



Presentation in Opposition to ROW
vacations

April 6, 2015

BCNA Position

We support well-planned, well-designed redevelopment in our neighborhood, of which, well-connected transportation/roadway networks are a key feature.

We oppose these Right Of Way (ROW) vacation requests because they enable a poorly-designed development that greatly worsens roadway connectivity rather than improving it.

The city has no obligation to grant ROW vacations, and should only do so when they would improve transportation and public benefit.

Over 40 nearby neighbors are signed-on opposed to these vacations.

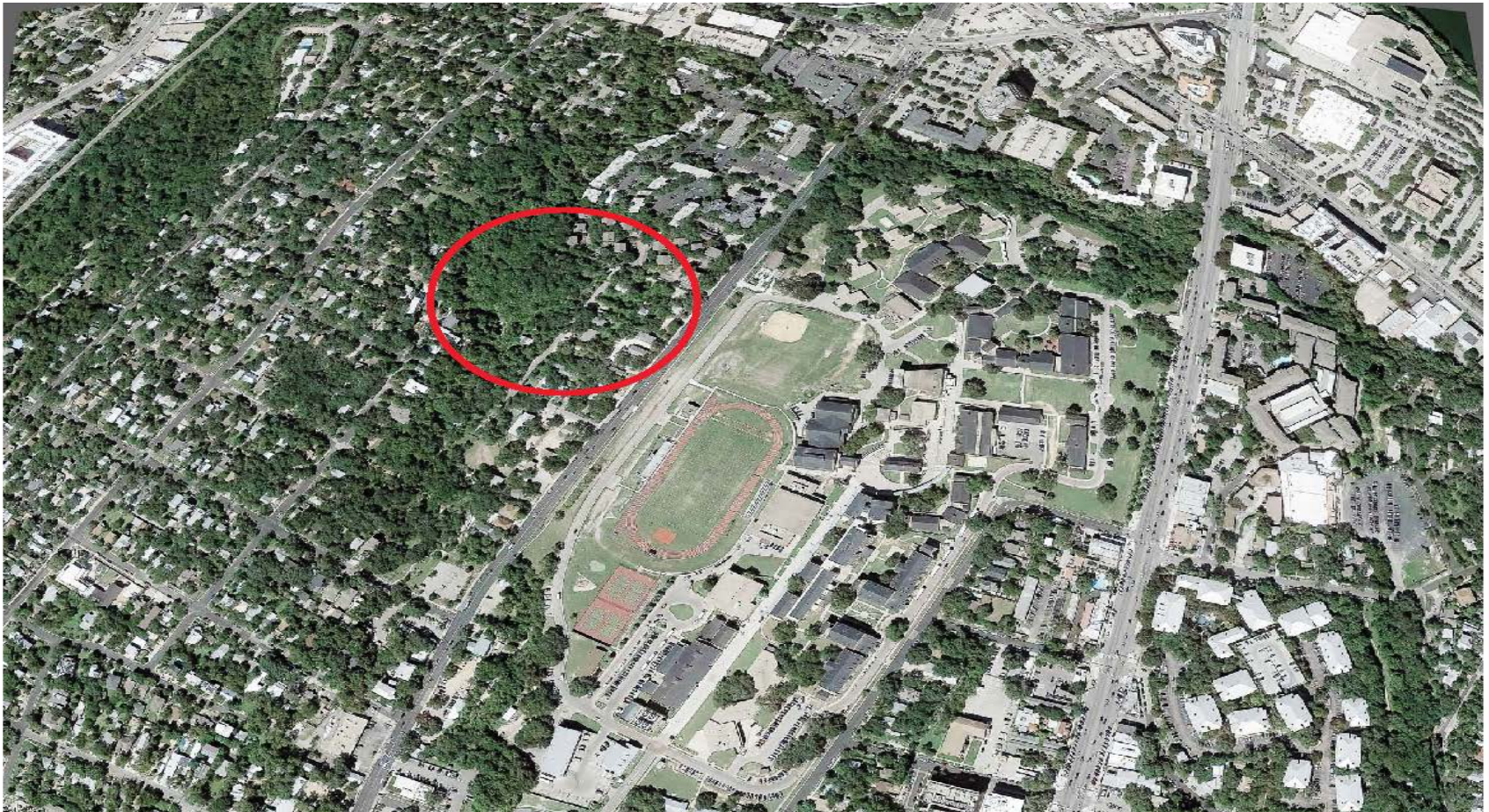
We believe an alternative, superior future development is likely if City Council denies these vacation requests.

Development area proximity to Downtown
S. 1st St. in center, Texas School for the Deaf at right



Aerial view

Development area in relation to Bouldin Neighborhood



Aerial view, PSW request for vacation of ROW.

- Lot Lines
- Creek Centerline

2012-13 Aerial Imagery, City of Austin



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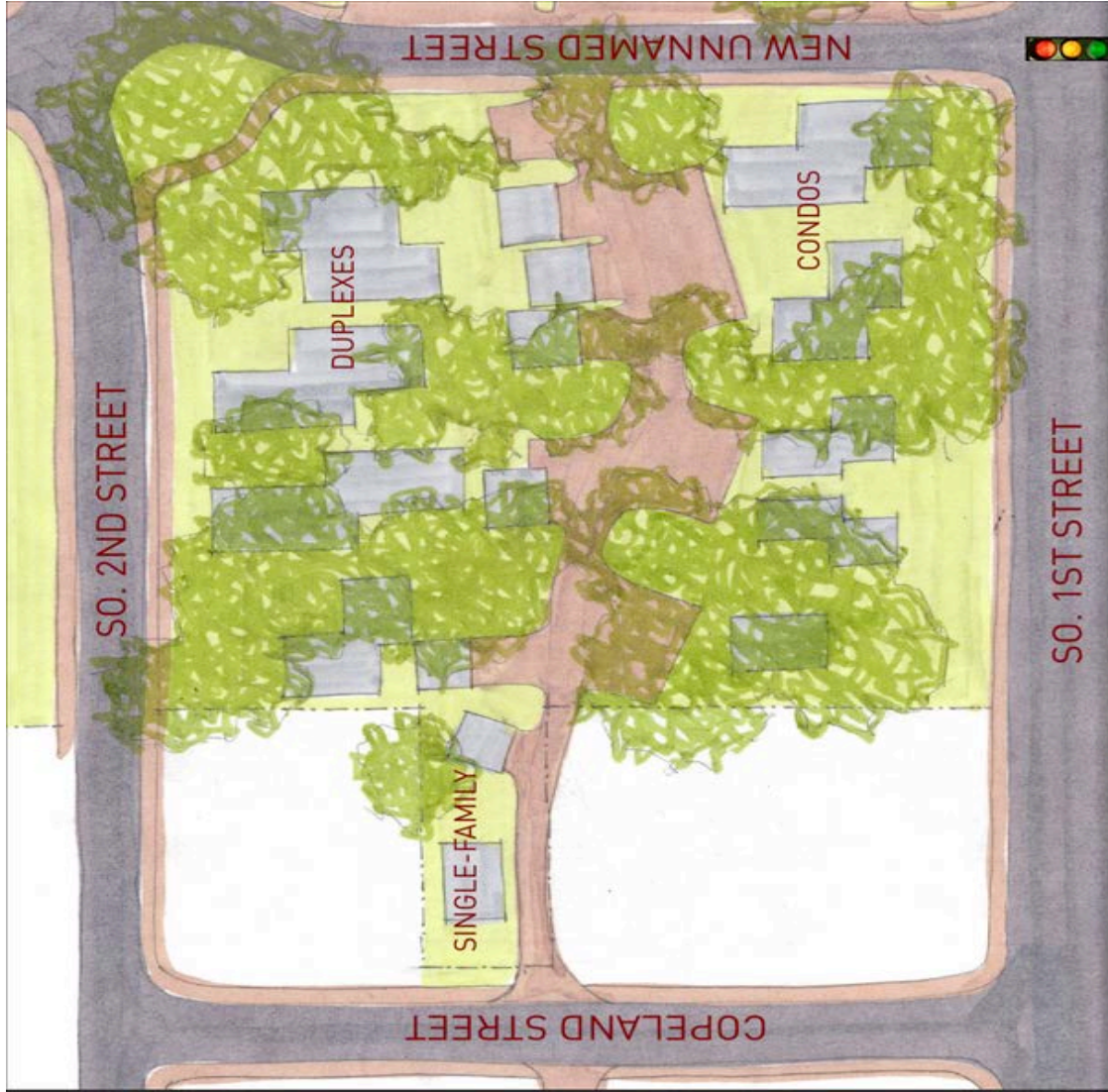
Produced by CBoas, 2/27/2015



Example of
desirable
grid street
layout as
alternate to
PSW Plan.



Alternative conceptual master plan



Problems With Proposed Design

- In applicant's design Copeland St. is the single point of ingress and egress from the neighborhood.
- Copeland is a substandard width and because of existing trees and infrastructure, faces major—likely insurmountable—obstacles to widening.

Heritage oak on south side of Copeland with encroaching buildings



House in S. 2nd St. ROW preventing widening



Looking northeast from sw corner of
Copeland and S. 1st St.



Traffic information sign on S. 1st St.,
impediment to traffic signal at Copeland.



PSW Plan

