

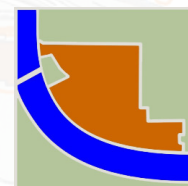
Cooper, Robertson & Partners *Architecture, Urban Design*

CONCEPTUAL MASTER PLANS FOR THE BRACKENRIDGE TRACT



PROJECT REPORT **VOLUME 1**

June 2009



prepared for the
BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM

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- D3. ERA Memo: Hotel Based Spa Revenue Data, February 25, 2009
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- F3. TBG Memos: Top Biology Programs and Research Facilities, November 26, 2008; Site Relocation Analysis, July 15, 2008; Significant Sites – Austin, July 16, 2008; Hornsby Bend, January 2, 2009

G. Graduate Student Housing Collaborative Planning Study

- G1. TBG Memo: Graduate Student Housing at Texas Universities, December 3, 2008

H. Concept Plans

- H1. Conceptual Cost Estimate, dated June 16, 2009; Errata, dated June 25, 2009

REFERENCES

- Brackenridge Development Agreement, May 25, 1989
- The Brackenridge Task Force Report. October 12, 2007
- City of Austin Land Development Code



INTRODUCTION

THE STATE OF TEXAS, ::

COUNTY OF BEXAR. ::

I, George W. Brackenridge, for the purpose of advancing and promoting University education, hereby grant, donate and convey, in trust for the benefit of the university of Texas:

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PURPOSE AND ORGANIZATION OF REPORT

The Project Report was prepared for The University of Texas System Board of Regents through the Real Estate Office, Florence P. Mayne, Executive Director. It documents the work completed in the Analysis and Concept Plan Phases of the Conceptual Master Plan for Development of the Brackenridge Tract. It also organizes the materials gathered and developed by the design team to provide a reference tool for on-going work, as well as to remain as a source of information and substantiation of the work in the longer term.

Chapters 1 through 10 of the report summarize the Analysis work in ten major categories, generally, in accordance with the major project scope items and the consultants' specialties. It records what currently exists physically on the site and the physical and non-physical context in which it exists. This context influences and informs what can, and should, be done on the site, as well as how it may be achieved. It records opportunities and potential, as well as obstacles and constraints, and, finally, the principles and assumptions, based on the data and analysis, on which the conceptual plans are predicated.

Chapter 11 summarizes the work of the Concept Plan Phase. It includes alternatives considered in the development of the plans, documents the Final Concept Plans and Design Guidelines, and provides an evaluation of the Plans and recommendations for Implementation.

The appendices include documents, or portions of documents, referred to in the report, and upon which the analysis is, at least in part, based. They also contain documents developed by the design team and summarized in the report, and other materials relevant to the project from which information was extracted for the analysis. They are, generally, more detailed than appropriate for the summary report and too large to include.

References are listed after the Appendices. These are documents that are referred to in the Project Report or have excerpts included in the Appendices and have relevance to the project. They are not included in this report, but are public documents readily available for review and reference.

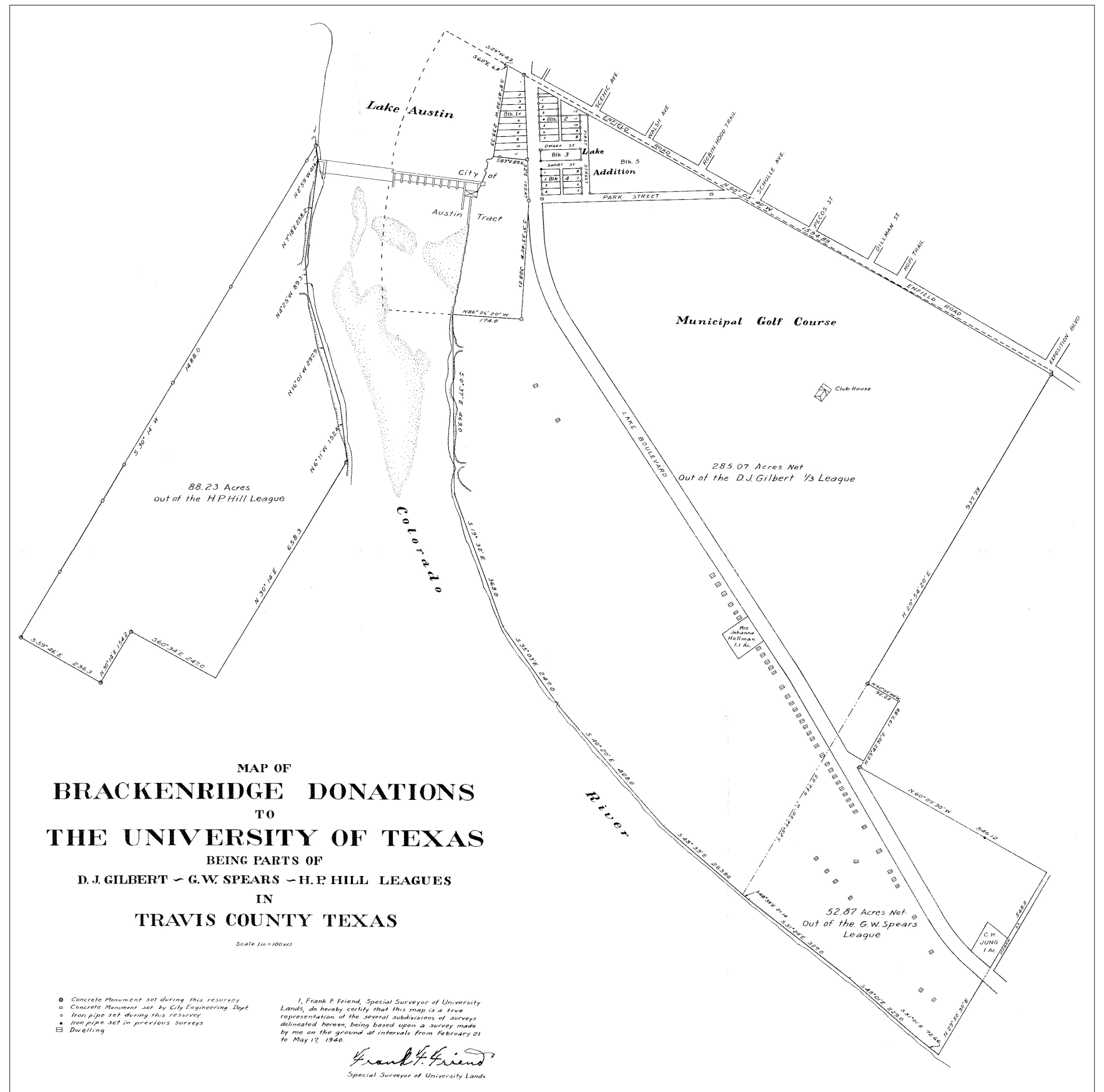
PROJECT BACKGROUND

In 1910 Colonel George W. Brackenridge donated 503 acres for the benefit of The University of Texas. His original intent was that the land be used for a new main campus for The University of Texas at Austin. This did not come to pass and over nearly 100 years since the gift, the land has been used for a variety of university related and non-university related uses. Portions of the tract have been dedicated or conveyed for public and private uses, the proceeds from which having been used to benefit university education.

In 1989, The University of Texas System Board of Regents and the City of Austin entered into the Brackenridge Development Agreement which governs the use of portions of the property for non-university related uses.

In 2007, a Brackenridge Tract Task Force was created by the Regents and given the charge "to review and identify facts and issues that impact the land...to seek input and advice concerning the Board's stewardship...,to make findings of fact related to the asset, to identify alternatives concerning long term uses of the tract, and to make recommendations concerning the best and most prudent ways to utilize the asset to the maximum benefit of The University of Texas at Austin."

In 2008, The Board of Regents selected a team headed by Cooper, Robertson & Partners to provide at least two Conceptual Plans for Development of the Brackenridge Tract that will guide the near and long term use of the entire property.



Map of Brackenridge Donations to The University of Texas, by Frank F. Friend, surveyor of University lands, 1940 - Copyright© 1964, Walter E. Long

PURPOSE AND ORGANIZATION OF REPORT

PROJECT DESCRIPTION

The current size of the Brackenridge Tract is approximately 349 acres fronting on either side of Lake Austin Boulevard with frontage of approximately 156 acres on Lady Bird Lake. The site also includes a contiguous parcel owned by The University of Texas with an area of approximately one acre for a total site area of approximately 350 acres.

Approach:

Approximately the first half of the project schedule focused on understanding the site, an inventory and analysis of its physical characteristics, including environmental and traffic, as well as regulatory, financial, and market analyses. This first phase was also a period of intensive outreach for input from all interested individuals and groups. Plan and program assumptions, goals, and principles to guide future work have been established from these discussions and the analysis efforts prior to proceeding with the concept plans.

The remaining half of the project schedule included plan and design studies and the development of alternatives for the layout, uses, density, traffic, and utilities. These have been evaluated based on the established goals and principles, and selected alternatives, or combinations of elements from the alternatives, provided the basis for the final concept plans. Each of the final plans was developed in greater detail and documented. Visual and written materials illustrate the plans and describe their intent.

Issues relating to the existing U.T. Austin uses on the site were addressed by working directly with The University of Texas in joint analyses, the Collaborative Planning Studies of the Brackenridge Field Lab and Graduate Student Housing. The studies consider current and future needs, alternative configurations, necessity to be located

on the site, alternative locations, costs, and implications for development of the Tract.

Public input and involvement were critical to this process. Throughout the entire project, the team has sought input, kept the public apprised of the progress and findings, and was available to answer questions. There were several public sessions and numerous

meetings with interested parties, including elected officials, site users, city and community groups, agency personnel, and The University of Texas faculty, staff, and administration. A variety of communication tools have been employed.

CRP has maintained a presence in Austin through frequent trips by principals and

staff, working with the local team, becoming familiar with the site, city, and U.T. Austin, participating in meetings and outreach, communicating with designated individuals from The University of Texas, and remaining accessible and available.



Site map

PROJECT BACKGROUND AND DESCRIPTION

Schedule / Status:

The work was divided into approximately two equal phases: Analysis and Concept Plans. The Analysis Phase of the project commenced May, 2008 and was completed in December, 2008. Collaborative planning efforts for the Brackenridge Field Lab and Graduate Student Housing, begun in the Analysis Phase, continued into the Concept Plan Phase. The Conceptual Plans were presented to the Board of Regents in June, 2009.

Team:

The design team is led by Cooper, Robertson & Partners. CRP’s master planning expertise is combined with the local knowledge and proficiency of the partnering firms to create a uniquely qualified team for this historic master planning project.

- **Master Planner and Team Leader: Cooper, Robertson & Partners, LLP (CRP)**
Based in New York City, CRP is an architecture and urban design firm providing design, programming, and development services to institutions, public agencies, private landowners, and property development clients. It is the Master Planner and team leader for the Brackenridge Tract Conceptual Master Plan. The underlying and unifying theme of CRP’s efforts is their belief that architecture, planning, landscape, and infrastructure design are critically interconnected disciplines which must be viewed, understood, and addressed together if lasting quality and value are to be achieved.

The following project team of experienced and innovative firms has been assembled by Cooper, Robertson & Partners:

- **Landscape Architects and Environmental Consultant: TBG Partners (TBG)**
TBG Partners, based in Austin, Texas, is the landscape architect. TBG’s work is highly regarded, and their prominent regional practice has proven its effectiveness through a holistic approach and a collaborative process. TBG has extensive experience working with The University of Texas, and has worked on a number of projects in Austin to create plans for site redevelopments that integrate retail, residential, and office components with parks and open space.
- **Raba-Kistner Consultants, Inc. (RKCI)**
is a sub-consultant to TBG Partners and provides environmental and ecological services for the project. They are one of the Southwest’s largest consulting firms in engineering specialties. Founded in 1968 with

offices in Austin and San Antonio, RKCI’s multi-disciplined team consists of civil, environmental, geotechnical, materials and facilities engineers, architects, environmental geologists, scientists, archaeologists, technicians, and support personnel. Over 75% of their team holds licensure or certifications in their areas of expertise.

- **Traffic/Transportation Analyst: Prime Strategies, Inc. (PSI)**
PSI is a traffic and transportation analyst with extensive regional experience, which gives them a unique understanding of the connections between the Brackenridge Tract and many different locations in and around Austin. PSI calls upon this expertise to bring insight to the analysis of various uses of the site, and develop a transportation and traffic strategy.
- **Klotz & Associates** is assisting PSI with traffic field work and analysis and has provided the existing traffic counts for the project.

- **Infrastructure/Traffic Engineer I: CAS Consulting & Services, Inc. (CAS)**
CAS was founded in 1999 in Austin, Texas, to provide design and consultation services. The CAS team has extensive professional engineering experience in Austin including the areas of water resource management, storm water management, environmental and construction management, and traffic engineering design. They were the civil engineer for the mapping and data gathering phase of the project.

Surveying And Mapping, Inc. (SAM, Inc.), Incorporated in 1994 and based in Austin, Texas, as a sub-consultant to CAS; SAM, Inc. provided the boundary survey for the Brackenridge project.

- **Infrastructure/Traffic Engineer II: K Friese & Associates, Inc. (KFA)**
Formed in April 2003, KFA offers civil engineering services with special emphasis on water, wastewater, and transportation projects. Its team of professionals has decades of experience working together in the development, management, design, and construction administration of a wide variety of multi-disciplined projects throughout Central Texas. It has provided input, along with CAS, for the Analysis Phase and served as the civil engineer for the Conceptual Plan Phase of the project.

Pate Engineers, Inc. (PATE), established in 1970 with offices across Texas, assists KFA as a sub-consultant. PATE consulted on private development issues and participated in the public involvement process.

- **Financial and Market Analyst: ERA AECOM (ERA)**
ERA provides market and financial analyses to identify future development options and determine The University of Texas System’s income from the Brackenridge Tract. The firm’s proprietary database is used to

Listening, Learning and Analyzing						Development Scenarios	Testing, Planning and Implementing							
<ul style="list-style-type: none"> • Site and Context • University Needs And Opportunities • Market Opportunities • Traffic Considerations • Regulatory Overlay • Public Involvement 							<ul style="list-style-type: none"> • Design Studies • Plan Alternatives • Final Plan Options • Guidelines / Codes • Implementation Strategies • Public Involvement 							
MAY 08	JUNE 08	JULY 08	AUG. 08	SEPT. 08	OCT. 08	NOV. 08	DEC. 08	JAN. 09	FEB. 09	MAR. 09	APR. 09	MAY 09	JUNE 09	
	Listening Session 06.25.08	Mapping	Information Session 08.12.08	Analysis		Weeklong Planning Workshop Week 03-08.11.08	Analysis. Completion	Conceptual Planning					Plan Update Session 05.20.09	Plan Options 06.18.09

Schedule

PROJECT DESCRIPTION

benchmark potential market-driven uses for the site. ERA's project principal has both a graduate and an undergraduate degree from The University of Texas at Austin.

Capitol Market Research (CMR) is a sub-consultant to ERA and, as an Austin-based corporation, provides greater efficiency for ERA in completing their local research.

- **Cost Estimator:**
HS&A

HS&A is based in Austin and has provided services on many prominent Texas projects, including work for The University of Texas MD Anderson Cancer Center. HS&A serves as cost estimator, providing estimates for the cost of implementing various plan options to be used in economic analyses.

- **Zoning and Public Policy Specialist:**
DuBois, Bryant & Campbell, LLP

DuBois, Bryant & Campbell provides zoning and public policy consulting services. The firm's project principal has worked extensively with City of Austin land use regulations in his roles as a former City of Austin

Planning Commissioner and is a member of numerous City task forces.

Clark, Thomas, and Winters, also an Austin based firm, provides archival research assistance to DuBois, Bryant, & Campbell.

- **Stakeholder Input and Communications Consultant:**
Concept Development & Planning, LLC (CD&P)

CD&P offers expertise in communication skills with the ability to relate verbally and graphically the most complex issues in easily understood language. Based in Austin, Texas, it brings a comprehensive knowledge of the community, residents and issues. CD&P plans schedules, and conducts opportunities for stakeholder participation in the planning process.

Beverly Silas & Associates (BS&A) is advising and working with CD&P on communications, outreach, and public input. Together, CD&P and BS&A bring more than 90 years of experience to the Brackenridge Tract master planning process.



Work session at the Colorado Room (formerly Lakeview Lodge) during the Weeklong Workshop in Austin



Team working session in Austin at TBG office



Team working session during the Weeklong Workshop in Austin

