

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Eric J. Hammack, Property Agent Supervisor
Land Management Section
Office of Real Estate Services

DATE: August 19, 2014

SUBJECT: F#9342-1403 – Aerial Encroachment of a portion of 15th
Street by a pedestrian bridge near the intersection of 15th
Street and Red River Street.

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The area being requested for encroachment will be used for an overhead pedestrian bridge to connect the existing Brackenridge Hospital parking garage with the future Dell Teaching Hospital on the University of Texas campus.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **August 26, 2014, Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov

Applicant: Lynn Ann Carley / David Armbrust

Property Owner: Travis County Healthcare District; and Board of Regents of the University of Texas System

Ms. Carley or her delegate will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Property Agent Supervisor
Land Management Section

OFFICE OF REAL ESTATE SERVICES
Attachments

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DEPARTMENT COMMENTS FOR THE
AERIAL ENCROACHMENT OF 15TH STREET BY A PEDESTRIAN BRIDGE NEAR THE
INTERSECTION OF 15TH STREET AND RED RIVER STREET

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
Planning & Development Review (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

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MEMORANDUM

Case No.: 9342-1403
Date: March 10, 2014

SUBJECT: ROW ENCROACHMENT

() Patti Moore	AT&T	() Danielle Guevara	PDRD (LUR-Engineering)
() Melody Giambruno	Austin Energy	() Joe Almazan	PDRD (LUR-Transportation)
() Rob Spillar	Austin Transportation Director	() Mark Walters	PDRD (N'borhood Planning)
() Angela Baez	Austin Water	() Humberto Rey	PDRD (Urban Design)
() Vincent Sandoval	Capital Metro	() Wendy Rhoades	PDRD (Zoning Review)
() Brent Bright	CTM - GAATN	() Cuong Tran	City Engineer
() David Brietzke	Fire	() Eric Dusza	PWD (N'hood Connectivity)
() Fabien Villeneuve	Google	() Larissa Prince	Texas Gas
() Luis Mata	Grande Communication	() Scott Wratten	Time Warner
() Marilyn Shashoua	PARD	() Pam Kearfott	WPD (Engineering)

A request has been received for an aerial encroachment of street right of way at 15th Street and Red River Street. The encroachment will consist of an aerial walkway which is intended to connect the existing Hospital Parking Garage (south side of 15th street) with the new teaching hospital on the U.T. campus (north side of 15th street). The address for this encroachment is approximately 601 E. 15th Street and 1701 Red River Street.

Please review this request and return your comments to Eric Hammack (974-7079), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **March 24th, 2014.**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Prepared by: _____

Reviewed by: _____

Telephone: _____

Date: _____

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

DAVID ARMBRUST
(512) 435-2301
darmbrust@abnustin.com

March 10, 2014

VIA HAND DELIVERY

Eric Hammack
City of Austin
505 Barton Springs Road, 7th Floor
Austin, TX 78704

Re: UMCB – New Teaching Hospital, Aerial Walkway Encroachment Agreement
Application

Dear Mr. Hammack:

Enclosed is an encroachment agreement application for a proposed aerial walkway over 15th Street to connect the new teaching hospital to the existing parking garage at Red River Street and 15th Street. Attached are exhibits that show the proposed location of the improvement. The following information is being provided to respond to the questions within the Encroachment Agreement application.

The 15th Street right-of-way was dedicated as part of the Original City of Austin subdivision and the proposed encroachment does not currently exist. While there are no aerial utilities in the area of the proposed aerial encroachment, there are underground utilities which are shown on the attached exhibits. Since there will be no direct interaction between the aerial walkway and underground utilities, there are no plans to relocate the underground utilities.

The aerial walkway is proposed to be constructed as part of the new teaching hospital. Since the teaching hospital is going to be constructed on UT property, it has been determined that a site plan is not required.

This site is not a unified development, and the project is not a SMART Housing Project. Construction is anticipated to begin in October 2014.

The parking garage is an existing structure, while the other properties adjacent to this site will be developed as part of the new Medical District. This site is located within the downtown boundaries described as east of Lamar Boulevard, west of IH-35, north of Lake Bird Lake, and south of Martin Luther King, Jr Boulevard.

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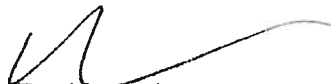
ARMBRUST & BROWN, PLLC

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Upon your review of this information, please feel free to contact me at (512) 435-2301 or Lynn Ann Carley at (512) 435-2378.

Sincerely,



David Armbrust

Enclosures

Cc: Lynn Ann Carley
Adam Hauser
Peter Rieck
John Stephens
John Strickland
Tim Taylor
Amy Wanamaker

Application for an Encroachment Agreement

File No. 9342-1403
Department Use Only

DATE: 3-10-14
Department Use Only

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1. TYPE OF ENCROACHMENT

Encroachment Type: ☒ Aerial ☐ Sub-surface ☐ Surface

List TYPE OF ENCROACHMENT to be placed on Public Property: Aerial walkway over 15th Street to connect new teaching hospital to existing parking garage

Has encroachment been installed prior to application: ~~Yes~~ No

Adjoins property at the following street address: 1701 Red River Street and 601 E 15th Street

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: 02-0905-1501-0000 and 02-0905-1602-0000

Survey & Abstract No. _____

Lot(s) _____ Block _____ Outlot _____

Subdivision Name: Original City of Austin

Plat Book _____ Page Number _____ Document Number _____

County/Records: Travis County; Deed Real Property Official Public

NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

FILE NUMBERS

Existing Site Plan: YES / NO

Subdivision: Case: YES / NO

Building Permit: YES / NO

4. APPLICANT INFORMATION

Name: David Armbrust

Firm Name: Armbrust & Brown, PLLC

Address: 100 Congress Avenue, Suite 1300 City: Austin State: TX

Zip: 78701 Phone: (512) 435-2301 Fax No.: (512) 435-2360

EMAIL ADDRESS: DARMBRUST@ABAUSTIN.COM and LCARLEY@ABAUSTIN.COM

5. DEVELOPER INFORMATION

Name: _____

Firm Name: Seton Family of Hospitals c/o Peter Rieck

Address: 1300 W. 34th Street City: Austin State: TX

Zip: 78705 Phone: (512) 324-3190 Fax No.: ()

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6. LANDOWNER INFORMATION

Name: <u>See attached</u> (as shown on Deed)			
Address: _____		City: _____	State: _____
Zip: _____	Phone: (____) _____	Fax No.: (____) _____	
Lienholder Name: _____			
Lienholder Address: _____			
Lienholder Phone Number: _____		Fax Number: _____	
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)			

7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name: <u>Seton Family of Hospitals</u>			
Address: <u>1300 W. 34th Street</u>		City: <u>Austin</u>	State: <u>TX</u>
Zip: <u>78705</u>	Phone: (<u>512</u>) <u>324-3190</u>	Fax No.: (____) _____	
Contact Person: <u>Peter Rieck</u>		Phone: <u>(512) 324-3190</u>	

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By:  _____
Applicant

Please check the appropriate box.

- ☐ Landowner
- ☐ Tenant
- ☐ Agent for Landowner
- ☒ Agent for Tenant

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LANDOWNER INFORMATION FOR 1701 RED RIVER STREET

Name: Board of Regents of The University of Texas System

Address: 201 W. 7th Street, Suite 416, Austin, TX 78701

Phone: (512) 459-4333

Lienholder Name: N/A

LANDOWNER INFORMATION FOR 601 E 15th STREET

Name: Travis County Healthcare District c/o John Stephens

Address: 111 E. Cesar Chavez Street, Suite B, Austin, TX 78702

Phone: (512) 431-0882

Lienholder Name: N/A

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EXISTING BRACKENRIDGE GARAGE

AREA OF
FOCUS (PLEASE
SEE EXHIBIT 2)

RED RIVER ST.
(EXISTING)

RIGHT OF WAY

PROPOSED AERIAL
CROSSING

EAST 15TH STREET

RIGHT OF WAY

RED RIVER STREET
(RELOCATED)

NEW HOSPITAL

RED RIVER STREET
(EXISTING)

WALLER CREEK



221 West Sixth Street, Suite 380
Austin, Texas 78701
Tel. (512) 208-3284 Fax (512) 208-2592
TBPE # F-14626 TBPLS # F-10193841
Garze Bury LLC © Copyright 2014

HKS

HKS, INC.
350 N SAINT PAUL STREET SUITE 100
DALLAS, TX 75201-4240

SETON TEACHING
HOSPITAL

AERIAL CROSSING

EXH 1

DATE: 3/6/2014

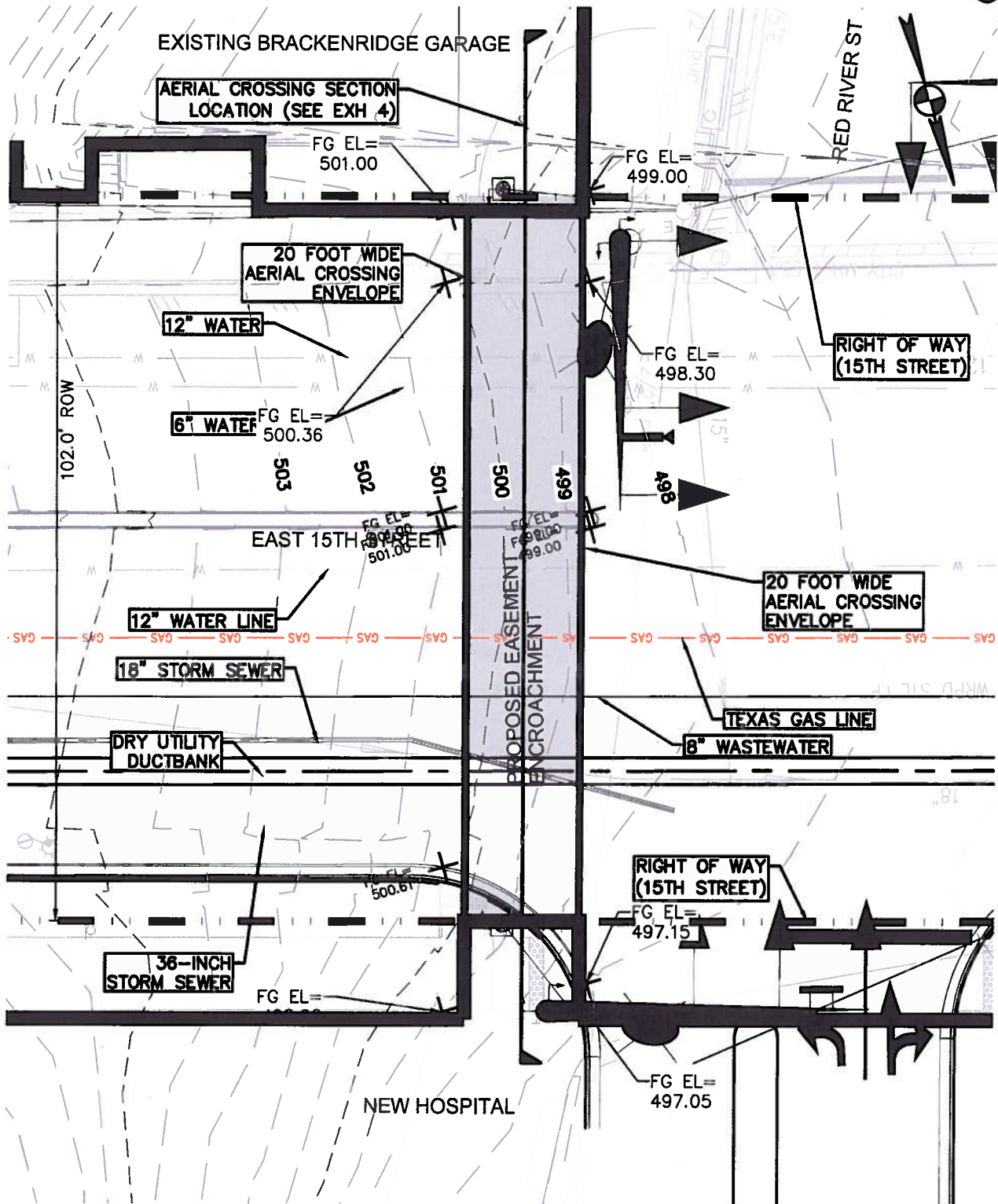
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FILE: G:\101649\10013\EXHIBITS

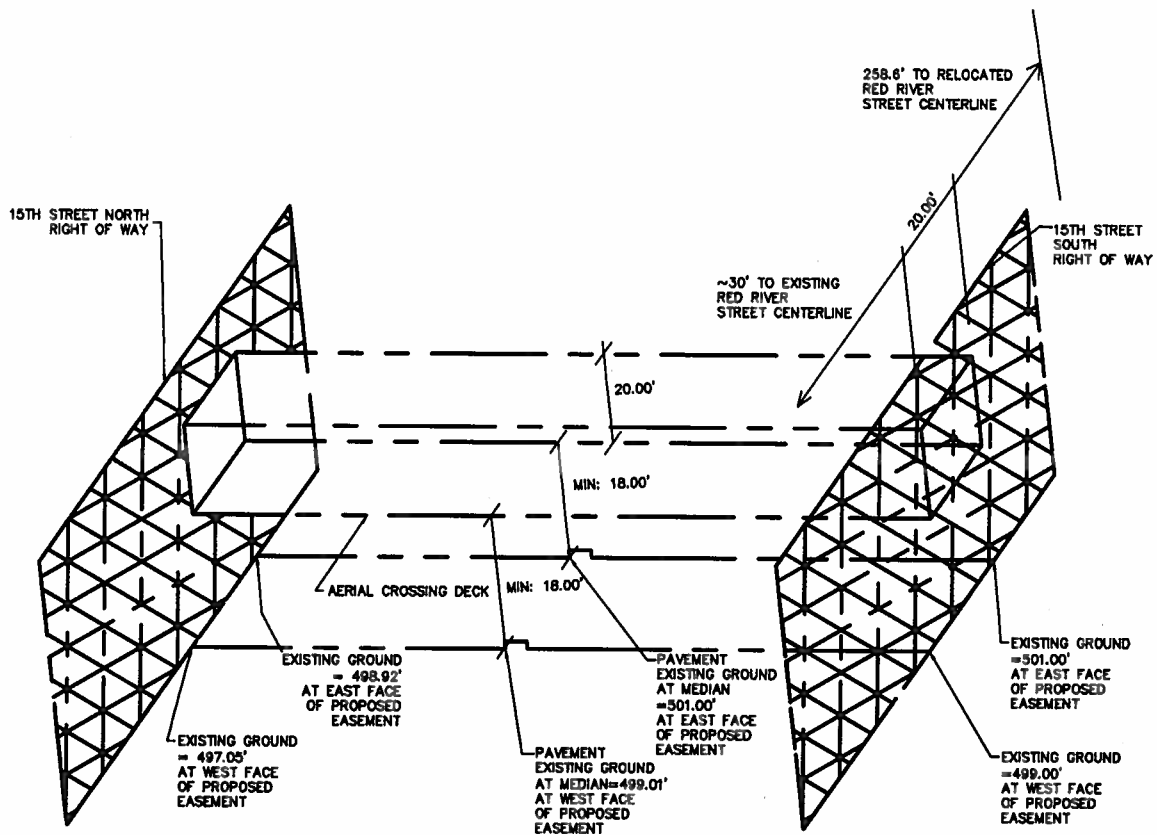
PROJECT No. 101649-10013

02/10



 <p>221 West Sixth Street, Suite 360 Austin, Texas 78701 Tel. (512) 268-3284 Fax (512) 268-2592 TBPE # F-14629 TBPLS # F-10193841 Garza Bury, LLC © Copyright 2014</p>	 <p>HKS, INC. 350 N SAINT PAUL STREET SUITE 100 DALLAS, TX 75201-4240</p>	<p>SETON TEACHING HOSPITAL</p> <p>1500 RED RIVER STREET AUSTIN, TEXAS</p>	<p>EXH 2</p>	
DATE: 3/6/2014	SCALE: 1" = 20'	DRAWN BY: BDM	FILE: G:\101649\10013\EXHIBITS	PROJECT No. 101649-10013

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3 DIMENSIONAL VIEW

NOT TO SCALE
15TH STREET



221 West Sixth Street, Suite 380
Austin, Texas 78701
Tel: (512) 208-3284 Fax: (512) 208-2592
TBPE # F-14629 TBPLS # F-10103841
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HKS

HKS, INC.
350 N SAINT PAUL STREET SUITE 100
DALLAS, TX 75201-4240

SETON TEACHING
HOSPITAL

AERIAL CROSSING

EXH 3

DATE: 3/6/2014

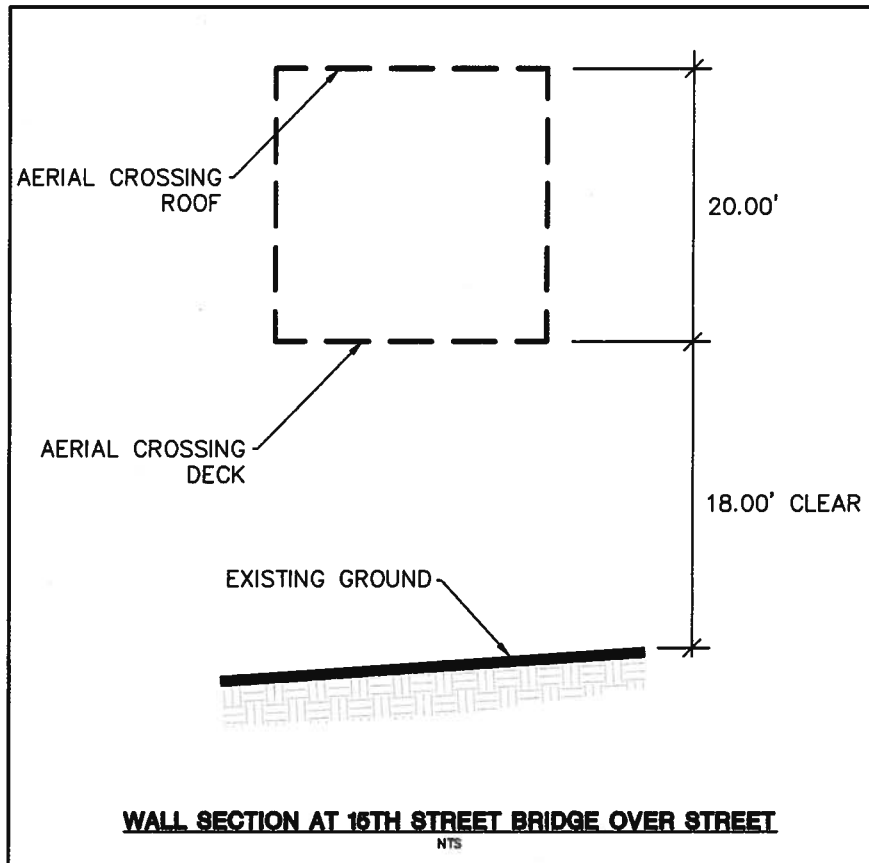
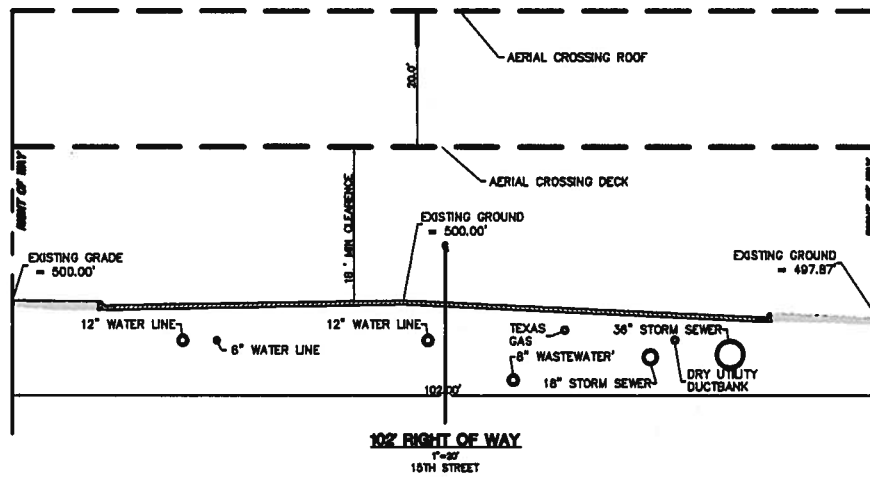
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DRAWN BY: BDM

FILE: G:\101649\10013\EXHIBITS

PROJECT No. 101649-10013

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221 West Sixth Street, Suite 300
Austin, Texas 78701
Tel: (512) 298-3284 Fax: (512) 298-2592
TDEP # F-14629 TSP/L8 # F-10193841
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HKS

HKS, INC.
350 N SAINT PAUL STREET SUITE 100
DALLAS, TX 75201-4240

SETON TEACHING
HOSPITAL

AERIAL CROSSING

EXH 4

DATE: 3/6/2014

SCALE: 1" = 20'

DRAWN BY: BDM

FILE: G:\101649\10013\EXHIBITS

PROJECT No. 101649-10013

C21/13





SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

VIEW 'A' FROM DELL MEDICAL SCHOOL PLAZA

AUGUST 12, 2014

16977.000

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Seton Medical Center at The University of Texas | HKS | 6.12.14

SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

VIEW 'B' FROM 15TH STREET LOOKING WEST

AUGUST 12, 2014

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Handwritten signature/initials



SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS
VIEW 'C' FROM SOUTHWEST CORNER OF 15TH STREET AND RED RIVER STREET

AUGUST 12, 2014

16977.000

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