

Minutes
PARKS AND RECREATION BOARD
September 25, 1979

The Parks and Recreation Board met for its regular meeting at 7:30 p.m., Tuesday, September 25, 1979, at the Parks and Recreation Department. Present were Mr. Garrison, Chairman; Mr. Hall, Vice Chairman; and members Mrs. Arnold, Mr. Bray, Mr. Coffee, Ms. Doering, Miss Dominguez, Mrs. Isely, Mr. Nalle, Mr. Ramos and Mr. Reed. Members absent were Mr. Britton and Mr. Shaw. Members Emeritus absent were Mr. Coates and Mrs. Crenshaw. Staff members present were Leonard Ehrler, Roy Guerrero, David Reed, Preston Wheeler, Tom Christensen, Don Cramer, Danny Hobby, Linda Tyler, Joe Wilson and Louise Nivison. Visitors included Clay Strange, Assistant City Attorney, City Legal Department; John Robinson, consultant for Tennis Center Project; Pam Bledsoe and Chris Corich, Transportation Analysts, and Pat Gregory, Assistant Director for the Urban Transportation Department; John Dudley, and David Villasana, Sr., South Austin Youth Association; Gene Preston, John Marshall, Beverly Stokes, Bernabe Arriguin, South Austin Lion's Club; Frank and Beth Wawak, Robert Boddy, Rudolph Mueller, Vic Friend, Lyn Gustafson, Fay and Barclay Edwards, Bonnie and Lee Lancaster and Randall Gurley, South Austin Optimist Club; Mike Walker, Duke Garwood, Tony Gregory and Noel Dolce from White, Dolce and Barr Architects and Planners; Arthur Talley; Roxie Vincent, Marceda VanPelt, Nancy Cise, Judy Salerno, Marjorie Carlson, and Billie and Starr Keller, Dottie Jordan Recreation Center Advisory Board; Charles Yarchak, Little League District Administrator of District 11; Sammy Joseph, Jr., West Austin Youth Association; Roy Elledge and Melvin Mathis.

The meeting was called to order at 7:35 p.m., by Mr. Garrison, Chairman.

Mr. Garrison welcomed Mr. Danny Reed, newly appointed board member.

Mr. Garrison asked for approval of the minutes of August 28, 1979. It was moved by Mr. Ramos and seconded by Mr. Bray that the minutes be approved as printed. The motion carried unanimously.

Mr. Garrison asked for approval of the minutes of September 10, 1979. It was moved by Mrs. Isely and seconded by Mr. Bray that the minutes be approved as printed. The motion carried unanimously.

16 COURT TENNIS CENTER SITE

Mr. Garrison explained that unless there was opposition the board would consider Item B-2 first as Mr. Ehrler could be called back to the City Council meeting at any time. Mr. Ehrler explained the board received an addendum to the original tennis center report and asked Mr. John Robinson, consultant, to discuss the item. Mr. Robinson explained the addendum included the site located at the P.A.R.D./Butler Field Complex. The tract is a 33.7 acre tract of land accommodating the Parks and Recreation Department Office Building, Zachary Scott Theatre and four (4) existing ball fields. The area is located on the southern banks of Town Lake and is bounded on the east by South Lamar Boulevard, on the west by Barton Creek and on the south by Toomey Road and a mixed commercial and residential neighborhood. The four ball fields include Butler Fields No. 1 and No. 2, South Austin Lion's Little League (Weber Field) and the South Austin Youth Association Pony and Colt Fields. Existing ball field facilities include flood-lighting, concession, rest room and storage buildings, bleachers and parking areas. The portion of the site being considered as a possible tennis center location encompasses the two ball fields on the western end of the recreation

- Reproduction and Graphics Room
- Rest Rooms and Showers
- Storage/Future Computer Room

Mechanical and Circulation

Total Phase I Square Footage - 7,280

Phase I Costs:

Building Costs: 7,280 sq. ft. @ \$60,44/s.f.	\$440,000
Sitework and Utilities	\$ 25,000
Reserve for Related Costs and Contingencies	<u>\$135,000</u>
TOTAL Phase I	\$600,000

Mr. Bray commented on the goals of the Citizen's Committee explaining additional funding will be necessary for Phase II and could hopefully be placed in the next Capital Improvements Program. Mr. Dolce explained there are 6,800 square feet in the Deep Eddy facility with only approximately 6,200 square feet being usable. Due to inflation costs the new facility will only have 7,200 sq. ft. A 15,000sq. ft. building was needed yesterday, but money was not available. They were proposing no air conditioning in the building and would propose energy ideas that can be done in homes as well. Mr. Dolce introduced Mike Walker, Duke Garwood and Tony Gregory from the architect firm, and explained they had really worked very hard on the project along with Mr. Drummond, Mr. Bray and Tom Christensen, Supervisor of the Natural Science Center. Mr. Garrison explained that Mr. Ehrler left a note with him that the Parks and Recreation Department staff totally agrees with the plan as proposed by the architect.

It was moved by Mr. Bray that the Parks and Recreation Board accept the report of the consultant and adopt the Natural Science Center Master Plan Phasing Proposal in principle. The motion was seconded by Mrs. Isely and the motion carried unanimously. Mr. Bray stated that he would like to commend everyone who participated in the planning process for an outstanding job.

PROPOSED PARK SITE ON BLUNN CREEK

Mr. Melvin Mathis stated that he and his partner Roy Elledge, were in the process of purchasing 39 acres of land located from 911 to 917 East Oltorf Street, extending south to St. Edwards Drive and bounded on the east by Travis High School. They would like to develop this acreage for the eventual building of condominiums, townhouses, apartments and possibly garden office space. They have also applied for zoning suitable for this development. In meeting with various neighborhood groups it was pointed out by the groups that this much density would create a lot of problems and he would have to agree with them to a certain extent. During one of the meetings a park site was mentioned. He understood from talking with various individuals that several years ago there was an attempt made by neighborhood groups to have the Parks and Recreation Department purchase the entire 39 acres for a park site. The property adjoining the acreage on East Oltorf belongs to them and has been developed for condominiums. Mr. Mathis explained they were hopeful that the Parks and Recreation Department would be willing to purchase from them a 5.1 acre park site at a cost equal to

their investment in the acreage plus a prorata of the street and utilities extending from East Oltorf Street. As potential developers of the 39 acres they are open to suggestions as to the building setback areas, or greenbelt areas between their development and existing housing in the neighborhood. They also are receptive to the idea of selling a permanent easement to the Parks and Recreation Department of the Blunn Creek flood plain area as a hike and bike trail from East Oltorf to St. Edwards Drive. The area is covered with a number of oak trees and some very large ones. They have visited with Mrs. Margret Hofmann and she has agreed to be the liaison between them and the neighborhood and to protect and preserve the trees. It will probably take five years for them to develop the area. They were looking for a commitment from the Parks and Recreation Department and the Parks and Recreation Board that the 5.1 acres of land would be purchased for a park site so they could go back to the neighborhood groups and report to them. Mr. Mathis explained the neighborhood groups were also concerned with traffic in the area and discussed what they proposed. Mr. Bray asked if it would suffice Mr. Mathis' interest if the Parks and Recreation Board could say they are interested, but the final outcome would depend on the price. Mr. Garrison explained this would be approximately \$35,000 to \$40,000 per acre plus the prorata cost of utilities. Mr. Mathis explained they still had work to do before presenting the final proposal to the Parks and Recreation Board. Mrs. Arnold asked if David Reed could comment on the proposal.

Mr. Reed stated that the Parks and Recreation Department staff felt this was the proper way to go about a development. Much of the entire acreage is undevelopable for park purposes and the cost of the developable portion would be prohibitive. The Parks and Recreation Department Planning staff have met with property owners in the neighborhood and the developers and have suggested that a small park and public access along Blunn Creek might be a part of the development plans for the larger tract. It is the staff opinion that a 5 to 7 acre tract of land be purchased by the City, providing the purchase price was reasonable and the developers provided public access along Blunn Creek corridor through means of a dedicated easement. The proposed park site is one of the most attractive portions of the undeveloped tract, is adjacent to Blunn Creek, involves a grade change of 56 feet and includes a number of very large mature trees. As a park, the site could be used as a node along the proposed Blunn Creek Hike and Bike Trail, and by residents of the immediate, impacted neighborhood. While there are no funds authorized for purchase of lands in this area, the developers are seeking a decision from the City in terms of an intent to budget funds in a future funding cycle. Mr. Reed explained this could be a passive type area with picnic tables and more just sit down and enjoy area. Funds have never been proposed for this area in the Capital Improvements Program and this is one of the every day opportunities that they have come across so often. Mr. Bray stated that he did not believe you could commit to purchase the property without having the Parks and Recreation Department Master Plan complete. The price of the property probably would be very close to \$40,000 per acre and that is very expensive land. Mr. Garrison suggested a tour of the area by the board. Mrs. Arnold explained that she has been out to the area and it is very beautiful.

After further discussion, it was moved by Mr. Bray and seconded by Mr. Ramos that the Parks and Recreation Department staff work with Mr. Mathis to investigate the feasibility of the Parks and Recreation Department acquiring the 5.1 acre site in connection with the department overall master planning and Capital Improvements Program. The motion carried unanimously. It was agreed that the board briefly tour the area at the meeting to be held October 8th and return to the Parks and Recreation Department for the business meeting.

PARKS AND RECREATION BOARD ANNUAL REPORT TO THE MAYOR AND CITY COUNCIL

Mr. Garrison commented on the annual report and explained the Navigation Board was abolished by the City Council and those functions transferred to the Parks and Recreation Board. The entire report was printed in the agenda packet and Mr. Garrison read the following recommendation from the board in the closing section of the report:

"(12) RECOMMENDATIONS

- (a) The Parks and Recreation Board very strongly recommends that the Parks and Recreation Board be continued as we feel it is a very vital liaison between the community and the City Council in matters involving parks and recreation services for the citizens of Austin."

Mr. Garrison asked if any board member would like to make any changes at all in the report. It was moved by Mr. Nalle and seconded by Mr. Bray that the Parks and Recreation Board 1978-1979 Annual Report to the Mayor and City Council be approved as printed. The motion carried unanimously.

The meeting adjourned at 10:30 p.m.