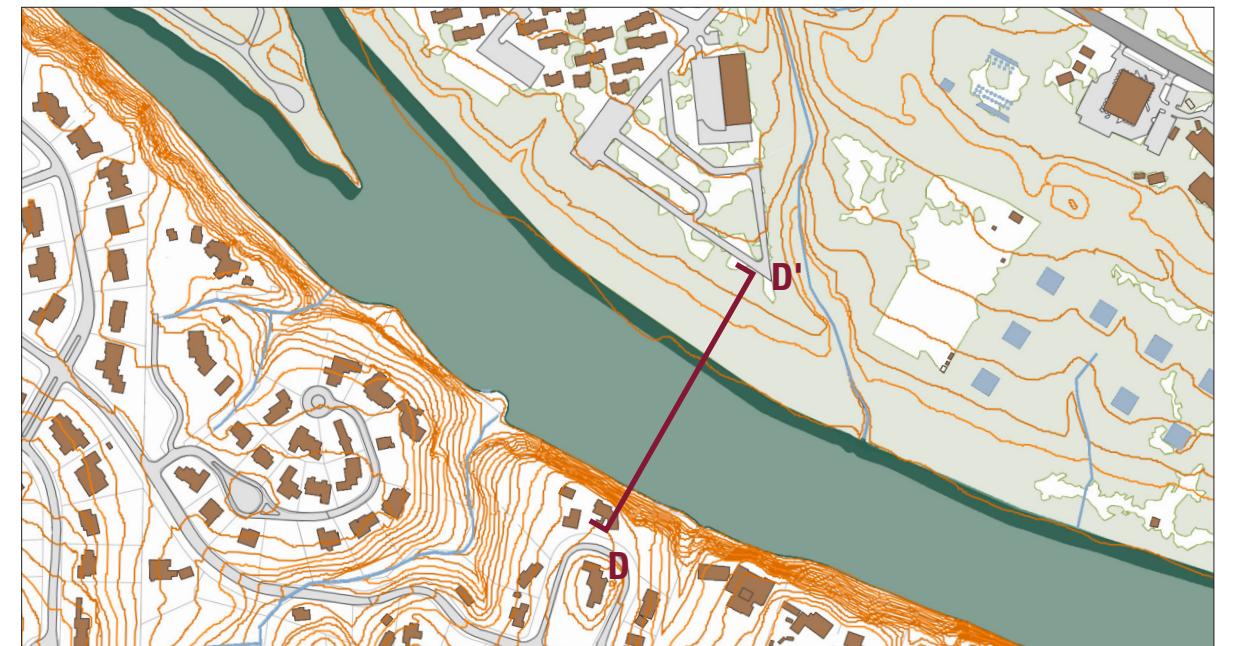
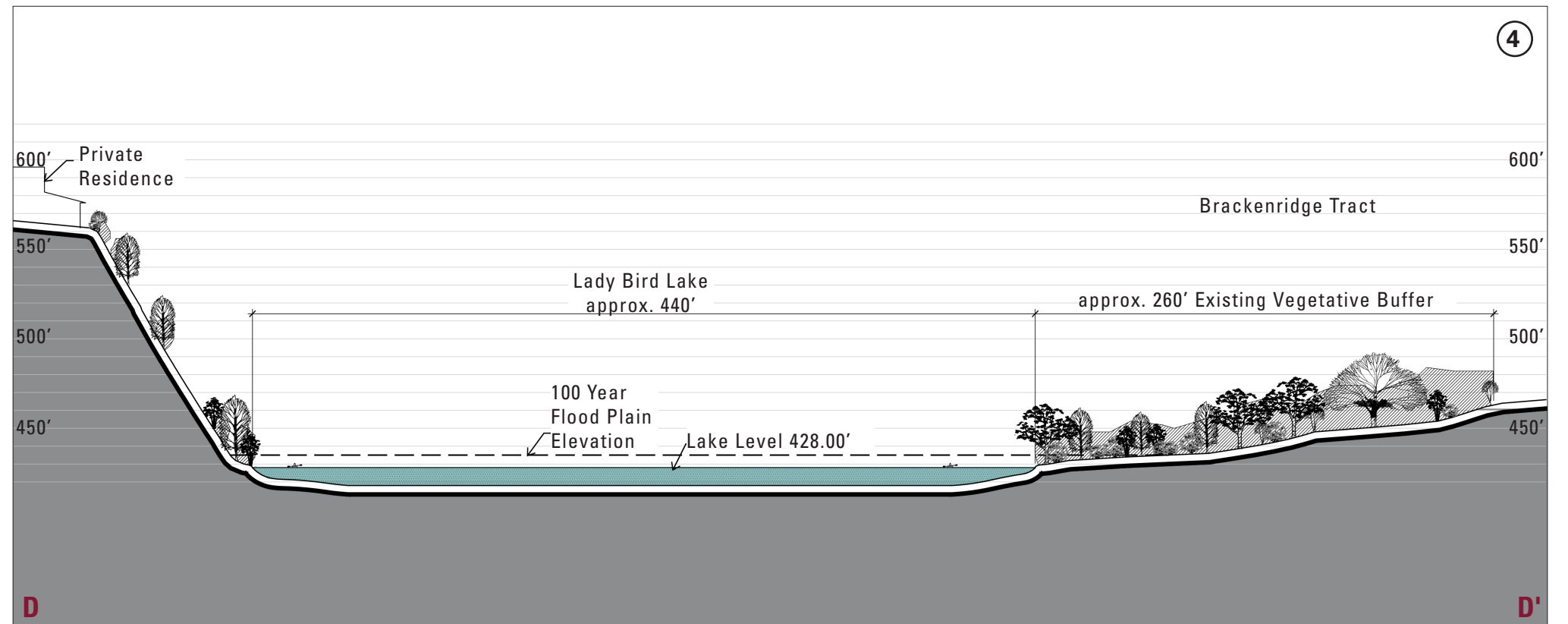




NATURAL FEATURES

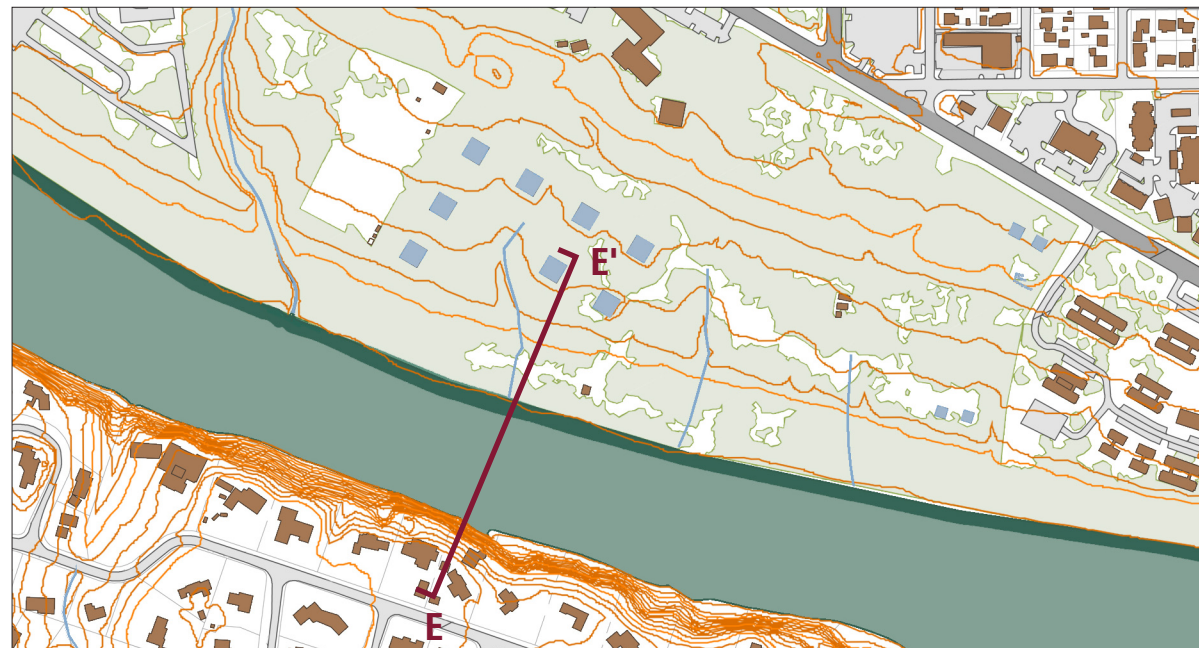
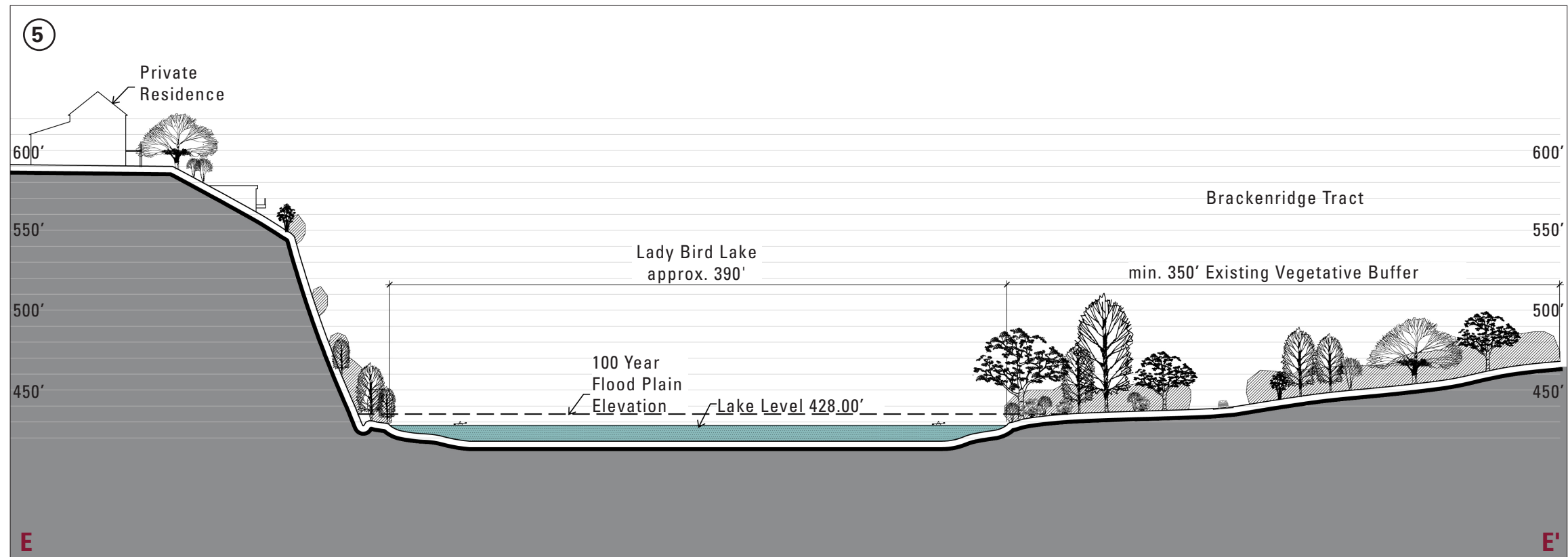


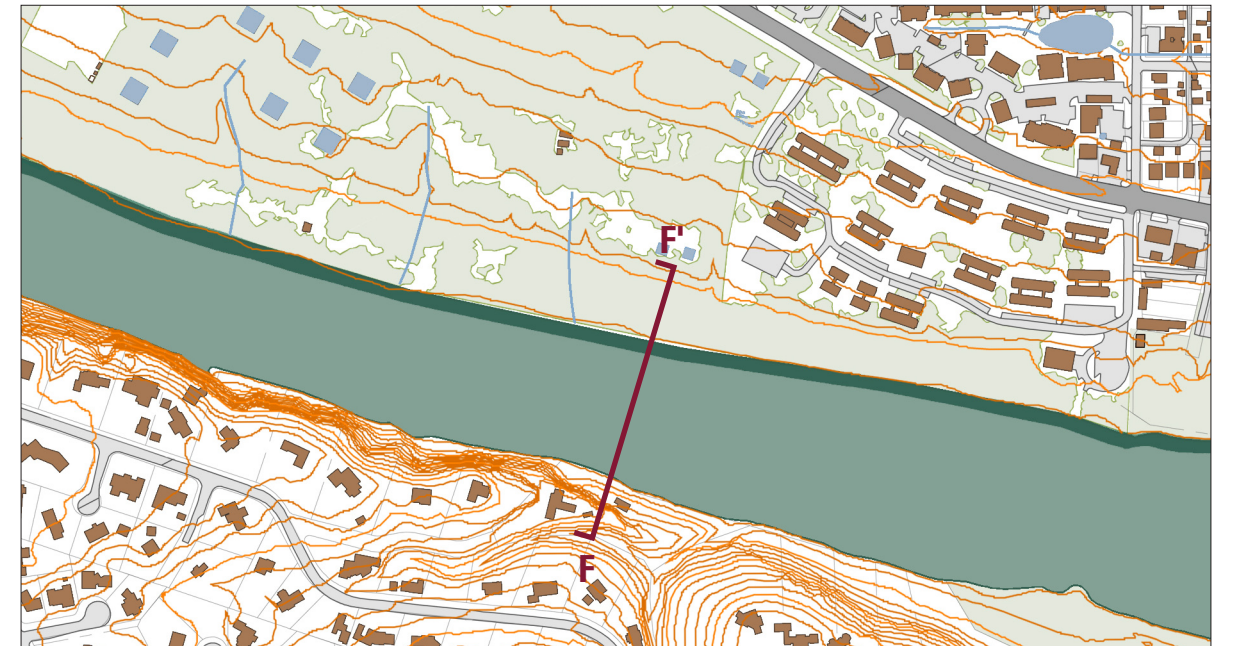
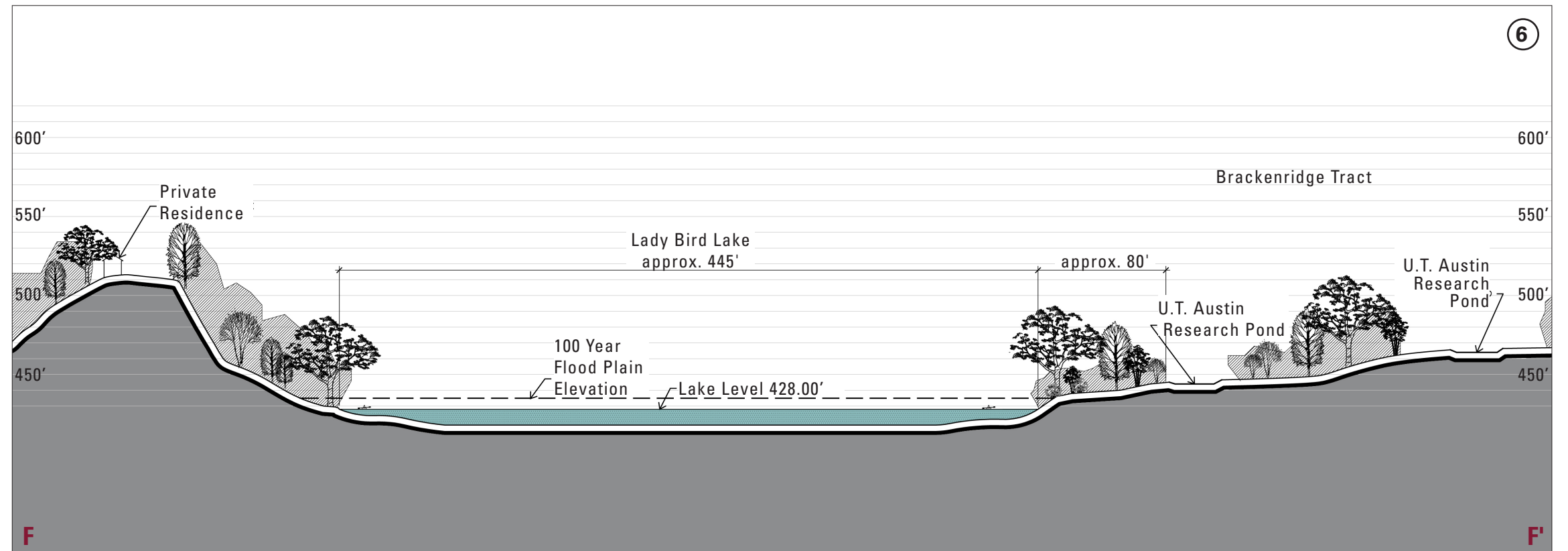




NATURAL FEATURES

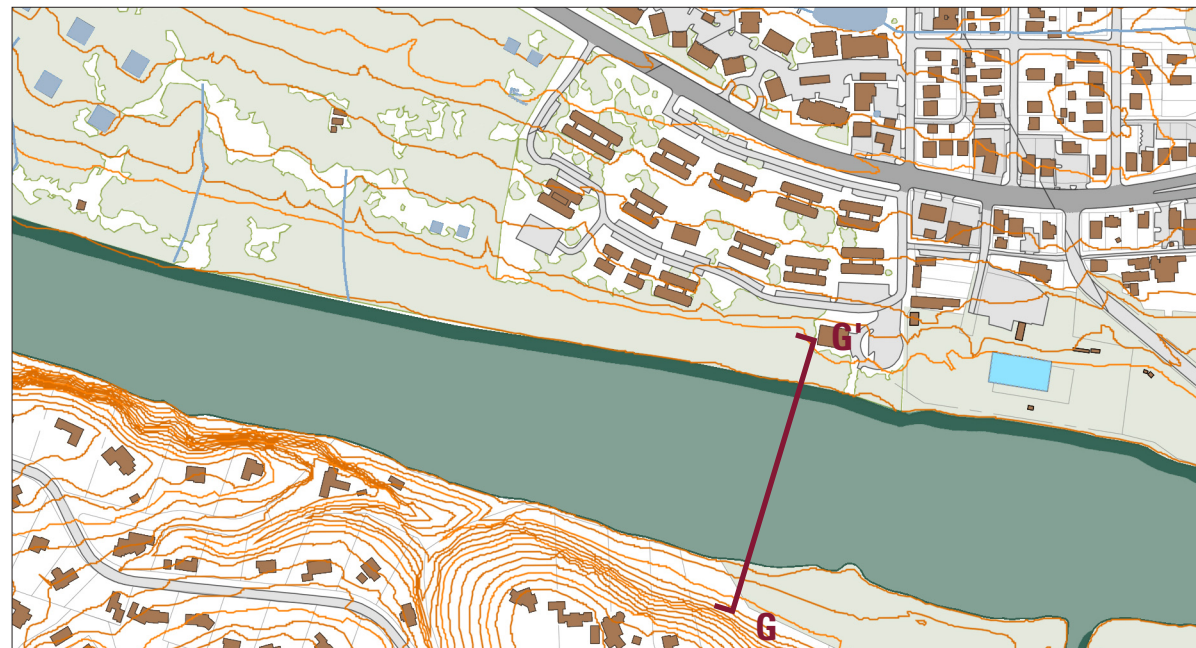
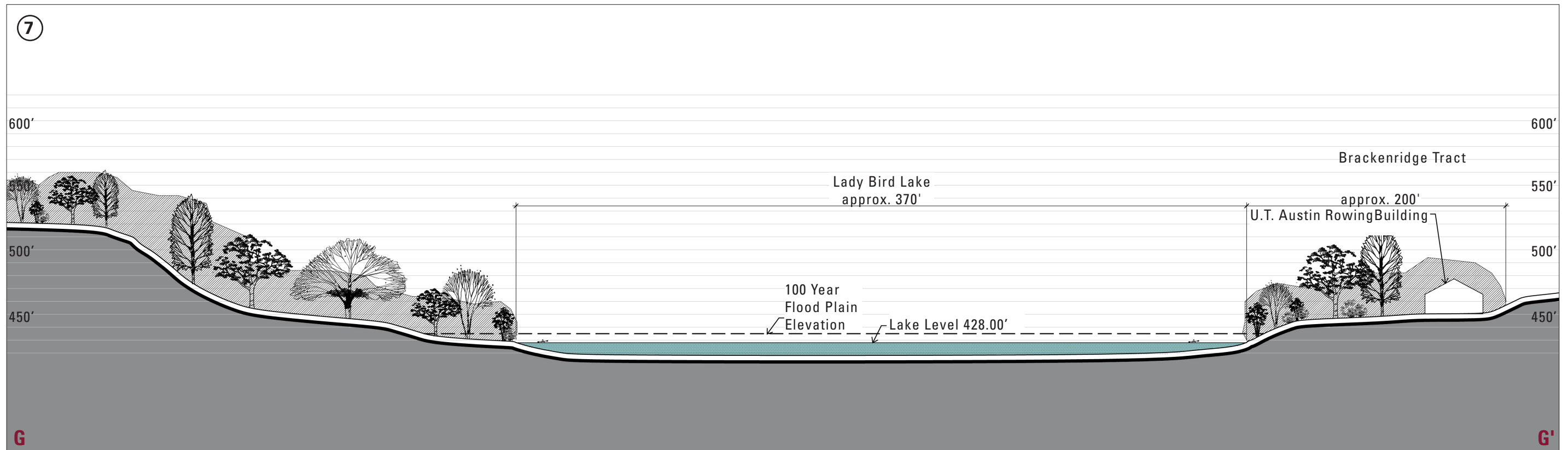






NATURAL FEATURES









2.3.3. DRAINAGE & WATERSHEDS

Drainage

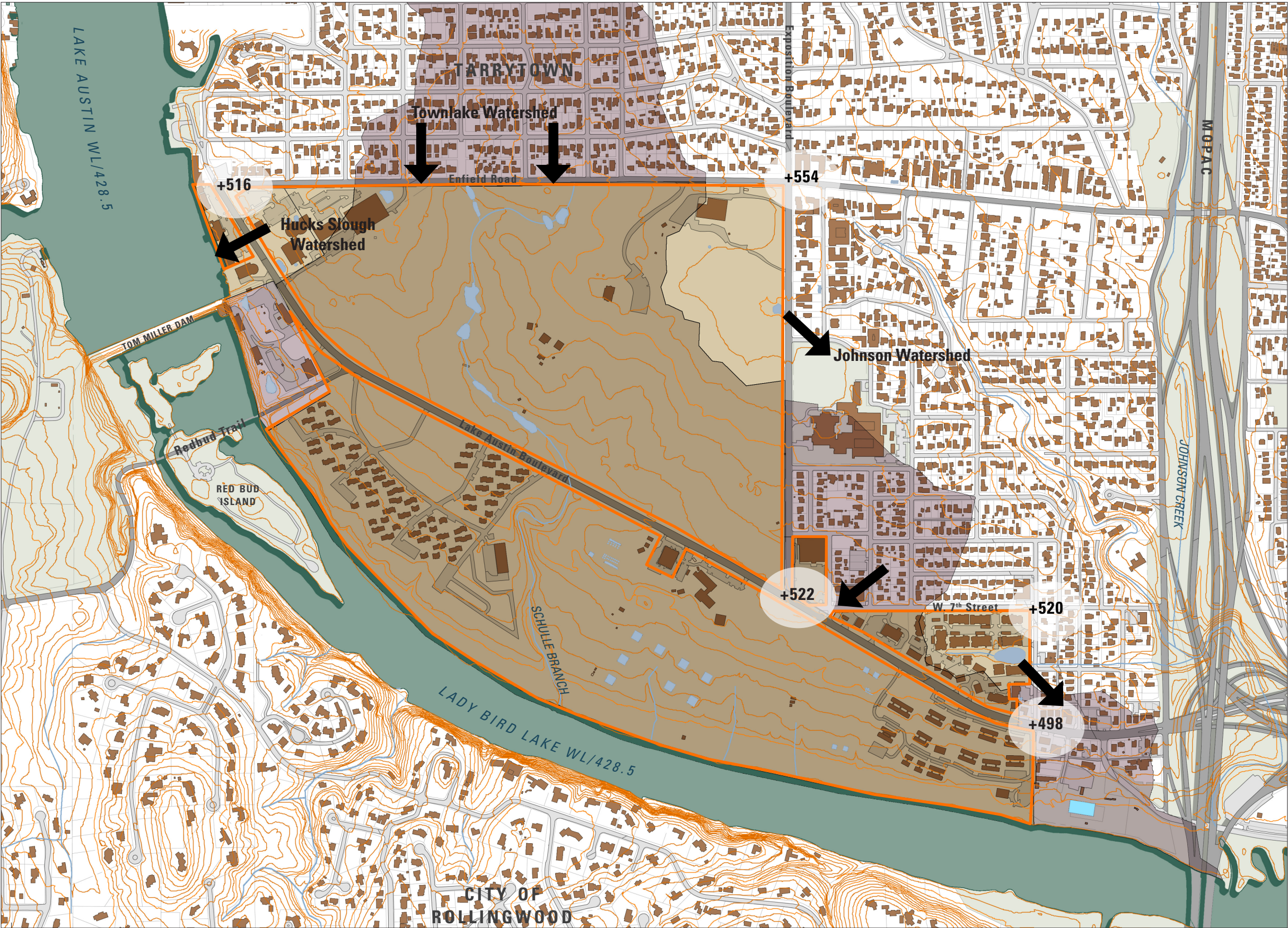
The Brackenridge site consists of three natural watersheds that drain to the Colorado River: the Hucks Slough, Townlake, and Johnson Watershed. The Hucks Slough Watershed is located in the western area of the Tarrytown neighborhood and drains into Lake Austin. The Townlake Watershed, the largest watershed on the Brackenridge Tract, and the Johnson Watershed both drain into Lady Bird Lake. The main hydrological pattern of the Townlake Watershed is the Schulle Branch, which collects water from the upland areas and channels drainage into Lady Bird Lake. There are two locations on the tract that drain towards Johnson Creek, in the Johnson Watershed, which are the northwest corner where WAYA is located and the northeastern portion of the Gables Apartment Tract.

-  Brackenridge Tract
-  1 Hucks Slough Watershed
-  2 Townlake Watershed
-  3 Johnson Watershed



Drainage pattern and watershed aerial

NATURAL FEATURES



Drainage map




Watersheds

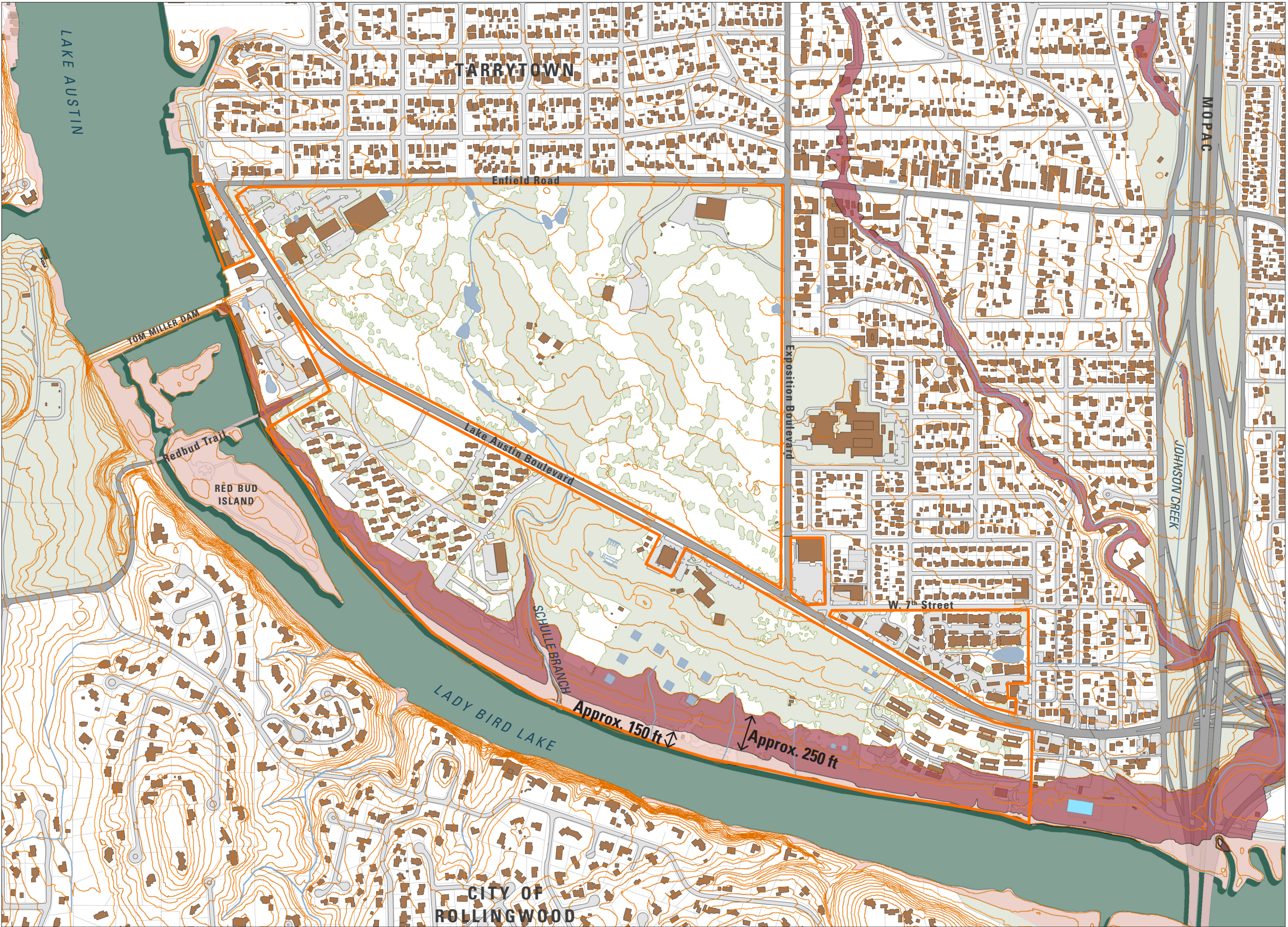
The site overlays three natural watersheds where water drains into the Colorado River. Approximately 118 acres of off-site area drains onto the Brackenridge Tract before reaching the river. Conversely, approximately 44 acres drains outward from the site to adjacent properties in neighboring watersheds. Approximately 306 acres is drained within the site.

- Brackenridge Tract
- Off-Site Drainage
Total Area: 118.01 ac
- On-Site Drainage
Total Area: 306.45 ac
- On-Site Outward Drainage
Total Area: 43.57 ac
- Flow Direction

2.3.4. FLOODPLAINS

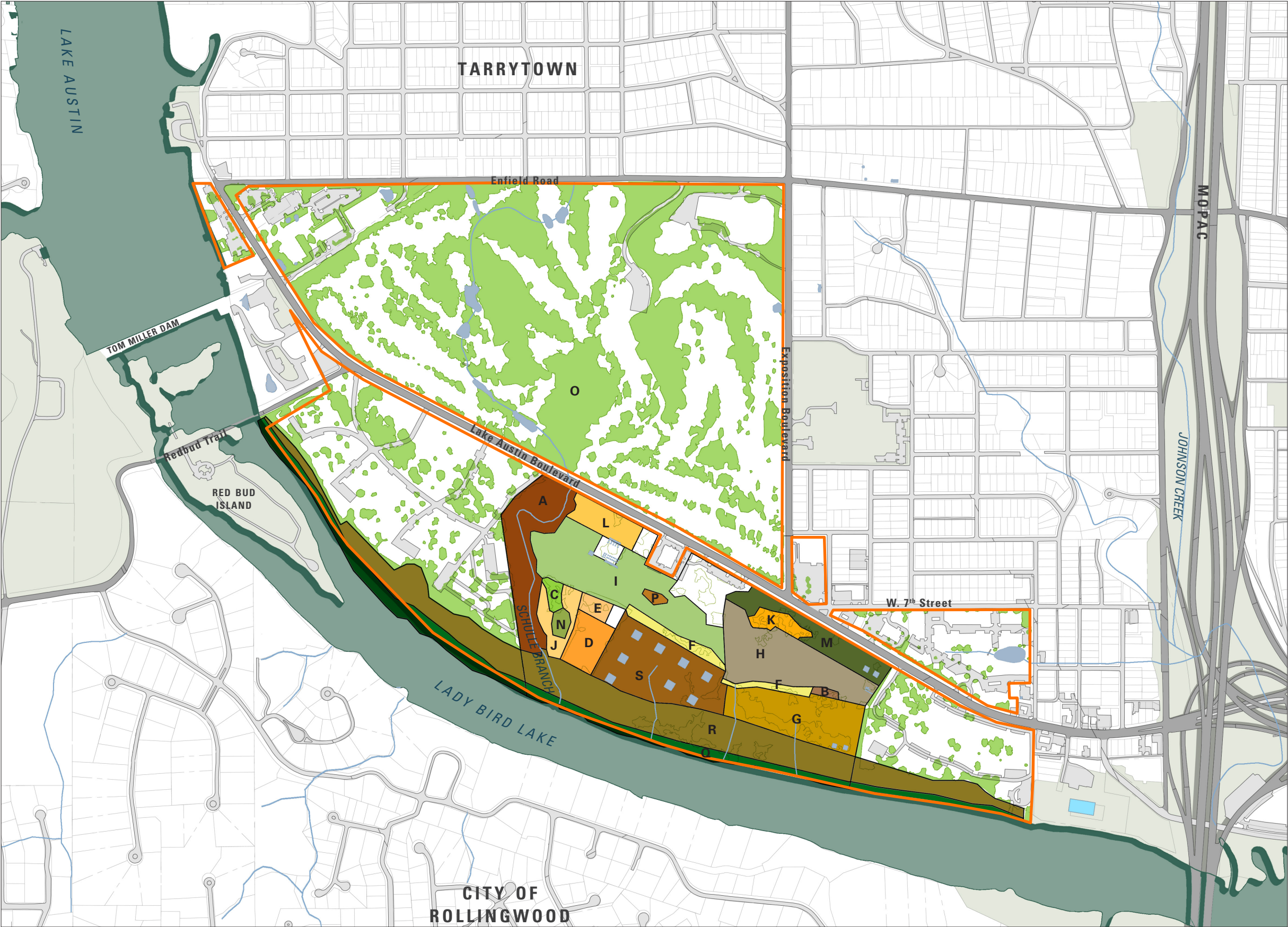
100 year flood plain.....	33.37 AC
..... approx. 9.5% of site	
500 year flood plain	18.43 AC
..... approx. 5.3% of site	

-  Brackenridge Tract
-  100 year flood plain
-  500 year flood plain



Flood plains map

NATURAL FEATURES



Vegetation map

2.3.5. VEGETATION

Vegetation on the Brackenridge Tract primarily consists of two types: the remnant woods located in the upland areas and the riparian communities in the lake's floodplain, with the exception of the Brackenridge Field Laboratory, which contains an additional four plant communities. The remnant woods community includes the following tree species: Live Oaks, Ashe and Juniper trees, the dominant plant community of the Balcones Canyonlands. Along the floodplain of Lady Bird Lake are the riparian edge and upland species, which include Bald Cypress, Black Cottonwood, and Oak species. The Brackenridge Field Laboratory property also includes other vegetation that is not found elsewhere on the Brackenridge site. These include disturbed upland woods (Live Oak, Ashe, Juniper and Mesquite), savanna, chaparral, and fluvial woods (Oak, Ashe, Juniper, Eastern Cottonwood and Walnut).

Note: Vegetative survey of the Brackenridge Field Laboratory (BFL) was obtained from the BFL personnel.

- A Balcones Canyon woods
- B Chaparral
- C Climax prairie
- D Experimental garden
- E Fenced prairie
- F Forest edge
- G Live oak/juniper/cedar elm/persimmon/woodlands in enclosures
- H Live oak/persimmon/ashe juniper woods
- I Live oak/ashe juniper/ligustrum woods
- J Live oak woodland
- K Managed meadow
- L Northern terrace woodland
- M Oak/mesquite savanna
- N Oak motte
- O Remnant live oak/ashe juniper woods
- P Restoration meadow
- Q Riparian edge
- R Transitional flood deposited wooded terrace
- S Water influenced live oak/juniper woodland in enclosures

NATURAL FEATURES

2.3.6. SOIL & ROCK

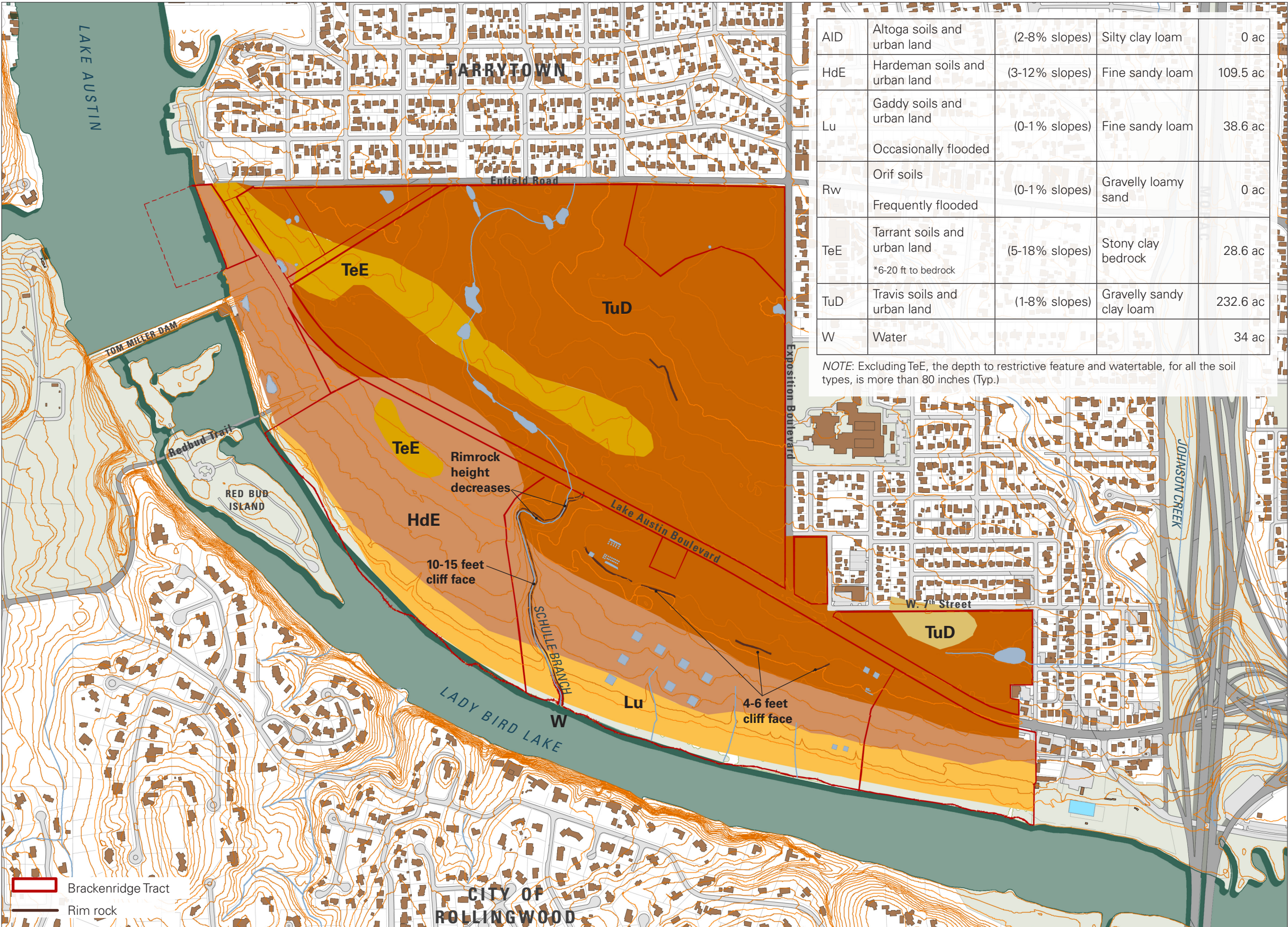
The soil composition under the Brackenridge Tract is divided into four major regions. The majority of the soil north of Lake Austin Boulevard consists of a thin layer of gravelly sandy loam over bedrock with areas of rock outcroppings. The soil composition of the area south of Lake Austin Boulevard consists of a thin layer of fine sandy loam over bedrock, with several large areas of rock outcroppings. Along the floodplain of Lady Bird Lake a much deeper layer of sand and sandy loam is present. The bedrock for the entire tract is limestone, which varies in depth from eight inches to eighteen feet below the surface.



10-15 feet cliff face on Schulle Branch

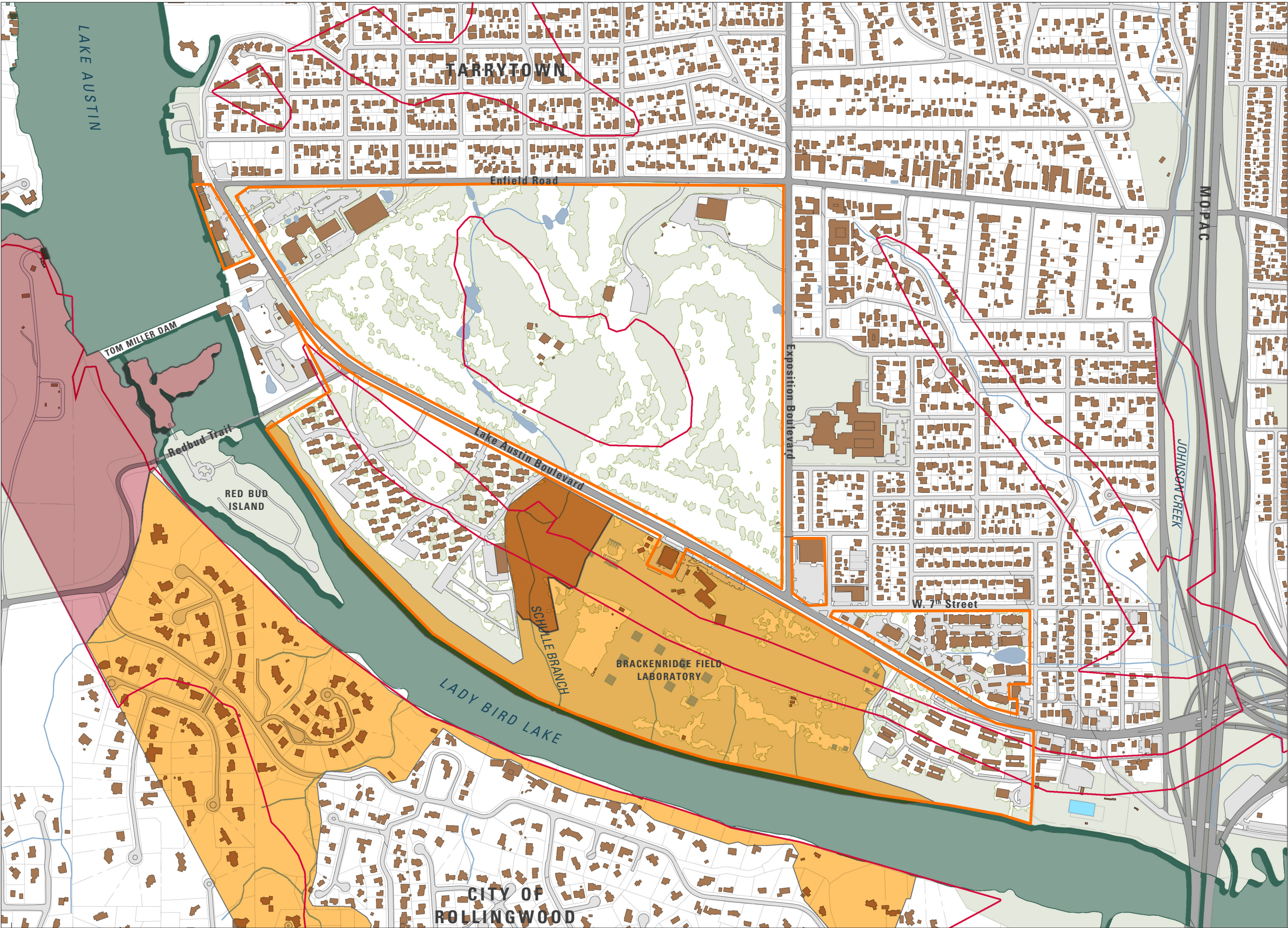


4-6 feet cliff face



Soil map

NATURAL FEATURES



Endangered species map

2.3.7. ENDANGERED SPECIES

The “Endangered Species Habitat and Potential Preserve System” map from the Balcones Canyonlands Preserve identifies the entire BFL as “unconfirmed habitat” for the Golden-Cheeked Warbler, a federally endangered bird which nests late March in Texas. This species is known to occur in Travis County. During our June 2008 field visit, we observed “potential” Golden-cheeked warbler habitat based on habitat characteristics (primarily, tree composition). The areas identified are restricted to mid- to upstream reaches of the Schulle Branch within BFL. Due to surrounding development, actual use of the BFL by this species is unlikely. Furthermore, access throughout BFL is not restricted to students/faculty during the nesting season, which would render the site less favorable to use by this species.

Also depicted on the Balcones Canyonlands Preserve map were areas identified as “Endangered Cave Species Habitat.” Cave species inhabit karst features (e.g. caves, sinkholes, solution cavities, etc.). No karst features were identified during the geologists’ survey.

- Brackenridge Tract
- Endangered cave species (Confirmed habitat)
- Golden cheeked warbler (Confirmed habitat)
- Golden cheeked warbler (Unconfirmed habitat)
- Golden cheeked warbler (Potential habitat)

NATURAL FEATURES

2.4. EXISTING USES

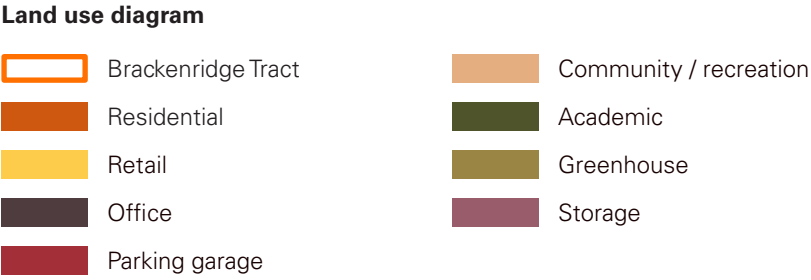
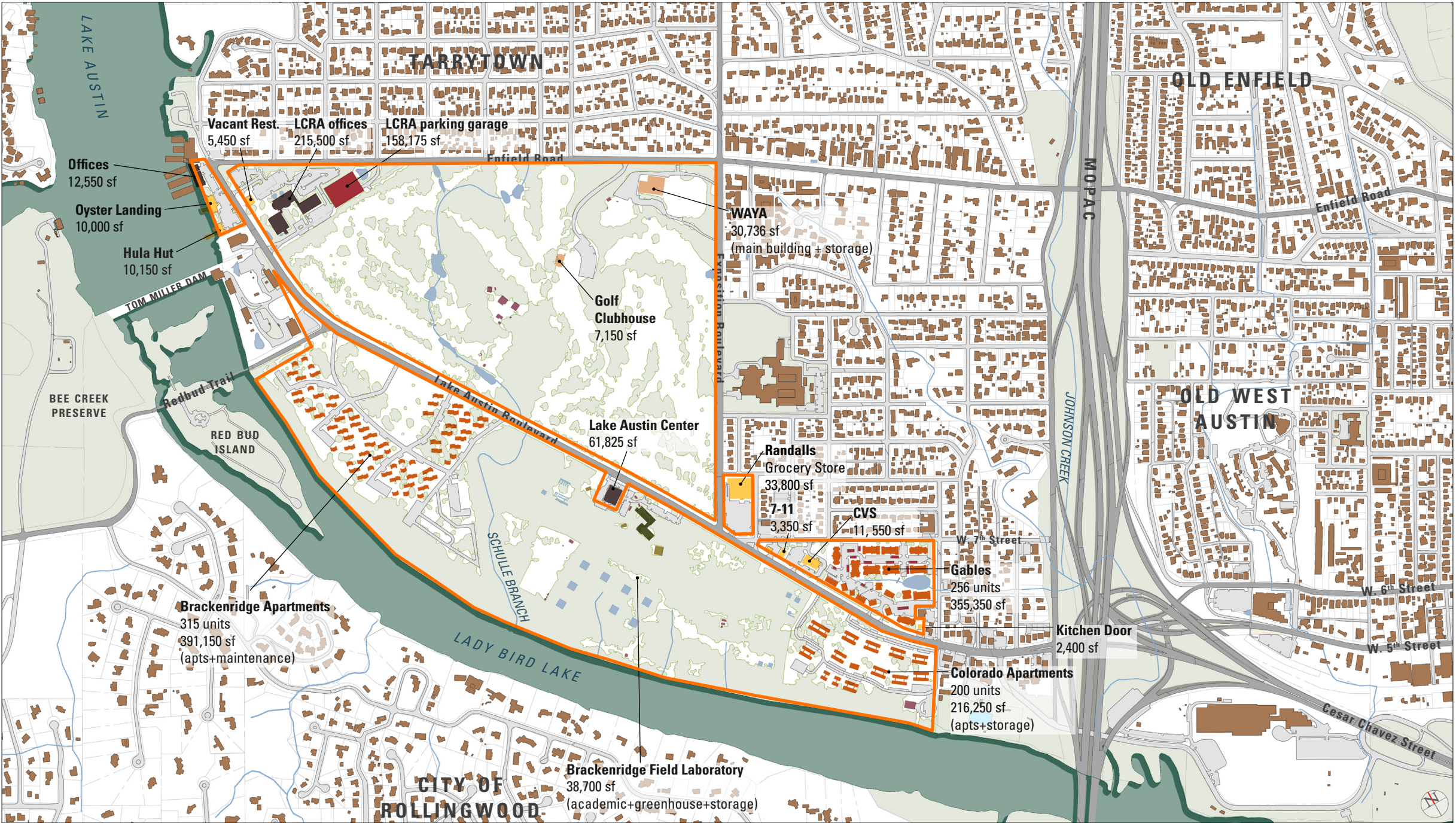
The existing land uses on the site include 256 residential apartment units, 515 student housing units, approximately 76,700 SF of retail space, approximately 228,050 SF of office space, and approximately 52,500 SF of community uses. The residential uses, including both of the market rate apartment units and the student housing units, makes up approximately 68% of the existing uses. The remaining percentages include 16% of office, 5% of retail and 4% of community uses.

Residential: 25% (Gables)	
.....	256 units
.....	approx. 355,350 sf
Student Housing: 43% (Colorado + Brackenridge Apartments + Storage/Maintenance)	
.....	515 units
.....	approx. 607,400 sf
Retail: 5% (Oyster Landing, Hula Hut, Vacant Restaurant on Park Street Tract, Randalls, 7-11, CVS, Kitchen Door)	
.....	approx. 76,700sf
Office: 16% (LCRA + Boat Town Offices)	
.....	approx. 228,050 sf
Community/Recreation: 4% (WAYA + Golf Course Clubhouse + Storage)	
.....	approx. 52,500 sf
Academic: 7% (BFL + Storage + Lake Austin Center)	
.....	approx. 100,525sf
Total Program: approx. 1,420,525 sf	

Parking Structure: LCRA	
.....	approx. 158,175 sf
.....	approx. 450 spaces

EXISTING LAND USE BYTRACT
Boat Town: approx. 32,700 sf
Lions, WAYA, Park Street: approx. 273,450 sf
Safeway: approx. 33,800 sf
Deep Eddy Tract: approx. 372,650 sf
Town Lake Tract + Lake Austin Center: approx. 707, 925 sf

EXISTING USES





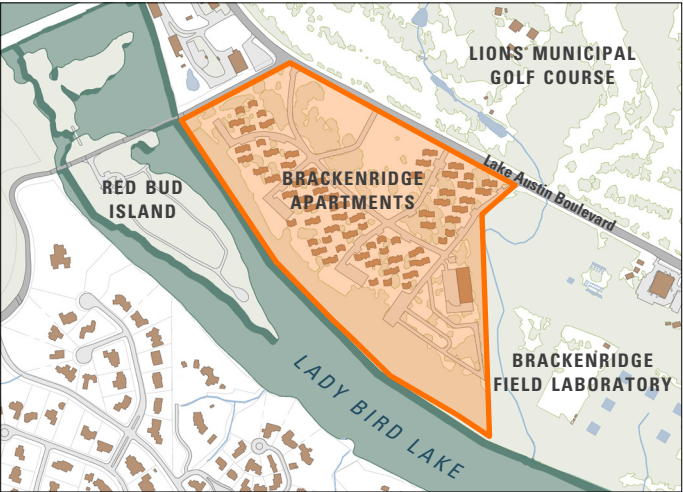
Common lawn area between buildings



Typical apartment building with 5 dwelling units

2.4.1. THE BRACKENRIDGE APARTMENTS

- Married graduate student housing
- 53.28 acres
- 315 units
 - 1 BR - 56 DU
 - 2 BR - 212 DU
 - 3 BR - 47 DU
- Constructed in 1984
- Building description:
 - Concrete module buildings
 - Elevated concrete floor over crawl space
 - Aluminum frame windows
 - Metal doors
 - Sloped metal roofs
- Identified deficiencies:
 - Foundation vents are inadequate for crawl space
 - Downspouts need to be extended away from buildings



EXISTING USES

2.4.2. THE COLORADO APARTMENTS

- Married graduate student housing
- 20.96 acres
- 200 units
 - 1BR - 48 DU
 - 2BR - 152 DU
- Constructed in 1965
- Building description:
 - Concrete module buildings
 - Aluminum frame windows
 - Hollow core wooden doors
 - Concrete masonry unit walls
 - Low sloped grave; ballasted roofs
- Identified deficiencies:
 - Drainage problem, accumulating water at foundations
 - Exposed reinforced steel needs epoxy
 - Some buildings exhibit the following problems: cracks in masonry, mild mold, condensation line at base of slabs, seal in window damages, spalling, erosion, tree planted too close to foundation, and leaking from fascia.
- Home of U.T. Austin women's rowing team, Texas Rowing
- History extracted from *Regent Erwin's Review of the History of the Tract - July 10, 1973*:

"In 1946, as a result of the large number of married students who enrolled in the University following the conclusion of the World War II, the University installed many dwelling units for married students on the Main Campus and in the Brackenridge Tract area between Lake Austin Boulevard and the Colorado River west of Deep Eddy and southeast of Redbud Trail. Other such dwelling units were located in the Brackenridge Tract area on the north side of Lake Austin Boulevard west of Hearn Street and east of Exposition Boulevard. These structures were formerly wooden bachelor officers quarters and were provided to the University under Veterans' Housing Project Tex-V-41761. Today the dwelling units in the Brackendridge Tract are fully occupied, and they are still in great demand of their low rental cost."



Common green space and playground



The Colorado Apartments overlook Lady Bird Lake and the City of Rollingwood beyond.



Exterior circulation and stairwell

EXISTING USES



Vegetation at the Field Laboratory site



View from roof of Lake Austin Center overlooking the Field Laboratory towards West Lake Hills



Vegetation at the Field Laboratory site

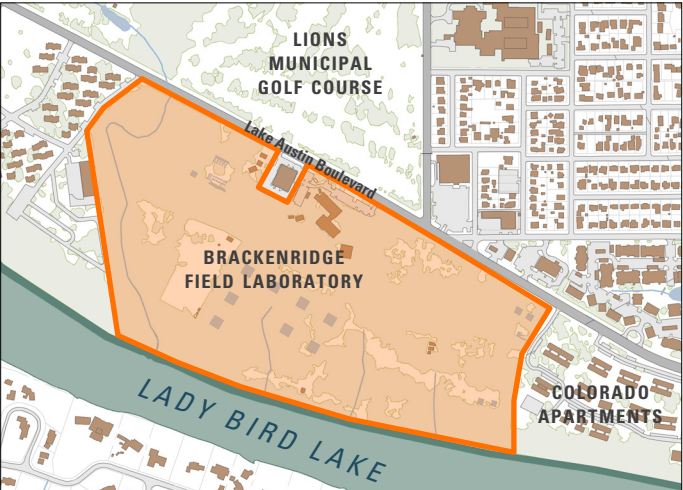


Greenhouse structure along Lake Austin Boulevard

2.4.3. THE BRACKENRIDGE FIELD LABORATORY

- U.T. Austin's urban research station
- 81.97 acres
- Constructed in 1963
- Building description:
 - Concrete slab on grade
 - Metal door and window frames
 - Stucco exterior walls
 - Low sloped roof
- Indoor research facilities: classroom, computer laboratory space, U. T. Austin entomology collection, Fire Ant Laboratory, Insect Biodiversity and Systematics Laboratory, Chemical Ecology Laboratory, an animal rearing room, wet laboratory, plant dryer, natural temperature laboratory, indoor greenhouse and living cycad collection with attached fumigation room, library, darkroom, workshop, 2 constant temperature rooms, and the Resident Manager's office and living quarters.
- Outdoor facilities: several greenhouses, concrete above-ground fish tanks with overflow ponds, small concrete tanks, population enclosures with non-climbable walls, electricity, central pond, water faucets, deer-proof fenced experimental garden with water, boathouse and ramp to Colorado River, water wells and wellhouses, equipment sheds, duck blind, and weather station.
- Home to thousands of fauna and flora species including at least 163 species of birds, 19 mammals including bobcats, 377 species of plants, 60 species of ants, and 1200 species of moths and butterflies.
- History extracted from *Regent Erwin's Review of the History of the Tract - July 10, 1973*:

"On June 29, 1962, the Departments of Botany, Biology and Microbiology at UT Austin asked the Board of Regents to set aside for 10 years approximately 80 acres of the Brackenridge Tract lying between Lake Austin Boulevard and the Colorado River and between the Brackenridge Apartments and the site of the Colorado Apartments, for use as a Biological Sciences Experimental Field Laboratory to supplement teaching and research in those several departments. It was represented that the National Science Foundation would furnish all of the cost of the facilities (i.e., buildings, tanks, wells, fences, etc.), which cost was estimated at \$456,000. The Regents approve the project subject to N.S.F funding. On September 27, 1963, it was reported to the Regents that the N.S.F. grant had been approved but in the reduced amount of \$258,000 and that it was contingent upon the University providing \$92,000 for buildings and upon the period of dedication of the 80 acres for laboratory purposes being increased from 10 to 20 years. By eliminating Microbiology and reducing the programs for the other departments, the project was brought within the reduced funding, and the Regents approved the modified project. Contracts were let for the security fencing on April 25, 1964, and for the balance of the project on October 7, 1965."



EXISTING USES



2.4.4. LAKE AUSTIN CENTER

- The Lake Austin Center is located on Lake Austin Boulevard on a one-acre parcel surrounded by the Brackenridge Field Laboratory. The parcel is not part of the Brackenridge Tract, but is included in the project area.
- A four-story administrative building houses a variety of The University of Texas at Austin offices and programs. Some of these offices include the UT Extension Instruction and Materials, the Hogg Foundation for Mental Health, the LBJ School of Public Affairs' Ray Marshall Center for the Study of Human Resources, and the Governor's Center for Management Development, as well as the College of Communication's Child Language Research Group, to name a few.
- The building has at-grade and below-grade parking for employees, students, and visitors.
- Building description:
 - Concrete piers, reinforced concrete parking garage
 - Concrete masonry unit walls
 - Aluminum framed windows and glass doors
 - Low sloped roof



Lake Austin Center entrance from Lake Austin Boulevard



Lake Austin Center monument sign



Aerial view of Lake Austin Center

EXISTING USES



Mozart's lakeside deck



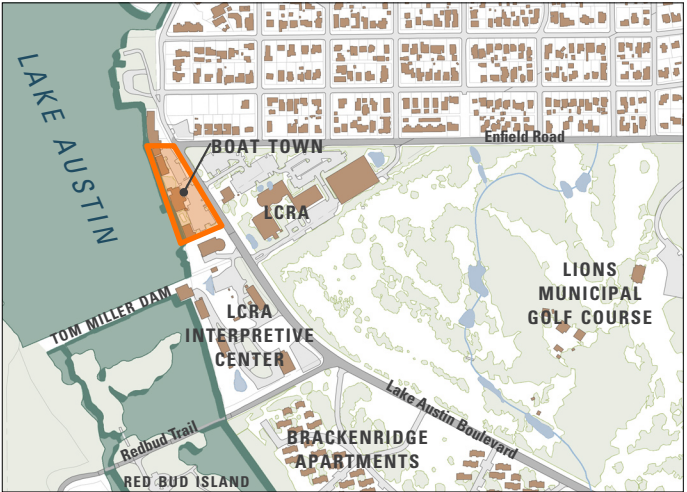
Hula Hut restaurant pier over Lake Austin



View over site from Lake Austin Boulevard

2.4.5. BOAT TOWN TRACT: OYSTER LANDING

- Retail and commercial uses
- 2.58 acres
- In 1939, leased to Boat Town Marina
- Leased to Oyster Landing in 1992
- Current uses: Mozart's Cafe, Hula Hut Restaurant, professional offices
- Mozart's Cafe & Hula Hut - building description:
 - Concrete slab on grade and wood floor decks supported on steel framing and piers
 - Wood siding
 - Aluminum frame windows
 - Sloped, composition shingle roof
- Professional offices - building description:
 - Concrete slab on grade
 - Concrete masonry unit walls
 - Wood door frames with full glass
 - Aluminum frame windows
 - Sloped, composition shingle roof
- Professional offices - identified deficiencies:
 - Soil against wood columns
 - Some dry rot
 - Some missing downspouts
 - Trim needs maintenance on south elevation



EXISTING USES

2.4.6. LOWER COLORADO RIVER AUTHORITY (LCRA) OFFICES

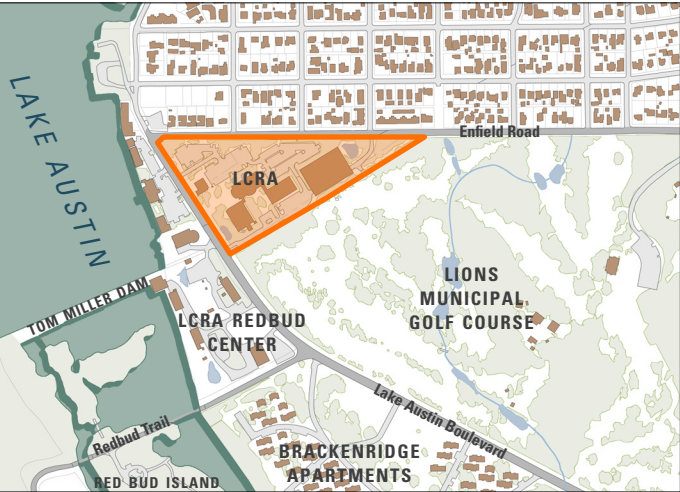
- General offices for LCRA: conservation and reclamation district created by the Texas Legislature in 1934
- 13.21 acres
- Leased to LCRA in 1953 for storage
- Leased to LCRA in 1978 for LCRA headquarters
- Leased to LCRA of additional portions of “Park Street Tract” in 1991
- 200,000 GSF Office
- 41,500 GSF Additional approved
- Parking agreement with Oyster Landing



LCRA campus buildings viewed from Lake Austin Boulevard



LCRA campus



Water feature at the campus courtyard



Campus courtyard

EXISTING USES





MUNY Golf Course green



South boundary on Lake Austin Boulevard

2.4.7. LIONS MUNICIPAL GOLF COURSE (MUNY)

- 18-hole municipal golf course
- 141.38 acres
- In 1924, 25-year lease signed with Lions Club of Austin to establish golf course
- In 1937, Golf course lease assumed by the City of Austin and term extended for 50 years to expire in March 1987
- In 1987, golf course lease renewed
- Clubhouse building description:
 - Part concrete slab on grade, part wood framed elevated floor
 - Wood frame with masonry veneer
 - Concrete masonry unit walls
 - Sloped composition shingle roof
- Identified deficiencies:
 - Masonry joints need pointing
 - Dry rot
 - Shingles damaged by storm
- History extracted from *Regent Erwin's Review of the History of the Tract - July 10, 1973*:

"Regent was approached by the Austin Lions Club in the spring of 1924 about the possible use of part of the land as a municipal golf course."

The minutes of the April 15, 1924, meeting of the Board of Regents reflect that "After discussion, the Board voted in favor of the (municipal golf course) lease, subject to the approval of the Attorney General, for a consideration of sixty dollars per year (which is an increase over the present income)".

Thereafter, on May 31, 1924, a 25-year lease expiring June 15, 1949, was entered into between the Board of Regents and the Austin Municipal Golf and Amusement Association (a non-profit corporation formed by the Austin Lions Club for the purpose) covering roughly the triangular tract of land presently bounded on the east Exposition Boulevard, on the north by Enfield Road, and on the south and west by Lake Austin Boulevard (formerly Dam Boulevard). The Golf Association agreed to use the premises only for "the purpose of establishing, conducting, and operating golf links and grounds suitable and appropriate for the game of golf, and such other outdoor games, amusements and recreations as may be wholesome and proper, and as may not be objectionable to (the Board of Regents)."



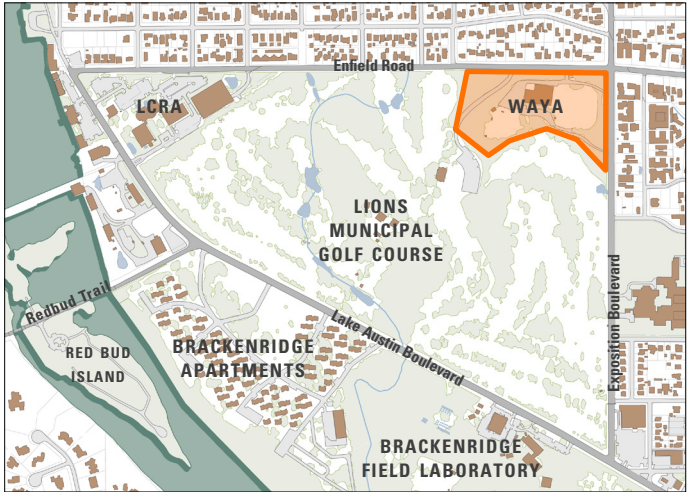
EXISTING USES

2.4.8. WEST AUSTIN YOUTH ASSOCIATION (WAYA)

- Privately funded non-profit organization providing recreational opportunities for the youth of Austin
- 14.56 acres
- Leased in 1980
- Consists of two full-size basketball courts, each with four side goals, four full-size volleyball courts, cheer and gymnastic studio, field for little league baseball, field for pony baseball, flag football and soccer, five classrooms and two multi-purpose rooms, playscape.
- Building description:
 - Concrete slab on grade
 - Pre-fabricated metal building
 - Roll-up vehicle doors
 - Aluminum frame storefront entrance
 - Metal siding with masonry front/entry
 - Sloped metal roofs



Main entrance of WAYA



Indoor gymnasium



WAYA field

EXISTING USES



Randalls grocery store



7-Eleven

2.4.9. DEEP EDDY TRACT: Gables Apartments, 7-Eleven, CVS Pharmacy, and the Kitchen Door

- Commercial and residential uses
- 14.49 acres
- In 1983, lease to 7-Eleven - 0.56 acre
- In 1991, lease to Heidi's German Bakery, Inc. - 0.15 acre (The Kitchen Door)
- In 1994, lease to Gables NW Texas LP - 12.0 acres (The Gables)
- In 1995, lease to CVS Pharmacy, Inc. - 1.94 acres.

- Gables Apartments - building description:
 - Concrete slab on grade
 - Concrete masonry unit walls
 - Stucco walls
 - Sloped roof

2.4.10. SAFEWAY, INC. TRACT: Randalls

- Grocery store
- 2.64 acres
- In 1977, lease to Safeway, Inc.

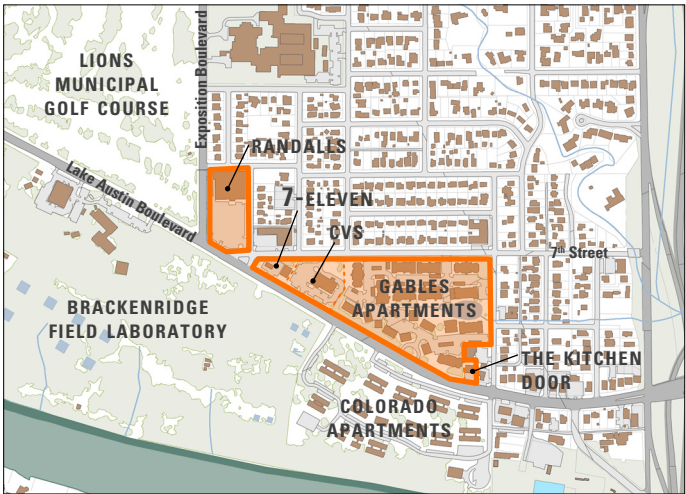
- Commercial buildings description:
 - Concrete slab on grade
 - Aluminum frame windows
 - Concrete masonry unit walls
 - Low sloped roof
- Commercial buildings - identified deficiencies:
 - Accumulated water and plant growth on roof, gutters leaking along rear wall, heavy stains on back wall from gutters, minor horizontal cracking to walls, damaged gutters



The Gables Apartments



Gables stormwater management pond



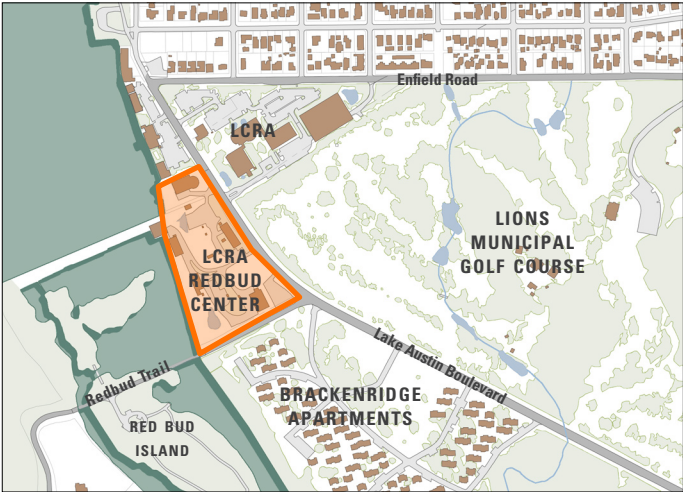
EXISTING USES

2.4.11. LCRA REDBUD CENTER

- The LCRA Red Bud Center is located on Lake Austin Boulevard on an out parcel, surrounded on two sides by the Brackenridge Tract.
- LCRA's Emergency Operations Center provides for a central location and advanced technology for management of floods and other emergencies.
- 10.51 acres
- A 35,000-square-foot multipurpose building, incorporating green building elements, such as the use of recycled products and a rainwater harvesting system
- The 4.5-acre grounds including an interpretive park featuring exhibits that provide public education about natural resources, conservation, and stewardship
- LCRA leases this land from the City of Austin.

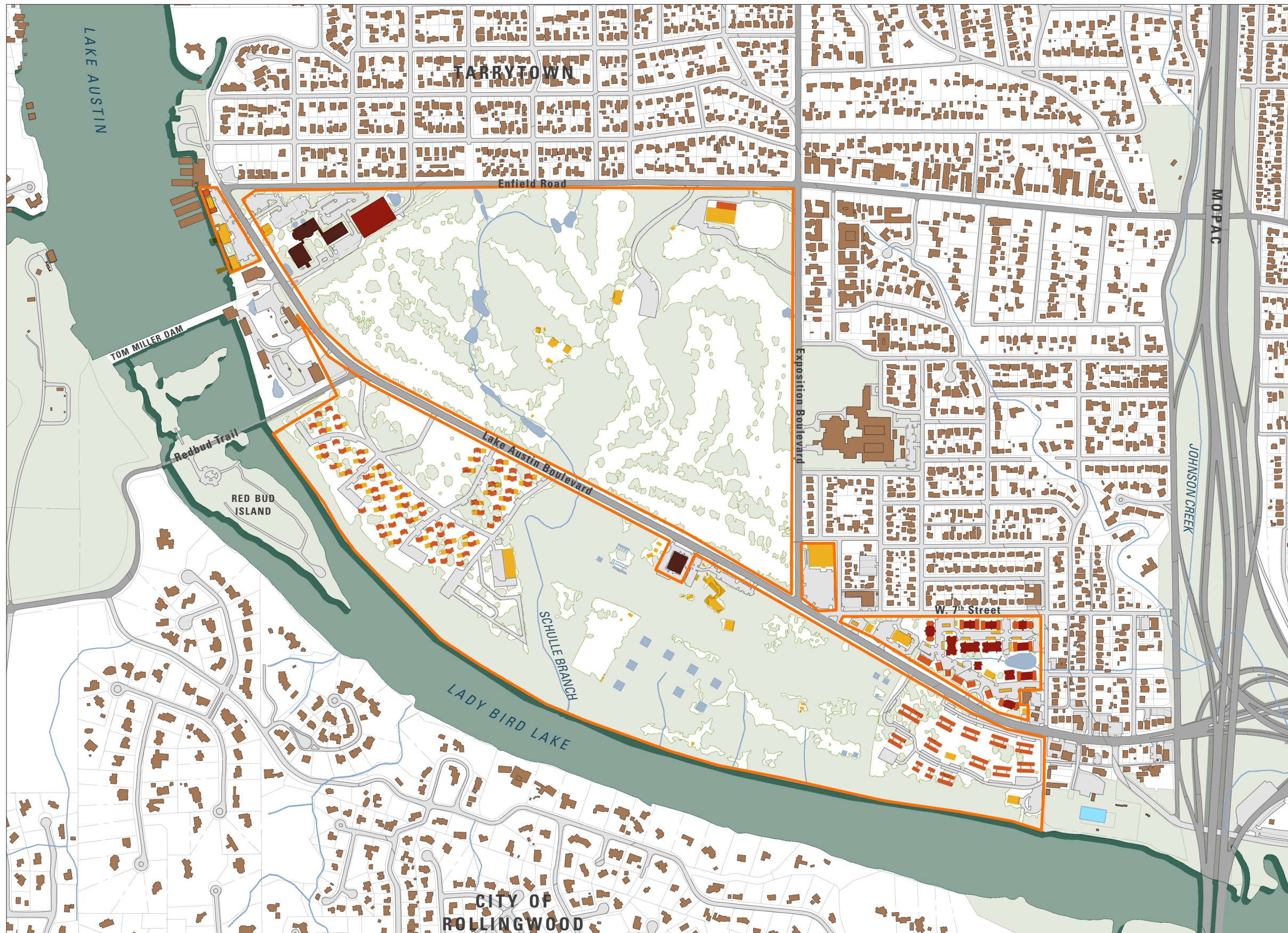


The LCRA Red Bud Interpretive Center



The Tom Miller Dam (built 1938-40)

EXISTING USES

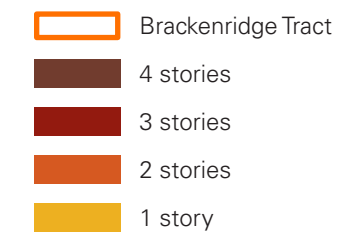


Building Heights

2.5. BUILDINGS & PAVING

2.5.1. HEIGHTS

The tallest structures on the Brackenridge Tract are the LCRA office buildings and the Lake Austin Center which are all 4 stories. All of these structures are office buildings. The Gables Apartments are three stories in height and the LCRA parking structure is 3 levels in height. The graduate student housing units are all 1 and 2 stories in height. All other structures on the site are one story.



BUILDINGS & PAVING



2.5.2. DENSITY

The existing program of the Brackenridge Tract includes approximately 1.3 million square feet and a gross floor area ratio (FAR) of 0.09.

Existing Land Use..... approx. 1,369,275 sf

Gross Land Area..... 350.26 ac
..... 15,288,849 sf

Gross Floor Area Ratio (FAR) 0.09

Floor Area Ratio (FAR) per Tracts

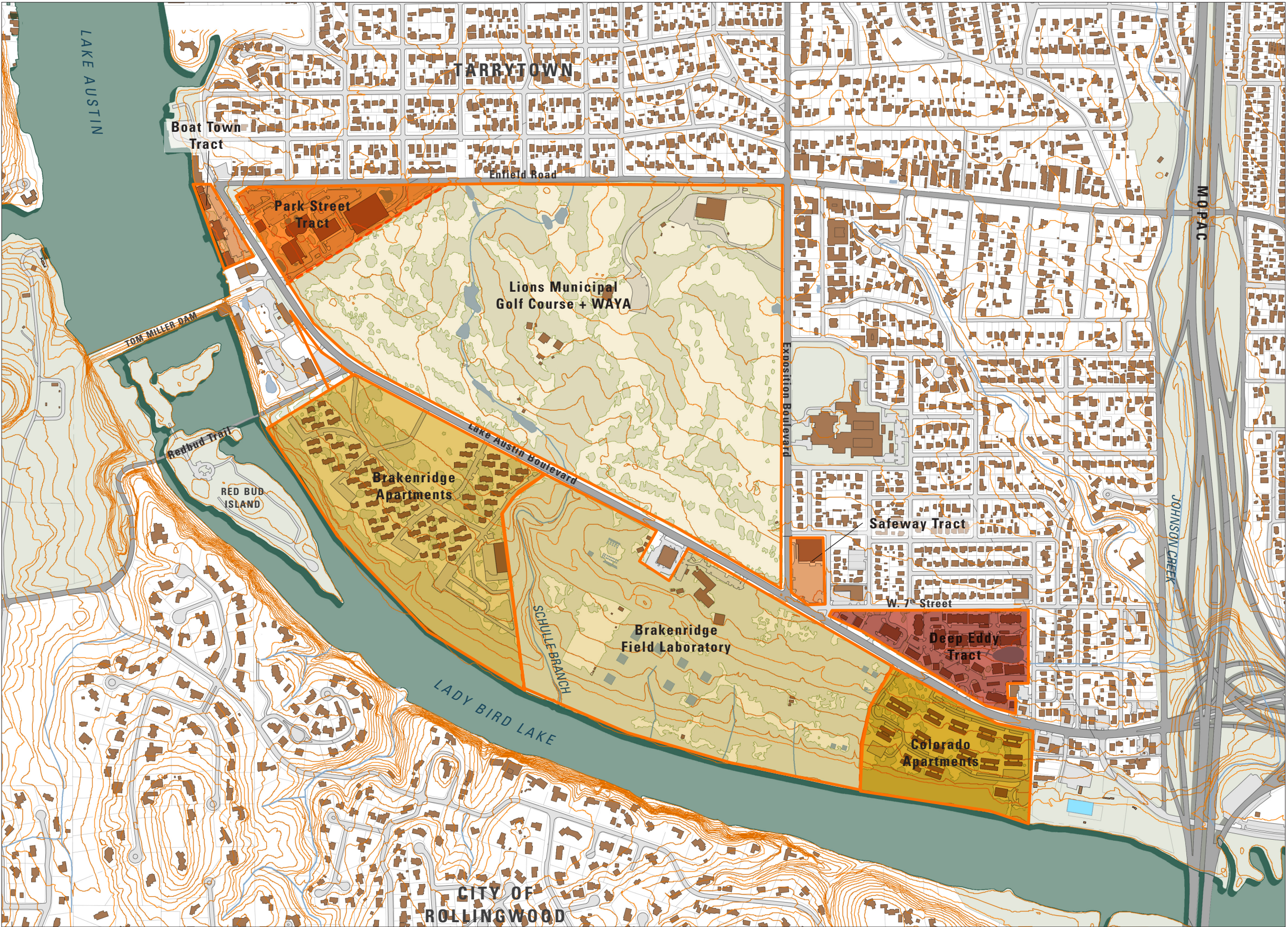
Deep Eddy Tract.....	0.58
Park Street Tract.....	0.38
Boat Town Tract.....	0.29
Safeway Tract.....	0.29
Colorado Apartments.....	0.24
Brackenridge Apartments.....	0.16
Brackenridge Field Laboratory.....	0.01
Lions + WAYA.....	0.007

Existing Building Footprint* approx.728,00 sf

Coverage* 5%

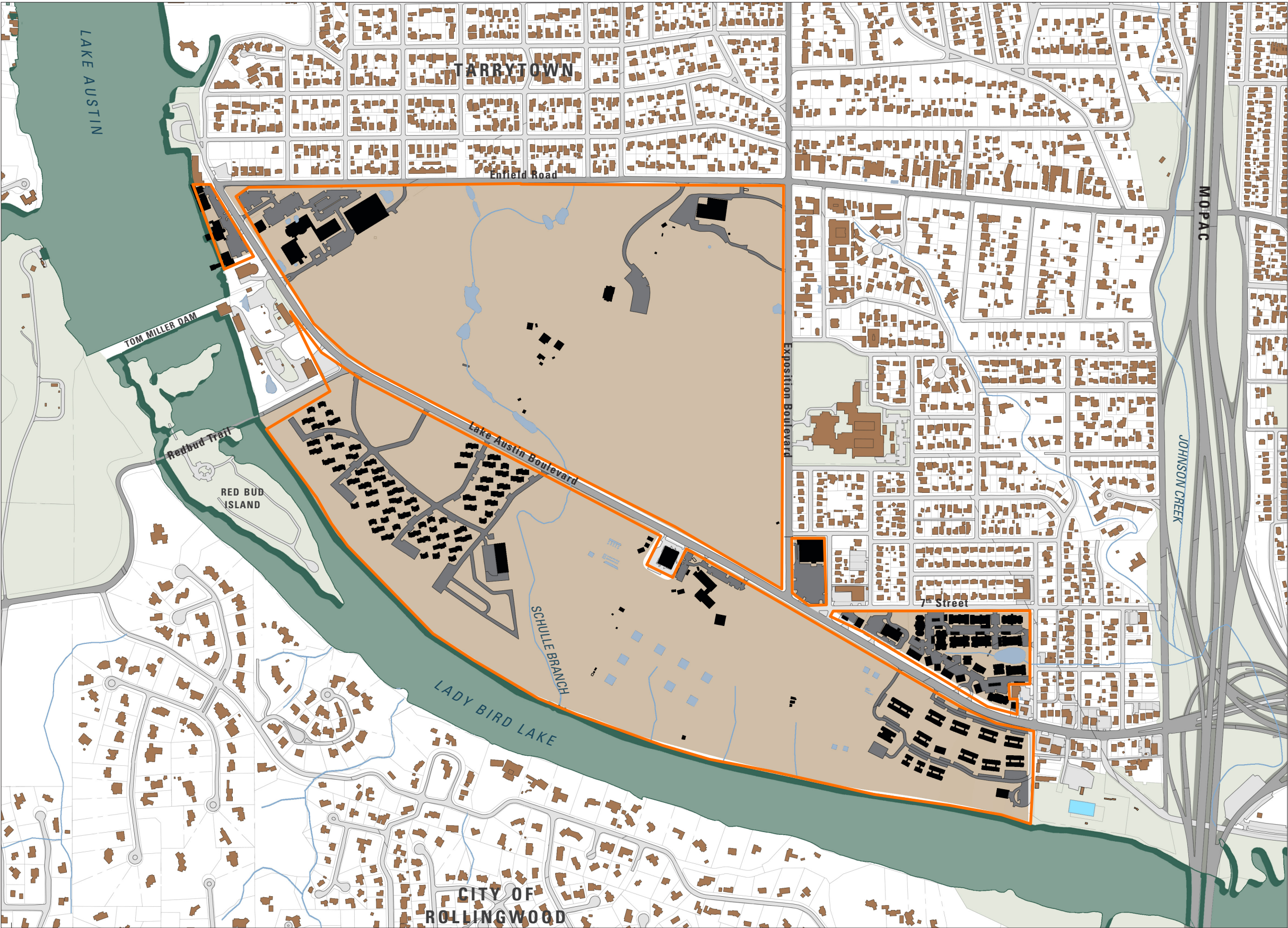
Number of StoriesVaries (1-4 stories)

**Excluding parking*



Density map

BUILDINGS & PAVING



Impervious versus pervious map

2.5.3. COVERAGE

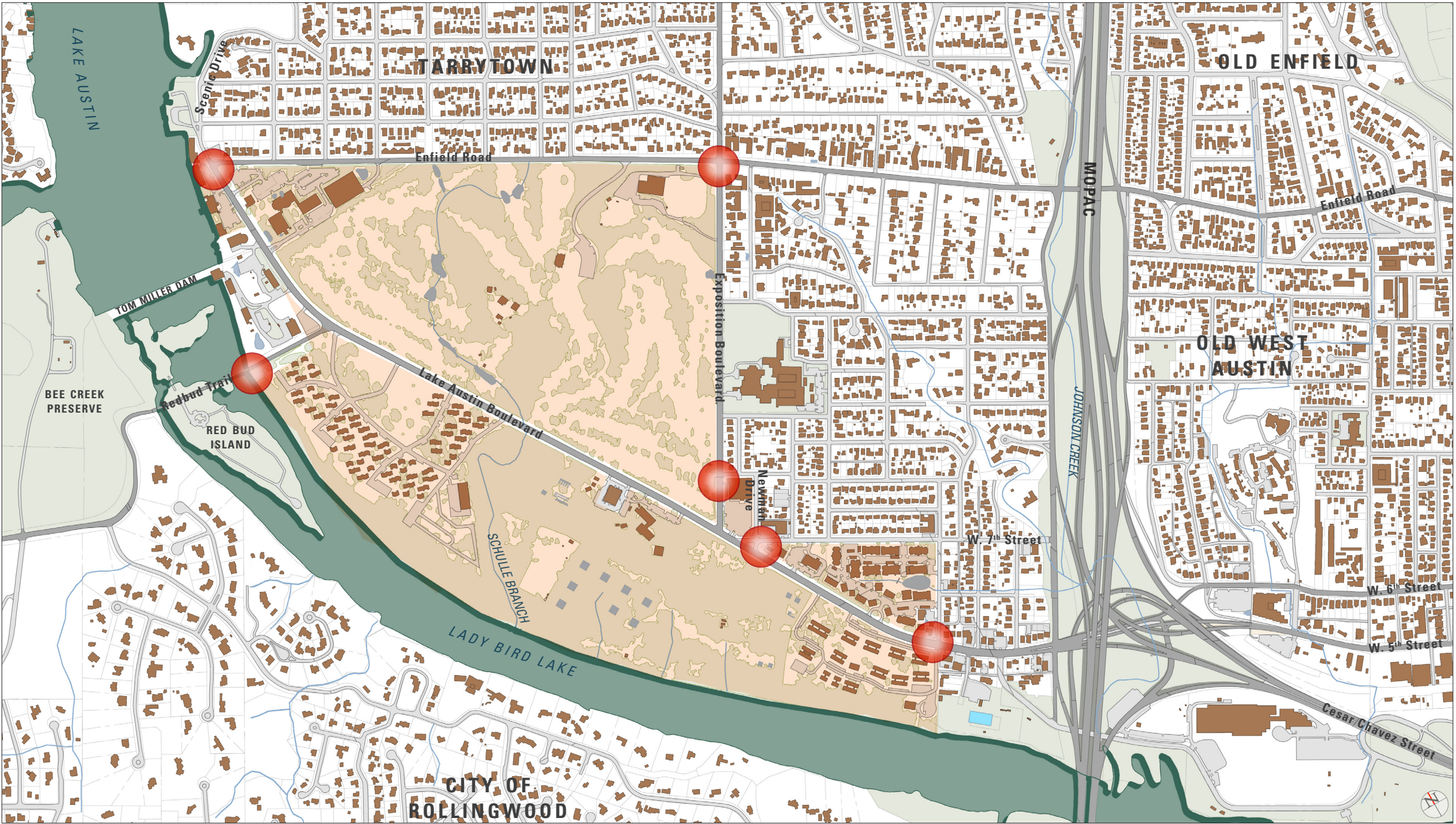
The site's impervious cover includes buildings and paved areas (roadways, driveways, and parking lots) on the tract.

- Brackenridge Tract
- Impervious - buildings
- Impervious - paving
- Pervious

2.6. ACCESS & CIRCULATION

2.6.1. SITE ENTRIES

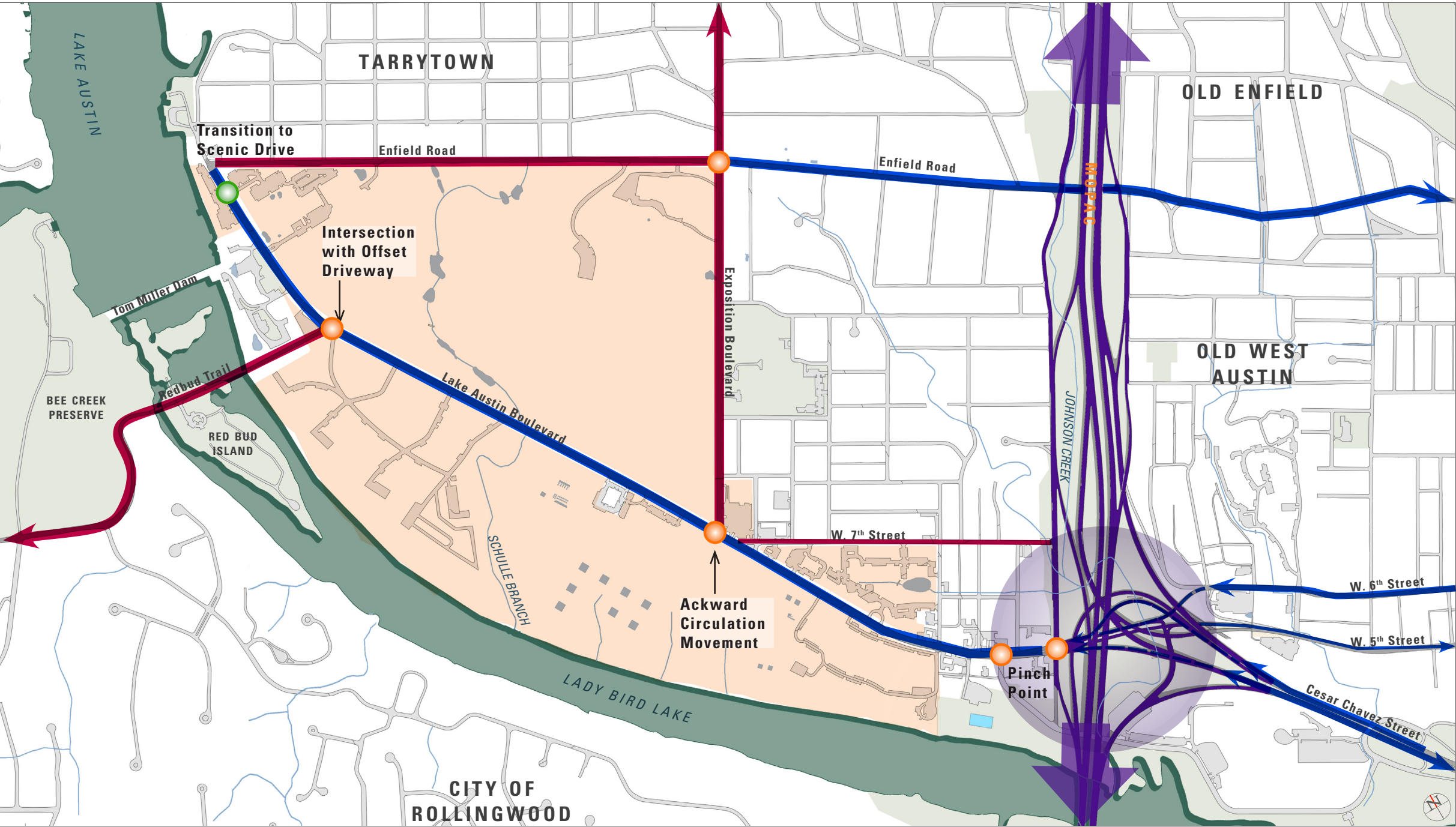
The Brackenridge Tract currently has limited vehicular access via public streets due to the nature of the large parcels and the limited number of roads that access and traverse the site. The existing site entries include Lake Austin Boulevard, W. 7th Street, Newman Drive, Exposition Boulevard, Enfield Road, Scenic Drive, and Redbud Trail.



Site entries map

- Brackenridge Tract
- Site entry points

ACCESS & CIRCULATION



Local streets map

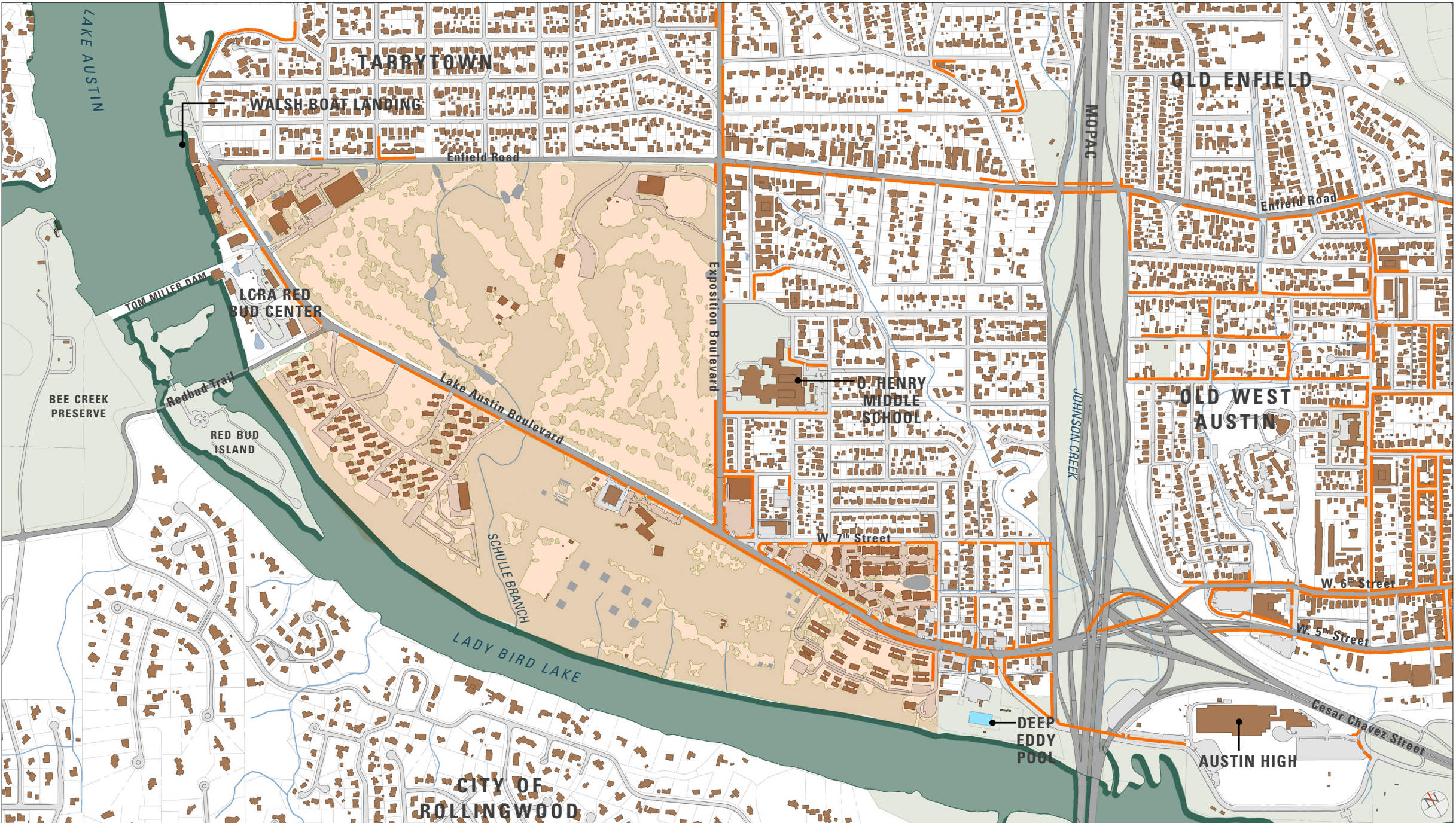
- Brackenridge Tract
- Expressway
- Minor arterial (4-lane)
- Minor arterial (2-lane)
- Signalized intersection
- Flashing light

2.6.2. LOCAL STREETS

The Brackenridge Tract’s local street network includes primarily two-lane roadways—Exposition Boulevard, Enfield Road and Redbud Trail—at the tract’s edge and a bisecting four-lane roadway, Lake Austin Boulevard, through the center of the site. Lake Austin Boulevard is the site’s only internal roadway that connects to the downtown district to the east and Boat Town and Scenic Drive to the west.

2.6.3. SIDEWALKS

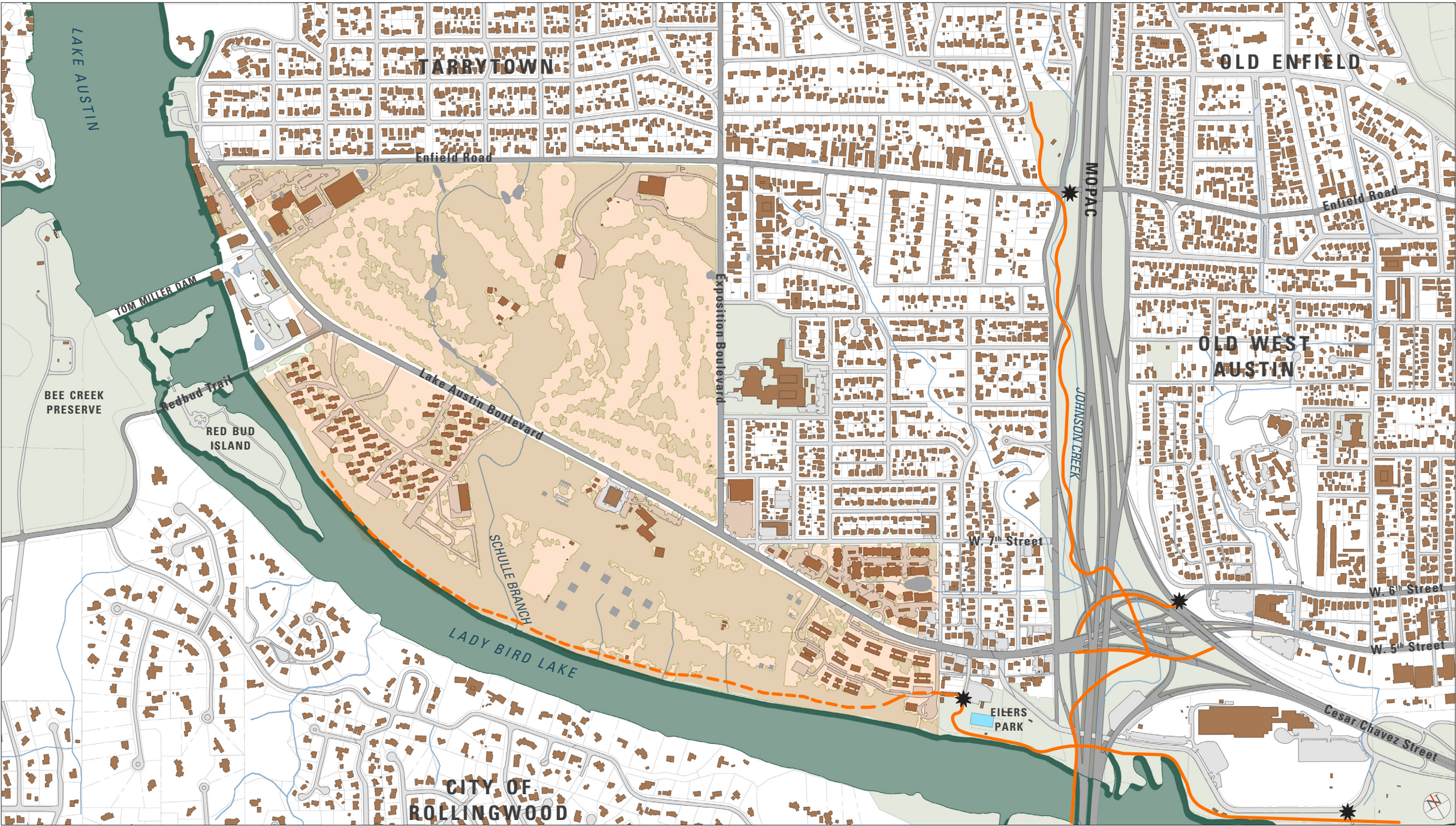
Lacking a continuous sidewalk system, the Brackenridge Tract is comprised of many roadways without sidewalks, including Lake Austin Boulevard, Exposition Boulevard and roadways surrounding the Safeway Tract (Randalls). Lake Austin Boulevard, east of Exposition Boulevard, has a sidewalk system on both sides of the street that connects into a handful of neighborhood streets to the north and south of the right-of-way. Lake Austin Boulevard west of Exposition Boulevard has a sidewalk only on the south side of the right-of-way connecting the apartment sites, the Brackenridge Field Laboratory, the Lake Austin Center, the Red Bud Interpretative Center and Boat Town. Exposition Boulevard has a continuous sidewalk on the street’s east side, but the west side’s sidewalk does not extend the entire right-of-way.



Existing sidewalks map

- Brackenridge Tract
- Existing sidewalks

ACCESS & CIRCULATION



Existing trails map

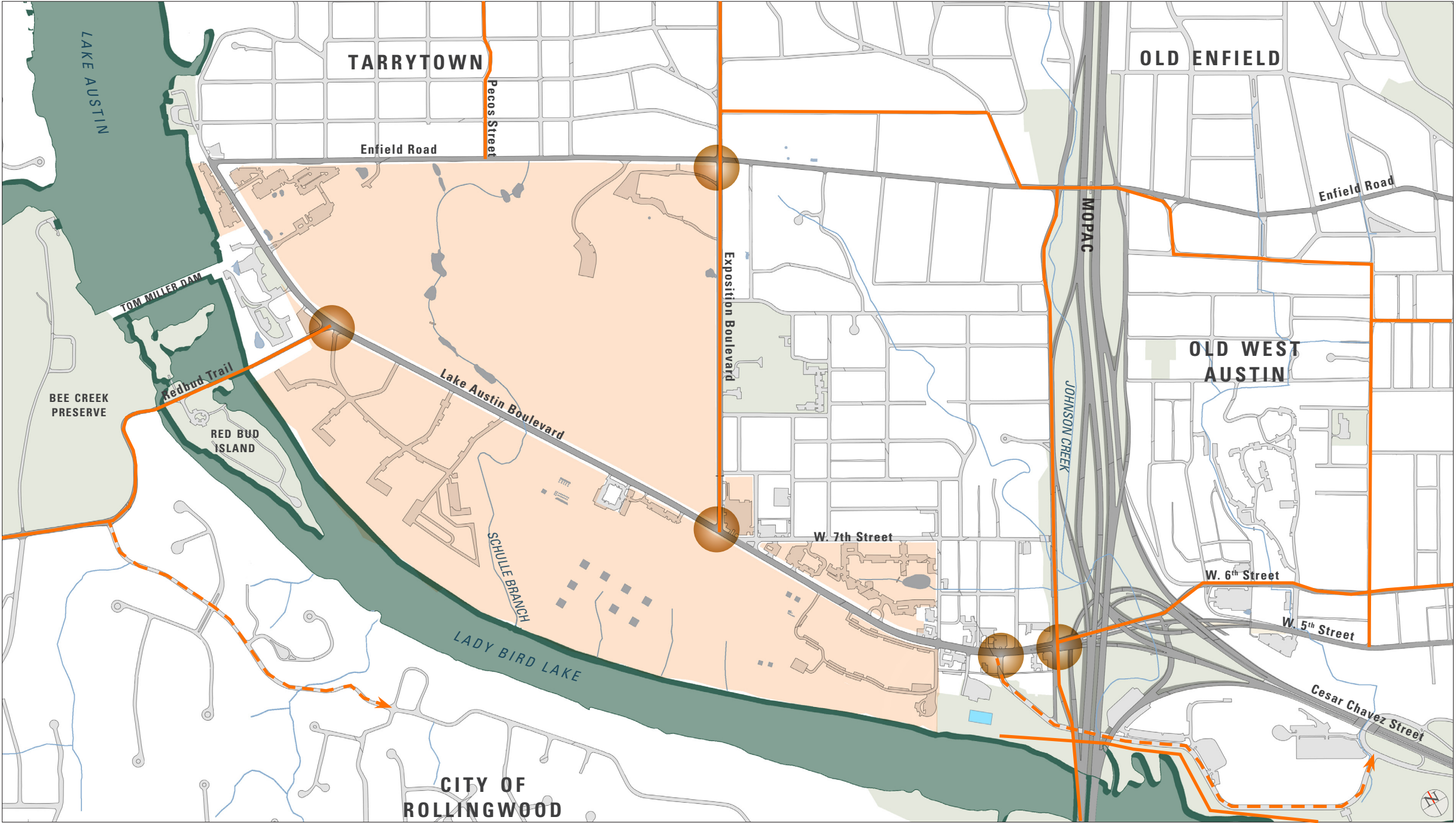
- Brackenridge Tract
- Trails
- Proposed Town Lake Trail extension
- Trailheads

Adjacent Trails

Austin's urban waterfront is framed by a nearly continuous trail system, the Town Lake Trail. The trail currently ends at Eiler's Park and Deep Eddy, just west of where the trail transverses the Johnson Creek green-belt to the north, and to the south where the trail travels below the MoPac bridge and connects to Zilker Metropolitan Park. Members of the public and the City's Parks and Recreation Department have expressed a desire for the trail to continue west on the Brackenridge Tract and potentially to Red Bud Island. If the trail were to connect to Red Bud, the entire lakefront of Lady Bird Lake would be accessible by a public trail system from the Tom Miller Dam (western dam) to the Longhorn Dam (eastern dam).

Bike Paths

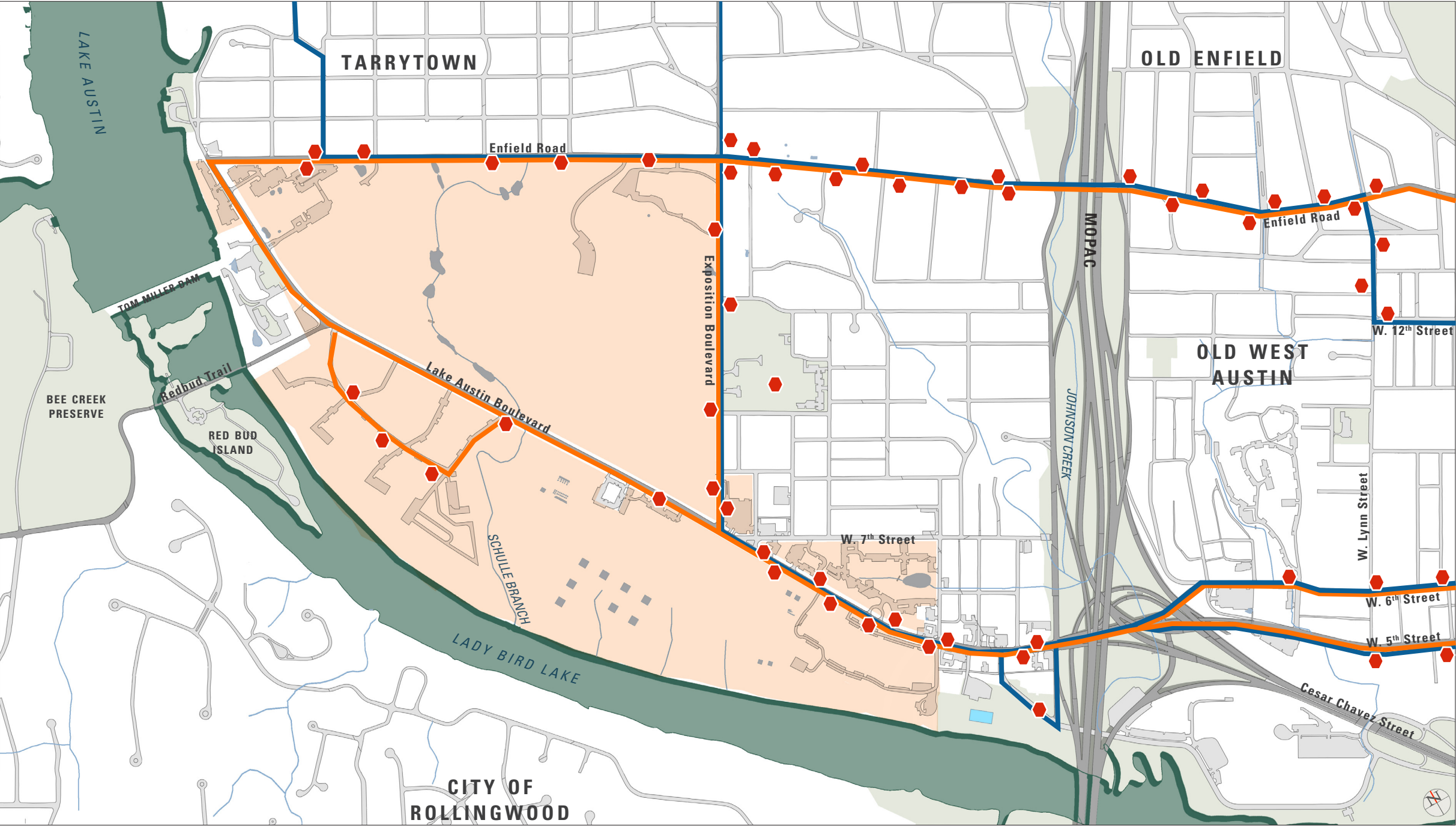
The Brackenridge site is currently serviced by bike lanes on all internal (Lake Austin Boulevard) and boundary roads (Redbud Trail, Enfield Road and Exposition Boulevard). The bike system also travels north on Pecos, linking the Tarrytown neighborhood to the Brackenridge Tract. In June, 2009, the City Council approved a Bicycle Master Plan that aims at "providing and maintaining a comprehensive bicycle system that serves all residents and neighborhoods of Austin, and that provides facility options for all cycling skill levels."



Existing bike paths map

- Brackenridge Tract
- Existing bike trails
- Proposed bike trails
- Signalized intersection

ACCESS & CIRCULATION



Existing bus route and stops

- Brackenridge Tract
- Local bus service route
- UT shuttle route
- Bus stops

Existing Transit Stops

The two public transportation systems that serve the Brackenridge Tract are three Cap Metro bus lines and two U.T. Austin shuttle service lines. The three Cap Metro bus lines are the 9, which travels down Enfield, turns north on Rockmoor Drive and currently serves the northern portion of the Brackenridge Tract, and the 21 and 22, which both run on Lake Austin Boulevard, then north on Exposition all the way north to W. 35th Street. The two UT shuttle buses are the ER and ER/LA. Both of these bus lines transverse the site, traveling on Lake Austin Boulevard, Exposition Boulevard, Enfield Road and into the Brackenridge Apartment site.

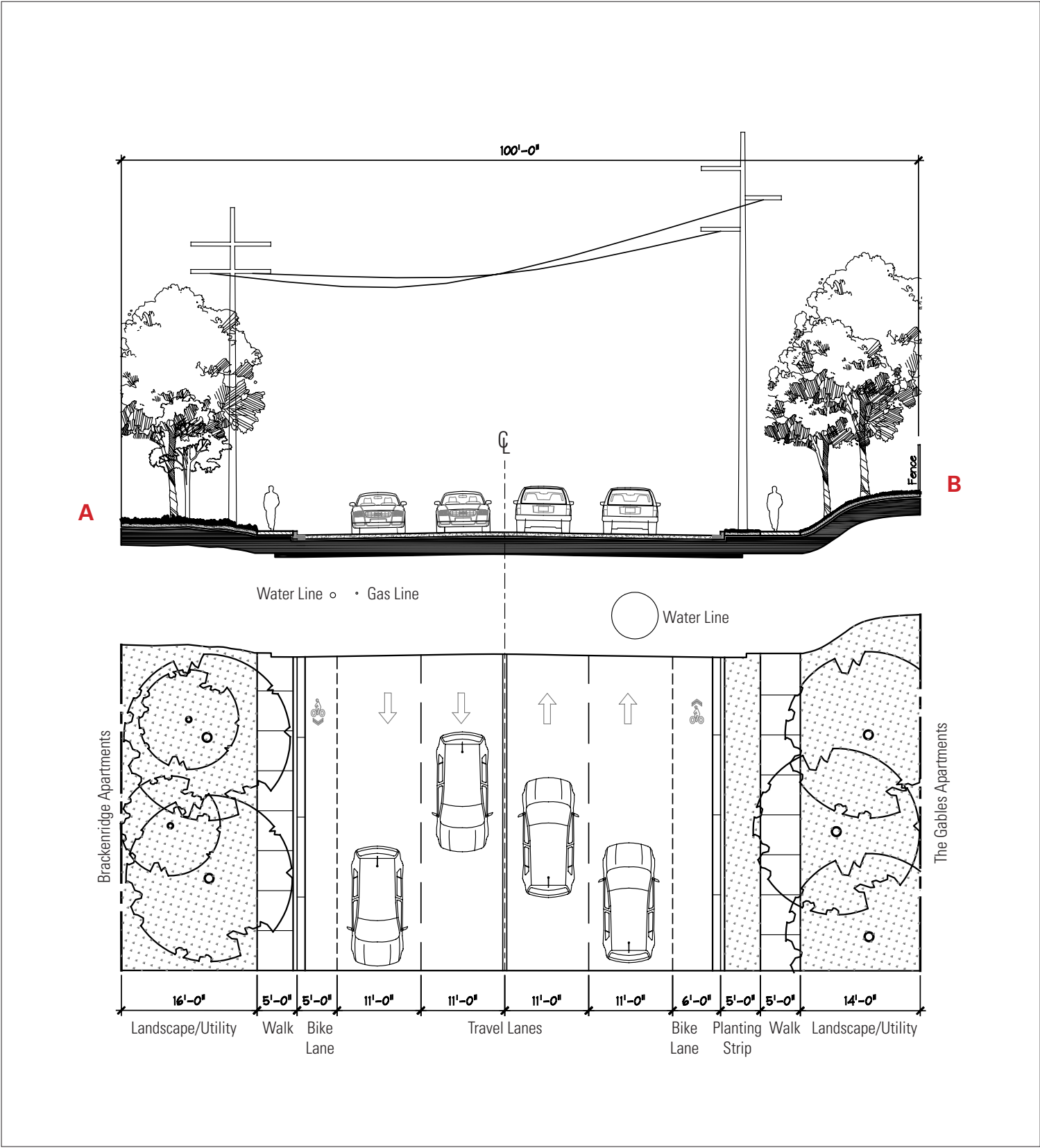
2.6.4. STREET SECTIONS

An inventory of existing streets that serve Brackenridge Tract are documented on the following pages.



Existing street sections location map





*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm

1 Lake Austin Boulevard at The Gables Apartments



Key Location Map

2

Lake Austin Boulevard
at Exposition Boulevard



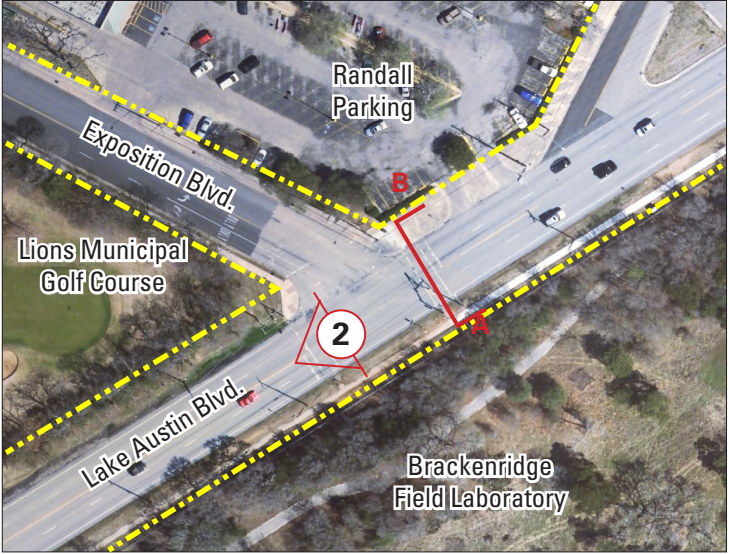
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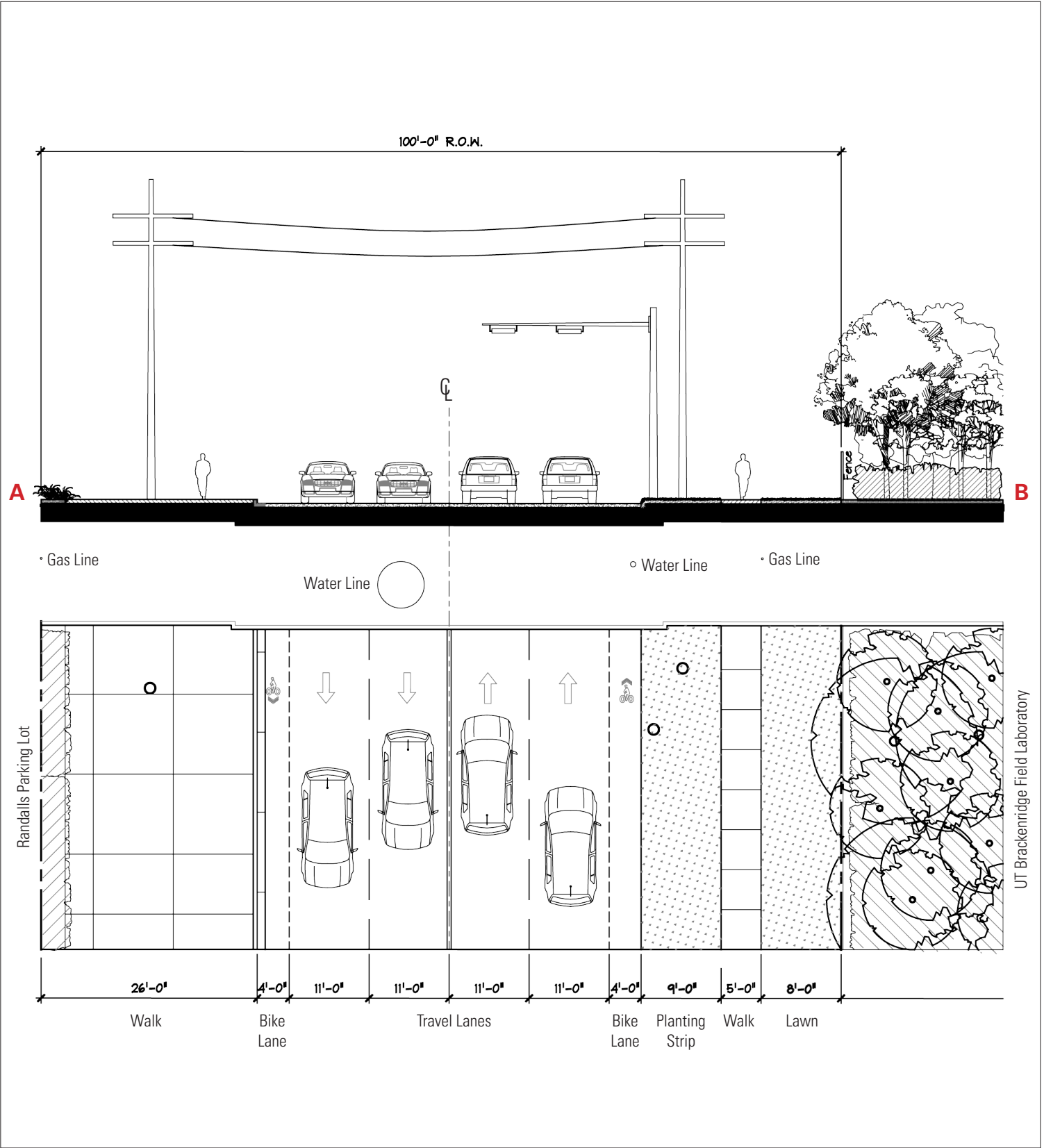
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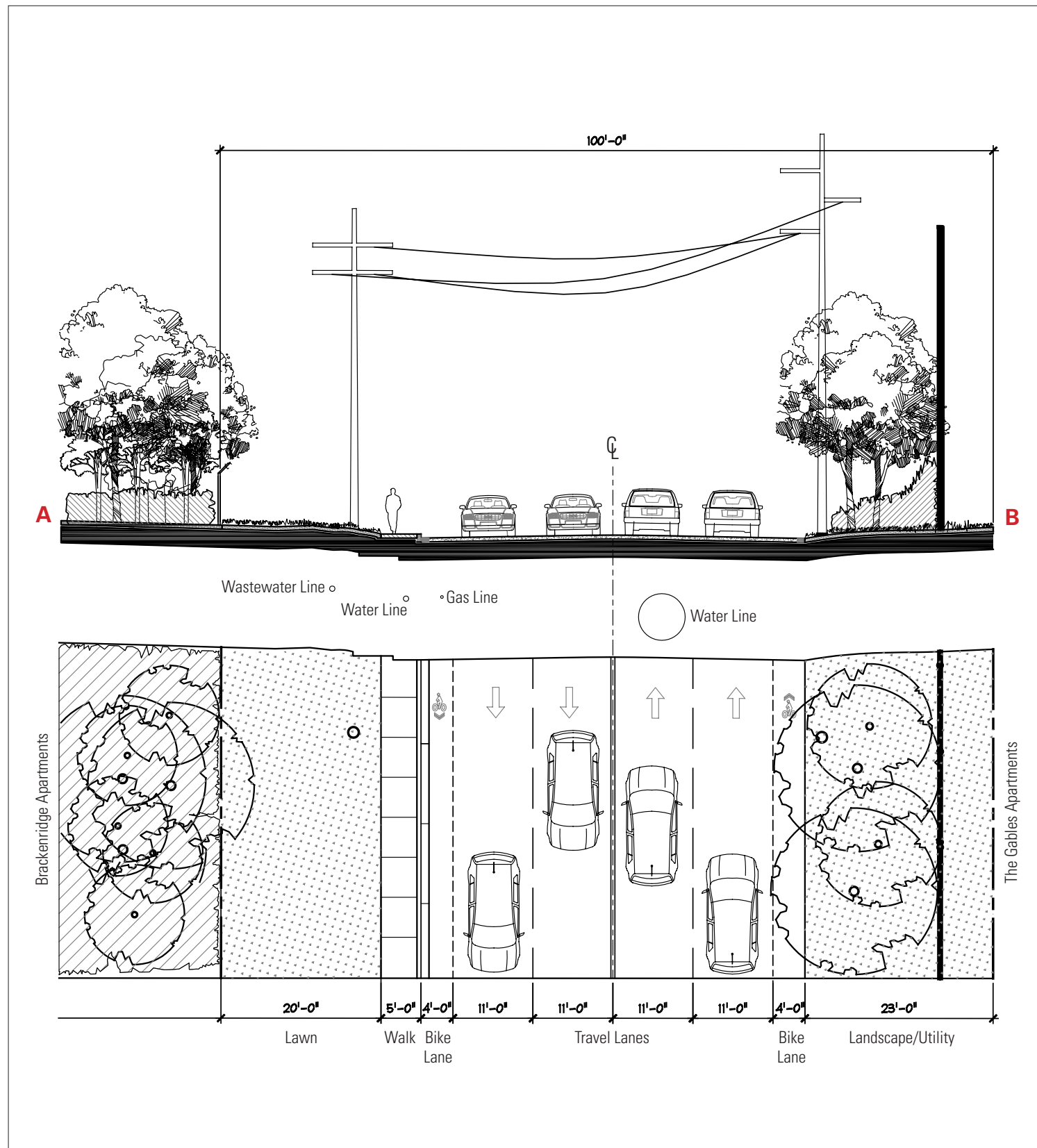
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Key Location Map



ACCESS & CIRCULATION



*Lens focal length: 27 mm

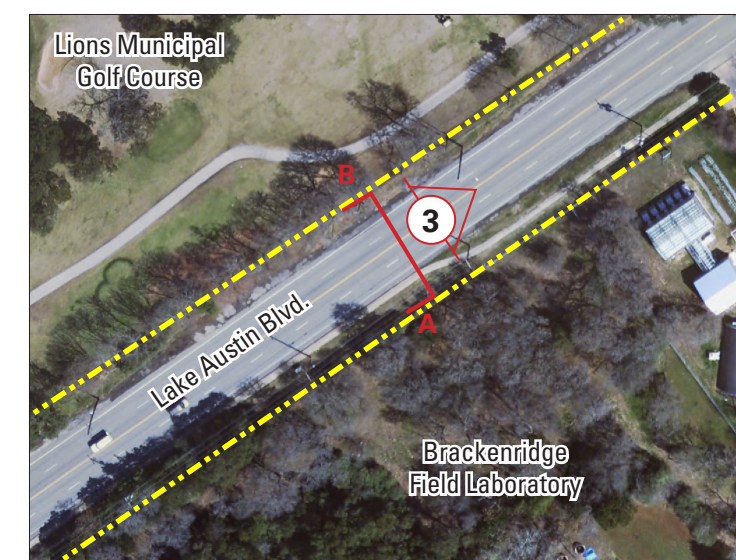


*Lens focal length: 50 mm



*Lens focal length: 80 mm

3 Lake Austin Boulevard at Lake Austin Center



Key Location Map





*Lens focal length: 27 mm



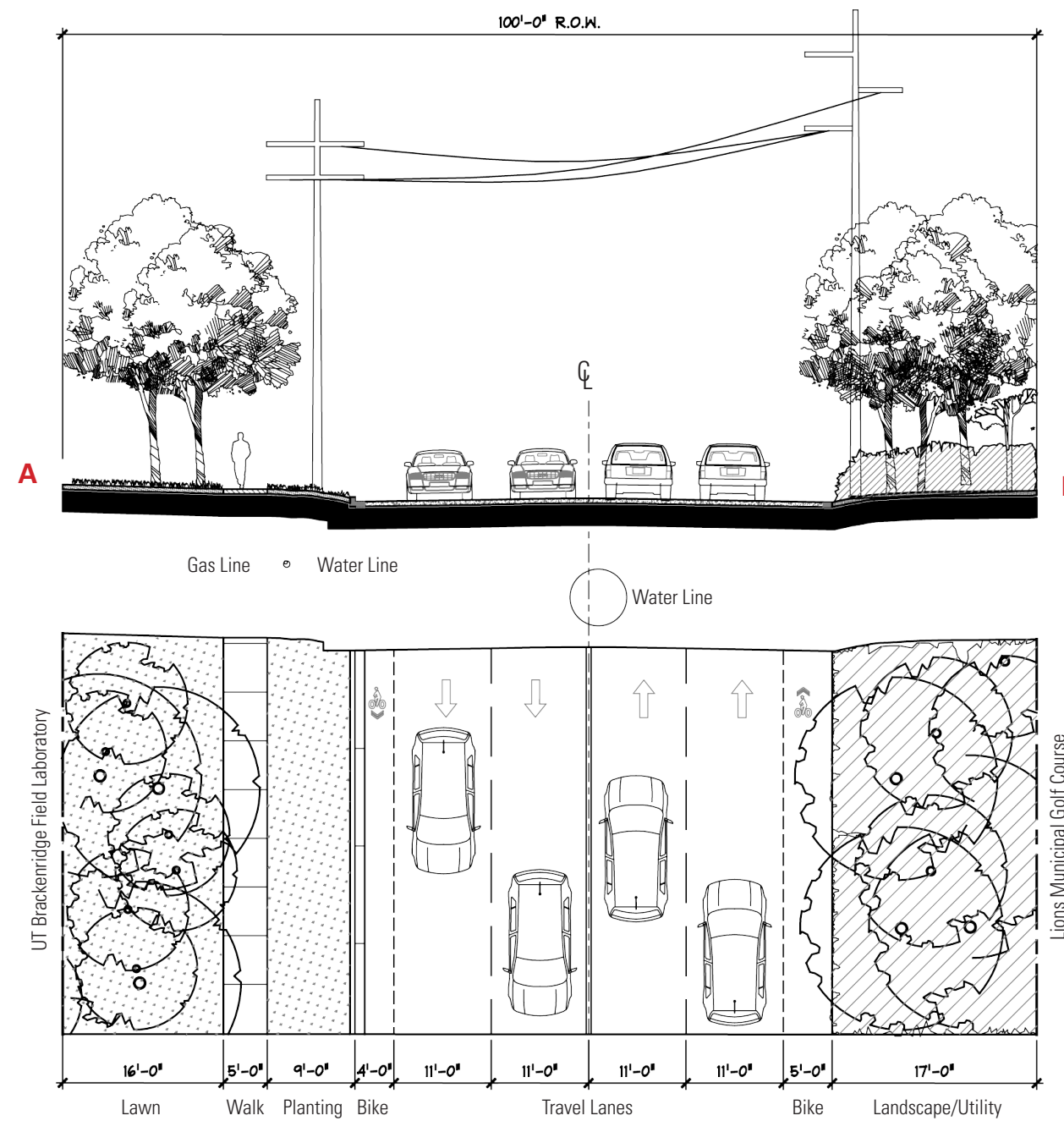
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*Lens focal length: 80 mm



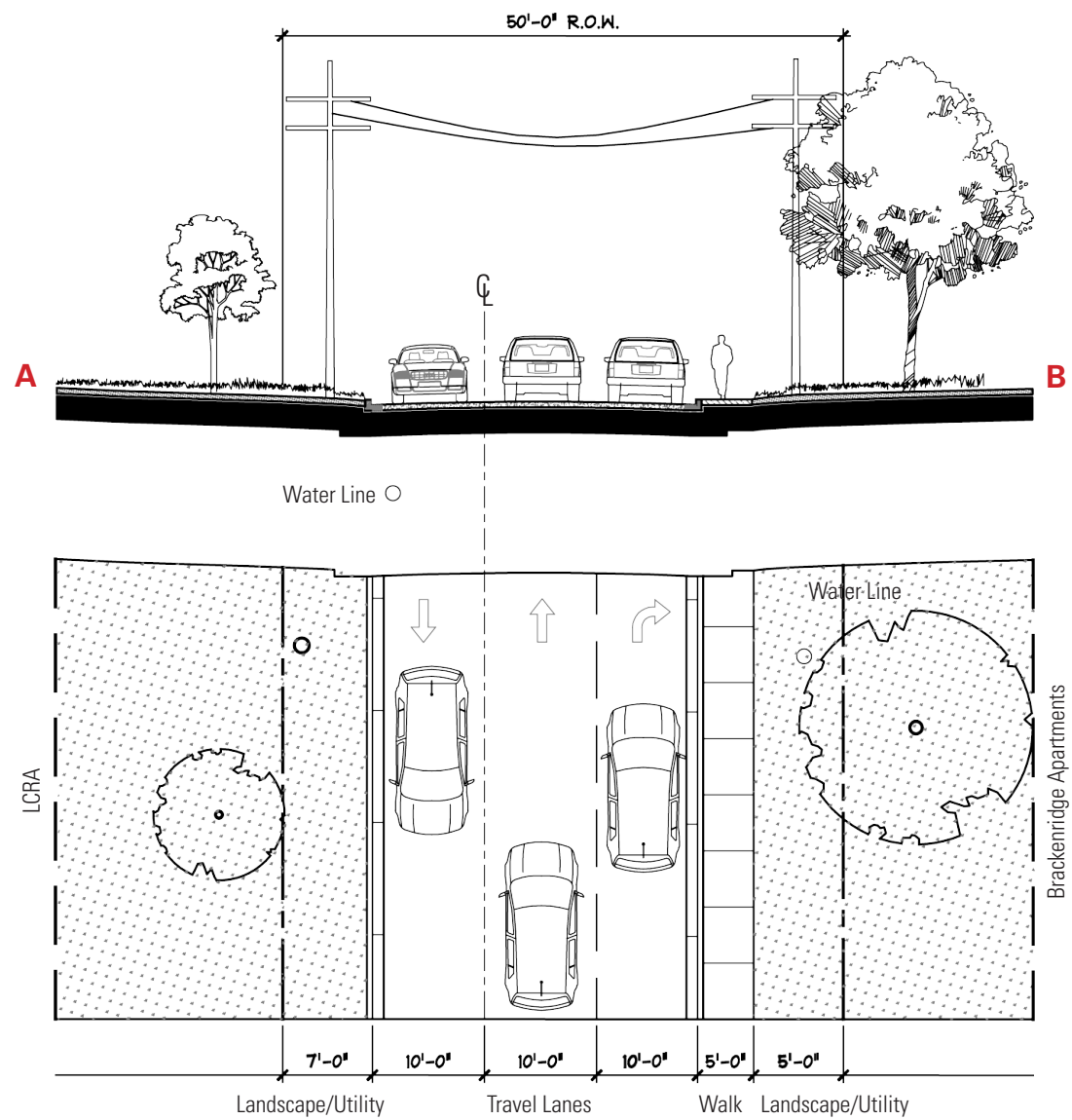
Key Location Map



ACCESS & CIRCULATION



**5 Redbud Trail
at the Intersection of Lake Austin Boulevard**



**Lens focal length: 27 mm*



**Lens focal length: 50 mm*



**Lens focal length: 80 mm*



Key Location Map



6 Redbud Trail at Red Bud Island



**Lens focal length: 27 mm*



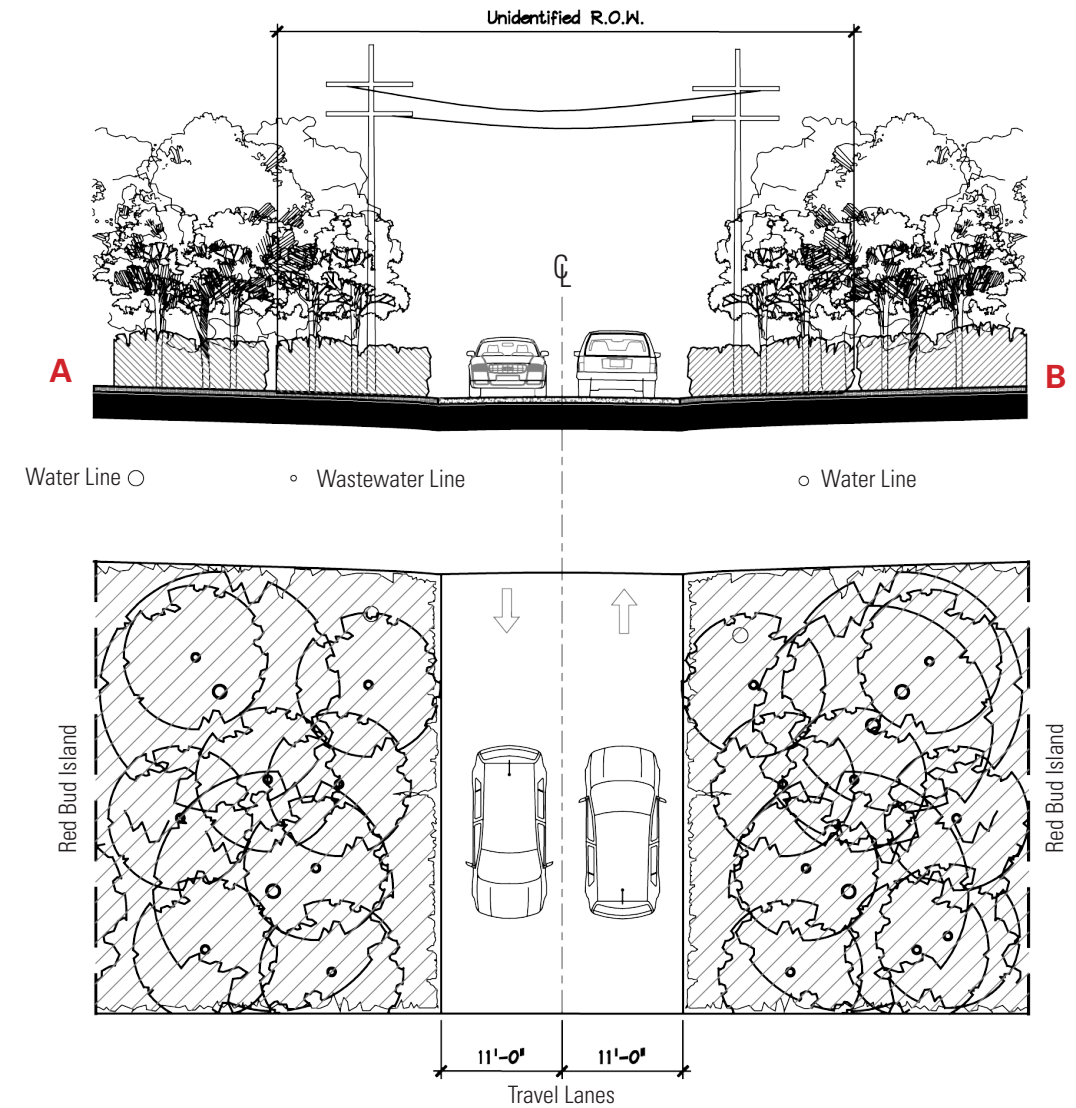
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**Lens focal length: 80 mm*

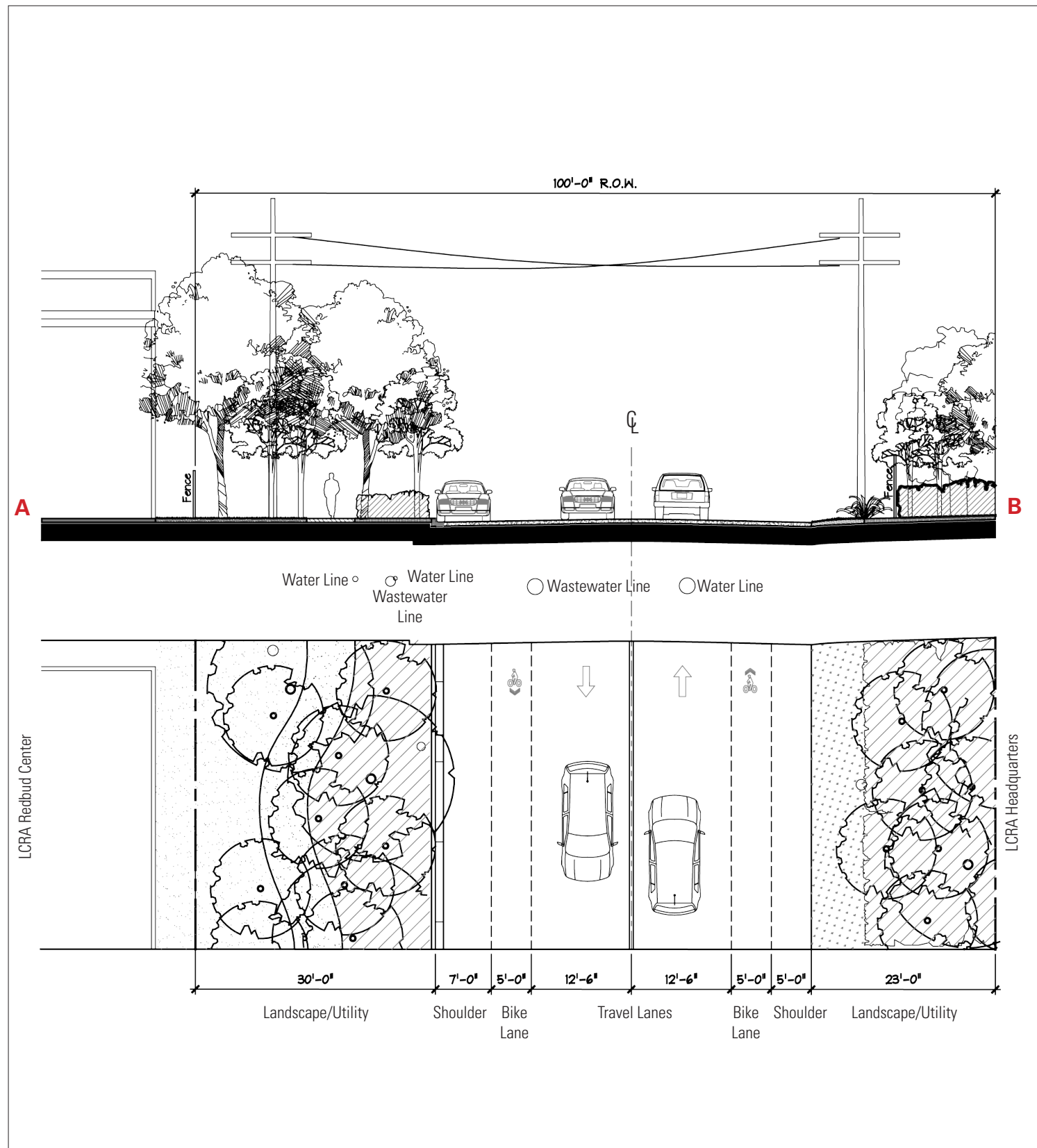


Key Location Map



ACCESS & CIRCULATION





*Lens focal length: 27 mm

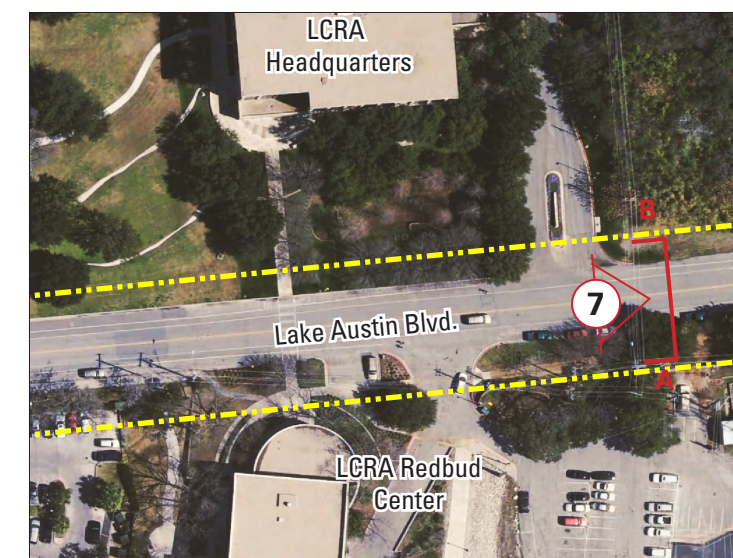


*Lens focal length: 50 mm



*Lens focal length: 80 mm

7 Lake Austin Boulevard at LCRA Redbud Center



Key Location Map



8

Lake Austin Boulevard at Oyster Landing



*Lens focal length: 27 mm



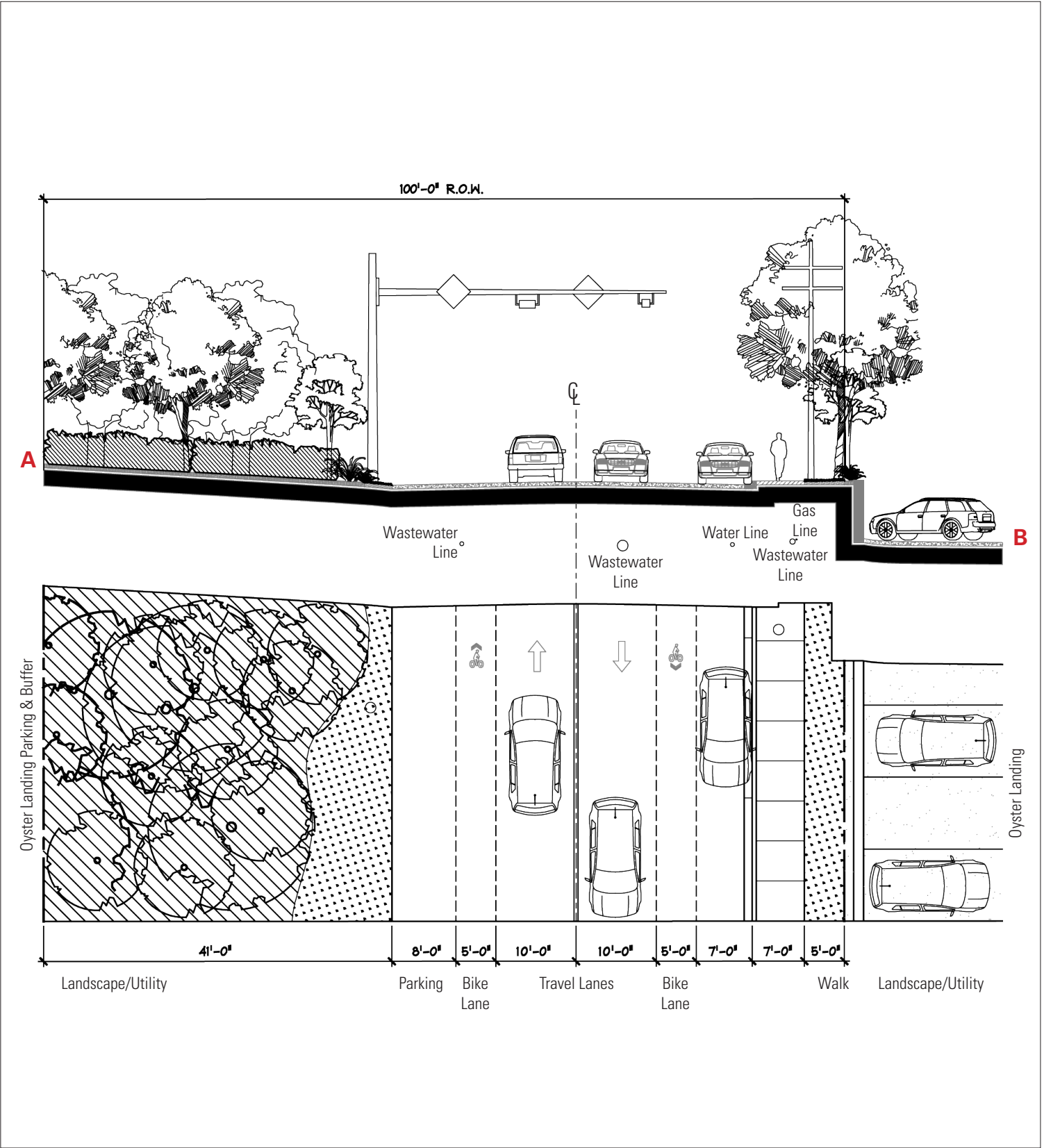
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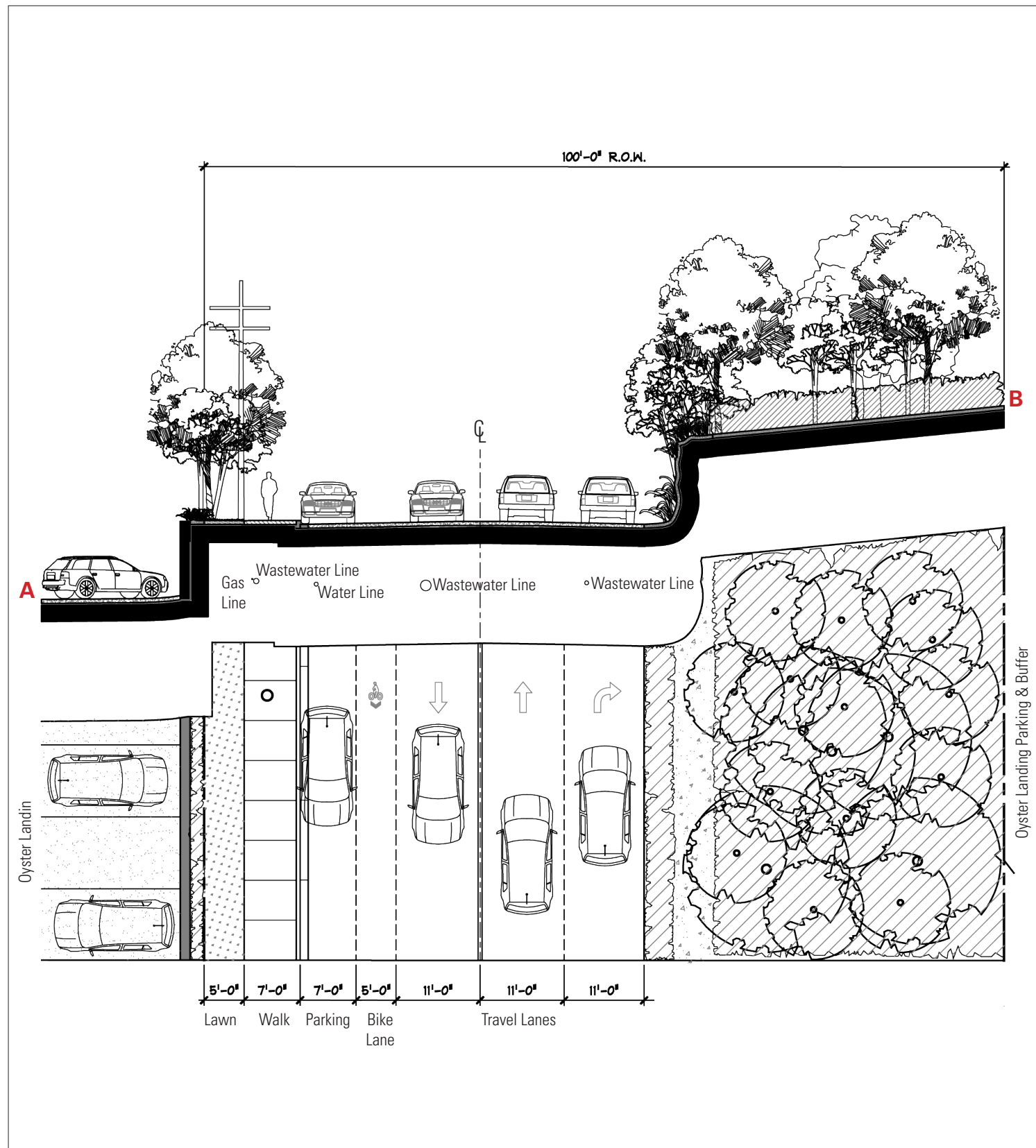
*Lens focal length: 80 mm



Key Location Map



ACCESS & CIRCULATION



*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm

9 Lake Austin Boulevard at Enfield Road



Key Location Map



10

Enfield Road at Lake Austin Boulevard



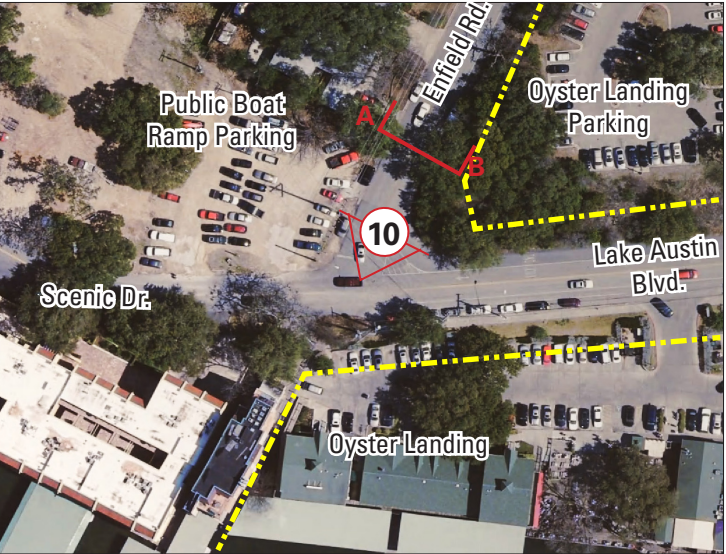
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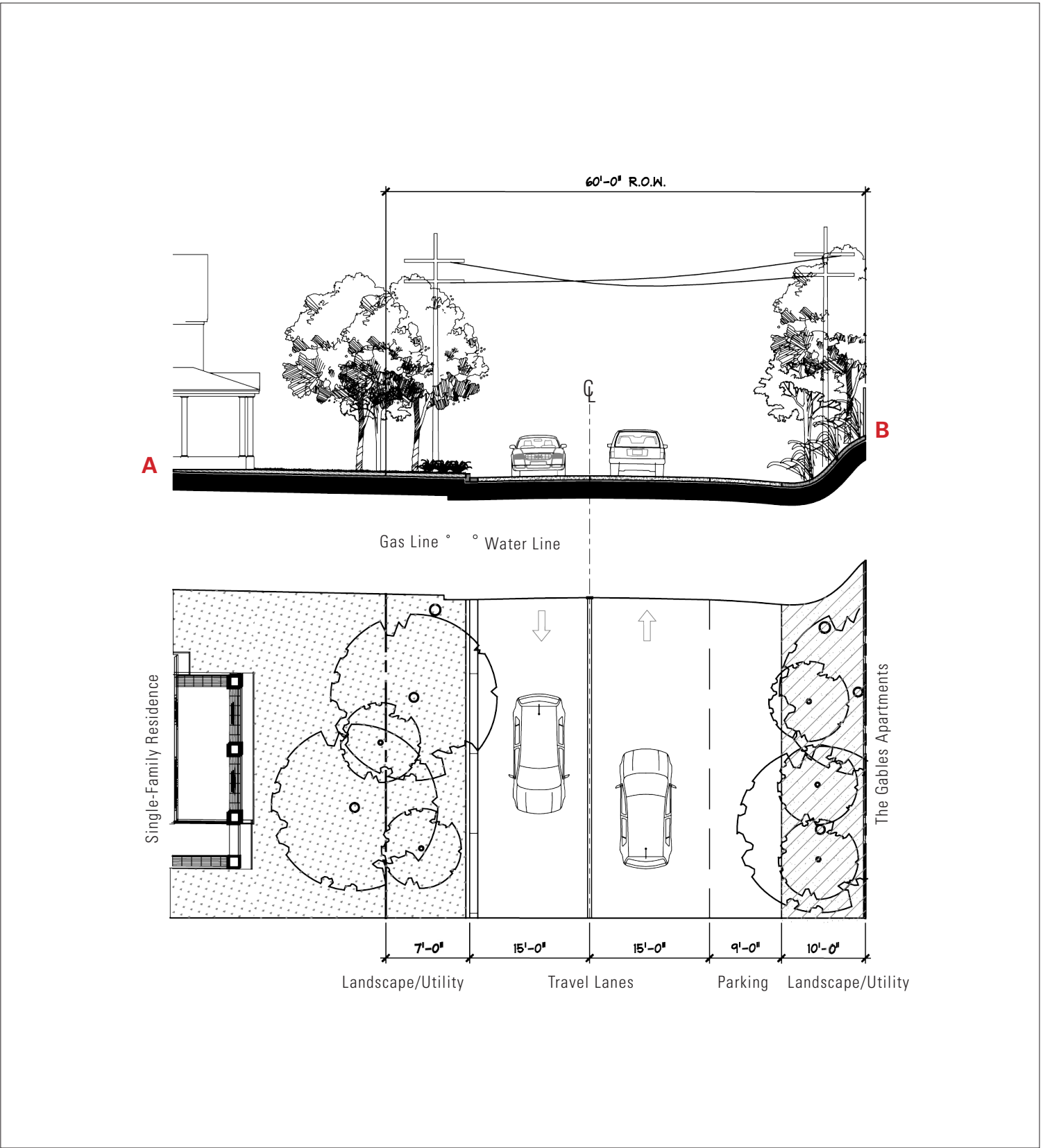
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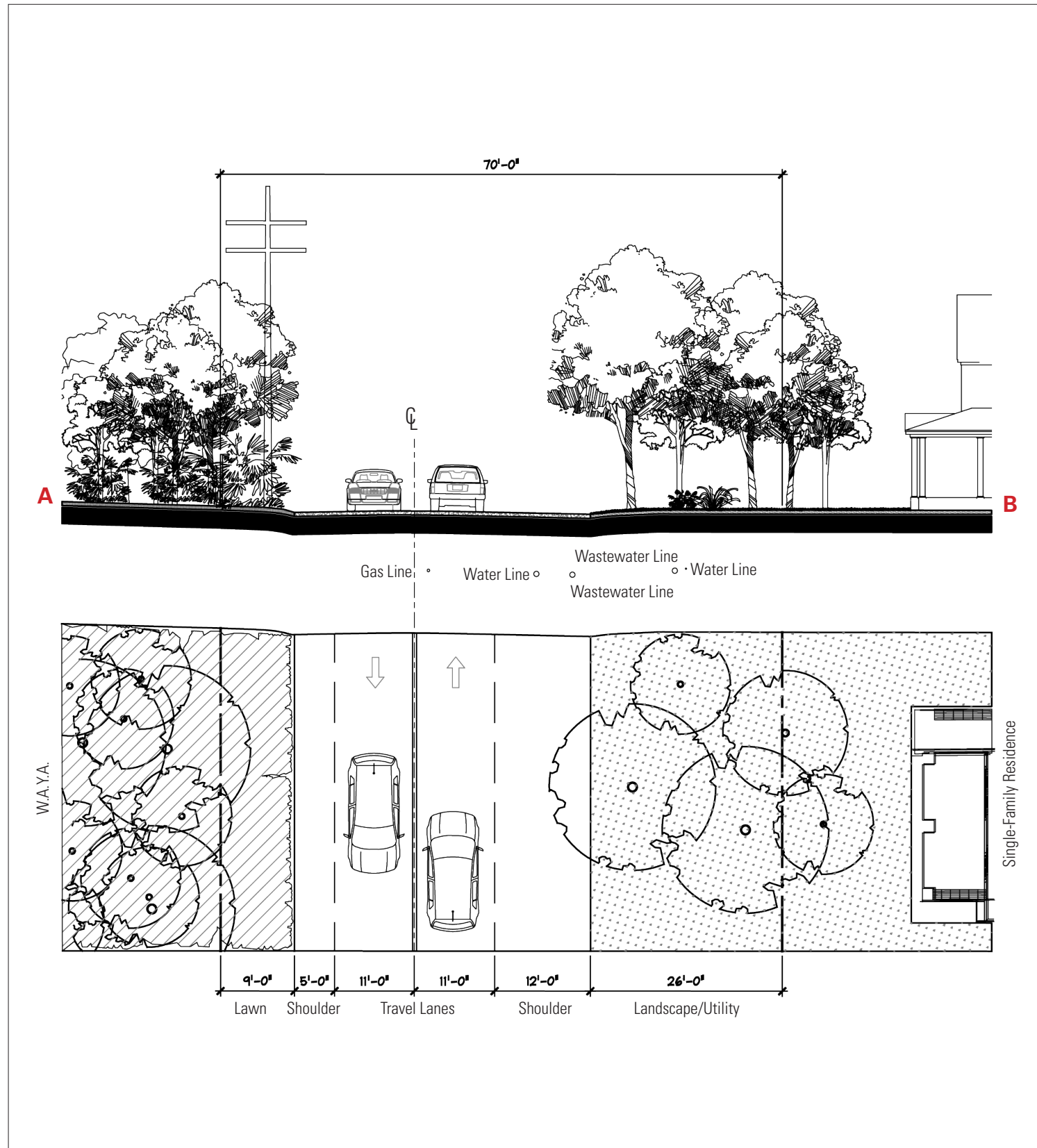
*Lens focal length: 80 mm



Key Location Map



ACCESS & CIRCULATION



*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm



Key Location Map

12

Enfield Road at Elton Lane



*Lens focal length: 27 mm



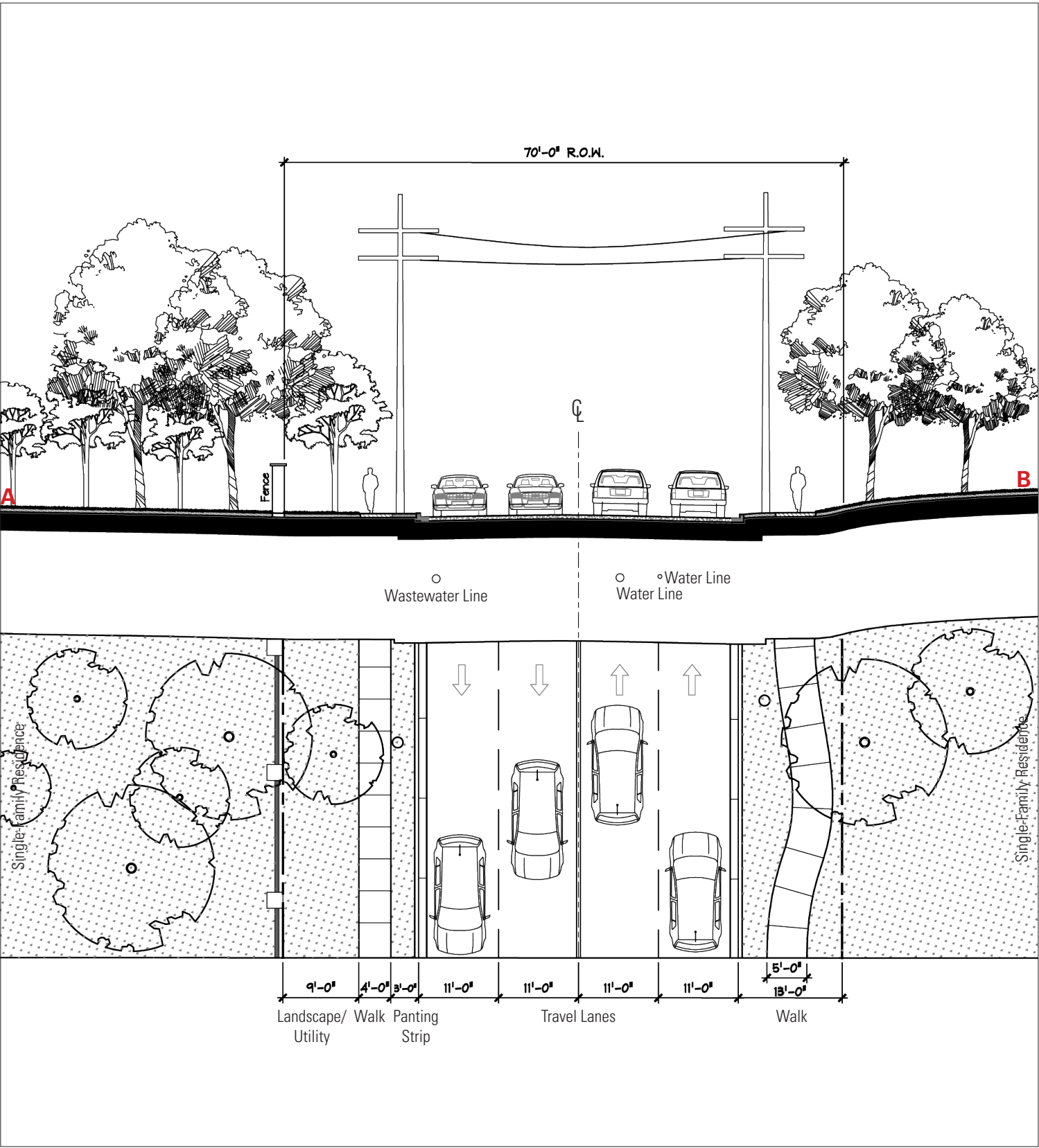
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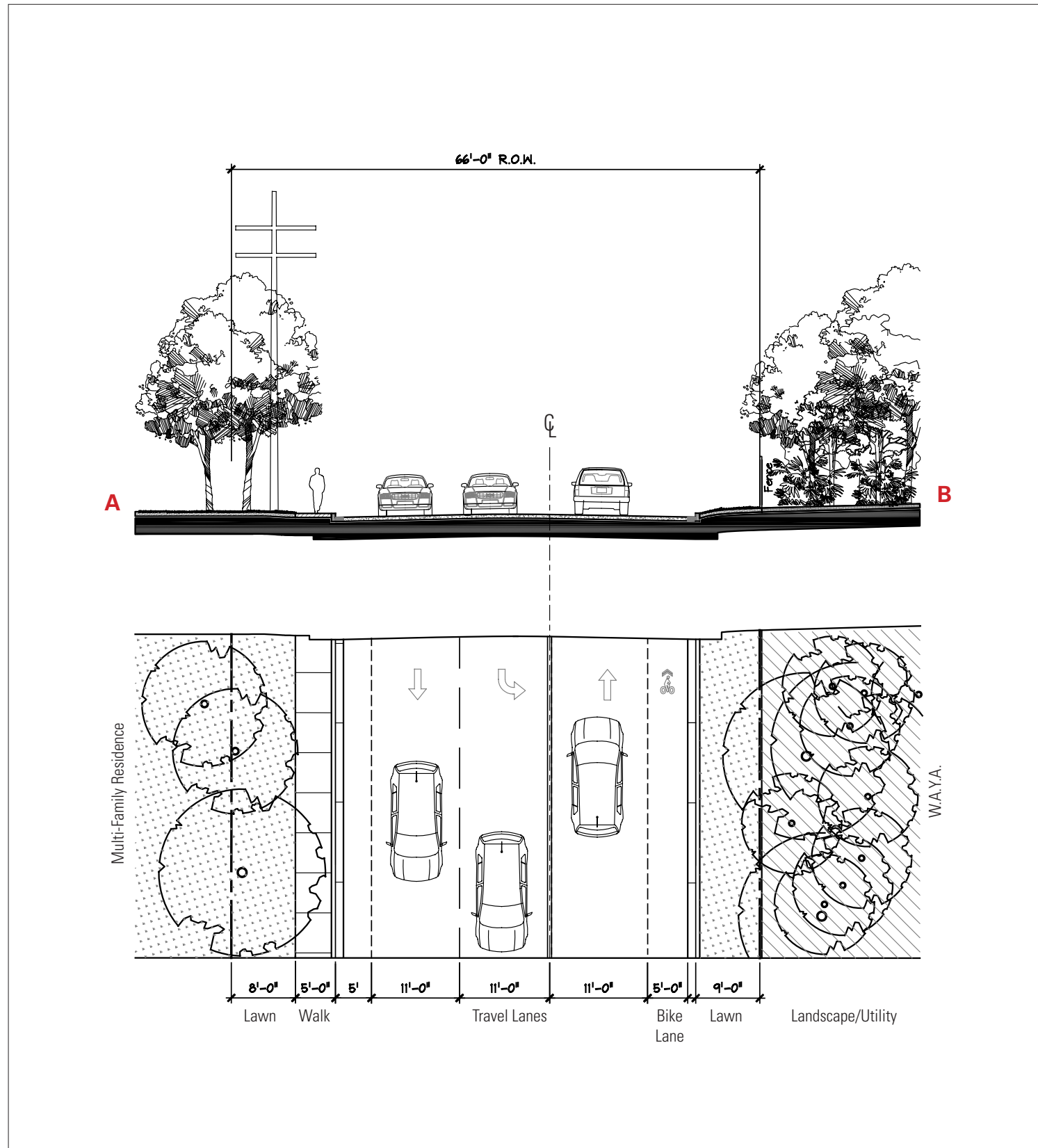
Key Location Map



*Lens focal length: 80 mm



ACCESS & CIRCULATION



*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm



Key Location Map



*Lens focal length: 27 mm



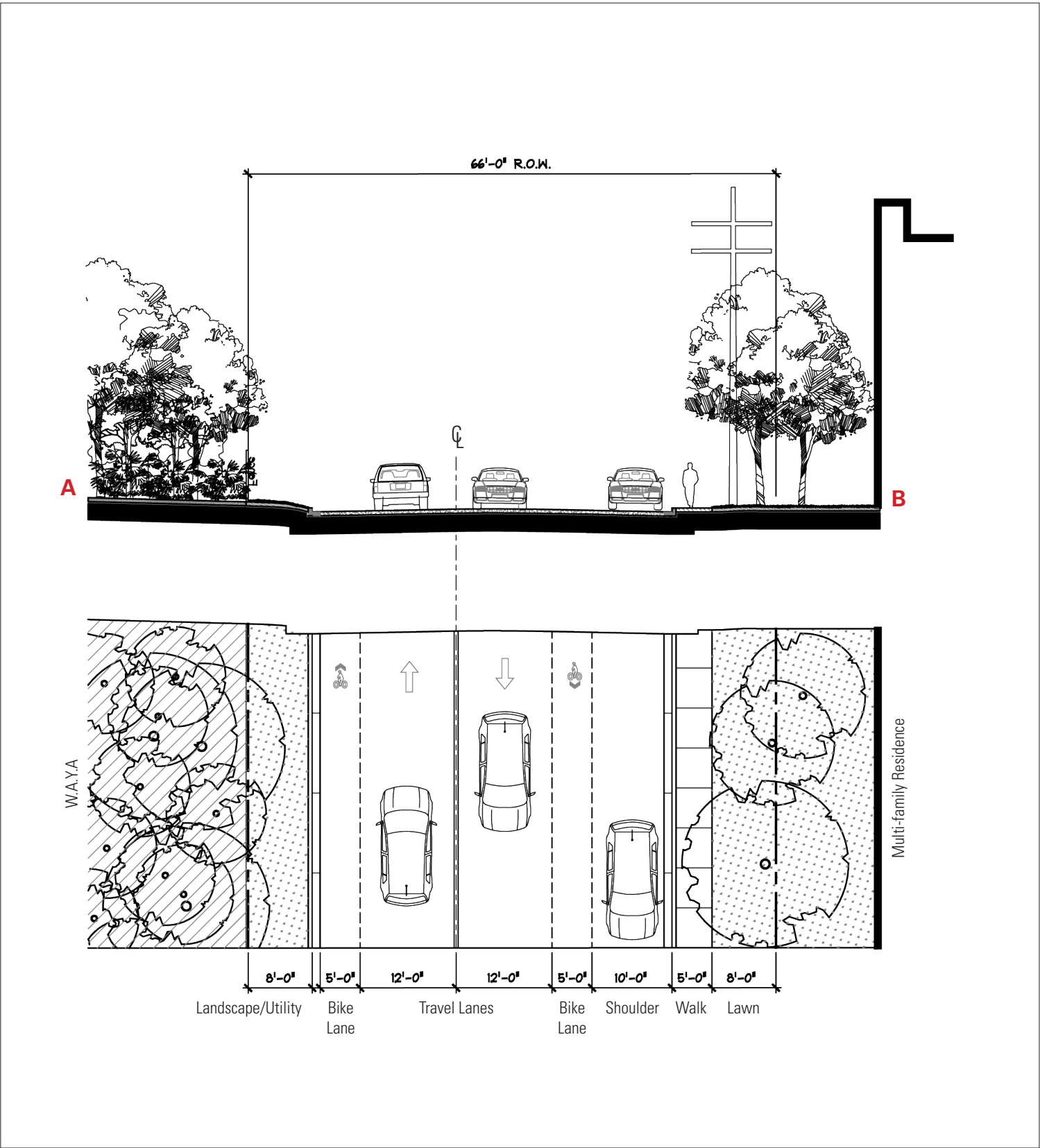
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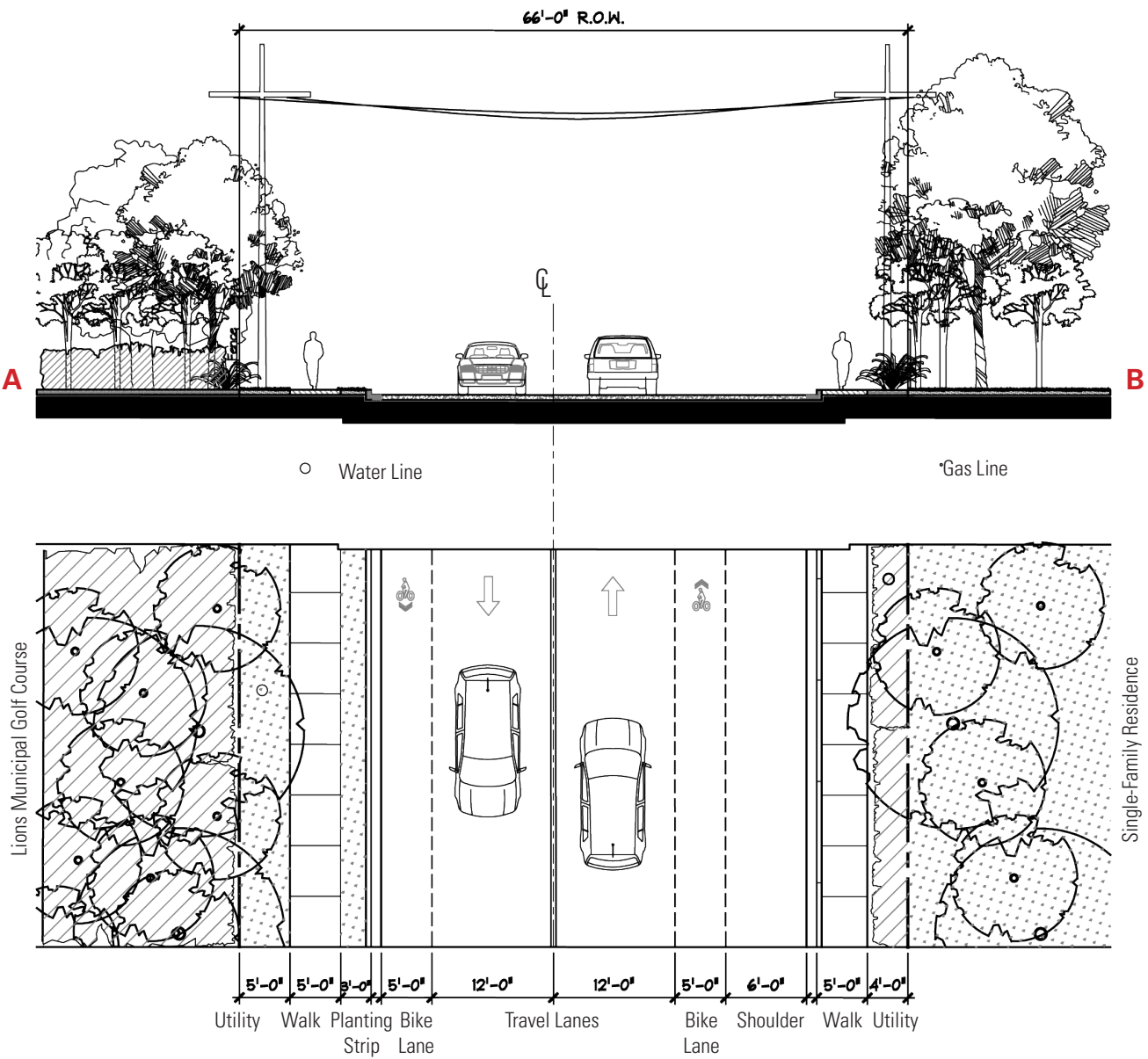
*Lens focal length: 80 mm



Key Location Map



ACCESS & CIRCULATION



*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm



Key Location Map



*Lens focal length: 27 mm



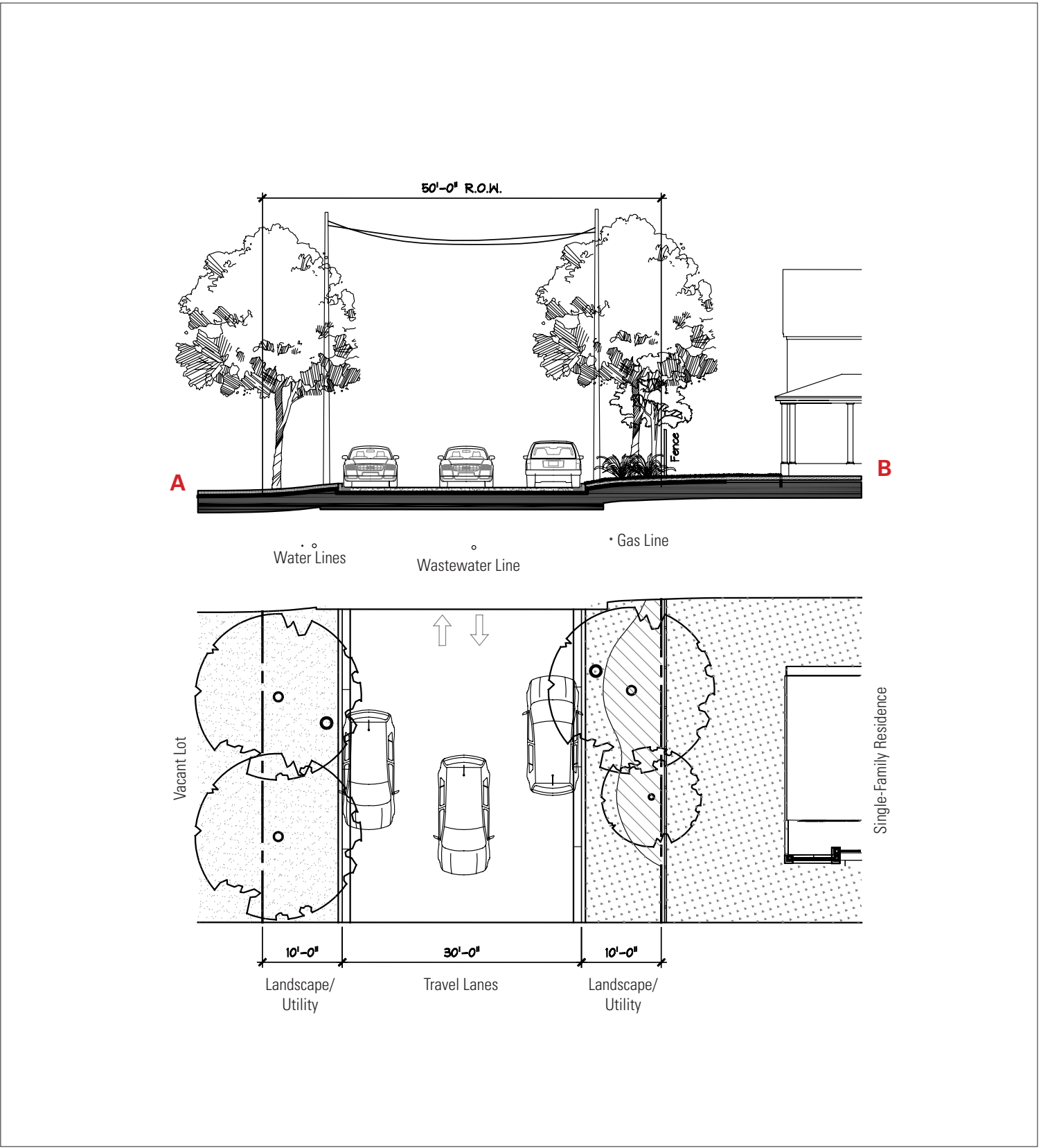
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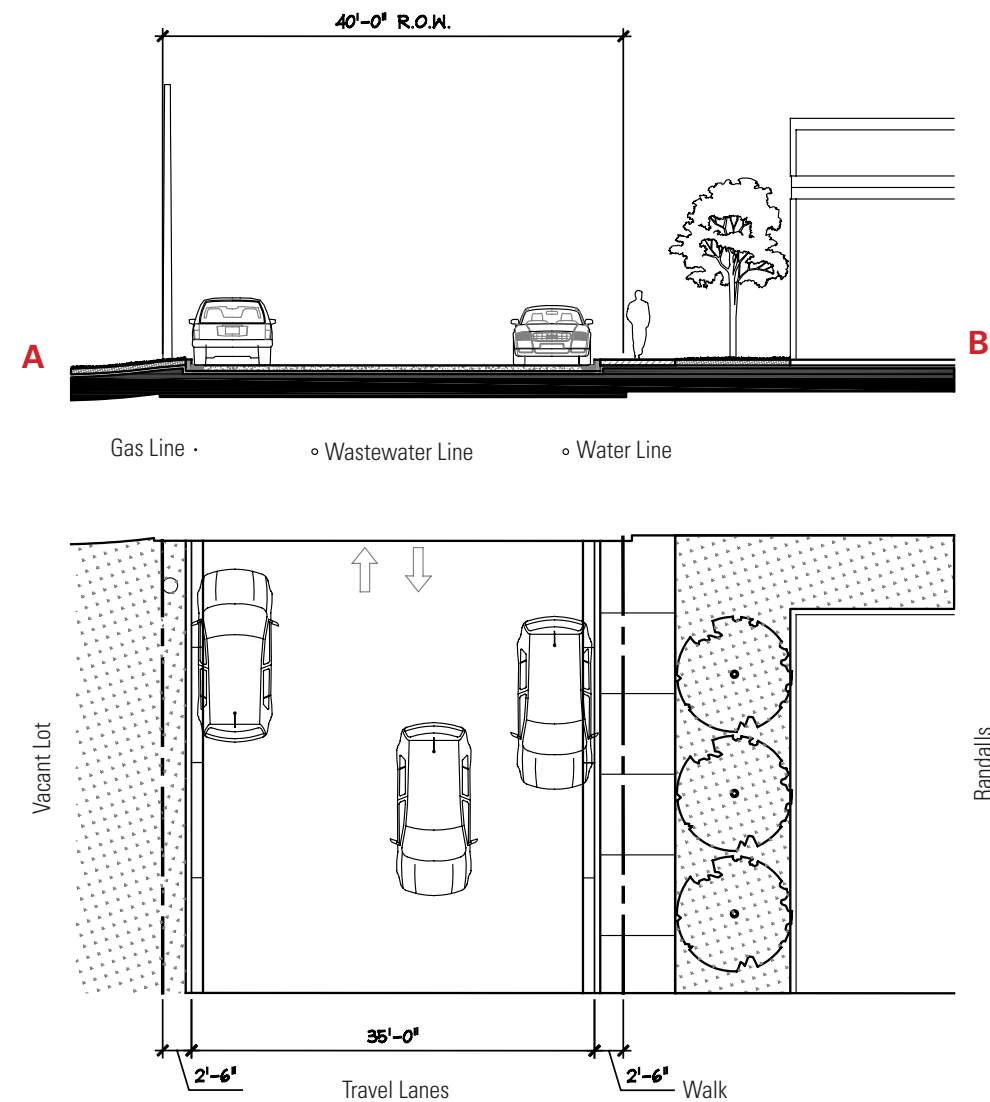
Key Location Map



*Lens focal length: 80 mm



ACCESS & CIRCULATION



*Lens focal length: 27 mm



*Lens focal length: 50 mm



*Lens focal length: 80 mm

17 Newman Street at 8th Street



Key Location Map





*Lens focal length: 27 mm



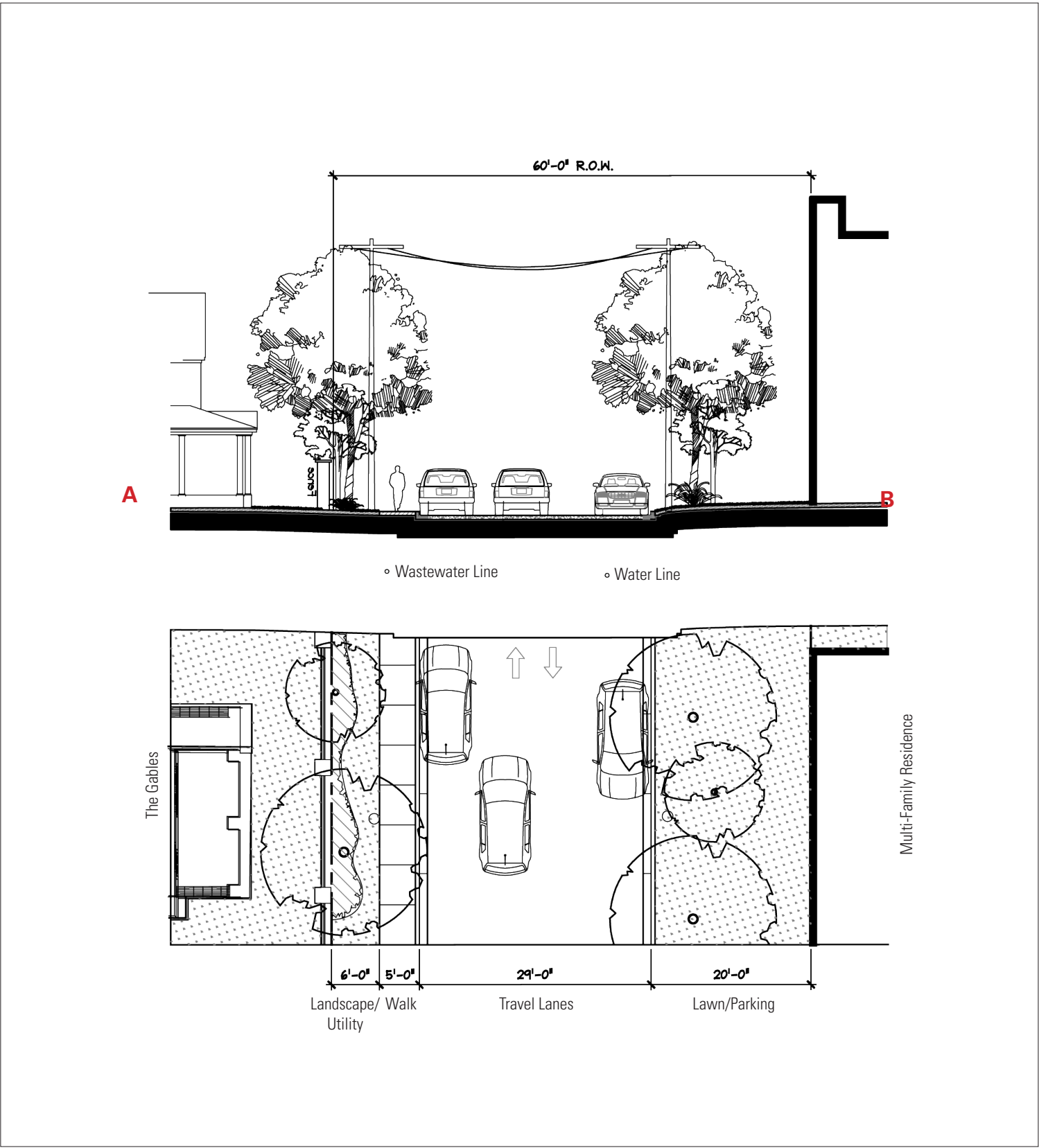
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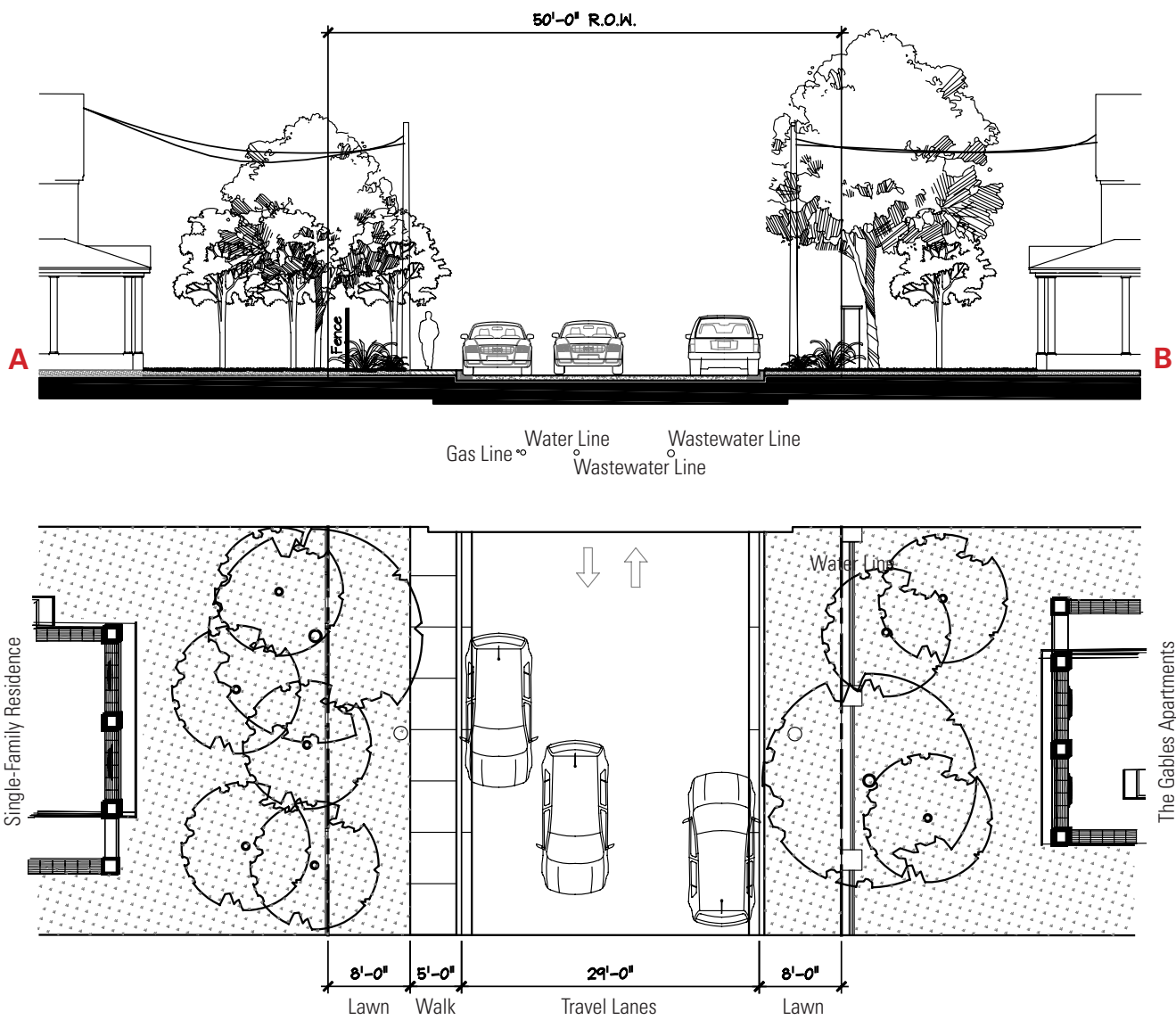
*Lens focal length: 80 mm



Key Location Map



ACCESS & CIRCULATION



*Lens focal length: 27 mm



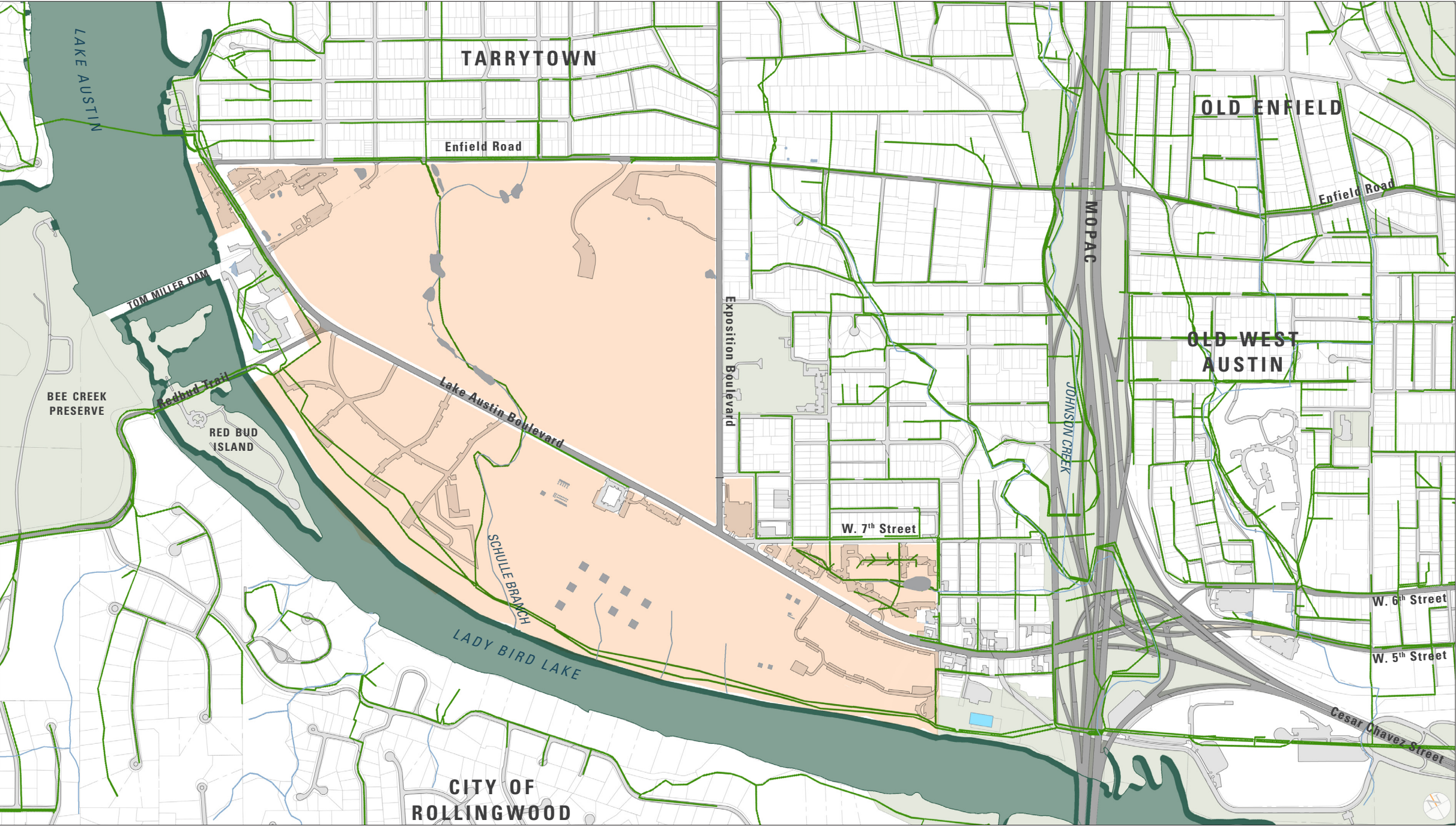
*Lens focal length: 50 mm



*Lens focal length: 80 mm



Key Location Map



Existing sewer & stormwater pipes location map

- Brackenridge Tract
- Existing waste water

2.7.2. WASTEWATER & STORM SEWERS

Wastewater service for the Tract is also provided by the AWU. Per the AWU, the existing wastewater system in the area includes a 10-inch line that crosses the Lions Municipal Golf Course and the Brackenridge Apartment tracts, and a 15-inch and 30-inch lines along the north bank of Lady Bird Lake within the Tract. The wastewater from this system connects to the North Austin Interceptor – Govalle Tunnel or the Crosstown Tunnel further downstream. Future improvements to the wastewater infrastructure will be necessary depending on level and exact configuration of the development.

This system includes a 60-inch box culvert north of and crossing Enfield Road, an 18-inch culvert within the Golf Course tract, and an existing culvert crossing Lake Austin Boulevard. Also discharging storm water to the site is an 18-inch culvert under Enfield Road near Hopi Trail. Systems along Redbud Trail, Exposition Boulevard, West 7th Street, and the Gables Apartments tract all drain water away from the Tract. Upgrades to these systems may be necessary. Design of expansions should account for runoff, water quality, detention, and outfall locations.

2.7.3. GAS

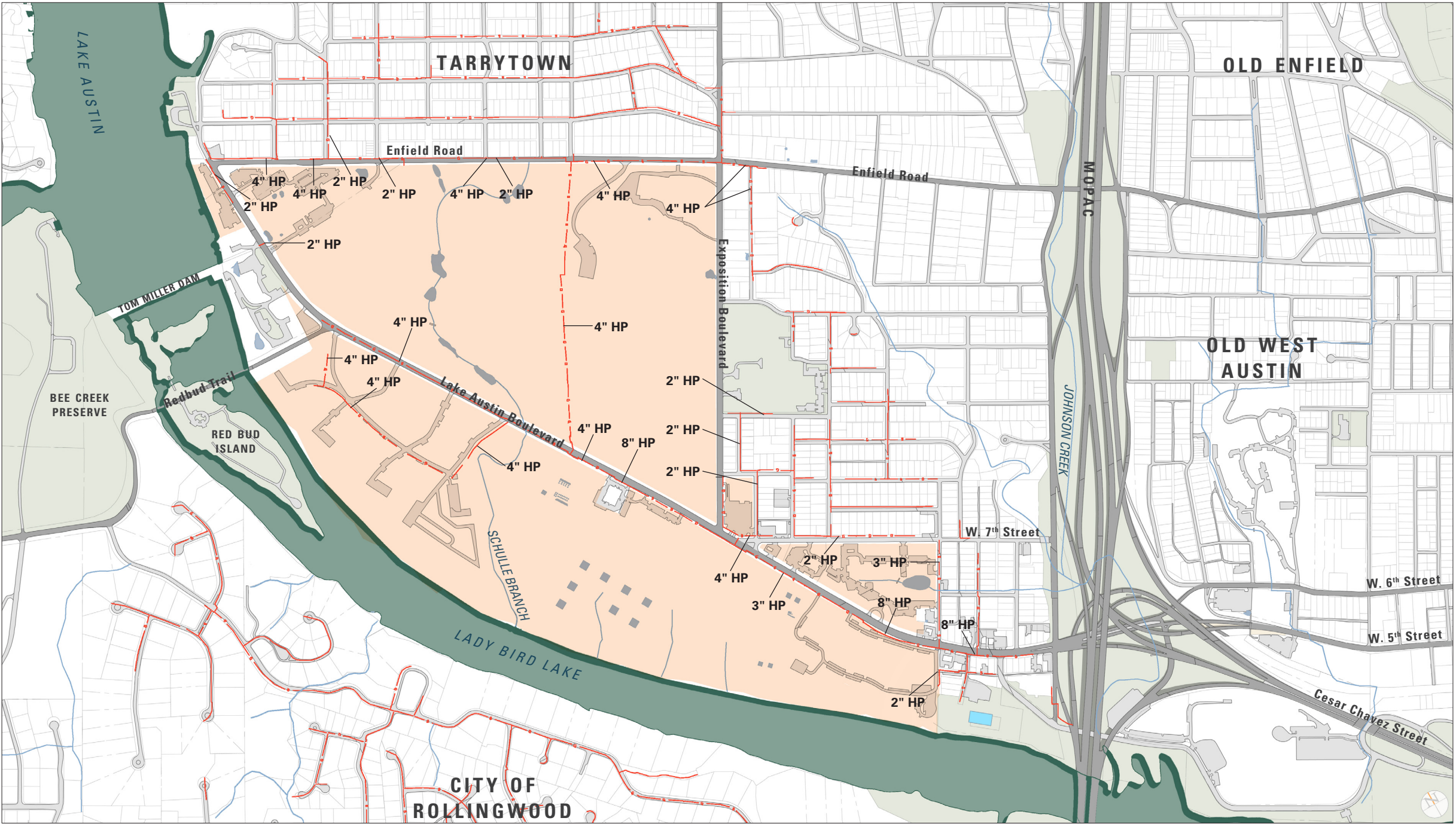
For gas service, the Brackenridge Tract lies within the Texas Gas service area. Current gas lines connect all developed portions of the tract to the existing gas infrastructure. Coordination with the Texas Gas would be required for new development in the undeveloped portions and for expansion of currently developed properties.

2.7.4. ELECTRICITY

Electric service is currently provided by Austin Energy through overhead electric lines and a sub-station. Current estimations by Austin Energy show sufficient amp capacity to service future Tract development.

2.7.5. TELEPHONE & COMMUNICATIONS

The Brackenridge Tract is within the service area of several telephone and communications companies, including AT&T, Grande Communications, SBC, and Time Warner Communications.



Existing gas pipes map

Brackenridge Tract

Existing main gas lines (hp: high pressure)

UTILITIES



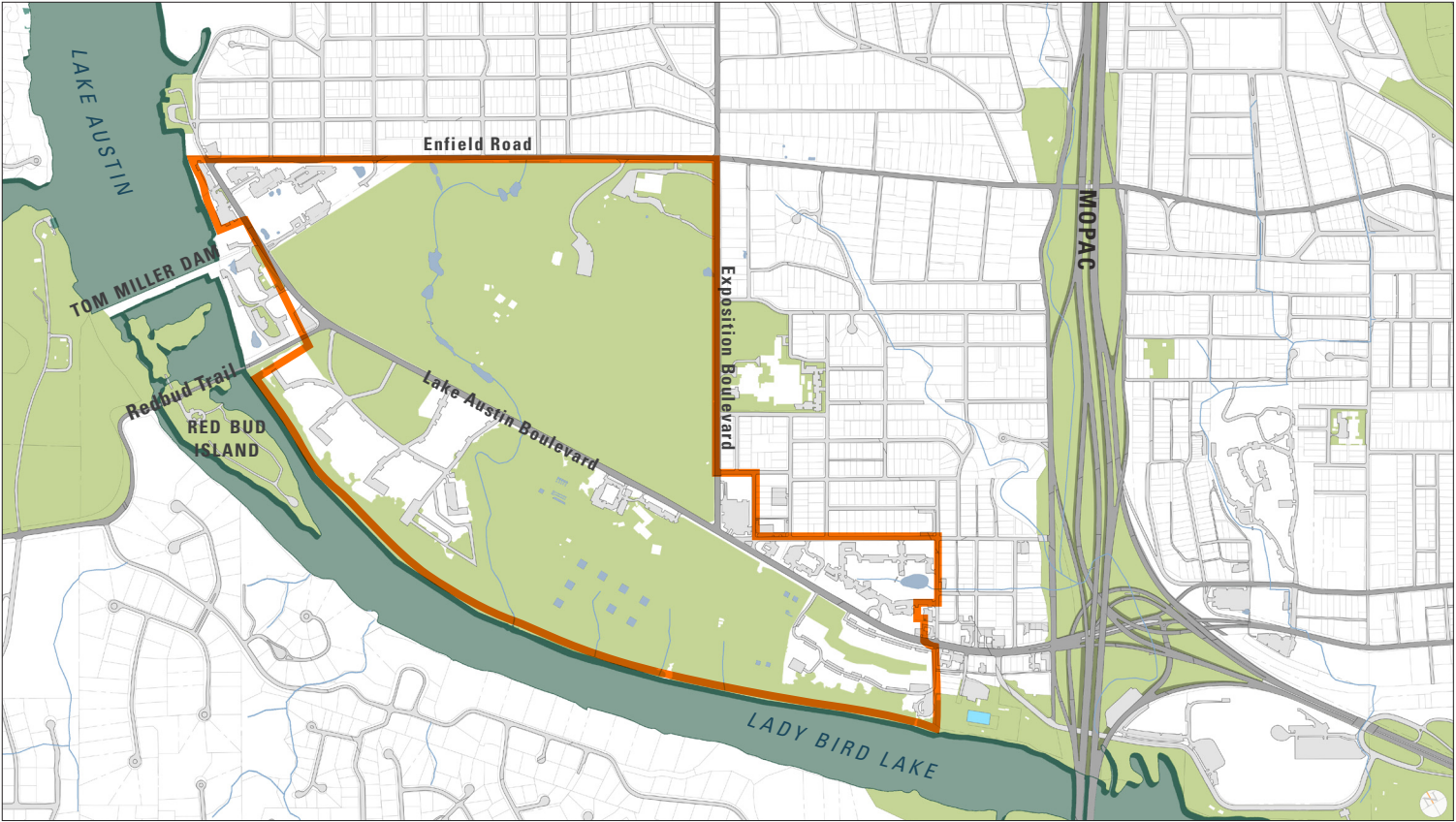
Existing open spaces

- Brackenridge Tract
- Fence
- Public boat launch
- Private boat launch
- Public open space
- Conservation area
- Restricted use
- Private open space

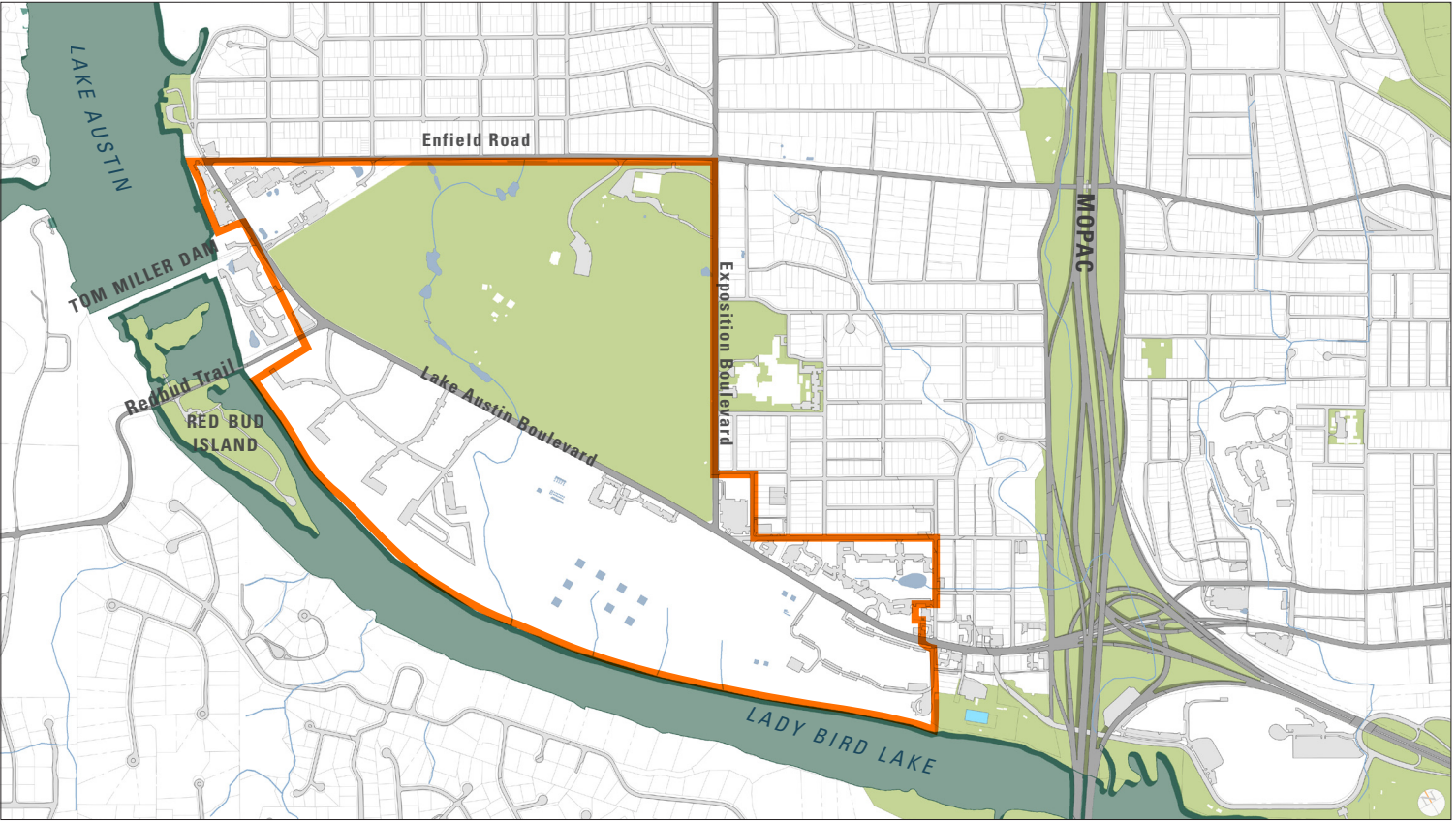
2.8. OPEN SPACE

There is a perception expressed in public meetings that the public would like for the Brackenridge Tract's open space to be maintained and preserved. In analyzing the tract's existing open space, it becomes apparent there is no fully publicly accessible open space on the tract. Most of the tract's open space is private, meaning that the general community and neighboring residents are not permitted to access the sites. These sites include the U.T. Austin Brackenridge Field Laboratory and the Brackenridge and Colorado Apartments. The tract also includes the 141-acre Lions Municipal Golf Course, a city-owned public course, but in order to access the site a fee must be rendered and the use is restricted to golf course play. The only truly publicly accessible open space in the area is Red Bud Island, a leash-free dog park with open fields and access to the water.

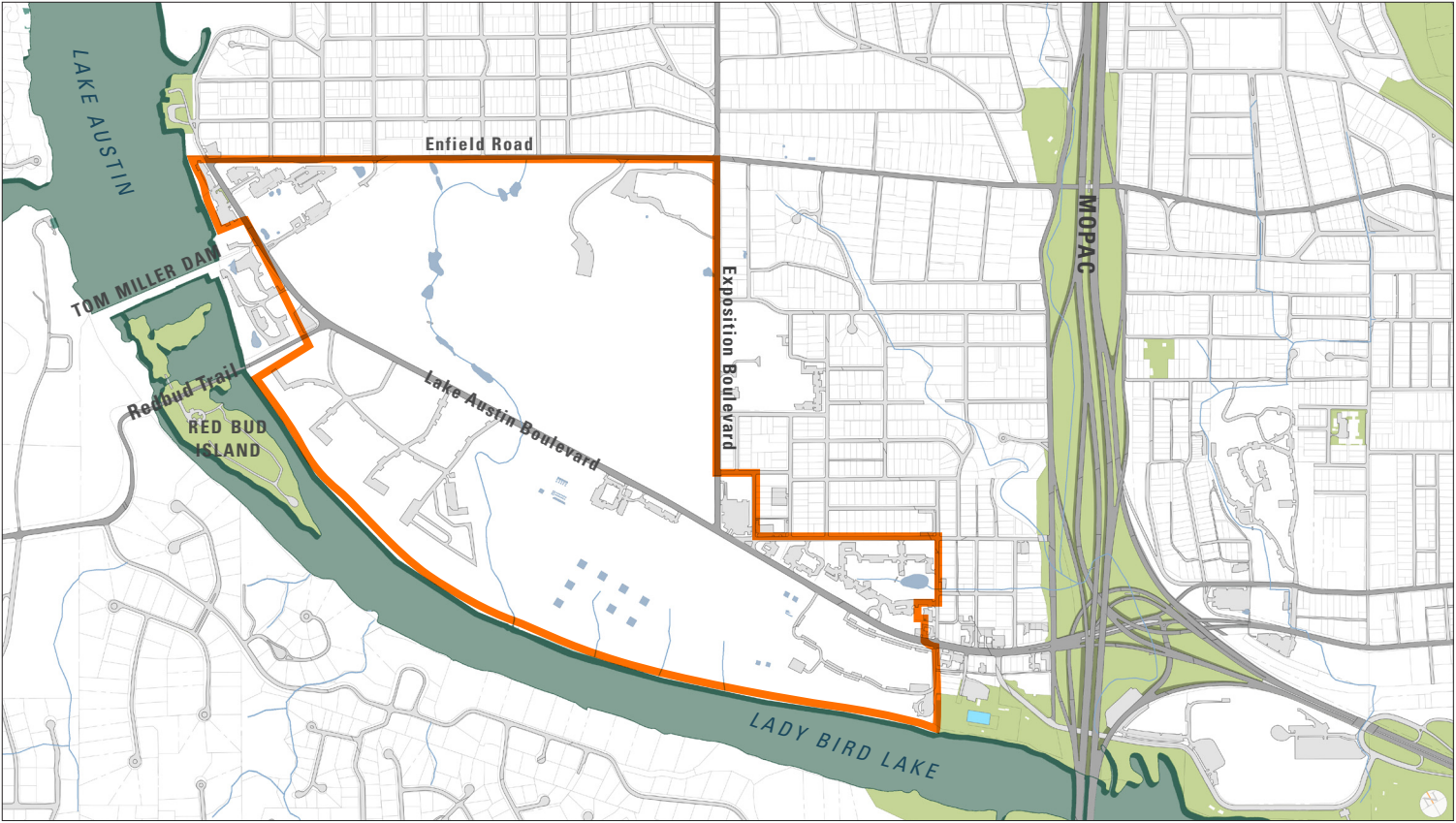
By peeling back the layers of open space, it becomes readily apparent that there is no fully accessible open space on the tract.



1. Non-accessible open space, limited-accessible open space and fully-accessible open space



2. Limited-accessible open space and fully-accessible open space



3. Fully-accessible open space

OPEN SPACE

