

## MEMORANDUM

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**TO:** Dora Anguiano, Zoning & Platting Commission Coordinator  
Planning and Development Review Department

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

**DATE:** March 30<sup>th</sup>, 2015

**SUBJECT:** F#9466-1412. Encroachment of West Dean Keaton Street  
Right-of-Way by a pedestrian bridge.

Attached are the departmental comments and other information pertinent to the referenced Right-of-Way encroachment. The area being requested for encroachment will connect the University of Texas' College of Communication buildings on the north and south sides of West Dean Keaton Street by a pedestrian bridge. All affected departments and private utility franchise holders have reviewed this request and recommend approval, conditioned upon the following: 1) No widening of the existing street median or narrowing of existing lane widths, 2) Applicant to pay for utility relocation, if needed, and 3) A letter of intent from the University of Texas committing to provide Great-Streets-like improvements on the south side of Dean Keaton.

Pursuant to Chapter 14-11-51(d) of City Code, the Director of Public Works has determined that the proposed Right-of-Way Encroachment warrants additional review by the appropriate Land Use Commission, and the application is being submitted accordingly

The applicant has requested that this item be submitted for placement on the **April 7<sup>th</sup>, 2015, Zoning & Platting Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Earl Swisher, on behalf of the University of Texas.

Property Owner: Board of Regents of the University of Texas System.

Mr. Swisher or his 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  
ENCROACHMENT OF DEAN KEATON STREET BY A  
PEDESTRIAN BRIDGE

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN WATER	APPROVE
CTM – GAATN	APPROVE
CAPITAL METRO	APPROVE, CONDITIONED UPON NO WIDENING OF THE EXISTING MEDIAN OR NARROWING OF EXISTING LANE WIDTHS
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE, SUBJECT TO APPLICANT PAYING FOR UTILITY RELOCATION IF APPLICABLE.
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	ZONING & PLATTING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE, CONDITIONED UPON U.T. PROVDING A LETTER OF INTENT COMMITTING TO PROVIDE GREAT- STREETS LIKE IMPROVEMENTS ON THE SOUTH SIDE OF DEAN KEATON (SEE ATTACHED LETTER OF INTENT)
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE

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PUBLIC WORKS  
(Office of the City Engineer)

APPROVE

TEXAS GAS SERVICES

APPROVE

TIME WARNER

APPROVE

WATERSHED PROTECTION (Engineering)

APPROVE

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Office of Facilities Planning  
and Construction

MEMORANDUM

*Bart Kleiman*  
Project Manager  
(512) 579-5010 voice  
(512) 499-4604 fax  
bkleiman@utsystem.edu



March 17, 2015

TO: Mr. Eric J. Hammack  
Property Agent Supervisor  
The City of Austin  
Land Management Section  
Office of Real Estate Services

FROM: Bart Kleiman  
Project Manager  
The University of Texas System  
Office of Facilities Planning and Construction

REFERENCE: The University of Texas at Austin  
102-041.02  
Belo Center for New Media  
Additional Renovations of CMA & CMB and New Bridge

SUBJECT: Encroachment Agreement Application  
Letter of Intent

Mr. Hammack,

I would like to thank Humberto Rey and Jim Robertson for taking time to meet with the project team to discuss Humberto's comments to the Encroachment Agreement application for this exciting new bridge for the Moody College of Communication. This bridge will not only resolve a utilitarian and unifying need for the College but will also serve as a gateway to the UT Austin campus. The bridge design will incorporate special features, such as accent lighting and signage, to reinforce this concept.

I am in receipt of Humberto's memorandum to CLMD Management with his conditional approval of the Encroachment Agreement application and appreciate his follow-up e-mail to which this memo is intended to be a response. That e-mail indicated that Humberto would approve the Encroachment Agreement application for the bridge with the receipt of this Letter of Intent.

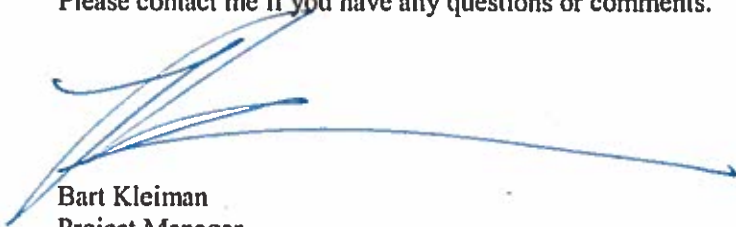
The University of Texas at Austin and the University of Texas System OFPC have engaged Ten Eyck Landscape Architects to create a design concept for the south side of Dean Keeton Street, between Guadalupe Street and Whitis Street. The University is committed to fostering pleasant and efficient pedestrian movement and an enjoyable exterior environment for all parts of the University, enabling our 50,000+ students to traverse and enjoy the campus. The University is further committed to enhancing the landscape on the south side of Dean Keeton to have a similar character and design quality as the existing landscape north of the street. However, please

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understand that this scope is unplanned and unfunded so it will take some time to work through the design and funding issues.

With this memorandum of intent, I request clearance of their comments in order to proceed with the Encroachment Agreement application for the new bridge.

Please contact me if you have any questions or comments.



**Bart Kleiman**  
**Project Manager**

- xc: **Jim Robertson, Manager, Urban Design Division**  
**Humberto Rey, Urban Designer**  
**Dr. Patricia L. Clubb, Vice President of University Operations**  
**Dr. Frederick R. Steiner, Dean of the School of Architecture**  
**Dr. Roderick P. Hart, Dean of the Moody College of Communication**  
**David L. Rea, Associate Vice-President, Campus Planning and Project Management**  
**Robert J. Rawski, Jr., Director – Austin Region and Dell Medical School**  
**Severine A. Halls, Senior Project Manager**

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MEMORANDUM

Case No.: 9466-1412  
Date: Dec. 19, 2014

SUBJECT: ENCROACHMENT OF STREET RIGHT OF WAY

- |                      |                                |                       |                           |
|----------------------|--------------------------------|-----------------------|---------------------------|
| ( ) Lucy Cabading    | AT&T                           | ( ) Marilyn Shashoua  | PARD                      |
| ( ) Melody Giambruno | Austin Energy                  | ( ) Danielle Guevara  | PDRD (LUR-Engineering)    |
| ( ) Rob Spillar      | Austin Transportation Director | ( ) Sangeeta Jain     | PDRD (LUR-Transportation) |
| ( ) Angela Baez      | Austin Water                   | ( ) Mark Walters      | PDRD (N'borhood Planning) |
| ( ) Roberto Gonzales | Capital Metro                  | ( ) Humberto Rey      | PDRD (Urban Design)       |
| ( ) Brent Bright     | CTM - GAATN                    | ( ) Wendy Rhoades     | PDRD (Zoning Review)      |
| ( ) Millssa Warren   | EMS                            | ( ) David Boswell     | City Engineer             |
| ( ) David Brietzke   | Fire                           | ( ) Jeffrey Svadlenak | Texas Gas                 |
| ( ) John Schultz     | Google                         | ( ) Scott Wratten     | Time Warner               |
| ( ) Luis Mata        | Grande Communication           | ( ) Katina Bohrer     | WPD (Engineering)         |

A request has been received for the **encroachment of West Dean Keaton street by a pedestrian bridge**, approximately located at 300 West Dean Keaton street, between Guadalupe Street and Whitis Avenue. The encroachment will include aerial, surface, and subsurface features.

Please review this request and return your comments to Eric Hammack (974-7079), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **January 5<sup>th</sup>, 2015.**

APPROVAL: \_\_\_\_\_ YES      \_\_\_\_\_ Yes, Subj. to Reqm't      \_\_\_\_\_ No

Comments: \_\_\_\_\_

**Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**  
Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



Chan & Partners Engineering, LLC

4319 James Casey Street, Suite 300 Austin, Texas 78745

Phone (512) 480-8155 Fax (512) 480-8811

TBPE Firm Registration No. F-13013

www.chanpartners.com

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December 12, 2014

Mr. Eric Hammack  
City of Austin - Office of Real Estate Services  
P.O. Box 1088  
Austin, Texas 78767

**RE: The University of Texas at Austin  
Belo Center for New Media  
Moody Pedestrian Bridge - Encroachment Agreement Application  
300 Block of West Dean Keeton Boulevard**

Dear Mr. Hammack:

On behalf of the Board of Regents of the University of Texas Systems, Chan & Partners Engineering, LLC (CPE) is pleased to submit this Encroachment Agreement Application for the referenced project.

The University of Texas Systems proposes to construct a pedestrian bridge to link the College of Communication Belo Center for New Media (on the north side of Dean Keeton Boulevard) and the Jesse Jones Communication Center (on the south side of the street). The pedestrian bridge is for the sole use by the University of Texas College of Communication faculty and students and will be closed after hours. The bridge will connect at the second floor of the Belo Center and at the outdoor esplanade between the communication buildings, which is also at the fourth floor elevation.

It is anticipated that the pedestrian bridge will be heavily used on a daily basis as communication college students go back and forth between classes. The bridge will provide a pedestrian friendly and effective path of travel for faculty and students. This will also alleviate congestion occurring along Dean Keeton Boulevard, particularly at Whitis Avenue, and will result in more efficient transit for the remaining pedestrian, bicycle, public transportation, and vehicular traffic utilizing this major transportation corridor. In our opinion, this is in keeping with the goals of the land use and transportation policies of Imagine Austin's Comprehensive Plan.

The bridge will be supported by two piers located within the existing median along Dean Keeton Boulevard. The bridge will maintain a minimum 20-foot vertical clearance over the street for emergency vehicle and large load truck passage. The bridge will be a truss type structure that will be an attractive corridor feature for the university and city.

Below are the responses to the encroachment agreement application describing the rationale for the encroachment.

1. Is this a residential or commercial project? The project is neither residential nor commercial. It is a University of Texas College of Communication's project.
2. How was the area dedicated to the City? By plat or by separate instrument? The project area was originally dedicated to the City BY PLAT (Raymond and Whitis Addition in plat book Volume 1, page 11. Additional right-of-way was dedicated by Deed recorded in Volume 3837, page 1075.

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**Chan & Partners Engineering, LLC**

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*Consulting Civil Engineers*

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3. Did the city purchase the area where the encroachment is located? We do not know if the city purchased the area where the encroachment is to be located.
4. Does the encroachment currently exist or is it on paper only proposed? The encroachment is proposed and does not currently exist.
5. Are there any utility lines within the encroachment area? There are utility lines within the encroachment area, however based on available mapping and surveying, there are no conflicts with the proposed encroachment. Therefore utility relocation is not anticipated.
6. How do you plan to develop the encroachment area? With a pedestrian bridge crossing over Dean Keeton Blvd.
7. Has a site plan been submitted on your project? A small project site plan has been submitted (SP-2014-0425CS) and is under review.
8. Is your project a unified development? The University of Texas Systems owns the property on both sides of the road and we do not consider this project a unified development in the eyes of the city.
9. Is your project a SMART Housing Project? No.
10. When do you anticipate starting construction of the development? The summer of 2015.
11. What is the current status of the adjacent properties? Developed with educational buildings owned by the University of Texas Systems.
12. Does the encroachment area line within UT boundaries (east of Lamar, west of IH-35, north of Martin Luther King, and south of 45<sup>th</sup> street)? Yes
13. Does the encroachment area lie within Downtown boundaries (east of Lamar Blvd., west of IH-35, Lady Bird Lake, and south of Martin Luther King Blvd.)? No.
14. Does the proposed Vacation support the Priority Programs and policy directive set forth in the Imagine Austin Comprehensive Plan? If so, how? This is not a right-of-way Vacation and therefore not applicable. The encroachment is to provide more efficient and safe pedestrian between the College of Communication buildings, which will improve the modes of transportation taking place at Dean Keeton Blvd. And Whitis Avenue. As such, we believe this is in support of the directives set forth in the Imagine Austin Transportation Plan.

Attached are all of the materials requested per the City's Encroachment Agreement Application. Should any additional information be desired, please let us know.

Sincerely,

**CHAN & PARTNERS ENGINEERING, LLC**



Tom Curran, P.E.  
Vice President



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Application for an Encroachment Agreement

File No. 9466-1412  
Department Use Only

DATE: 12-19-14  
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type:  Aerial  Sub-surface  Surface

List TYPE OF ENCROACHMENT to be placed on Public Property: Pedestrian Bridge

Has encroachment been installed prior to application: Yes  No

Adjoins property at the following street address: 300 W Dean Keeton Street 2504 Whitts Avenue 2509 1/2 Guadalupe St

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: (See page attached to this application) \_\_\_\_\_  
Survey & Abstract No. \_\_\_\_\_  
Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_  
Subdivision Name: \_\_\_\_\_  
Plat Book \_\_\_\_\_ Page Number \_\_\_\_\_ Document Number \_\_\_\_\_  
County/Records: \_\_\_\_\_ County; Deed Real Property Official Public  
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

Existing Site Plan:  YES /  NO  
Subdivision Case: YES /  NO  
Building Permit: YES /  NO  
FILE NUMBERS  
SP-2014-0425CS

4. APPLICANT INFORMATION

Name: Mr. Bart Keelman, Architect and Project Manager  
Firm Name: The Board of Regents of the University of Texas System  
Address: 1618 Guadalupe Street, Suite 6.500 City: Austin State: Texas  
Zip: 78701 Phone: ( 512 ) 579 5010 Fax No.: ( 512 ) 499-4604  
EMAIL ADDRESS: bkeelmanW@utssystem.edu

5. DEVELOPER INFORMATION

Name: Mr. Bart Keelman, Architect and Project Manager  
Firm Name: The Board of Regents of the University of Texas System  
Address: 1618 Guadalupe Street, Suite 6.500 City: Austin State: Texas  
Zip: 78701 Phone: ( 512 ) 579-5010 Fax No.: ( 512 ) 499-4604

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**6. LANDOWNER INFORMATION**

Name: Board of Regents of the University of Texas System (as shown on Deed)  
Address: 1616 Guadalupe Street, Suite 8.500 City: Austin State: Texas  
Zip: 78701 Phone: (512) 579-5010 Fax No.: (512) 499-4604  
Lienholder Name: N/A  
Lienholder Address: N/A  
Lienholder Phone Number: N/A 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: N/A  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Phone: ( ) Fax No.: ( )  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

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.

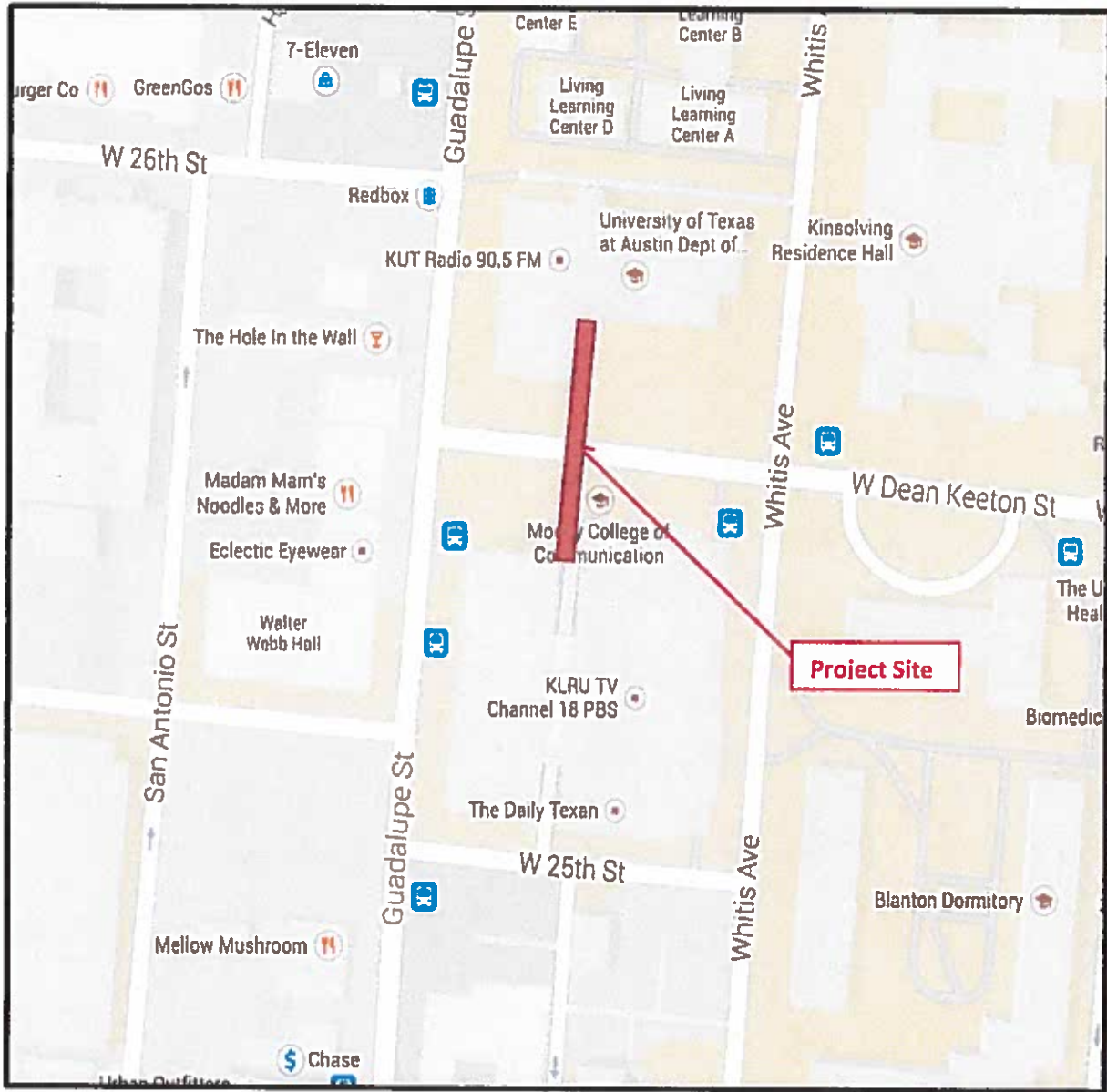
Signed By: [Signature]  
Applicant

Please check the appropriate box.

- Landowner
- Tenant
- Agent for Landowner
- Agent for Tenant

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# LOCATION MAP





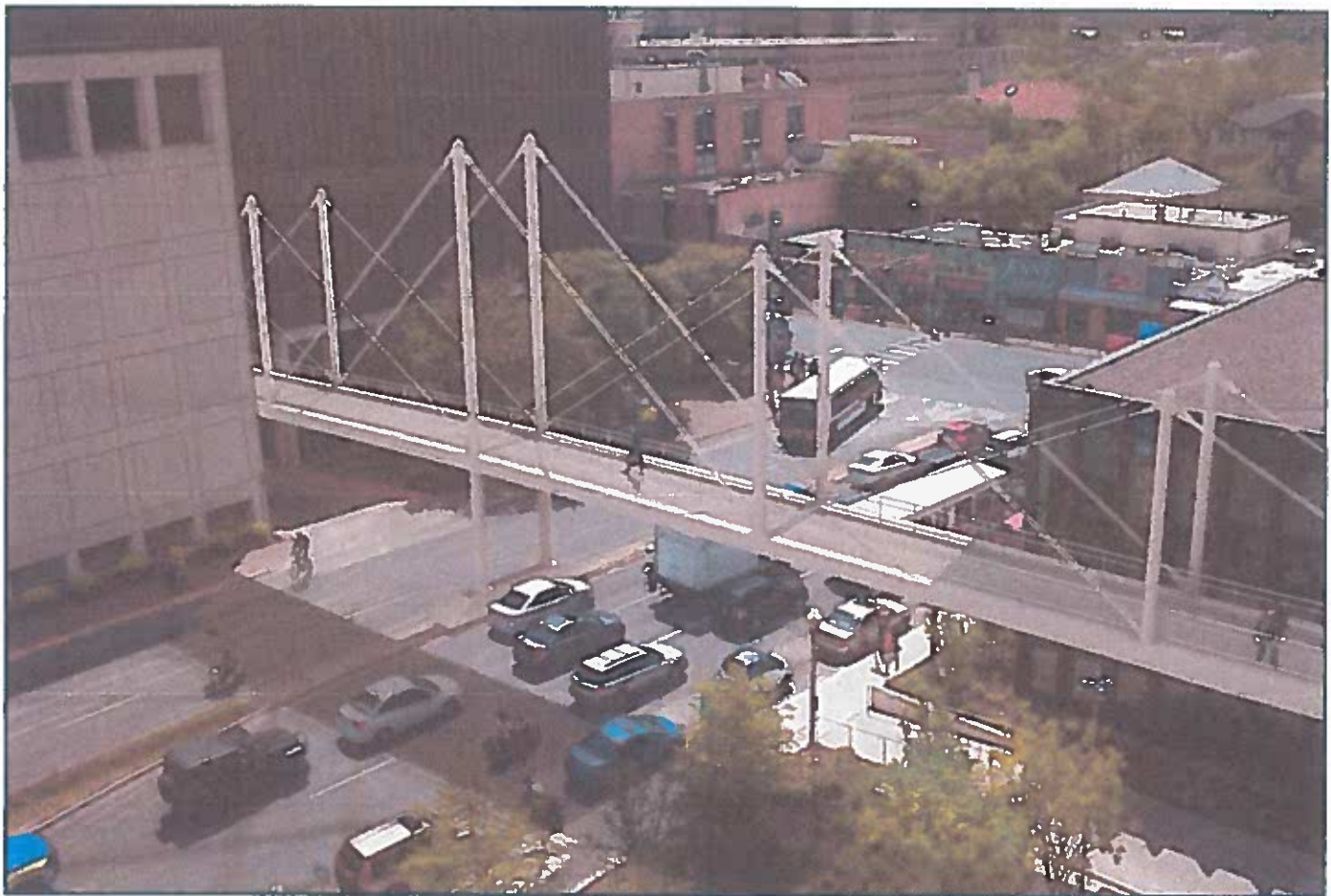
# The University of Texas at Austin

## Belo Center for New Media

### Moody Pedestrian Bridge

### Encroachment Agreement Application

CB/12



December 12, 2014



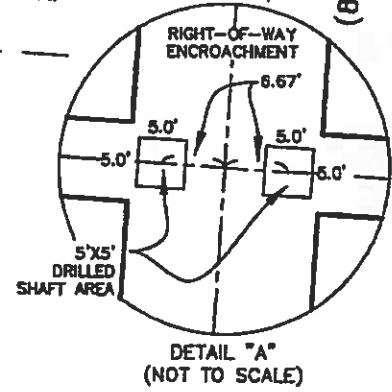
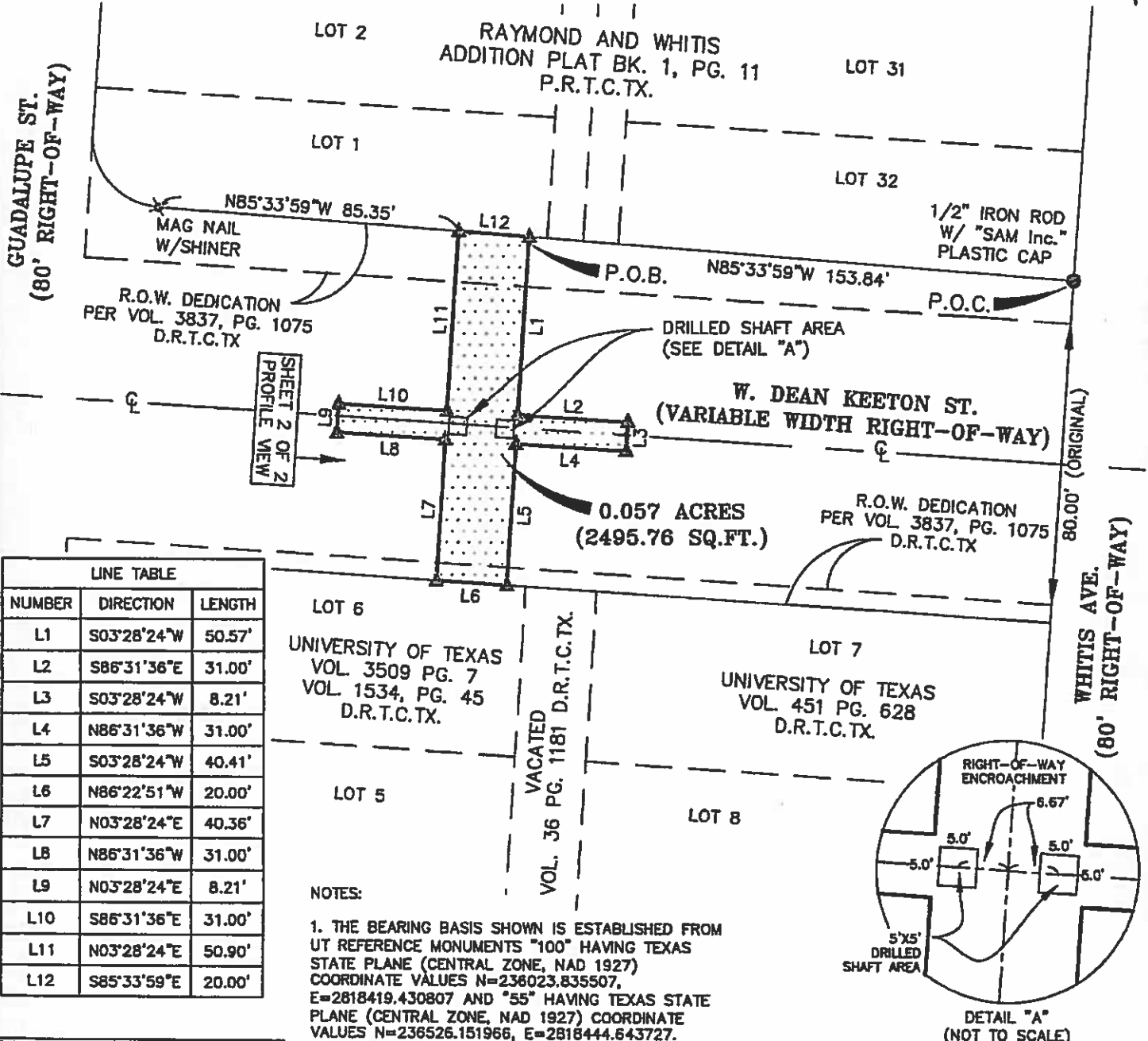
**LEGEND**

F#WP \_\_\_\_\_  
 SEPTEMBER 2014  
 TRAVIS COUNTY, TEXAS  
 TCAD MAP# 2-14-01



- 1/2" IRON ROD WITH PLASTIC CAP
- ✱ MAG NAIL WITH SHINER
- ▲ CALCULATED POINT
- ( ) RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

OFFPC PROJ.# 102-041.02



REVIEWED BY:  
 JOB NUMBER: 1014034359  
 DATE: OCTOBER 2, 2014  
 SCALE: 1"=40'  
 SURVEYOR: J. TIGHE JR.  
 TECHNICIAN: D. ROGERS  
 DRAWING: 1014034359 BASE REV1  
 TRACY ID:  
 PARTY CHECK:  
 FIELD BOOKS:



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz

PROJECT: MOODY PEDESTRIAN BRIDGE  
 RIGHT-OF-WAY ENCROACHMENT

SHEET 1  
 OF 2

Texas Firm Registration No. 10064300

F#WP  
 SEPTEMBER 2014  
 TRAVIS COUNTY, TEXAS  
 TCAD MAP# 2-14-01

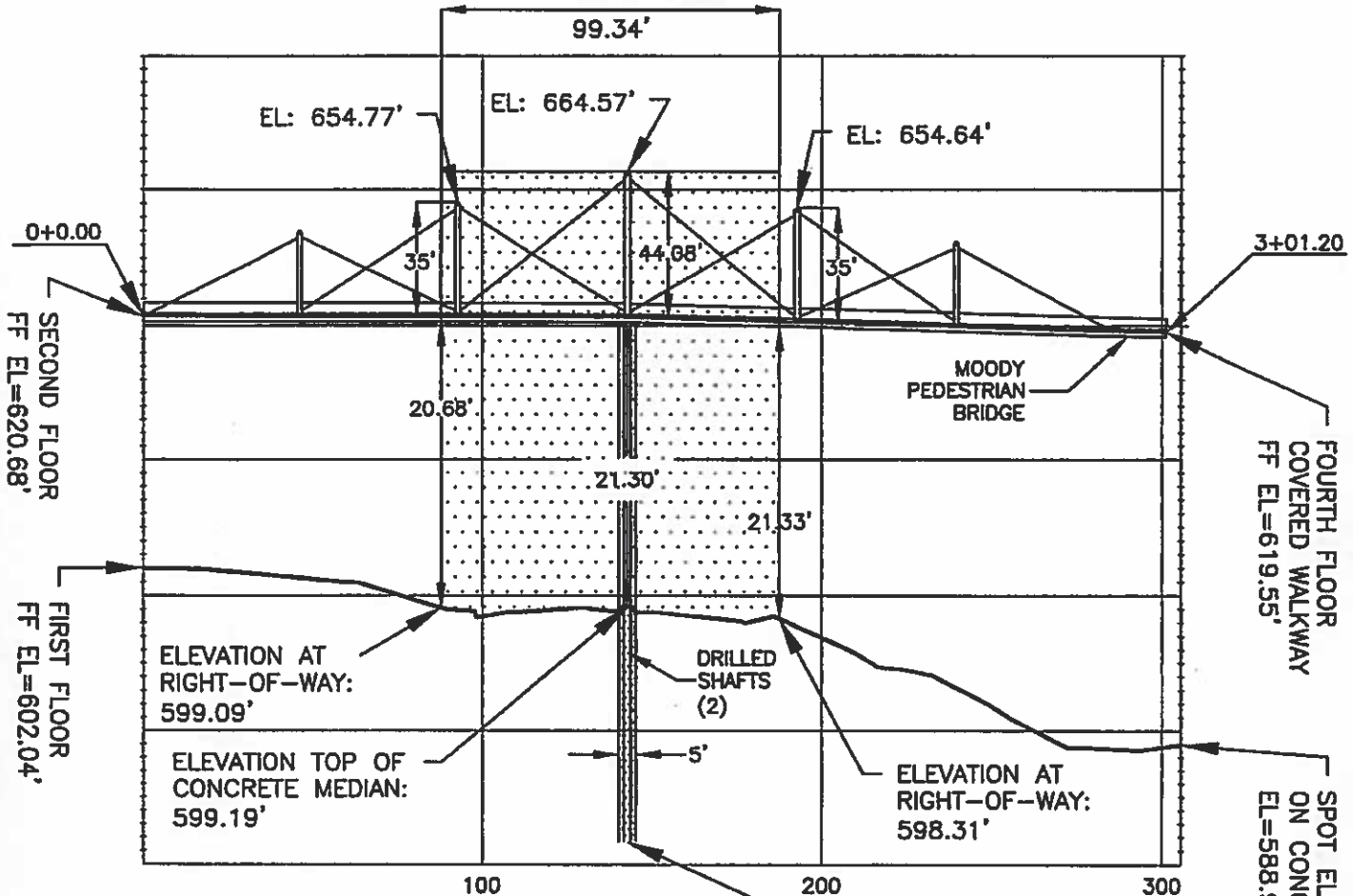
OFFPC PROJ.# 102-041.02



*C/S*  
*TR*

WIDTH OF R.O.W AT  
 CENTERLINE OF BRIDGE

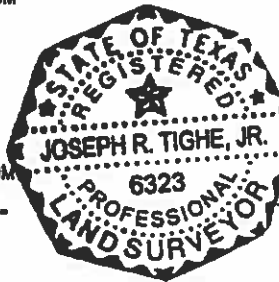
99.34'



**PROFILE VIEW  
 W. DEAN KEETON  
 (EAST BOUND)**

**NOTES:**

1. VERTICAL ELEVATION IS NOT TO SCALE. FOR GRAPHIC PURPOSES ONLY.
2. THE BEARING BASIS SHOWN IS ESTABLISHED FROM UT REFERENCE MONUMENTS "100" HAVING TEXAS STATE PLANE (CENTRAL ZONE, NAD 1927) COORDINATE VALUES N=236023.835507, E=2818419.430807 AND "55" HAVING TEXAS STATE PLANE (CENTRAL ZONE, NAD 1927) COORDINATE VALUES N=236526.151966, E=2818444.643727.
3. BRIDGE STRUCTURE AND DIMENSIONS TAKEN FROM PLANS ENTITLED "BELO CENTER FOR NEW MEDIA, ADDITIONAL CMA/CMB RENOVATIONS MOODY BRIDGE" DATED 7-25-2014.



HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Joseph R. Tighe, Jr.*  
 JOSEPH R. TIGHE, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6323 - STATE OF TEXAS

12/15/14  
 DATE

REVIEWED BY: \_\_\_\_\_

JOB NUMBER: 1014034359
DATE: OCTOBER 2, 2014
SCALE: 1"=40'
SURVEYOR: J. TIGHE, JR.
TECHNICIAN: ROBERT ROGERS
DRAWING: 1014034359 BASE REV1
TRACED BY:
PARTY CHECK:
FIELD BOOKS:



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz

PROJECT: MOODY PEDESTRIAN BRIDGE  
 RIGHT-OF-WAY ENCROACHMENT

SHEET 2  
 OF 2

Texas Firm Registration No. 10064300