

# ECONOMICS



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With the arrival of the Covid-19 pandemic, most city parks agencies as well as nonprofit park partners saw tremendous drops in revenue as most events and in-person programming were curtailed in the past year. While this is slowly changing with the rollout of vaccines, it is unclear how quickly such revenues will recover. Further, as documented by research done by the National Recreation and Parks Association and researchers at Pennsylvania State University, economic downturns cause particular challenges for parks systems. Parks and recreation agencies are the first to see budget cuts and the last to see cuts restored, as documented by studies looking at the period 2003-2013.

Further, any funds collected through concession agreements as well as park usage fees (pool admission fees, rentals of picnic sites, event locations like the Zilker Clubhouse or even large multi-day events like the Austin City Limits Music Festival) are paid into the City’s general fund, a portion of which are “returned” to the Parks and Recreation department via annual budget appropriations. The parks department, by and large, does not keep any of the fees collected by city ordinance directly, but shares in them. This is true in most U.S. cities for park fees.

Finally, while nonprofits can raise funds and apply those funds for park improvements, programming and operations, those funds collectively are a small portion of total park spending. Based on research performed by The Trust for Public Land, six percent of annual spending in the 100 largest U.S. cities for parks comes from nonprofit park organizations. For Austin specifically, TPL’s ParkScore index reported in 2020 that 13% of funding came from a dozen park nonprofits, totaling \$20.7M, putting Austin #17 out of 100 in terms of nonprofit funding share. The bulk of this spending for capital projects by APF, The Trail Foundation, Pease Park Conservancy, Waterloo Greenway and others.

This section will detail concession revenue for Zilker Park and event and other fee revenue. Events in Zilker are governed by city ordinances and practices that grew out of recommendations from the Parkland Events report in 2017. These

CONCESSION	TERM	ANNUAL PAYMENT	PERCENTAGE OF GROSS	CAPITAL INVESTMENT	EXTENSIONS	OTHER NOTES
Zilker Canoe & Kayak	Originated: 2/2/06; 4 amendments to 2/28/21, Extended 1 yr. to 2/28/22 (four amendments)	Minimum of \$18,000. Amounts reassessed 18 months, 36 months and every 12 months thereafter	10% up to \$180,000 in income	\$35,000 in site improvements from 2/2/06 to 2/2/13	Reassess every 12 months	Unclear who owns boats, improvements.
Zilker Train	To be announced. (active negotiation with Austin Parks Foundation)					Previous vendor owned train.
Zilker Café	10 years (2019-2029)	\$70,000 (\$17,500 due quarterly)	8% of the gross, payable in annual lump sum	Any additional equipment required for food services	Up to 2 five year extensions	Pending completion of improvements to café building, expected 2021
The Rowing Dock	Originated: 11/01/2000, Amended 10 times, expires 4/30/22	Payments monthly during basic period, then annual lump sum during extension period.	8% (basic period), 1% net revenue, 8% of net revenue above \$80K per year.	\$102,000 of improvements (parking, docks, concession enhancements)	Extended 10 times, four were extensions of time up to 4/30/22	Vendor owns all watercraft, supplies, docks, etc

are covered separately in Section #5 of this memo.

Finally, public parkland has some protections under State law (Chapter 26, Texas Parks and Recreation) that prohibit the rental or lease of public park land as well as provide for elections over a change in disposition. Therefore, fees charged for events or reservable facilities (picnic shelter, Zilker Clubhouse, etc.) are for fair use of those facilities.

## PARK CONCESSIONS OVERVIEW AND RECOMMENDATIONS

The City Council authorizes the Parks and Recreation Department to operate “nine permanent concessions” related to boating rentals, rowing, excursion boats, food and beverage sales, short-course golf and a mini train in Town Lake Park/Lady Bird Lake Park area. Town Lake Park is defined as parkland on the north and south banks of Lady Bird Lake (formerly Town Lake) including Zilker Park and Auditorium Shores (City Code Section 8-1-71)

Located within Zilker Park are four permanent concessions:

- The Rowing Dock (kayak, canoe and stand up paddleboard (SUP) rentals)
- Zilker Park Boat Rentals (kayak, canoe and SUP rentals)
- Zilker Café (temporarily closed) – New contract awarded to vendor

- Zilker Zephyr (closed, prior vendor ceased operations, owned train set) – new Contract being negotiated with Austin Parks Foundation.

As shown in Table X, the concession terms that the city uses are very traditional and the approach has not been altered in many years.

Overall, very little has changed since the consultant left Austin and APF early in 2012. Concession agreements in city parks can be characterized in the following ways:

- Very hard to come by.
- Take years to complete (unless “emergency” actions push the city to do so).
- Use a combination of annual payments and percentage of gross sales in inconsistent ways.
- Are very long term.
- Put the burden of the majority of capital improvements on the vendor.

Based on experience, research and analysis of vending parks in a number of U.S. cities, initial recommendations include:

- Balance the need for investment by the city and the vendor, especially in the durable hard-to-replace assets category. The Zilker Train is the biggest example here, but also for boats (canoes, kayaks, SUPs and docks for boating and cooking/refrigeration equipment for food concessions that are

permanent. City ownership of the assets would give it much more flexibility in vendor selection and ongoing management.

- Agreements should be annual in term, with renewals anticipated but not expected. Agreements more than annual could be contemplated, but performance and consistency in the most recent year should be a strong determination of whether a vendor can continue.
- In terms of payment, move away from more complicated percentage of revenue or minimum annual payments and adopt a “dollar per ticket” that PARD event agreements uses for ticketed events. So, recommending “a standard fee per customer” that is easy to account for and gives some incentives to the vendor for increasing sales.

Hopefully, by simplifying the components of concessions and making them like other best practices in other cities, agreements can be turned over more quickly and are much easier to manage.

Temporary concessions are allowed by city ordinance in the Town Lake Park area but not well used in Zilker and across Town Lake Park. Mobile food vendors are what has really been the story for the past decade in cities across the U.S. and have been successful in parks, public spaces and even private parking lots. Temporary concessions, especially food and drink, could serve areas of Zilker that are not close to the Zilker Cafe and might be a way to fill needs and raise funds for the park.





ECONOMICS

OTHER FEE REVENUE IN ZILKER:  
RESERVABLE FACILITIES, LARGE EVENT  
PERMITTING

The Parks and Recreation Department’s Event Office manages the reservations, scheduling and fee collection for Zilker Park, as well as other reservable facilities. Due to the pandemic, events are curtailed, but the city has posted rules and fees on its [website: http://www.austintexas.gov/page/special-events-policies-procedures](http://www.austintexas.gov/page/special-events-policies-procedures). Fees, rules and procedures are established by city ordinance and are reviewed annually by park staff and the City Council. This is a best practice that exceeds many other city park systems in terms of fairness (use of a lottery) as well as the ability to use the City’s website to conduct business.

In addition to reservable facilities and special events, the parks department benefits from the transportation enterprise fund established by the city. Parking meters have been installed and are managed by the Austin Transportation Department and Zilker Park benefits from the revenue obtained. Recent income is shown in Table Y.

Events also draw revenue for the City. By and large, these revenues, paid through the fees for usage established by the Parks and Recreation Department’s Event Office, with review and approval annually through the City Manager’s office and the City Council, are paid back into the City’s general fund. The exception is the parking enterprise funds, which allows fees



collected for seasonal (May to September) and partial week (Thursday-Sunday) parking in Zilker lots to remain with PARD.

Large events, including the Trail of Lights, Blues on the Green, The Kite Festival and the Austin City Limits Music Festival are subject to the negotiation of an event agreement. Per the parkland event guidelines and ordinances, large events must cover all costs borne by the city as well as provide usage fees as determined by whether tickets are sold and how many days those events take place.

The city has formulas for payment for events that are included in the event agreements, including ticket sales, police, fire, EMS and transportation as well as additional parks costs. Any ticketed events have a variable ticket fee assessed as well, for example between \$1-\$3 per ticket per day, based on the ticket prices as well as length of the event.

For example, the ACL Music Festival in 2019 paid a total of \$2.4 million in city fees, including:

- \$1.62 million to PARD, including \$1.4 million in ticket fees.
- \$500,000 to Austin Police Department(APD)
- \$60,000 to EMS
- \$20,000 to public health
- \$30,000 Transportation fees (including Capital Metro)
- \$110,000 to AFD

These are largely to cover the costs that the City’s departments incurred in managing the festival. Additional expenses for security, first aid, etc. inside the festival gates are borne separately by C3 Presents.

REVIEW OF EVENTS / PROGRAMMING  
AGREEMENTS / ORDINANCES THAT  
AFFECT ZILKER PARK (CITY OF AUSTIN)

Special events in city parkland are governed by a set of ordinances passed by Austin City Council and managed by the Parks and Recreation Department’s office of special events. Specifically, there are limits to the number of days of events and the total number of unique events that can take place in Zilker

Park, as well as other reservable sites such as Auditorium Shores.

The 2015 Parkland Events Taskforce met over the period of a year and made several specific recommendations, many of which were codified in changes in city ordinances in 2016 and 2017.

- For Zilker Park specifically, the recommendation was to reduce a total of 29 event days in Zilker to 24 through gradual attrition. The listed large events include:
  - » The Austin City Limits Music Festival – six days
  - » The Kite Festival - one day
  - » Zilker Garden Festival – two days
  - » Blues on the Green – four days (possible relocation)

Zilker Relays – one day (possible relocation)The performances at the Zilker Hillside Theatre were not considered large events, generally they have 22 performances per year. The revised ordinances reinforce the cap on large events at Zilker and how they have been managed (and regulated) by the parks department has existed for some time.

The Taskforce recommendations required that the city have its costs covered for hosting large events, as well as making sure that they have sustainability, transportation and other needs.

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  - » \$30,000 Transportation fees (including Capital Metro)
  - » \$110,000 to AFD

ZILKER PARK PAY STATION: MONTHLY REVENUE COMPARISON - 5 YEARS  
(REVENUE BEFORE TAXATION)

DATE	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
October	\$0.00	\$0.00	\$0.00	\$185.00	\$525.00
November	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
December	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
January	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
March	\$35,310.00	\$39,586.20	\$42,280.00	\$35,890.00	\$18,020.00
April	\$50,810.00	\$48,646.00	\$51,080.00	\$47,675.00	\$11,055.00
May	\$65,825.10	\$83,195.60	\$87,985.00	\$65,255.00	\$34,680.00
June	\$62,388.20	\$81,429.05	\$90,145.00	\$75,630.00	\$51,605.00
July	\$88,385.00	\$102,628.38	\$96,467.77	\$108,540.00	\$21,320.00
August	\$73,120.00	\$82,355.00	\$71,930.00	\$70,519.77	
September	\$24,950.60	\$22,148.15	\$24,540.15	\$27,053.68	
Total	\$400,788.90	\$459,988.38	\$464,427.92	\$430,748.45	\$137,205.00
Average	\$57,255.56	\$65,712.63	\$66,346.85	\$53,843.56	\$22,867.50

The daily usage has increased dramatically at Zilker, even during the pandemic over the course of the 2020.

NON-PROFIT PARTNERS OVERVIEW:  
PARKNERS

Several nonprofits work to provide programming, operations support as well as capital dollars in and around Zilker Park. Most are small nonprofit groups that are volunteer in nature and have specific agreements with the City’s Parks and Recreation Department. They are:

- Austin Parks Foundation – It is beneficiary of ACL and funder of several capital projects and programming, including Barton Spring Pool, Barton Creek Trail, Hillside Theatre, Botanical Gardens, Sunshine Camp, McBeth Recreation Center, Nature and Science Center and, Zilker Eagle train.
- Barton Springs Conservancy – It is funder of capital projects, with a focus on the bathhouse rehabilitation. Currently all

- volunteer, had staffer/fundraiser for several years.
- Friends of Barton Springs Pool – It is volunteers that clean pool weekly in season as well as with grounds and plantings upkeep.
- Girl Scouts of Austin / Girl Scout Cabin
- Hill Country Conservancy – It is primarily focused on funding improvements and upkeep of the Barton Creek Greenbelt segment located in Zilker Park, which marks the start of the Violet Crown Trail.
- Sunshine Camp / Young Men’s League of Austin – It is programming for underserved populations at camp.
- Zilker Botanical Garden Conservancy / Austin Area Garden Council – It is a partner with Parks & Recreation, fund programs and improvements in the Garden.
- Zilker Theatre Productions (Beverly S. Sheffield Zilker Hillside Theatre) – It is fund productions and programming at the Hillside Theatre.







# UTILITIES





# UTILITIES

Summary provided below is based on the information available at the time of this report. All existing utilities should be verified prior to actual development of the subject property.

## WATER

Austin Water Utility (AWU) is the water and wastewater service provider for the Zilker Park development. The area of interest is located within the Central South pressure zone. Several AWU water and wastewater lines run through and around the park of the proposed site boundaries and are as follows:

- The largest mains within the site are an existing 12-inch Ductile Iron (DI) and 12-inch Polyvinyl Chloride (PVC) water mains associated with project W-1987-2018 and W-1987-1500, respectively that run along South MoPac Expressway Northbound then turn east through the park. The 12-inch PVC main is currently proposed to tie into a proposed 12-inch DI main running along Andrew Zilker Road.
- There exists a 2-inch Cast Iron (CI) watermain associated with Project W-1971-0053 thar runs through the park from the Southwestern portion of the park to tie into the existing 3-inch CI watermain located in the central portion of the park. The main ties into the existing 6-inch CI running from the southeastern side of the park to northeastern side park to connect to the existing 12-inch DI running along Barton Springs Road.
- There exists a 6-inch CI proposed for abandonment running from the center of the park to the southeastern portion of the park and ties into the existing 6-inch CI currently proposed to be abandoned and replaced with a 12-inch PVC main associated with Project W-2021-0014 at the Water Intersection 3305 located within Azie Morton Road.
- There exists an 8-inch CI watermain that runs along Stratford Drive from the northwestern to the northeastern potion of the park with an associated project W-1964-1064.
- There exists an abandoned 8-inch CI line located in the northwestern portion of the

- park running north across the Colorado River from Stratford Drive to Atlanta Street.
- There exist several interconnecting lines throughout the park that services the existing development.
  - There are several existing fire hydrants within the site area.

## WASTEWATER

All wastewater located within and around the project study boundary is collected to the South Austin Region Wastewater Treatment Plant through the AWU collection system and is maintained privately or by AWU.

- There exists an 8-inch Concrete (Conc) gravity main located in the northwestern portion of the park which collects into the Bluffington #1 Lift Station.
- Bluffington #1 Lift Station waste is collected through an existing 8-inch CI force main associated with project A5811 running southeast to tie into an existing 15 PVC gravity main associated with Project A5810.
- There also exists a privately maintained lift station (Rollingwood #1), with a 6-inch (UNK)pipe material associated with Project No. 2002-0609 running north from the southwestern portion of the site area and ties into the existing 15-inch PVC associated with project A5810.
- The existing 15 PVC associated with Zilker Park A5810 ties into an existing 12-inch PVC, which ties into a 12-inch Conc gravity main associated with Project A5809, which ties into a 10-inch Conc gravity main associated with project A5808.
- The 10-inch concrete gravity main associated with Project A5808 ties into an existing 10-inch DI gravity main with associated Project S-1992-2011, which ties into the existing 33-inch FRPM gravity main at wastewater manhole (WWMH) number 29127.
- There exists a 36-inch Fiberglass (FG) gravity main located in the southeastern portion of the park with the associated Project W-2001-0036 running northeast through the park and ties into an existing 42-inch Vitrified Clay (VC) gravity main,

- which ties into the existing 42-inch Conc gravity main which ties into the existing 33-inch Fiberglass-Reinforced Polymer-Mortar (FRPM) gravity main associated with Project W-2005-0003 and S-2005-0006 at WWMH # 29127.
- There exist a 24-inch Conc and an 8-inch VC gravity main running along Azie Morton Road along the eastern side of the site area that collects waste from surrounding developments from the southeastern portion of the park.
  - There exists a 10-inch Asbestos Cement (AC) main associated with Project A10435 and A10434 that ties into a 10-inch Conc main associated with Project A4430 and A4429 running southeast and ties into an existing 8-inch PVC gravity lines associated with project A4428 and A4427.
  - There exists an abandoned 8-inch CI line associated with project A5813 located in the northwestern portion of the park west of South MoPac Expressway Southbound.
  - There are several abandoned lines and lift stations located east central of the park and listed as follow:
    - » 4-inch VC abandoned gravity main
    - » 6-inch VC abandoned gravity main
    - » 6-inch Conc abandoned gravity main
    - » 6-inch AC abandoned gravity main associated with project A7344
    - » 6-inch DI abandoned gravity main
    - » 6-inch PVC abandoned gravity main associated with project B440 and A3672
    - » 8-inch Conc abandoned gravity main associated with project A7344
    - » 8-inch DI abandoned gravity main associated with project A7344
    - » 8-inch PVC abandoned gravity main associated with project A4427 and A4428
    - » 10-inch CI abandoned gravity main associated with project A2664
    - » 10-inch Conc abandoned gravity main
    - » 6-inch DI abandoned gravity main associated with Project S-1977-0001
    - » 24-inch Conc abandoned gravity main associated with project A2497
    - » Abandoned Zilker Lift Station

- » Abandoned Barton Creek Lift Station

## RECLAIMED WATER

According to the AWU Maps, there is no reclaimed water associated with or around the site of interest. The nearest reclaimed water service is an existing 30-inch main that crosses Lady Bird Lake and extends to West Riverside Drive on the east side of South Lamar Boulevard, with a proposed service shown to extend towards South Lamar Boulevard.

## NATURAL GAS SERVICE

Texas One Gas is the service company for the subject area. Gas service is presently available within the boundaries of the site area and are described as follow:

- There exists a 6-inch Coated Steel (CS) gas line located in the northeastern portion of the site and has a short run from the east to west along Barton Springs Road. The gas line is tied into a 6-inch Polyethylene (PE) gas line at the southern side of Azie Morton Road and Barton Springs Road intersection. The 6-inch CS gas line continuously runs through the park westward across South MoPac Expressway until it reaches the Stratford Drive and Lou Neff Road intersection and starts running along Stratford Drive located northwestern portion of the site area.
- There exists a 2-inch PE gas line located near the eastern side of the site that runs along Robert E Lee Road and currently services developments located east of the park.
- There exists a 6-inch CS gas line that runs along South MoPac Expressway Northbound and crosses South MoPac Expressway westward at the Andrew Zilker Road and South MoPac Expressway intersection and runs along Rollingwood Drive to service the developments located west of the site.
- There exists a 2-inch CS gas line running along Dellana Lane with a sharp turn westward at the Dellana Lane and







Rollingwood Drive intersection then runs along Rollingwood Drive.

- There exists a 2-inch PE gas line tied into the 6-inch CS gas line, north of the Andrew Zilker Road and South MoPac Expressway intersection that services existing development inside Zilker Park.
- There exists a 2-inch PE gas line tied into the 6-inch CS gas line, north of the Andrew Zilker Road and South MoPac Expressway intersection and runs along Columbus Drive that services existing development inside Zilker Park.

**ELECTRIC SERVICE**

Zilker Park is located within the Austin Energy service zone. Electric service is presently available within the boundaries of the site area and is described as follow:

- There exists a primary overhead wire located in the western portion of the park that runs north and south along Zilker Clubhouse Road. The primary overhead ties into an existing primary overhead located in Dellana Lane to the south and crosses the Colorado River to the north.
- There exists a primary underground cable that runs along the southern side of Stratford Drive to service the existing development known as Rowling Dock .
- There exists a service overhead wire located in Stratford Drive and Elgin Avenue that services an existing development east of Zilker Clubhouse Road.
- There exists a primary overhead wire that runs eastward from the intersection of Vance Lane and Vale Street to Nature Center Drive that services the existing development enclosed by Nature Center Drive and South MoPac Expressway. The overhead ties into an existing primary underground cable that ties into an overhead that runs along South MoPac Expressway southbound.
- A primary overhead wire is located at the intersections of Zilker Clubhouse Road and Rollingwood Drive running along Rollingwood, which ties into a primary overhead wire running along Dellana Lane and continues running eastward along

Barton Springs Road. The primary turns southeast at the Barton Springs Road and Stratford intersection and cuts across the park to tie into an existing primary overhang west of the Barton Springs Pool, then runs north along Barton Creek to tie into an existing primary at Barton Springs Road and Barton Creek intersection.

- There exists streetlight overhead running through South MoPac Expressway.
- There exists a primary overhead running along South MoPac Expressway southbound and ties into a primary overhead running along Dellana Lane.
- There exists a primary overhead running along South MoPac Expressway northbound and ties into a primary overhead running along Barton Springs Road.
- There exists primary underground cable that runs along Stratford Drive from the intersection of S. MoPac Expressway and Stratford Drive intersection and crosses Lou Neff Road and ties into an existing primary overhead at the Stratford Drive and Barton Springs Road intersection.
- There exists a primary underground that ties into the primary underground between Park Road and Barton Springs Road on Stratford Drive and runs along Park Road and ties back into Barton Springs Road on the western portion of the park.
- There exists a service underground cable running along Barton Springs Road between Barton Creek and Stratford Drive.
- There exist service underground cables along Park Road.
- There exists a primary underground cable located in William Barton Drive in the western portion of the park.
- There exists a primary overhead that runs along Columbus Drive and ties into and services overhang running along Columbus Drive.
- There exists a primary overhead running along Azie Morton Road and Barton Hills Drive in the southwestern portion of the park.
- There exists a primary overhead running between Andrew Zilker Road and Columbus Drive to service existing development.

**TELECOMMUNICATION SERVICE**

John D. Kougl with MCI has provided an email confirmation that MCI has aerial fiber along Azie Morton Road, however, no service maps were provided. Azie Morton Road is located on the eastern side of Zilker Park and runs north and south between Barton Springs Road and Barton Hills Drive.

**STORMSEWER**

Generally, there is not a storm sewer system within the Park area, but rather, storm sewer infrastructure associated with direct discharges to Lady Bird Lake, culvert crossings under roads, and connections to the storm sewer systems adjacent to the Park. Storm infrastructure are described below as seen in the City of Austin Property Profile:

- There exists storm network running along Barton Springs Road and runs from the east to drain into Barton Creek.
- There exist curb inlets along Barton Springs Road with drainage pipes that runs eastward and drain into Barton Creek.
- There exists a drainage system located in the southeast portion of the park along the development and south on Barton Hills Drive and drainage pipes with header along Azie Morton Road, collecting storm sewer water and discharged into Barton Creek. In addition, the following ponds are identified to be within the Zilker Park area:
- A privately maintained pond identified as a Vegetative Filter Strip (VFS) area located adjacent to Azie Morton Road where it intersects with Lund Street.
- A City of Austin maintained pond identified as a sedimentation only pond area located adjacent to Azie Morton Road east of the VFS mentioned above.
- A City of Austin maintained pond identified as a sedimentation and sand filtration pond area located north and west of Barton Hills Drive and west of the VFS area mentioned above.







A person is seen from behind, sitting in a yellow and green kayak on a calm body of water. The person has a tattoo on their upper back. The kayak has a blue seat and a black paddle with the word "VIBE" on it. The water is still, reflecting the golden light of the setting sun. The scene is framed by the dark, silhouetted branches of trees in the foreground. The overall atmosphere is peaceful and serene.

# COMMUNITY



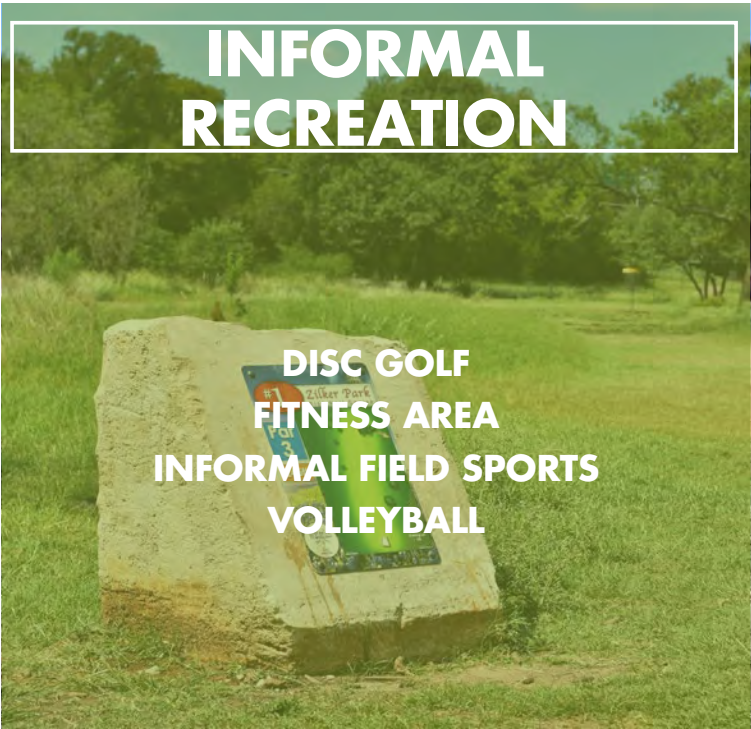
# PARK PROGRAMMING

Zilker Park already hosts a wide variety of programmed events within the park. Those are listed in the table below.



**FREEPLAY  
RECREATION**

PLAYGROUND  
SWIMMING  
KAYAKING  
PADDLE BOARDING  
PADDLE BOATS  
TRAILS



**INFORMAL  
RECREATION**

DISC GOLF  
FITNESS AREA  
INFORMAL FIELD SPORTS  
VOLLEYBALL



**PASSIVE  
RECREATION**

BOAT LAUNCH  
MINI TRAIL  
GREAT LAWN  
RIVER OVERLOOK  
PICNIC AREAS



**EVENTS**

KITE FESTIVAL  
MUSIC FESTIVALS  
BLUES ON THE GREEN



**ENTERTAINMENT  
& CULTURE**

HILLSIDE THEATER  
ZILKER TRAIN



**DESTINATIONS**

ZILKER BOTANICAL GARDEN  
AUSTIN NATURE&SCIENCE CENTER  
UMLAUF SCULPTURE GARDEN & MUSEUM  
GIRL SCOUTS CABIN  
POOL SNACK BAR  
GREENBELT ENTRANCE  
DEEP EDDY POOL  
SHEFFIELD EDUCATION CENTER  
MCBETH RECREATION CENTER  
ZILKER CLUB HOUSE



**OPERATIONS**

PARKING  
CARETAKER'S COTTAGE  
STORAGE & MAINTENANCE  
RESTROOMS



**NATURE  
EXPLORATION**

UPPER BARTON SPRINGS  
EANES CREEK  
VIOLET CROWN TRAIL











An aerial photograph showing a dense forest of green trees in the foreground and middle ground. In the background, a city skyline with various skyscrapers and buildings is visible under a clear blue sky. A body of water is on the left side, with a small pier or walkway extending into it. The word "POLICY" is written in large, bold, blue capital letters on the right side of the image.

# POLICY

The consultant team created an outline of existing entitlements and any site constraints that may impact any future development or redevelopment on the Property. The Property (see Exhibit X) is made up of 18 unique tax parcels, and the total acreage reviewed for this analysis is 382.83 acres. The area included in this analysis goes outside of the boundary line created for the study, for contextual analysis purposes.



# SUMMARY BY TRACT

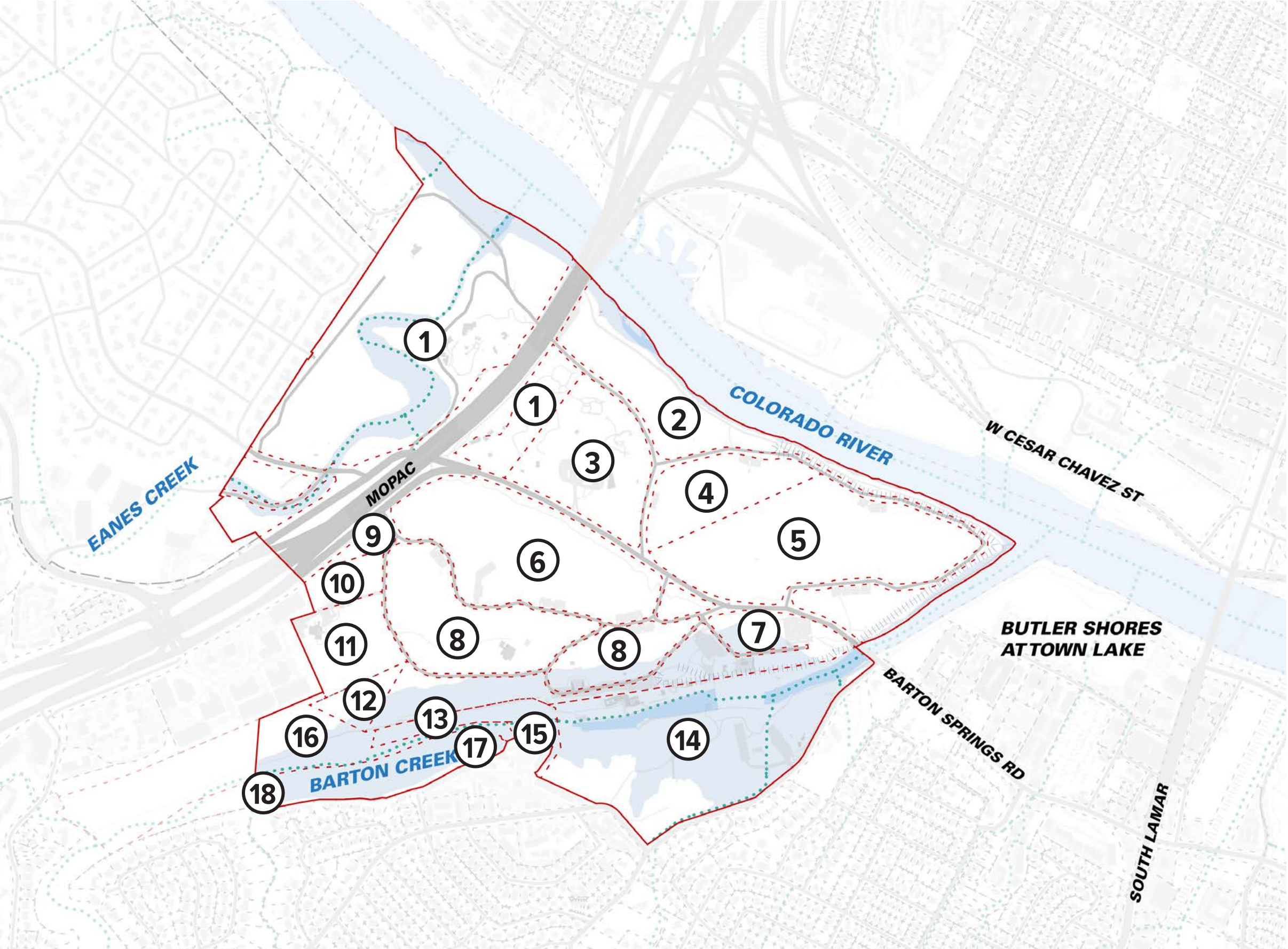
## TRACT 1 – TCAD ID 0107070206

Tract 1 is made up of 101.08 acres and is zoned Public (P) and Family Residence (SF-3); there are no conditional overlays that make up the zoning designation for Tract 1. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. Two existing site plans are located on Tract 1 with case numbers C14P-87-019 and SP-2007-0237D. The Austin Nature and Science Center site plan (C14P-87-019) was located on the City of Austin ABC public information data portal and indicates that the following administrative variances were granted:

- Construction within the Critical Water Quality Zone (CWQZ) is allowed (Section 13-15-232(4));
- Construction within the Water Quality Transition Zone (WQTZ) is allowed (Section 13-15-274); and
- Administrative approval has been granted by the office of land development services on October 15, 1986 for the use of innovative water quality management practice to address the filtration requirement of Section 13-15-238.

Note: Site plan sheets for case number SP-2007-0237D were not readily available online for review.

A portion of Tract 1 is located within the 100-year FEMA floodplain, and portions are encumbered by CWQZ and WQTZ areas. Additionally, an Erosion Hazard Zone is located on Tract 1 and an Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 1 is located in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 1 is Water Supply Suburban, which limits impervious





cover to 40% for commercial and/or multifamily projects.

Note: MoPac Expressway/Loop 1 bisects Tract 1 and is controlled by the Texas Department of Transportation (TXDOT). Coordination with TXDOT staff will be required if any activity is proposed within this right-of-way (ROW). A Multiple Use Agreement with the State of Texas authorizes the City of Austin the use and operation of a parking facility on the highway right-of-way of MoPac Expressway/Loop 1 at Stratford Lane across from the Austin Nature and Science Center. Exhibit A - the Conceptual Site Plan – has still not been located by the City of Austin at this time and may provide specific details on the uses allowed in this area. This information will be shared when/if it becomes available.

**TRACT 2 – TCAD ID 0107060201**

Tract 2 is made up of 11.12 acres and is zoned Public (P); there are no conditional overlays or approved site plans that make up the zoning designation for Tract 2. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

A portion of Tract 2 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ areas. Additionally, an Erosion Hazard Zone is located on Tract 2 and an Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 2 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 2 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

**TRACT 3 – TCAD ID 0107060101**

Tract 3 is made up of 18.42 acres and is zoned Public (P); there are no conditional overlays or approved site plans that make up the zoning designation for Tract 3. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

No portion of Tract 3 is located within the 100-year FEMA floodplain, and no portion is encumbered by CWQZ or WQTZ areas. An Erosion Hazard Zone is located on Tract 3 and an Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 3 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 3 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

**TRACT 4 – TCAD ID 0107060301**

Tract 4 is made up of 4.35 acres and is zoned Public (P); there are no conditional overlays or approved site plans that make up the zoning designation for Tract 4. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

No portion of Tract 4 is located within the 100-year FEMA floodplain, and no portion is encumbered by CWQZ, WQTZ, or Erosion Hazard Zone areas. The entirety of Tract 4 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 4 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

**TRACT 5 – TCAD ID 0106050101**

Tract 5 is made up of 59.76 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 5, or approved site plans on the site. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

No portion of Tract 5 is located within the 100-year FEMA floodplain, and no portion is encumbered by CWQZ, WQTZ, or Erosion Hazard Zone areas. The entirety of Tract 5 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 5 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

**TRACT 6 – TCAD ID 0105070201**

Tract 6 is made up of 38.69 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 6. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. There is one approved site plan on a portion of Tract 6, City of Austin case number SP-2018-0557C, which was submitted to replace a maintenance barn for Zilker Park operations. A search of the City of Austin online portal did not return any publicly accessible results for review of this site plan. Submittal of an Open Records Request will be required to review the approved site plan sheets.

No portion of Tract 6 is located within the 100-year FEMA floodplain, and a portion is encumbered by a WQTZ area. No portion of Tract 6 is in an Erosion Hazard Zone. The entirety of Tract 6 is in the Edwards Aquifer Recharge Zone. The watershed classifications for Tract 6 are Water Supply Suburban and Barton Springs Zone, which limits impervious cover to 40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for

commercial and/or multifamily projects (Barton Springs Zone).

**TRACT 7 – TCAD ID 0104070101**

Tract 7 is made up of 5.22 acres and is zoned Public (P) and Public – Historic Landmark Combining District (P-H); there are no conditional overlays that make up the zoning designation for Tract 7 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. There are two site plan revisions in review per City of Austin case numbers SPC-2012-0104D(R3) and SPC-2012-0104D(R5), which are for the construction of Zilker Trailhead restrooms.

A restriction on Tract 7 is included in the deed recorded in Volume 302, Page 360 of the Travis County Deed Records that reserves a right-of-way easement over a strip of land 30 feet wide to be used by the grantor’s stock for access to Barton Creek for water. Further restrictions and limitations on use and occupancy are included in a deed recorded in Book 229, Page 274 recorded on December 4, 1907 where the grantor reserves the rights to the hydropower from Barton Creek and prohibits any dams or abutments on the creek. The deed also prohibits the manufacturing or sale of malt, spiritous or any intoxicating liquors or beverages while the grantor, or the heirs, or devises of the grantor shall be the owner or owners of the adjoining tract of land upon which we now reside.

A portion of Tract 7 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. No portion of Tract 7 is in an Erosion Hazard Zone. The entirety of Tract 7 is in the Edwards Aquifer Recharge Zone. The watershed classifications for Tract 7 are Water Supply Suburban and Barton Springs Zone, which limits impervious cover to 40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).

Review of City of Austin GIS data indicates that two underground tanks are or have historically been stored on Tract 7. Review by Austin Fire Department to assess the presence of potentially hazardous materials is recommended prior to site design.

**TRACT 8 – TCAD ID 0106080101**

Tract 8 is made up of 20.02 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 8. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. There is one approved site plan, Zilker Park Maintenance Barn Replacement per City of Austin case number SP-2018-0557C on the property, and one site plan revision currently I review, Zilker Park Trailhead Restrooms per City of Austin case number SPC-2012-0104C.

A portion of Tract 8 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. No portion of Tract 8 is in an Erosion Hazard Zone. The entirety of Tract 8 is in the Edwards Aquifer Recharge Zone. The watershed classifications for Tract 8 are Water Supply Suburban and Barton Springs Zone, which limits impervious cover to 40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).

Review of City of Austin GIS data indicates that two (2) Critical Environmental Feature (CEF) Buffers around rimrock features are present on Tract 8. No development is permitted within established CEF buffer areas. An Environmental Resource Inventory may be required to assess new or existing environmental features on-site.

**TRACT 9 – TCAD ID 0105080104**

Tract 9 is made up of 0.88 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 9 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval



# SUMMARY BY TRACT

by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

Review of the Title Commitment prepared by First American Title Insurance Company with an effective date of April 4, 2019 indicates the following easements located on the tract:

- Electric transmission and/or distribution line easement granted to the City of Austin and recorded in Volume 645, Page 270 of the Travis County Official Public Records;
- Telegraph, telephone, and electric and distribution line easement granted to the City of Austin and recorded in Volume 652, Page 273 of the Travis County Official Public Records; and
- Telegraph, telephone, and electric and distribution line easement granted to the City of Austin and recorded in Volume 652, Page 276 of the Travis County Official Public Records.

No portion of Tract 9 is located within the 100-year FEMA floodplain, and a portion is encumbered by a WQTZ area. No portion of Tract 9 is in an Erosion Hazard Zone. The entirety of Tract 9 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 9 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

## TRACT 10 – TCAD ID 0105080103

Tract 10 is made up of 4.02 acres and is zoned Neighborhood Office – Conditional Overlay (NO-CO). The conditional overlay on the tract was established via ordinance 940908-D and includes the following conditions:

- Impervious cover is limited to 25%
- Vehicular access from MoPac Expressway shall be permitted only from the construction of one driveway approach along MoPac Expressway. Vehicular access from Columbus Drive shall be permitted only from one driveway approach along Columbus Drive. All other vehicular access to the property from other adjacent public streets or through other adjacent property shall be prohibited.

- Owner shall maintain an undisturbed vegetative buffer (i) 75 feet wide along MoPac Expressway located along the northwestern property line of the property; (ii) 25 feet wide along Columbus Dive located along the eastern property line of the property, said buffer zone being more particularly identified in the map attached as Exhibit B to this ordinance. Improvements permitted within buffer zones referenced above shall be limited only to the driveway improvements and those improvements that may be otherwise required by the City of Austin.

- Except for construction of those water quality control improvements required by the City of Austin, no structure or any portion thereof shall be constructed within that 75 foot strip of land situated between that line which runs parallel to Columbus Drive and is located 25 feet from Columbus Drive and that line which runs parallel to Columbus Drive and is located 100 feet from Columbus Drive, said 75 foo strip of land being more particularly identified in the map attached as Exhibit B to this ordinance.

A restrictive covenant was recorded on the tract as Volume 12280, Page 462 of the Travis County Official Public Records, stating that:

At the time an application for approval of a site plan is submitted for development of any portion of the property, the owner shall prepare and submit an Integrated Pest Management (IPM) Plan for the proposed development to the Environmental and Conservation Services Department for their review and approval. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the City Council and (b) by the owner(s).

A second restrictive covenant was recorded on the tract as Volume 13257, Page 2608 of the Travis County Official Public Records, stating that:

The use of the herein described property for park and recreational purposes is expressly restricted and limited by the right of the City of Austin to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility lines of all kinds and

descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunication, over, under, and across the above contiguous and adjacent property, provided that the location of said lines and structures, and connections, are first approved by the Director of the Department of Public Works and Transportation of the City of Austin and/or the Director of Water and Wastewater Utility of the City of Austin, as appropriate, and further approved by the Director of the Parks and Recreation Department of the City of Austin, as to: (a) whether such road, street, line, structure, or connection constitutes to an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes and (b) if approved under (a), the location of said road, street, line, structure, or connection.

Three easements on the tract are shown on the deed recorded in Volume 13257, Page 2608 of the Travis County Deed Records, including:

- Telephone easement to Southwestern Bell Telephone Company, dated June 26, 1940 and recorded in Volume 652, Page 273 of the Travis County Official Public Records;
- Electrical and telephone line easement to the City of Austin, dated October 8, 1971 and recorded in Volume 4187, Page 1499 of the Travis County Official Public Records;
- Overhead electric lines, power poles, and guy wires in place over and across the property as shown on a survey dated August 19, 1998;

- Electric transmission and/or distribution line easement granted to the City of Austin and recorded in Volume 645, Page 270 of the Travis County Official Public Records;
- Telegraph, telephone, and electric and distribution line easement granted to the City of Austin and recorded in Volume 652, Page 276 of the Travis County Official Public Records; and

- Gas pipeline easement granted to Texas Gas Service Company and recorded as instrument number 2010089545 of the Travis County Official Public Records.

TCAD data indicates that a structure exists on the tract and was constructed in or around 1959. Review of the Historic Preservation Department will be required if demolition of this structure is proposed.

There are no approved site plans on Tract 10. No portion of Tract 10 is located within the 100-year FEMA floodplain, and no portion is encumbered by a CWQZ or WQTZ area. No portion of Tract 10 is in an Erosion Hazard Zone. The entirety of Tract 10 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 10 is Water Supply Suburban, which limits impervious cover to 40% for commercial and/or multifamily projects.

## TRACT 11 – TCAD ID 0105080102

Tract 11 is made up of 10 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 11 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. TCAD data indicates that a structure exists on the tract and was constructed in or around 1958. Review of the Historic Preservation Department will be required if demolition of this structure is proposed.

Review of the Title Commitment prepared by First American Title Insurance Company with an effective date of April 4, 2019 indicates the following easements located on the tract:

- Electric transmission and/or distribution line easement granted to the City of Austin and recorded in Volume 645, Page 270 of the Travis County Official Public Records; and
- Telegraph, telephone, and electric and distribution line easement granted to the City of Austin and recorded in Volume 652, Page 273 of the Travis County Official Public Records;

- Telegraph, telephone, and electric and distribution line easement granted to the City of Austin and recorded in Volume 652, Page 276 of the Travis County Official Public Records;

- Electric and telephone line easement granted to the City of Austin recorded in Volume 2058, Page 191 of the Travis County Official Public Records;
- 50-foot roadway easement recorded in Volume 1920, Page 351 of the Travis County Official Public Records;

- Electric and telephone line easement granted to the City of Austin recorded in Volume 2128, Page 309 of the Travis County Official Public Records; and

- Electric and telephone line easement granted to the City of Austin recorded in Volume 4187, Page 1499 of the Travis County Official Public Records.

No portion of Tract 11 is located within the 100-year FEMA floodplain, and a portion is encumbered by a WQTZ area. No portion of Tract 11 is in an Erosion Hazard Zone. The entirety of Tract 11 is in the Edwards Aquifer Recharge Zone. The watershed classifications for Tract 11 are Water Supply Suburban and Barton Springs Zone, which limits impervious cover to 40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).

## TRACT 12 – TCAD ID 0105080101

Tract 12 is made up of 4.18 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 12 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

A portion of Tract 12 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. No portion of Tract 12 is in an Erosion Hazard Zone. The entirety of Tract 12 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 12 is Barton Springs Zone, which limits



impervious cover to 15% for commercial and/or multifamily projects.

**TRACT 13 – TCAD ID 0105070101**

Tract 13 is made up of 4.97 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 13. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. A site plan revision is currently in review, Zilker Park Trailhead Restrooms per City of Austin case number SP-2012-0104D(R5).

A portion of Tract 13 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. A portion of Tract 13 is in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 13 is in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 13 is Barton Springs Zone, which limits impervious cover to 15% for commercial and/or multifamily projects.

**TRACT 14 – TCAD ID 0104060102**

Tract 14 is made up of 69.49 acres and is zoned Public (P) and Public – Historic Landmark Combining District (P-H); there are no conditional overlays that make up the zoning designation for Tract 12. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. There are 2 approved site plans on the tract, one of which, SP-99-0028C, could not be located through the public information database. Per site plan case number SP-99-2029C, a waiver request from section 1.2.2.A and 1.2.2.B of the Drainage Criteria Manual

was approved by the City of Austin Watershed Protection Department on May 5, 2005.

A restriction on Tract 14 is included in the deed recorded in Volume 302, Page 360 of the Travis County Deed Records that reserves a right-of-way easement over a strip of land 30 feet wide to be used by the grantor’s stock for access to Barton Creek for water. Further restrictions and limitations on use and occupancy are included in a deed recorded in Book 229, Page 274 recorded on December 4, 1907 where the grantor reserves the rights to the water power from Barton Creek and prohibits any dams or abutments on the creek. The deed also prohibits the manufacturing or sale of malt, spiritous or any intoxicating liquors or beverages while the grantor, or the heirs, or devises of the grantor shall be the owner or owners of the adjoining tract of land upon which we now reside.

Aerial data indicates that a structure exists on the tract of unknown age. Review by the Historic Preservation Department may be required if it is determined that these structures are 50 years or age or older.

Two easements are noted on the tract, including:

- 15-foot water line easement recorded as document number 2015121769 of the Travis County Official Public Records
- Wastewater and storm sewer easement recorded as document number 2006010015 of the Travis County Official Public Records.

A portion of Tract 14 is located within the 100-year FEMA floodplain, and a portion is encumbered by a CWQZ area. A portion of Tract 14 is in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria

Manual, Appendix E). The entirety of Tract 14 is in the Edwards Aquifer Recharge Zone. The watershed classifications for Tract 14 are Water Supply Suburban and Barton Springs Zone, which limits impervious cover to 40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).

Review of City of Austin GIS data indicates that one (1) underground tank is or has historically been stored on Tract 14. Review by Austin Fire Department to assess the presence of potentially hazardous materials is recommended prior to site design.

Review of City of Austin GIS data also indicates that four (4) Critical Environmental Feature (CEF) Buffers around rimrock and spring features are present on Tract 14. No development is permitted within established CEF buffer areas. An Environmental Resource Inventory may be required to assess new or existing environmental features on-site.

**TRACT 15 – TCAD ID 0105070102**

Tract 15 is made up of 0.92 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 15 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

A portion of Tract 15 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. A portion of Tract 15 is in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 15 is in the Edwards Aquifer Recharge Zone. The

watershed classification for Tract 15 is Barton Springs Zone, which limits impervious cover to 15% for commercial and/or multifamily projects.

**TRACT 16 – TCAD ID 0104090101**

Tract 16 is made up of 17.8 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 15 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below. A site plan revision for the Zilker Park Trailhead Restrooms, City of Austin case number SPC-2012-0104D(R5), is currently in review.

A portion of Tract 16 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. A portion of Tract 16 is located in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 16 is located in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 16 is Barton Springs Zone, which limits impervious cover to 15% for commercial and/or multifamily projects.

**TRACT 17 – TCAD ID 0104070806**

Tract 17 is made up of 10.37 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 17 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

A portion of Tract 17 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. A

portion of Tract 17 is located in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 17 is located in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 17 is Barton Springs Zone, which limits impervious cover to 15% for commercial and/or multifamily projects.

**TRACT 18 – TCAD ID 0104090221**

Tract 18 is made up of 1.54 acres and is zoned Public (P); there are no conditional overlays that make up the zoning designation for Tract 18 or approved site plans on the property. Site development permits submitted on properties with P base zoning may be subject to approval by the Parks and Recreation Board and the Land Use Commission, see Conclusion section below.

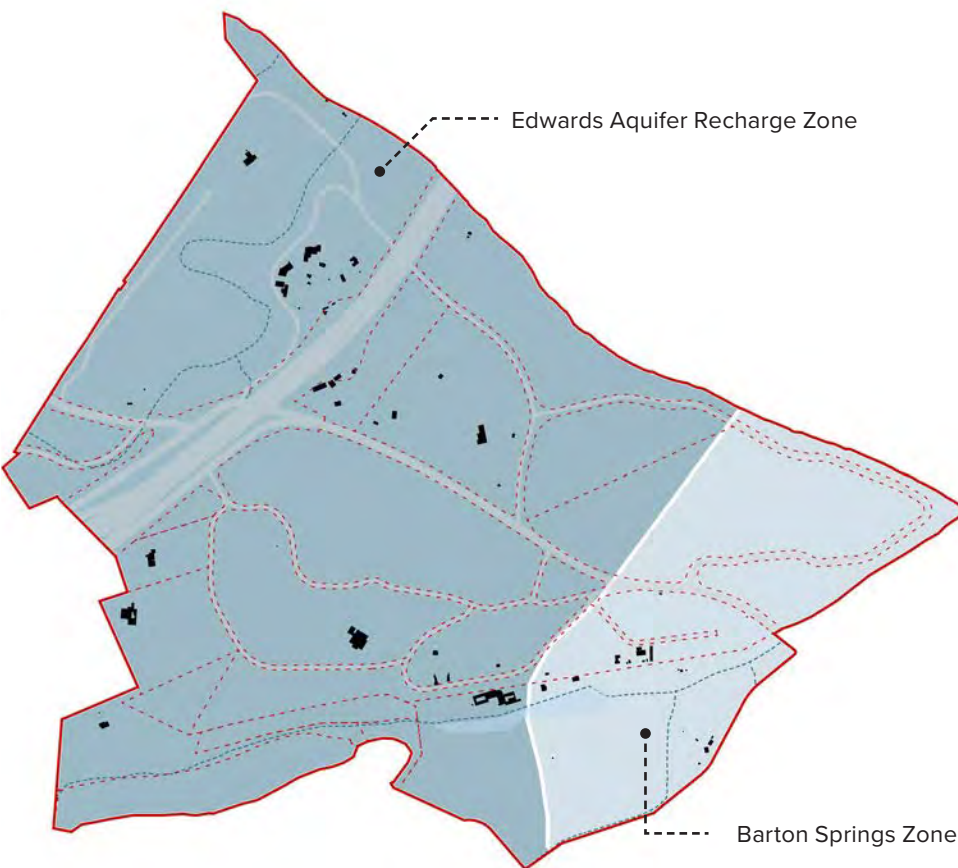
A portion of Tract 18 is located within the 100-year FEMA floodplain, and a portion is encumbered by CWQZ and WQTZ areas. A portion of Tract 18 is located in an Erosion Hazard Zone. An Erosion Hazard Zone Analysis may be required for any proposed new development within the zone or where significant erosion is present. No improvements, including utility lines, are allowed within the Erosion Hazard Zone unless engineered structural protective works are provided; development must not result in additional erosion impacts to other properties (LDC §25-7-32; Drainage Criteria Manual, Appendix E). The entirety of Tract 18 is located in the Edwards Aquifer Recharge Zone. The watershed classification for Tract 18 is Barton Springs Zone, which limits impervious cover to 15% for commercial and/or multifamily projects.



# REGULATIONS OF ZILKER PARK

## ENVIRONMENTAL CONSIDERATION

### WATERSHED - EDWARDS AQUIFER RECHARGE ZONE, WATER SUPPLY SUBURBAN AND BARTON SPRINGS ZONE

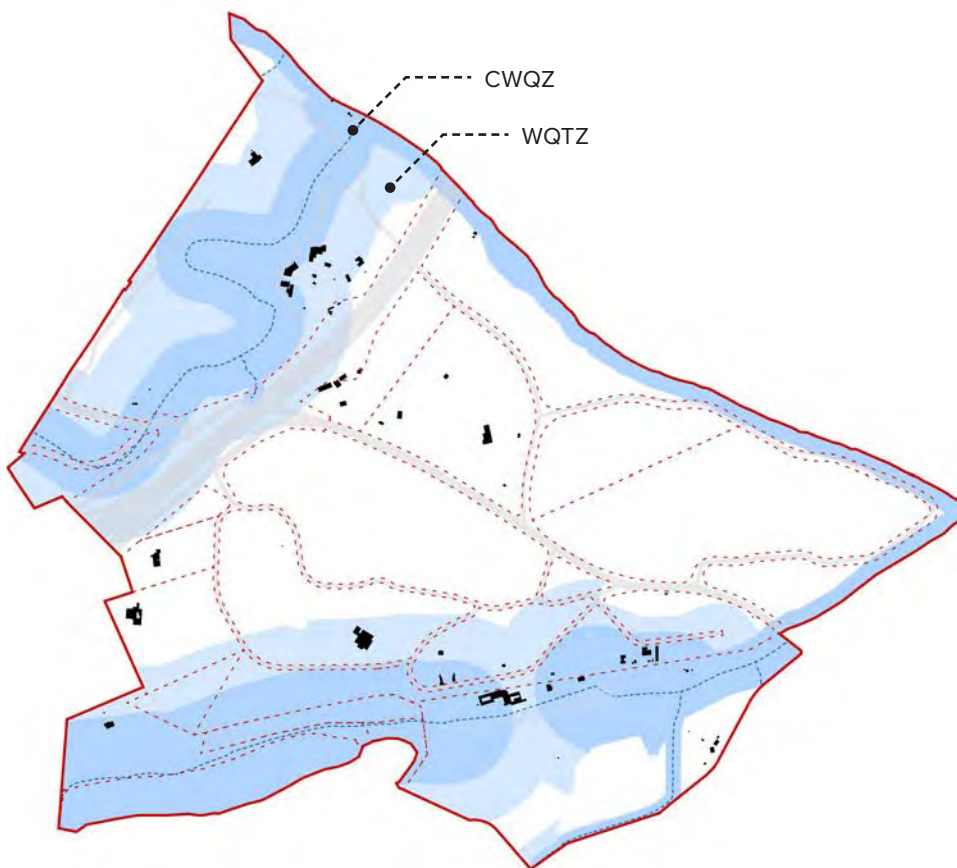


The entirety of the Zilker Park Vision Plan area is located within the Edwards Aquifer Recharge Zone, which will require review by the Texas Commission on Environmental Quality (TCEQ). Additionally, if applicable, development may be subject to §25-1-84 if development is proposed on top of previous landfill sites.

Many of the tracts contain Critical Water Quality Zone (CWQZ) and/or Water Quality Transition Zone (WQTZ) setbacks, which prohibit most development. Obtaining an Environmental Resource Inventory (ERI) is recommended prior to site design due to the presence of existing Critical Environmental Features (CEFs) on many of the parcels. Additional features and or revised buffer areas may be established that could impact site layout and development.

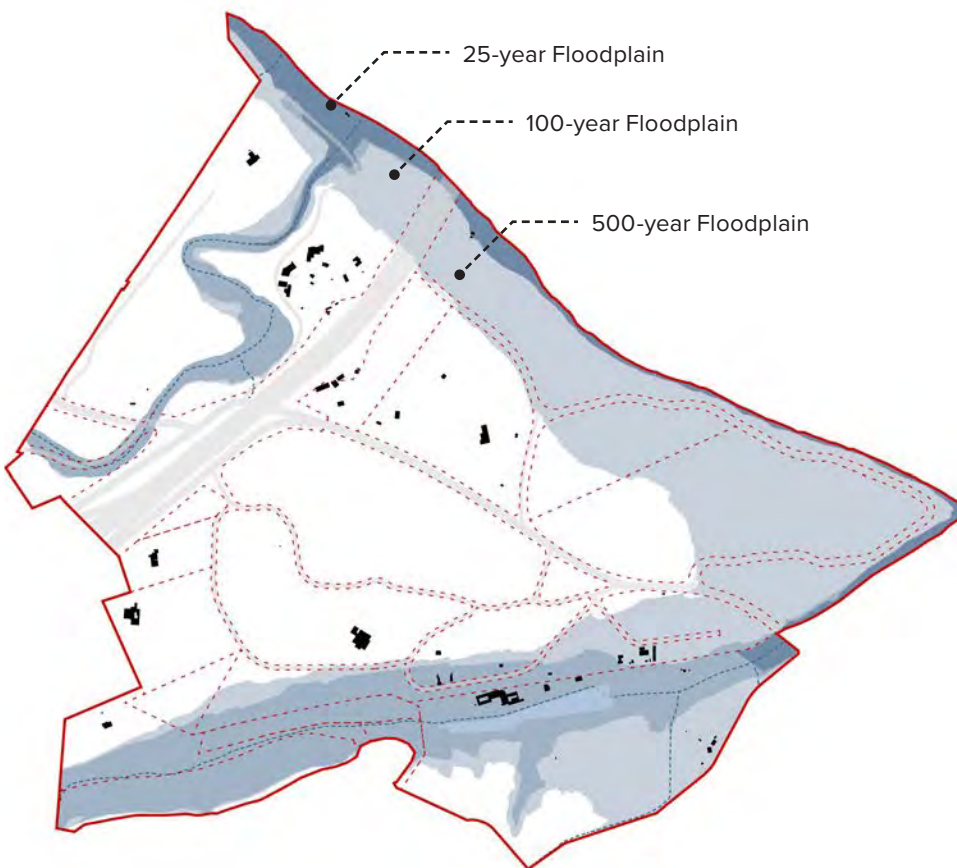
Any proposed development should be located outside of these protected areas. Many of the tracts are also encumbered by the 100-year floodplain. Generally, development applications may not be approved if a proposed structure encroaches on the 100-year floodplain. A variance may be granted if the following is determined:

### CRITICAL WATER QUALITY ZONE/ WATER QUALITY TRANSITION ZONE



- The finished floor elevation of a proposed building is at least two feet above the 100-year floodplain;
- Normal access to a proposed building is by direct connection with an area above the regulatory flood datum;
- A proposed building complies with the requirements of Flood Resistant Construction and Flood Loads;
- The development compensates for the floodplain volume displaced by the development;
- The development improves the drainage system by exceeding the requirements of Criteria for Approval of Development Applications, as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas;
- The variance is required by unique site conditions; and
- Development permitted by the variance does not result in additional adverse flooding impact on other property.

### 100-YEAR FLOODPLAIN



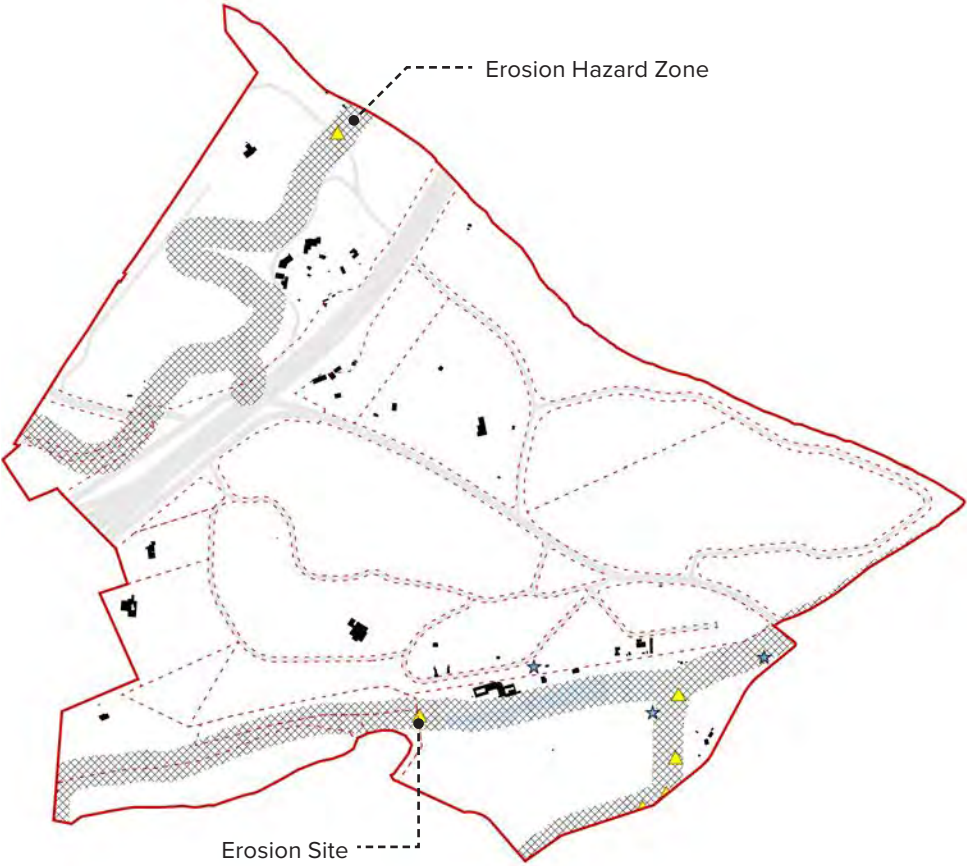
Additionally, development applications with a proposed building or parking area that encroaches on the 100-year floodplain may be approved if the encroachment is:

- A parking area that is smaller than 5,000 square feet or an unoccupied structure that has an area of less than 1,000 square feet, and the director determines that the proposed development:
  - » will not have an adverse effect on the 100-year floodplain or surrounding properties; and
  - » otherwise complies with the land development code requirements;
- A new building for residential use that replaces an existing legally constructed building for residential use on the same property and that does not increase the number of legal dwelling units on the property;
- A building authorized by a waterway development permit issued under Chapter 9-10 before September 25, 1983; or



# REGULATIONS OF ZILKER PARK

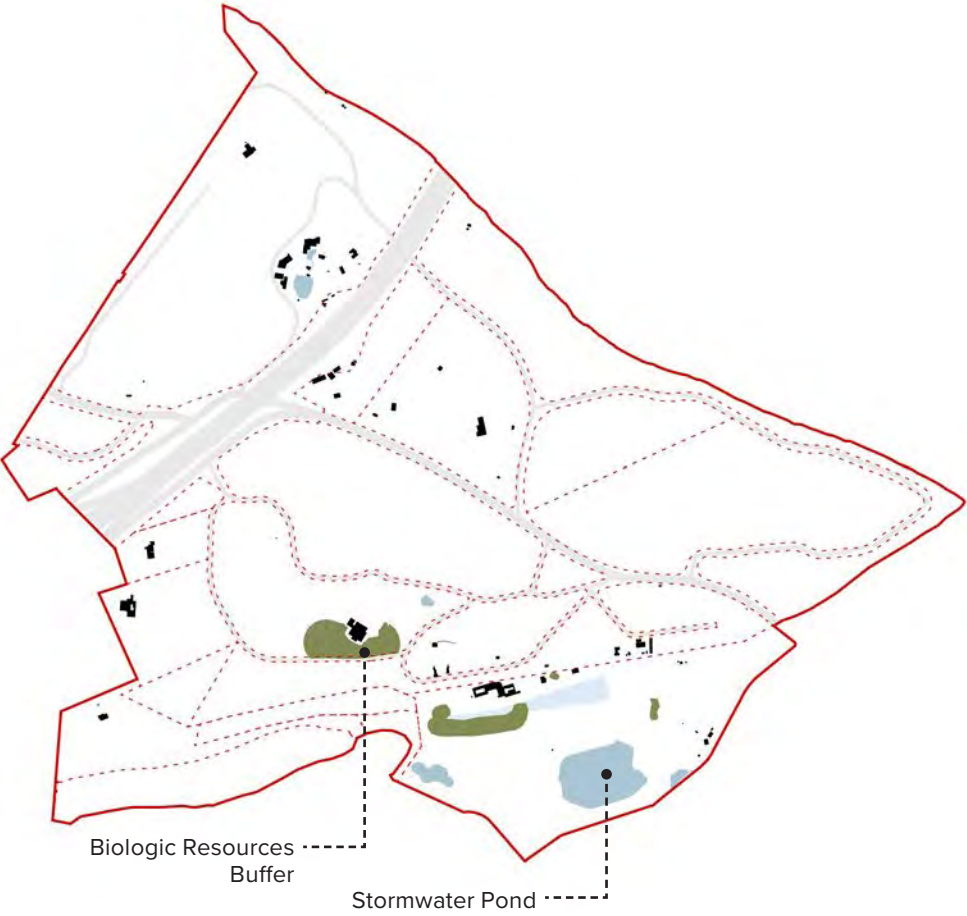
## EROSION



- A building in the 100-year floodplain of:
  - » Lady Bird Lake;
  - » The Colorado River downstream from Longhorn Dam;
  - » Lake Austin; or
  - » Lake Travis.

To be approved, development in the floodplain must be no lower than 2 feet above the 100-year floodplain, as measured from the lowest elevation of any proposed building; comply with the requirements of Flood Resistant Construction and Flood Loads sections; compensate for the floodplain volume displaced by the development; and result in no adverse flooding impact on other properties.

## BIOLOGIC RESOURCES BUFFER AND STORMWATER POND



## BIOLOGIC RESOURCES BUFFER AND STORMWATER POND

Biologic Resources Buffer is setback from Critical environmental features (CEFs). It is defined in the City of Austin Land Development Code 25-8-281. CEF is the area need to be protected due to an easement, conservation area, or mitigated area.

## COMPATIBILITY STANDARDS

The Property along the southern and northwestern boundaries is subject to Compatibility Standards. These regulations may have a direct impact on the development or redevelopment of Tracts 1, 14, 17 and 18.

Any development in an SF-6 or less restrictive zoning district located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations. A formal compatibility analysis is recommended.

## COMPATIBILITY STANDARDS

## COMPATIBILITY STANDARDS



The following building setback and height step-back requirements are triggered because the property is 540 feet or less from property in an SF-5 or more restrictive zoning district/use:

- 25 feet from triggering property = No Structures
- 25 feet to 50 feet from triggering property = Two stories or 30 feet, whichever is less
- 50 feet to 100 feet from triggering property = Three stories or 40 feet, whichever is less
- 100 feet to 300 feet from triggering property = 40 feet plus one foot of height for each additional 10 feet in distance from triggering property
- 300 feet to 540 feet from triggering property = 60 feet plus one foot of height for each Four feet in addition to 300 feet from property



# REGULATIONS OF ZILKER PARK

## TRANSPORTATION

Consultation with the Texas Department of Transportation (TxDOT) and/or Austin Transportation Department will be required for any development that is proposed within State-controlled or City-owned right-of-way.

Portions of Barton Springs Road, Lou Neff Road, and Stratford Drive may not be considered Public Right-of-Way (ROW) by the City of Austin, but rather a park roadway. This has design implications on impervious cover and thus detention and water quality treatment requirements, among other things (public ROW is not considered when calculating impervious cover, but park roads are not exempt from the impervious cover calculations). It is suggested that Parks and Recreation Department provide definitive information regarding the categorization of these roads and the physical extents of the portions of these roads that are considered park roads.

## TREE PROTECTION

Any proposed development or redevelopment will be subject to the current heritage and protected tree regulations per LDC §25-8, Division 3 (Heritage Trees). A permit granted by the City of Austin Arborist is required to remove protected and heritage trees. An administrative variance is required to remove heritage trees 24-30 inches in diameter; Land Use Commission approval is required to remove heritage trees 30 inches in diameter or greater.

Obtaining a tree survey is highly recommended prior to any site design to determine the size, species, and health of existing trees on the property.

## HISTORIC PRESERVATION

A number of parcels also contain existing structures of 50 years in age or older; demolition of such structures, along with any structures on the two parcels with the Historic Landmark Combining District in the zoning designation, will require approval by the City of Austin Historic Preservation Office and potentially the Historic Landmark Commission. A Certificate of Appropriateness will be required should

any changes to existing structures in Historic Landmark Combining Districts be proposed.

## HAZARDOUS MATERIALS

Coordination with the Austin Fire Department early in the site design process is recommended to determine if any of the underground storage tanks indicated on the site by City of Austin GIS data contain hazardous materials that require additional buffering, relocation or removal.

## SUBDIVISION AND PLATTING

The majority, if not all, of the Property does not appear to be subdivided. Correspondence with the Program Manager in the Land Use Review Division indicates that the City of Austin and its property, including Zilker Park, is exempt from the requirements of platting. Legal lot determinations and the requirement to subdivide to develop or redevelop, therefore, are not required to obtain the majority, if not all, permits.

In the past, the development or redevelopment of City of Austin-owned parkland encountered one issue related to the subdivision of land regarding Austin Water Utility and/or Austin energy utilities crossing lot or tract lines. Although not platted, Zilker Park is made up of multiple tracts of land. Historically, a solution to this issue has been to use a Declaration of Easement, granted by the City of Austin to itself, to solve this issue.

## SITE PLAN REVIEW

Per §25-2-625(D), for tracts with “P” base zoning that are less than 1 acre in size, the site development regulations of an adjoining zoning district apply for a distance of 100 feet into the site. The minimum lot size requirement of an adjoining zoning district does not apply to a use by the City of Austin. For a site one acre in size or greater, site development regulations are established by the approval of a conditional use site plan, which require approval at the Land Use Commission. For a parks and recreation services (special) use, per §25-2-625(E), the minimum site area is 10 acres. Site plans must include the locations of sale of beer and wine, if applicable. The Land Use Commission may

not consider a site plan for approval until it receives a recommendation from the Parks and Recreation Board.

Some tracts within the Zilker Park Visioning Plan boundary contain one or multiple site plans in review or approved. It is recommended that a civil engineer review existing site plans for total impervious cover proposed and/or built on each tract to determine how much, if any, impervious cover remains for future projects.










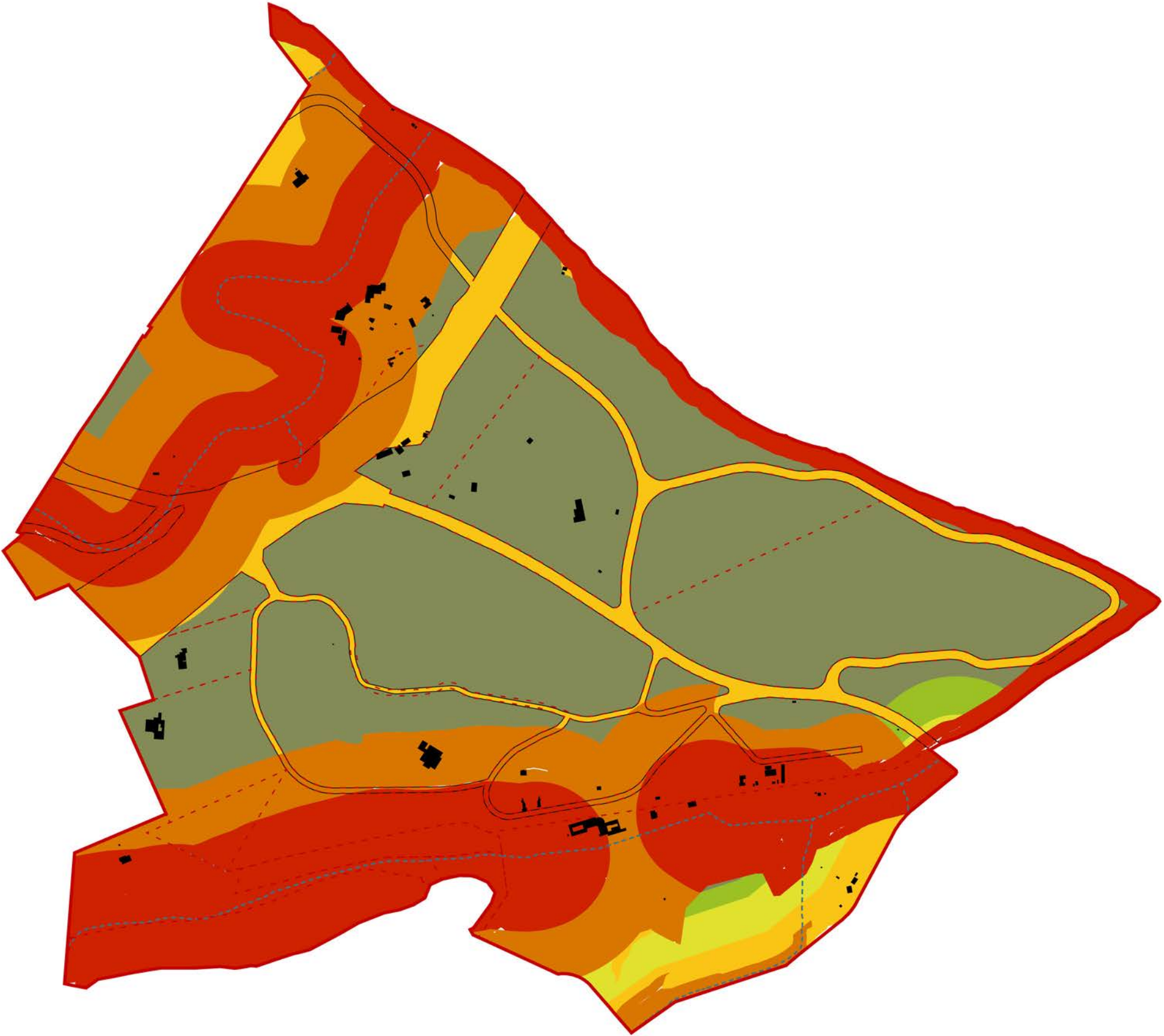
# REGULATIONS OF ZILKER PARK

This map shows the intensity of the regulations apply on Zilker Park.

The regulations, if overlaid in their entirety on one map, indicate that areas that can be developed more than today's condition are limited to x% of the total area. This indicates that variances, updates to ordinances, and/or a development agreement for Zilker Park should be examined.

## LEGEND

-  This area has multiple regulations prohibiting most of development. It is determined as Critical Water Quality Zone, 25-year floodplain, or erosion site.
-  This area has a regulation prohibiting development which is Water Quality Transition Zone (WQTZ).
-  This area is not part of City of Austin so additional approval is needed for development.
-  This area can be developed but has several regulations such as compatibility standards.
-  All of Zilker Park site is within the Edwards Aquifer Recharge Zone or Barton Springs Zone. This limits impervious cover to 40% for commercial and/or multifamily projects.





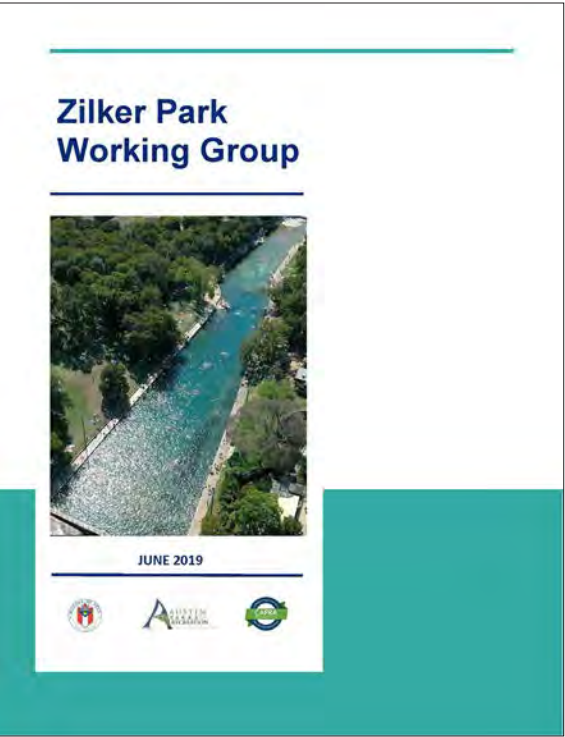




A photograph of a dirt road winding through a dense forest. The trees are covered in autumn foliage, with shades of green, yellow, and orange. The road is unpaved and appears to be a single lane. In the distance, a small structure or vehicle is visible through the trees. The text "RELEVANT VISION PLANS" is overlaid in the center-right of the image.

# **RELEVANT VISION PLANS**





2019 Zilker Park Working Group Report

The Working Group issued its report in June, 2019. Its purpose, as outlined by Austin City Council resolution, was to:

- Determine the viability of proposed improvement plans to fortify the landfill cap along Stratford Drive and make recommendations of terms for implementation of the improvements, including pilot solutions
- Evaluate immediate options and opportunities for parking outside of the park area and strategies for reducing traffic in Zilker Metropolitan Park and at surrounding amenities with a goal of piloting options by October 2018
- Make recommendations to establish a plan to permanently remove parking on the Polo Fields, taking into consideration possible strategies to reduce parking demand and utilization of transportation demand management strategies; and
- Provide a report to Council by March 1, 2019, on the working group’s findings

and recommendations (the deadline was ultimately extended to June 14, 2019).

The Working Group was able to reach consensus on Short-Term Traffic Solutions but was unable to reach consensus on the Butler Landfill and the Polo Field. For this reason, the Report includes both primary recommendations and alternative recommendations. It also includes Personal Statements. Because it was not able to reach consensus on all issues, it issued both primary recommendations and alternative recommendations as well as Personal Statements from members who wished to make them.

Primary Recommendations

Short Term Recommendations

The idea for making the short-term recommendations was to initiate pilot programs and gather data that could help inform the Vision Plan process. Pilot shuttle system

- Dedicate staff
- Partnerships with nearby parking facilities
- Enhance Cap Metro #30 service (piloting).
- Dockless mobility strategies
- Increase marketing efforts to reduce demand.
- Implement high-profile outreach campaign

POLO FIELD Recommendations

This talks about reducing available Polo Fields parking in phases over time. It articulates a timeline beginning in 2019.

The Millennium Parking Garages (Chicago) are specifically referenced as a potential model.

Alternative Recommendations

These were issued in a JOINT STATEMENT from:

Barton Hills Neighborhood Association

Zilker Neighborhood Association

Save our Springs Alliance

City Council District 7

City Council District 5

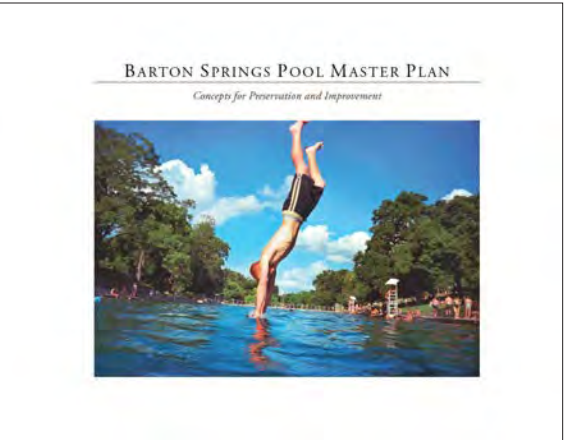
These recommendations argue for a less gradual approach with hard Short-Term deadlines, citing specific concern over a lack of definitive plan for removing the gravel over the Butler Landfill. Also articulated is, “. . . . . the public’s consistent demand for parks that are a natural experience in environmentally protected settings and that are not highly developed, overprogrammed, semi-privatized parking lots or staging areas.”

It also offered the following:

Medium and Long-Term Recommendations

- Guiding Principle—PARD should preserve and protect Zilker Park as an irreplaceable public asset to be operated primarily as open space for present and future generations:
- Guiding Principle—All special event uses of Zilker Park should meet the highest standards of environmental ethics and sustainability and provide utilization of parking and transportation alternatives, compatibility with community values and opportunities for immediate and direct community input to resolve questions and concerns.
- Guiding Principle—The Zilker Park Master Plan should establish a viable, actionable plan that minimizes vehicular traffic in and through the park and surrounding neighborhoods by identifying a range of alternative, affordable transportation and parking strategies for park patrons;
- Guiding Principle—Direct the City Manager to assure that all consultants hired or assigned to the Zilker Park master planning process are free of conflicts of interest with any organization that generates revenue from or has contracts with the City of Austin relating to events held or operations conducted in Zilker Park and the Butler Hike and Bike Trail;

- Authorize PARD and the Austin Transportation Department to expend revenue generated by parking fees in Zilker Park for the rental of off-site parking and shuttle services to serve Zilker Park and related public education programs;
- Direct PARD to remove the “temporary” non-compliant placement of the gravel on the landfill and revegetate the area by no later than 2020 in accordance with the long-standing demand from the City of Austin Watershed Protection Department; beyond 2020 and prior to the completion of the Master Plan, find an alternative method to protect the surface of the landfill if used for staging or parking;
- Direct PARD to begin immediate implementation of the 2016 Parkland Events Task Force recommendation to establish a more equitable distribution of opportunities for special events in parks across the Austin area that will also provide alternative sites for events now occurring at over-used urban parks. Direct PARD to assure that affected neighborhoods have a formal role in the decisions about and planning for events at nearby parks;
- Direct PARD to establish higher standards of transparency in its planning, operation and expenditures relating to Zilker Park to allow direct public access to a broader range of information in anticipation of the Zilker Park master planning process;
- Direct appropriate staff to create a publicly-accessible web-based repository for all documents relating to the Zilker Park master planning process, including contracts with consultants, public surveys, list of stakeholders, results of interviews with stakeholders, and searchable survey result files, and;
- Assure the public that the Zilker Park Master Planning process will not be unfairly controlled by special interests that seek to monetize this parkland.



Barton Springs Pool Master Plan

Adopted in 2009, the plan’s goal is to return the site to its rightful glory, where the water was cleaner and the experience of the pool was more enjoyable. This plan proposes appropriate additions and renovations to the swimming pool, its buildings and its grounds that respect the fragility of this unique natural and historical setting, and accommodate the significant user demands on Austin’s most popular park amenity. In recent years, this 22-acre site has over a million visitors per year. The project worked with a complex array of historical, environmental and public-use issues. Major considerations were park planning, federal permitting, pool and watershed hydrology, historic preservation, sustainability and landscape. Among the sprawling array of recommendations, these are specifically relevant to this planning effort:

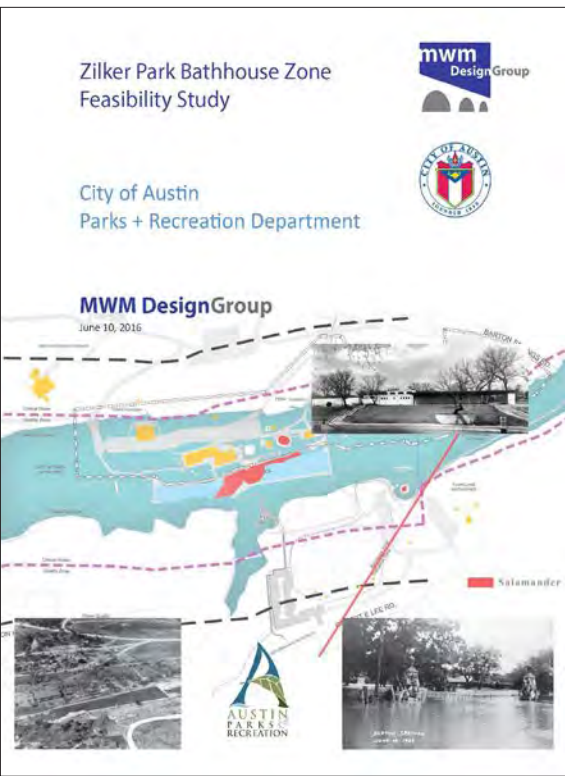
- Rehabilitate the historic bathhouse and return the pool entry to the building’s rotunda area. Update the educational/ interpretive installation (design in-progress).
- Enlarge the campus on the south side to make room for a new accessible route from parking to pool (complete).
- Rehabilitate Eliza Spring to include:
  - » Removing later stone and concrete additions to the original concrete amphitheater structure to showcase Zilker Park’s original construction and



- improve the visitor and interpretive experience.
- » Build an open-to-the-sky spring run to both improve the public’s understanding of the site’s ecology and create more possibility for new salamander habitat (complete).
- Improve the “Dog Park” area with new stairs, new interpretative installations, new native plantings and improvements to the gravel path on the north side of the creek.
- Rehabilitate the Zilker Ponds.
- Recognizing that about 75% of the existing trees were a single species (pecans)—diversify the tree canopy,

The plan also acknowledged a few important issues beyond its scope:

- Recognizing that it sits on a prime site overlooking Barton Creek and that its location in such proximity poses environmental risks—relocate the Maintenance Facility.
- Recognizing the problem of overcrowding and lack of parking—improve transit connections.
- Recognizing the scarcity of public accommodations in the park and the burden it places on the facilities in the bathhouse—add more public restrooms.
- Recognizing the congestion around Eliza Spring and within the Barton Springs zone generally—relocate the Zilker Zephyr track route.
- Create “a new kind of stewardship” that would “serve as Barton Springs’ primary client”. At the time of writing, a specially designated task force seemed appropriate. More recently, the Barton Springs Conservancy is taking on some of that role.



### Zilker Park Bathhouse Zone Feasibility Study

Adopted in 2016, This study examines the feasibility of various improvements to grounds and facilities in the Barton Springs Pool area. Its recommendations incorporate the goals of the 2008 Barton Springs Pool Master Plan as well as the challenges of the numerous environmental, historical and local regulations that apply to this area.

Its recommendations fall into three broad categories:

Move forward with planned and funded projects including:

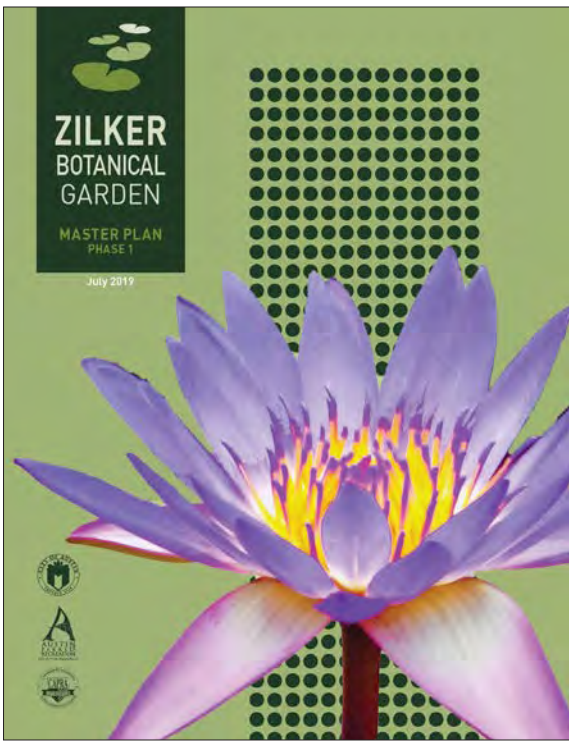
- Install parking meters
- Daylight the Eliza Springs outlet
- Build the Violet Crown Trailhead restrooms
- Remove and relocate the existing maintenance facilities.

Rehabilitate the Bathhouse

- To redirect access to the pool through the rotunda and through a reimagined interpretive gallery and multi-purpose space.
- Replace plumbing system and relocate various offices and back-of-house functions.
- Move the Sheffield Education Center and SPLASH! interactive environmental exhibit to a new, proposed Interpretive Center to be located elsewhere in the Barton Springs zone.

#### Site design

- Reconfigure the Bathhouse parking lot to improve function and to remove excess impervious cover
- Replace and expand the playscape with a more natural design
- Improve site circulation, including widening the main path connecting to the Butler Trail, which would also involve relocating the Zilker Zephyr train tracks. Consider reimagining the train to continue serving as a recreational amenity while also serving a much-needed intra-park transportation function
- Study the possibility for a new Interpretive/ Visitor’s center to replace a displaced SPLASH! exhibit and to serve as an entry and organizing feature for the park.



### Zilker Botanical Garden Vision Plan

Issued in July of 2019, the Zilker Botanical Garden Vision Plan is highly relevant to the Zilker Park Vision Plan and makes recommendations related to event facilities, wayfinding, mobility, and more.

#### Event Facilities

- Establish a greater mix of spaces: indoor-outdoor, shaded-unshaded, private-public. (e.g., amphitheater)
- Improve baseline supporting infrastructure. (e.g., restrooms, open picnic areas, pavilions, café)
- Add café near existing, robust gift shop
- Entrance Experience
- Redesign entry experience. (e.g., visitor map, visitor data collection, orientation, special events)
- Revamp entrance area. (e.g., relocate maintenance, rethink location, install café/ gift shop) Wayfinding

- Deploy unified, brand-consistent signage for high pedestrian, cyclist, motorist visibility
- Increase directional signage throughout and surrounding Zilker Botanical Garden Mobility and Circulation
- Design multimodel site access strategy aligned with Zilker Park and adjacent sites (e.g., Preserve, Austin Nature and Science Center)
- Expand parking and overflow shuttles at service entry and/or offsite (Stratford, Polo Grounds)
- Improve ADA accessibility throughout site (garden paths, back entrance, parking, entry)



NPS Form 10-900  
(Oct 1981)

OMB No. 1004-0101

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Zilker Park Historic District  
OTHER NAME(S): Zilker Metropolitan Park; Zilker Park; Barton Springs

2. LOCATION

STREET & NUMBER: 2100 Barton Springs Road  
CITY OR TOWN: Austin  
STATE: Texas COUNTY: Travis CODE: 453

NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
ZIP CODE: 78746

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this \_\_\_\_\_  
\_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
\_\_\_\_\_ does meet the National Register criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally  
\_\_\_\_\_ locally. See continuation sheet for additional comments.)

*Carrie Jurell* 4-16-97  
Signature of certifying official Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ does not meet the National Register criteria.  
(For explanation sheet for additional comments.)

Signature of processing or other official Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is: Signature of the Keeper Date of Action

\_\_\_\_\_ entered in the National Register  
\_\_\_\_\_ See continuation sheet  
\_\_\_\_\_ (determined eligible for the National Register)  
\_\_\_\_\_ Set aside for the National Register  
\_\_\_\_\_ determined not eligible for the National Register  
\_\_\_\_\_ removed from the National Register  
\_\_\_\_\_ other (explain): \_\_\_\_\_

# Zilker Park National Register Historic District

The Zilker Park Historic District was entered into the National Register of Historic Places in 1997. The National Register Historic District (NRHD) encompasses the entire area of Zilker Park, approximately 350 acres. The historic district designation is based on two of the four applicable National Register criteria for designation. Under Criterion A, for association with events that have made a significant contribution to the broad patterns of our history, the park is noted for conservation and entertainment/recreation at the local level of significance for its association with the development and design of municipal parks in Austin during the early 20th century. Under Criterion C, for a property that embodies the distinctive characteristics of a type, period or method of construction, the park is noted for architecture and landscape architecture, again at the local level of significance, for numerous elements built within the park that represent the Reform Park Movement design philosophy and Depression-era public works programs.

The NRHD is thorough and well-prepared, and a useful reference to the history, design and description of Zilker Park. The narrative description of the park includes information on the geographical setting, the historic appearance and present appearance (as of 1997) of the park. Property types within the park are categorized as community/play/athletic facilities, park service and maintenance facilities, landscape features, visitor and architectural amenities and archeological sites. The Zilker Park NRHD references an earlier National Register nomination listed in 1985, the Barton Springs Archeological and Historical District, which includes three archeological sites and five contributing structures, although the locations of the archeological sites are kept confidential to protect them from vandalism.

The narrative statement of significance describes the history of the site prior to the development of Zilker Park. It succinctly describes the evolution of the design and development of Zilker Park from 1917 to 1947, the period of significance identified for the NRHD. Beginning in 1917, Barton Springs Park was given to the City of Austin by Andrew Zilker. Over the next decade and a half, the roughly 37-acre park was developed to provide dams at each end of the spring reach in Barton Creek, creating Barton Springs Pool. A wooden bathhouse and dance hall pavilion, a wading pool, play areas and ball fields were constructed to provide facilities for sports, children and active play in the park. By 1928, the City of Austin adopted the first comprehensive city plan, which called for the creation of a city-wide system of parks. A few years prior, the first city Park Board was created and a bond election for parks was passed and a new focus on park planning was embraced. In 1932, Andrew Zilker made a larger parkland gift of roughly 300 acres adjacent to the Barton Springs Park. With the assistance of multiple Depression-era federal aid programs and the appointment of architect Charles Page to the Park Board, the development of the large municipal park was completed by 1939, including construction of the park roadways, footpaths,

rustic buildings, picnic areas and water features, all nurturing the existing landscape and topographic features. The expanded park was naturalistic and included a large wilderness area devoted to hiking and exploration. In 1947, the wooden bathhouse and dancing pavilion was replaced by the current Barton Springs Bathhouse, which defined the end of the period of significance and was only just eligible for National Register listing at the time the nomination was prepared.

The Zilker Park NRHD describes a total of 69 resources within the district boundary, including buildings, objects, sites and structures. Buildings are described as resources constructed for sheltering any form of human activity, such as clubhouses, visitor stations, restrooms and concession stands. Objects are described as small scale, simple constructions, associated with specific settings and of an artistic nature and contributing to the design of the park, such as entrance piers, lampposts, picnic sites and pergolas. Sites are described as designed landscape elements, such as gardens and ponds, former building sites and elements designed for specific activities, such as ball fields or the pistol range. Structures are described as functional constructions used for purposes other than human shelter, such as roadways, gazebos, bandstands, theatres and bridges. As described in the NRHD, contiguous roadway systems, footpaths or parking lots are classified as a single structure. The resources are further defined as contributing or non-contributing to the district, as of the date of the NRHD nomination. Twenty-eight resources were contributing to the NRHD, at that time, and 41 were non-contributing. A map of the 69 resources is included on page 31 of the NRHD nomination. The contributing resources identified in the Zilker Park NRHD are:

- Barton Springs Road Bridge, 1926/46, structure
- Main Entrance Piers, 1934, object
- Rock Island, 1934, site
- Mirror Pond, 1934/35, site

- Trail House, 1870s/1934, building
- Skeet Field Concession/Comfort Station, 1934, building
- Pistol Range, 1935, site
- Lookout Point, 1934, site
- Zilker Park Clubhouse, 1934, building
- Picnic Unit, 1935, object
- Zilker Cabin, 1934, building
- Picnic Unit, 1935, object
- Rock Garden, 1934, site
- Lamp Posts, 1928/29, object
- Bandstand, 1936, structure
- Barton Springs Bathhouse, 1947, building
- Sand Pit, 1928/29, site
- Barton Springs Pool/Dam, 1928/29, structure
- Caretaker's Lodge, 1929, building
- Maintenance Shop, 1946, building
- Sunken Garden, 1937/39, site
- Ballfield with Dugouts, Late 1920s, site
- Ballfield with Dugouts, Late 1920s, site
- Footpath System, c. 1934, structure
- Rabb House Site, site
- Bridge Abutment, structure
- The Barton Springs Site, site
- Zilker Amphitheater, structure

The Zilker Park NRHD notes that after 1947, the later development of the park extended the use of the park as a recreational and nature facility. The NRHD nomination envisions that these later park elements should be documented and considered as possible contributing resources as they achieve the 50-year age mark. The Zilker Botanical Gardens, dating from the 1970s, is specifically mentioned as a potential contributing resource. We understand that PARD is preparing an update to the NRHD, which will likely identify additional contributing resources as appropriate.

- The park is already part of two National Register Historic Districts. The NRHD does not itself have strict regulations. In Austin, there is a requirement for projects

proposed on NR listed properties to be brought before the COA Historic Landmark Commission for a design review. The review is advisory in nature and does not have binding requirements like a Certificate of Appropriateness process does. It is advisable, and important, to adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, which basically calls for maintaining the architectural integrity and historic fabric of the property.

- The update for the NRHD will likely include a few properties that were not at least 50 years old at the time the current NRHD nomination was prepared. So, those structures will likely now shift from non-contributing to contributing status within the district. My recollection is that the NRHD nomination made specific note of the Zilker Botanical Gardens as one potential contributing resource. So, contributing status would mean the Secretary's Standards would be followed, and the historic character, architectural integrity and historic fabric of the contributing resource would be maintained.
- There are several properties within the park that are also designated at the state and city level. Those require additional reviews at the respective level, and typically require an approval, with a permit or a certificate of appropriateness for the particular designation.





Zilker Park Cultural Landscape Report

Prepared by Julie McGilvray in 2012, the Zilker Park Cultural Landscape Report recommends the creation of a preservation management plan with appropriate treatment planning for historic buildings, structures, and sites within Zilker Park and states that an integrated approach to site management, preservation, and conservation is necessary. The report also suggests pursuing SITES certification in the future as many of the requirements are already in place, including an inventory of resources, the site history, native plants preference, recreational land use, educational land use, and integrity of hard and softscapes.

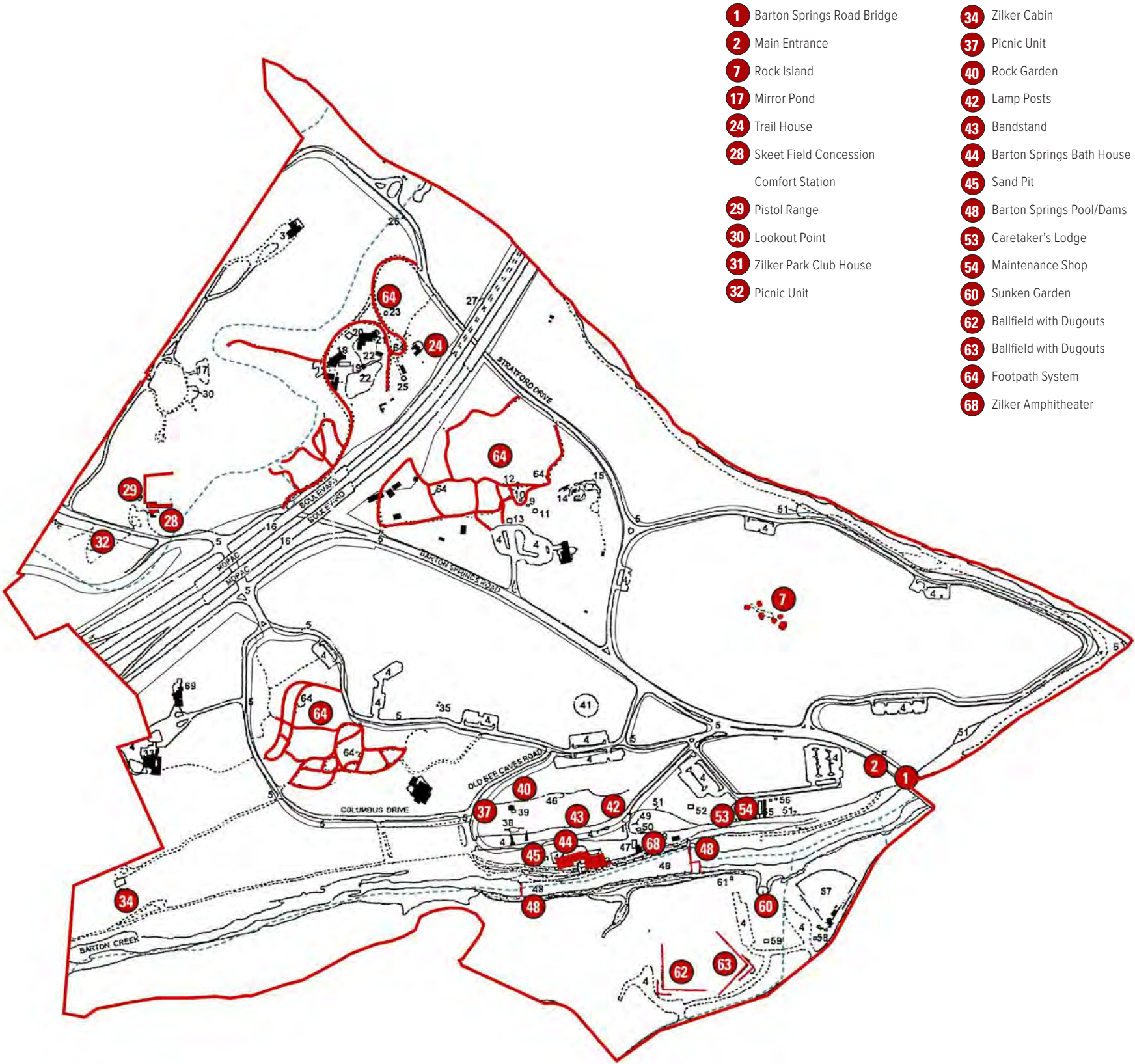
Existing conditions are outlined in the report. The park, comprised of 351 acres, is located on the south bank of the Lower Colorado River and is bisected by Barton Springs Road, which serves as a main entry and circulation route. The park’s northwest side is intersected by the MoPac Expressway while Barton Creek cuts West to East through the park’s southern portion. Zilker’s landscape is typical of the

Balcones Escarpment: rolling, thinly soiled hills and limestone bluffs cut by riparian zones with thick soil and clay deposits. Nevertheless, most of the acreage is open, well-grassed parkland surrounded by oak, elm, and pecan groves. Old-growth pecan trees define the lower river and creek floodplains. Barton Creek, which is spring fed, cuts through Zilker’s southwest edge and is made up of exposed limestone, clay, and gravel.

McGilvray makes several landscape preservation and conservation recommendations. Firstly, PARD should view Zilker’s softscapes as a valuable natural and cultural resource. Heritage trees, shrubs, grasses, vines, and flowering plant zones are key to the park’s design integrity, use, and habitats. Special management plans are required for Eliza Springs, the Sunken Gardens, and the Main Spring within the swimming area due to the area’s classification as an NRHP district and habitat for Barton Springs salamanders. The floral cover over salamander habitat areas is key to species survival but plants can damage concrete and stonewalls. Viable solutions are required for both resources. Therefore, conservation and preservation issues must be studied and addressed together.

McGilvray’s report ends with the following next-step recommendations:

- Update National Register Nominations for Zilker Park and Barton Springs districts with newly discovered resources
- Use NPS Heritage Documentation programs to help document
- Approach graduate students and programs at UT Austin
- Explore SITES accreditation options; prioritize credit 6.4 for historic cultural landscapes
- Amend existing CLR as resources come of age, treat CLR as a living document





# ZILKER PARK

## THROUGHOUT THE YEARS

**700 - 1530 A.D.**  
The Cultural traditions of the communities in the area included pottery, pigment, pendants, beads, needle and fishhook making.

**7,000 B.C.**  
Main Spring at Barton springs is re-exposed, coming from a deep fault located near the south side of the current pool.

**1534**  
Spanish colonizer Cabeza de Vaca reaches the Austin by a game trail from Galveston, he makes note of the American Indian population with ties to a riparian environment



Spring Creek (Barton Springs) and William Barton's Home, taken from Austin and Vicinity, 1839.  
Source: Austin History Center

**1730**  
Mission est. on bank of Barton creek.



A Baptism at Barton Springs, 1924.  
Sources: Pipkin and Marshall Frech, Eds. Barton Springs Eternal.

**1901**  
A.J. Zilker makes first land purchase.

**1913**  
A.J. Zilker acquires over 350 acres of land surrounding the springs.

**1839**  
Austin is founded.

**1838**  
Surrounding area of settlement surveyed for the capitol to the new Republic.

**1837**  
William Barton moves onto 177 acres of Henry Hill league.

**1835**  
A league of land (now a portion of Zilker Park) is given to a settler named Henry Hill during the early days of the Mexican government in Texas

**1926**  
City of Austin allocates \$15,000 for new parks, appoints new park board.

**1928**  
Austin City Council passed an ordinance creating the new Austin Recreation Division.

**1929**  
The Barton Springs opens with a new concrete dam and an expanded circumference of 2,500 feet.



Elks Lodge (1915)  
Source: Austin History Center

**1933**  
FDR's New Deal begins federally funded work on Zilker Park.

**1934**  
Final plot of land is given by A.J. Zilker; Boy and Girl Scout cabins completed.

**1917**  
The City of Austin and A.J. Zilker's land agreement gives the city access to abundant fresh water of the Barton Springs tract with the condition that the city payed into a trust for educational developments at Austin High School.

**1928**  
City planners Koch and Fowler recommend Austin park area improvements including using Barton Springs Rd as a main traffic route, deepening the pool, and evening out the creek bed.

**1931**  
A.J. Zilker and City of Austin enter into a new land deal of 250-300 acres of land adjoining Barton Springs creek along the south bank of the Colorado river, sold for \$200,000 payed in 20 installments into the school treasury.



Improvements at Barton Springs (1926)  
Source: Austin History Center





Aerial Photograph of Zilker Park (1935)  
Source: Austin History Center



Isamu Taniguchi in his Garden (1970)  
Source: Austin History Center

**1936**  
Construction of rock garden using 1,200 shrubs.

**1938**  
Completion of the Sunken Gardens.

**1963**  
PARD facilities officially integrated

**1969**  
Japanese Inspired stroll garden is opened along 3 acres within the Botanical Garden, designed by Isamu Taniguchi

**1974**  
Work begins on a \$200,000 project to provide badly needed parking lots and paved areas to control traffic flow and reserve open green space for activities.

**1979**  
Members of the Austin City Council voted to permit more multiple-family housing and apartments on a 38-acre tract of Barton Creek north of Zilker park.

**1992**  
SOS ordinance enacted in Austin



Blues on the Green (2011)  
Source: This Austin Life

**1947**  
The New bathhouse at Barton Springs was needed to meet the crowded conditions and changing needs at the pool and was completed for \$170,000.



Zilker Christmas Tree (1970)  
Source: Austin History Center

**1967**  
The Zilker Christmas Tree is constructed out of a relocated moonlight tower from the late 1800s.

**1962-64**  
The Botanical Gardens is constructed as a garden center hub for local clubs.

**1953**  
The City of Austin acquires the Rabb homestead for \$59,000, giving them control of an additional 4,000 feet of creek and bluff overlooking Barton Springs and the park.

**1973**  
Austin Parks and Recreation Board votes to recommend an approval to construct a new natural science center building, a pioneer homestead and to clear nature trails on the west side of the park,



Austin City Limits (2018)  
Source: Austin Parks Foundation

**2002**  
Austin City Limits music festival begins with over 25,000 attendees with 67 bands playing on 5 different stages

**1999**  
Blues on the Green a free music festival by Austin radio KGSR moves to Zilker park from the Arboretum

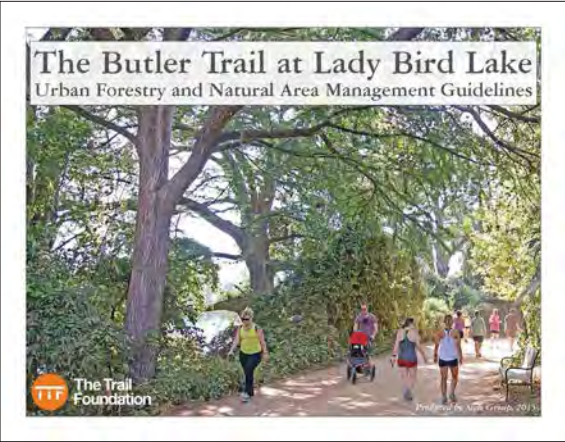
**1997**  
U.S. Fish and Wildlife Service listed the Barton Springs salamander as an endangered species.





Natural Resources Inventory

This report was finalized in April 2021, and a summary can be found in the “Environmental” section of this report.



Butler Trail Urban Forestry and Ecological Restoration Guidelines Environmental Site Assessment Phase I

The Butler Trail Urban Forestry and Ecological Restoration Guidelines Environmental Site Assessment presents thorough research of the history, plant and animal species, soil, and erosion in the area where Zilker Park meets Lady Bird Lake.

- Pages 119-125: Show analysis and management recommendations for Zilker’s conditions along Lady Bird Lake and part of Barton Creek
- Primary treatment recommended from Fall 2016 to Summer 2017
- Secondary treatment recommended from Fall 2018 to Summer 2019
- Pages 164-166: Existing site condition photos from 2015



Environmental Site Assessment Phase I

The assessment’s purpose was to identify Recognized Environmental Conditions (RECs) at Zilker Park as defined by the ASTM E 1528-13 standard. Three RECs were identified: 1) Butler Landfill, due to the constituents of concerns at levels above their respective Protective Concentration Levels exceedances and the potential from comingling of groundwater within the landfill with surface waters at Lady Bird Lake. 2) Pistol and Skeet range area, including the wooded area to the north due to the presence or likely presence of lead at levels which indicate an impact to environment. 3) Area at the northwest portion of Zilker Park currently used as the Bone Yard, due to the storage of the asphalt, electric powered carts and small vehicles with lead-acid batteries, surplus lawn-maintenance equipment, and chemical containers without cover and/or impervious pavement, which represents a material threat of a release of hazardous substances and/or petroleum products to the environment.

The assessment presents several considerations that are not RECs. Several of the Park’s parking areas drain to Barton Creek. Although not

observed, there is a potential for environmental impacts from leaked automotive fluids in these areas. Overflow parking for special events on the grass at the Polo Fields and Butler Landfill and stormwater runoff from MoPac Expressway pose the same threat.

Although not covered under the ASTM standard, it is important to note that Barton Springs is the only known habitat for the Barton Springs salamander, which is listed as an endangered species. Entry into the area in and around Eliza Springs and the Sunken Garden remain restricted to authorized personnel only to restore and preserve habitat for the salamander.

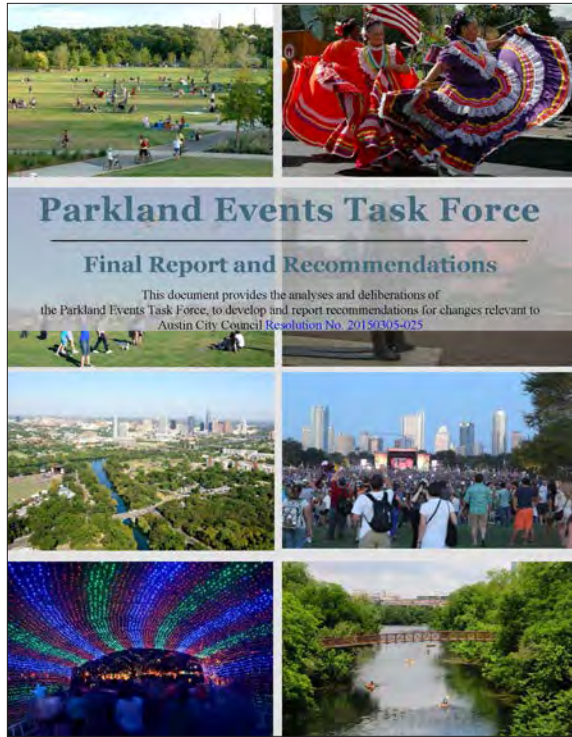
There are several groundwater monitoring wells around the Butler Landfill, however no wells were observed during site reconnaissance. A public supply well is located west of the Park Ranger/Caretaker’s Cottage and a monitoring well is located on the north side of Barton Creek in the southeast portion of the Great Lawn. Environmental soil boring wells are located near the center of Zilker Park, in the vicinity of the Polo Field and on the south side of Barton Creek in the vicinity of the Barton Springs South Gate. Additionally, two underground storage tanks at the Maintenance Barn were removed from service and the ground in April 1994 and defined has historical REC (HREC).



PARD’s Long Range Plan for Land Facilities and Programs

The Long Range Plan for Land Facilities and Programs contains maps and data about the City of Austin’s overall park system and makes a number of citywide recommendations. Recommendations specific to Zilker include upgrading and improving site conditions at the Zilker Clubhouse, continuing the Zilker Loop Trail development and Barton Creek Crossing upstream from the pool, constructing a loop trail extension and bridge, and implementing a master plan.





### Parkland Events Task Force Final Report and Recommendations

The Parkland Events Task Force convened in 2015 and 2016 to make recommendations for events in heavily used parks, such as Zilker Park, Auditorium Shores, and Festival Beach. They have all been subject to caps in the past. The Task Force recommended reducing the number of event days from 29 days to 24 days and suggested other parks such as Bolm Road, John Trevino, Onion Creek, and Walter Long as venue alternatives. The City should ensure all city costs are covered (fees, fines, etc.) for hosting large events. The City cannot waive damage waivers. The report recommends developing and using a standardized pre-event and post-event evaluation matrix, ensuring vegetation, trees, and environmentally sensitive areas are protected, and that events are green.

Overall, there is a cap in place for events. However, even small events like Kite Festival have grown dramatically, as has daily use for the

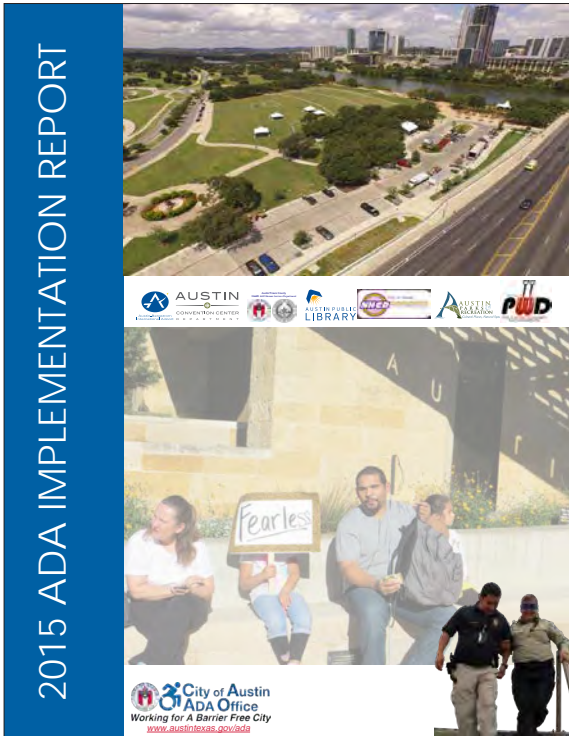
park. This has been especially apparent during the pandemic.

Current events in Zilker, per City Code 8-1-15 (revised in 2017):

- ACLMF – 6 days
- Kite Festival – 1
- Garden Festival – 2
- Blues on the Green – 4
- Trail of Lights – 15
- Zilker Relays - 1
- Hillside Theatre – 22 (not included)

The Task Force recommended removing Blues on the Green and Zilker Relays.

A supermajority vote by PARD Board and City Council is required to increase limits to events.



### 2015 Parks and Recreation Department Public Facility American with Disabilities Act (ADA) Self- Assessment Survey

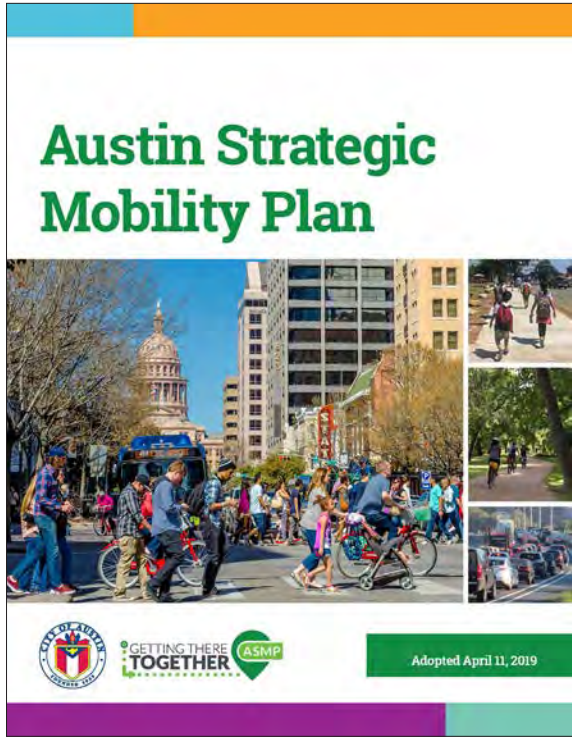
According to the 2015 PARD Public Facility ADA Self-Assessment Survey, programs and services

provided by both PARD and third-party vendors should be accessible to people with disabilities. Several Zilker park facilities are historic and will require creative design modifications to ensure accessibility.

There is a need for accessible routes throughout the park that are easy to maintain. Amenities such as restrooms, picnic areas, drinking fountains, receptacles, outlooks, sport courts, and attractions are to be connected to the accessible routes. If a rail system is implemented in the park, it must be accessible to people with disabilities. All accessible parking spaces must have compliant van space numbers, slopes and pavement, and signage and aisles are connected to an accessible route.

Other recommendations include ensuring that all assembly areas provide compliant wheelchair spaces and companion seats. Vegetation throughout the park cannot protrude on accessible routes. If water bottle fill-up stations are to be provided, the stations should be within reach range and located on an accessible route. Similarly, concessions should be provided in an accessible manner. This includes appropriate counter heights, menus that communicate options, and staff (third party vendors) that are trained to assist people with disabilities. Temporary amenities such as portable toilets should provide the correct number of accessible toilets to people with disabilities. All temporary amenities should be made accessible even if amenities are used for one-time events such as concerts or festivals.

The assessment concludes by stating that a comprehensive ADA/TAS accessibility plan should be developed to prioritize, fund, and address architectural barriers.



### Austin Strategic Mobility Plan

Issued in April of 2019, the Austin Strategic Mobility Plan outlines recommendations related to placemaking, economic prosperity, sustainability, and health and safety. The plan calls for the construction of a transportation network that encourages social interaction through quality urban design and connects users to the many places that make Austin unique. With regards to economic prosperity, economic growth for individuals and the city should be promoted through strategic investments in transportation networks that meet the needs of the 21st century. Integrated designs and quality additions to the built environment that reduce impacts and promote efficient use of public resources should be promoted. Lowering the risk of travel-related injury and promoting public health will protect Austinites. Active transportation access for all ages and abilities on sidewalk, bicycle, and urban trail systems should be built. Active transportation initiatives should be advanced and Austinites should be connected to services and opportunities for better health.

A review of the transportation network maps from the Austin Strategic Mobility Plan reveal the following priorities that affect Zilker Park:

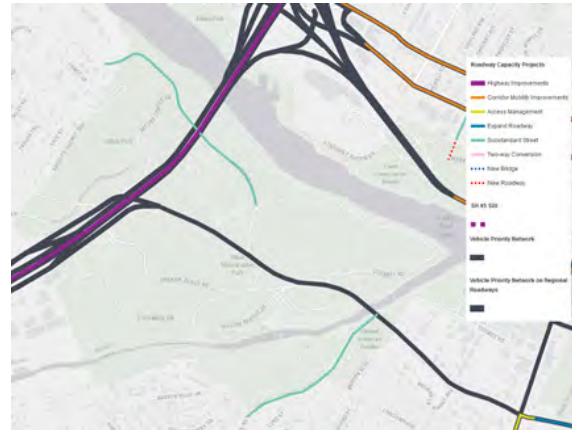
- Combined High Injury Network
  - » Barton Springs Road
- Sidewalk Prioritization Map – Absent and Existing Sidewalks
  - » Barton Springs Road, Rollingwood Drive, Dellana Lane, Nature Center Drive, Stratford Drive
- Roadway Capacity Projects Map
  - » Stratford Drive – substandard street
  - » Barton Springs Road – Bike Facilities improvement project
- Public Transportation System Map
  - » Route 30 on Barton Springs Road
- Bicycle System Map
  - » Urban Trails
    - Existing Tier 1 urban trail along MoPac Expressway
    - Proposed Tier 2 urban trail along Lady Bird Lake
  - » All Ages and Abilities Bicycle Facilities
    - Substandard Street and Bicycle Facilities Improvement on Stratford Drive
    - Sidewalk and Bicycle Facilities improvement on Rollingwood Drive
    - Bicycle Facilities Improvement on Barton Springs Road
    - Bicycle Facilities Improvement on Andrew Zilker Road
  - » Bicycle Priority Network
    - Bicycle Facilities Improvement on Barton Springs Road





### COMBINED HIGH INJURY NETWORK

Barton Springs Road is part of the High-Injury Network



### ROADWAY CAPACITY PROJECTS MAP

Stratford Drive is considered a substandard street, and Barton Springs Road is listed as a Bicycle Facilities improvement project



### PUBLIC TRANSPORTATION SYSTEM MAP

Route 30 on Barton Springs Road is highlighted



### BICYCLE SYSTEM MAP

b) All Ages and Abilities Bicycle Facilities

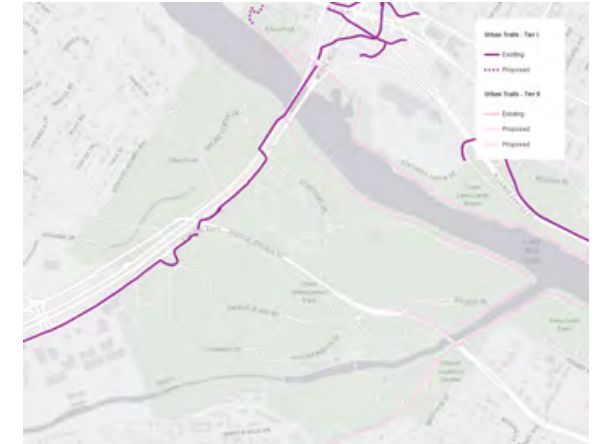
Map highlights:

Substandard Street and Bicycle Facilities Improvement on Stratford Drive.

Sidewalk and Bicycle Facilities improvement on Rollingwood Drive.

Bicycle Facilities Improvement on Barton Springs Road.

Bicycle Facilities Improvement on Andrew Zilker Road



### URBAN TRAIL SYSTEM MAP

There is an existing Tier 1 Urban trial along MoPac Expressway, and a Proposed Tier 2 Trail along Lady Bird Lake



### SIDEWALK PRIORITIZATION MAP – ABSENT AND EXISTING SIDEWALKS

Barton Springs, Rollingwood Drive, Dellana Lane, Nature Center Drive, Stratford Drive have absent sidewalks, while Barton Springs Road has existing sidewalks on the sidewalk prioritization list.



### BICYCLE SYSTEM MAP

a) Urban Trails

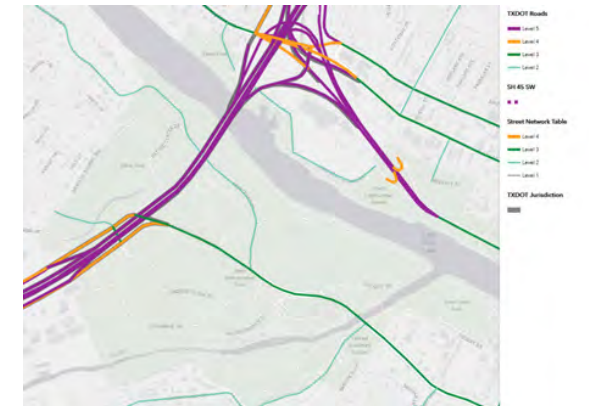
There is an existing Tier 1 Urban trial along MoPac Expressway, and a Proposed Tier 2 Trail along Lady Bird Lake



### BICYCLE SYSTEM MAP

c) Bicycle Priority Network

Map highlights Bicycle Facilities Improvement on Barton Springs Road.

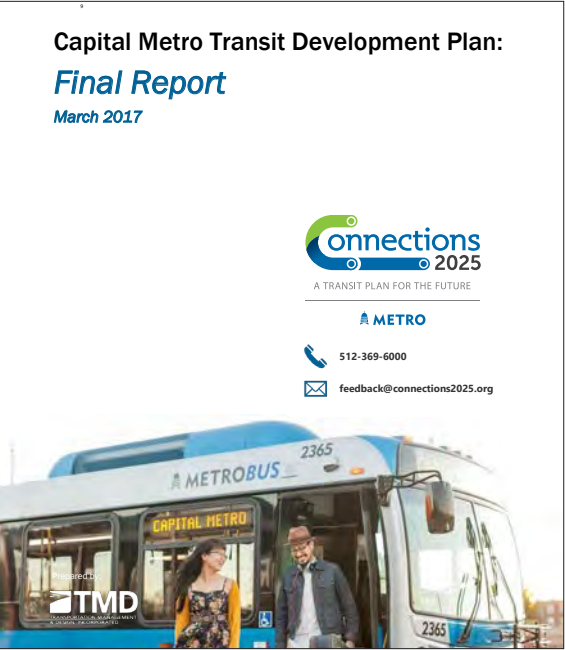


### ASMP STREET NETWORK MAP

Map highlights:

- Substandard Street and Bicycle Facilities Improvement on Stratford Drive.
- Sidewalk and Bicycle Facilities improvement on Rollingwood Drive.
- Bicycle Facilities Improvement on Barton Springs Road.
- Bicycle Facilities Improvement on Andrew Zilker Road





## Capital METRO Connections 2025

Route 30 (which serves Zilker Park) was proposed to operate every 30 minutes (on weekends and weekdays) (pg. 53). Proposed changes in this route would affect ADA paratransit coverage for customers served by route 30.

Connections 2025 also proposes a Mobility Innovation Zone, Zone H (Zilker/Barton Hills), located near Zilker Park. Mobility Innovation Zones pilot mobility solutions (such as shuttles, car sharing, and vanpools), especially where traditional fixed-route transit is difficult to implement.

A community survey was conducted as part of Connections 2025. Question 16 was asked, “Which Capital Metro services or amenities would you like to see more of?”. Answers included frequent local bus service, express buses, park and rides, etc. As a follow up, Q17 was asked, “Based on the options you ranked in the previous question, where would you like to see these improvements?” There were 2,531 responses to this question, and Zilker Park was mentioned various times.

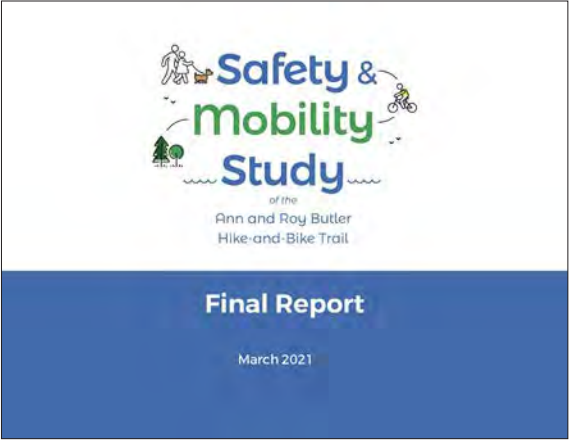
## Zilker Neighborhood Plan

Zilker and some surrounding neighborhoods do not currently have a formal neighborhood plan adopted by the City to guide land use decisions. However, in other planning documents the Zilker Neighborhood Association has prepared, there is an emphasis on decreasing the amount of parking in Zilker Park now, and instead using current parking areas for park use. There is also a desire for more public transit and bike options, and a wish to avoid privatization of park elements. The ZNA would like the issue of climate change mitigation addressed as part of the Zilker Park Vision Plan.

The Bouldin Creek neighborhood plan places heavy emphasis on water quality, stormwater management, and bike access.

## Rollingwood Comprehensive Plan

The Rollingwood Comprehensive Plan is still in progress. A community survey was issued the week of April 5, 2021 and the draft plan is scheduled to be completed at the end of April 2021. Although it is not included in any formal discussions, the City of Rollingwood has previously mentioned interest in 1) purchasing the Zilker Preserve, 2) being involved with decisions related to any activity that will affect traffic through the city, and 3) potential improvements to trails that connect Rollingwood and Austin.



## Safety and Mobility Study Results for the Butler Trail 2021

The Safety and Mobility Study Results for Butler Trail include several recommendations, including the creation of a trail head in Zilker Park and incorporating a trail loop within the park that includes the Butler Trail as a segment. It also suggests making Zilker Park feel like an extension of the trail space. The study recommends considering adding a bridge across Barton Creek and closer to Lou Neff Point that can connect from the higher elevation both sides. In considering the park’s existing and vulnerable ecologies, the study also recommends adding a double trail to accommodate comfort and safety of high, regular, and event-induced demand and reduce runoff at the water’s edge and wetland-sensitive bridges along the trail alignment (as needed) to protect ecology and mitigate runoff and erosion issues.

Finally, the study outlines recommended trail widths (14 feet with two foot shoulder on either side) and surface material standards (deconstructed granite with different boundary/ aggregating matter than used today). These standards are under review with permitting and the update of the master urban trails plan for the city.

## 2020 Mobility Bond (Prop B) Contract with the Voters

The clause below from Austin’s City Council resolution 20200812-011 pertains to Zilker Park.

“Funding for Barton Springs Road Improvements shall only be used for improvements between Barton Boulevard and Lou Neff Road after completion of the preliminary engineering study for a Barton Springs Bridge, which shall include a community engagement process, and after presentation of improvement options, a public hearing, and approval of options by City Council. Any improvements shall be aligned with the Zilker Park Vision Plan once approved by Council”.

## MoPac Expressway South Environmental Study (Ongoing)

In 2013, TxDOT and the Central Texas Regional Mobility Authority started an Environmental Study for the MoPac Expressway, from Slaughter Lane to Cesar Chavez. This study determined the Express Lane(s) Alternative as the Recommended Build Alternative. These include the addition of two new Express Lanes in each direction from Cesar Chavez Street to Slaughter Lane.

- The current concept includes a one-lane entrance and a one-lane exit ramp from the Express Lanes to Cesar Chavez Street approximately 25 feet above the existing MoPac Expressway bridges. The height of this ramp would be lower than two existing structures at the interchange. The project team proposed going over the three existing general-purpose lanes because they felt it would be less impactful. Going under could potentially impact the Hike and Bike Trail. It would also be more intrusive for people who

are enjoying Zilker Park and Lady Bird Lake. Another option would be to further widen the existing bridges but that would require going outside of TxDOT’s right-of-way, potentially affecting Zilker Park.

However, the team is still trying to determine the best configuration for the alternative. When selected, the study team will complete the draft Environmental Assessment.

The proposed operational configurations are the following:

- One Express Lane in each direction with a downtown direct connection
- One Express Lane in each direction without a downtown direct connection
- Two Express Lanes in each direction with a downtown direct connection
- Two Express Lanes in each direction without a downtown direct connection
- Two Express Lanes in each direction with elevated ramps near Barton Skyway
- A configuration proposed by the city of Austin
- A No Build (Do Nothing) Alternative continues to be considered.

Additionally, a Context Sensitive Solutions process has also been initiated for this effort (where stakeholders have been engaged and help guide project components), and project-related impacts to water quality are being considered due to the project’s location (in addition to other social, economic, and environmental considerations). The Environmental Assessment will address indirect and direct impacts to parks, and a traffic noise analysis will be conducted on the entire project (including adjacent parkland).

The Express Lane(s) alternative would include bicycle and pedestrian improvements, including a shared use path along the corridor connecting with existing/planned pedestrian and bike facilities and the construction of sidewalks and sidewalk connections to the existing sidewalk network.

The study website provides a variety of documents with comments/input from the public and stakeholders regarding the project.



Efforts on the MoPac Expressway South Environmental Study are paused until Spring 2021.

As the study progresses, community input for enhancements for Zilker Park as part of the MoPac Expressway project will be sought. The study team has identified the following opportunities :

- Implementing erosion abatement and prevention, and water quality enhancements to the parking lots on the north and south sides of Lady Bird Lake.
- Incorporating a future bicycle and pedestrian trailhead on the southwest side of Lady Bird Lake. This could include widening the existing bicycle and pedestrian bridge under MoPac Expressway or building a second bridge to address the overcrowding that occurs during events and on weekends.
- Where feasible, upgrading shared use path widths and sidewalks to meet ADA standards within the project right-of way.
- Implementing rain gardens, vegetated filter strips, stormwater planters, and natural buffers in this area to improve environmental controls for water quality enhancement and stormwater runoff treatment.
- Improving and/or repairing trail connections to adjacent trails; and continue wayfinding systems along these trail connections within the project right-of-way

Images from the MoPac Expressway South Environmental Study Open House #3 (February 26, 2015) Display Boards:



The following themes were obtained from attendees on a Bicycle and Pedestrian Workshop (which took place on February 17, 2015):

- Overarching themes:
  - » Lighting on bicycle/pedestrian facilities
  - » Wayfinding signage
  - » Requests to
    - Narrow frontage road lanes to accommodate more or improved bicycle/pedestrian facilities
    - Widen SUPs to 12 feet where possible
    - Consider and mitigate contraflow for safety issues related to bicyclists and pedestrians traveling in the opposite direction of vehicular traffic
    - Add shade (trees) to bicycle and pedestrian facilities
    - Leverage existing bicycle facilities/trails in project areas and connections to them to fill in gaps and make improvements to the overall network
- Themes related to the MoPac Expressway South Environmental Study/MoPac Expressway Intersections projects:
  - » Participants would like to see improvements to the current bike and pedestrian connection at Barton Springs Road.
  - » Pedestrian beacons are necessary at all frontage road crossings.
  - » Noted that it is important to set the shared use path or sidewalk away from

the curb in any locations where it is possible.

- » At DDI crossings, the bike/ped best practice is to create a separate grade crossing for cyclists.
- » Several participants underscored the feeling that DDI's are dangerous for bikes/peds and that serious thought should be given to how to better accommodate in this intersection. Noted that DDI's force some cyclists to use the shoulder of the main lanes by way of the entrance ramp, which is dangerous and not recommended, even for experienced cyclists.
- » It is important to improve intersection mobility for bike/ped users to the same degree as for drivers.
- » Most bike/ped traffic in the area of the MoPac Expressway bridge north and asked what would be done to widen accommodations in the area.
- » 8 feet. wide paths are the absolute minimum, with 10 feet. being better, and 12 feet. being the best. Shade trees, path set back from the curb, and safety lighting are also desirable. 5-foot sidewalks, even with a tall curb, are not enough for safety.
- » Explore narrowing the frontage road in some areas (specifically Tuscan Way to Zilker Park) to create a wider-than-8-foot sidewalk. Alternately, they would like to narrow the frontage road to provide a buffer between the driving lanes and the sidewalk that does not take away from the current width.
- » Eliminate a frontage road lane and turn it into a two-way cycle track with a concrete barrier.
- » Accommodations at Ben White were a major concern, as the current proposal is to tie-in to a 5 feet. wide sidewalk in the area. This was supported across several groups.
- » A suggestion is to at least provide a tall barrier in the area and utilize a narrower frontage road to ensure that the space for the barrier is not taken out of the current 5 feet. but added to it.
- » They recognized that they would prefer more than this, but this is a minimum

suggestion that could salvage the existing sidewalk.

- » Examine the opportunity to provide wide sidewalks opposite from the SUP. This was supported across several groups.



### CAMPO 2045 Regional Transportation Plan

Appendix A of the 2045 Plan Document, the Regional Transportation Plan Projects Lists, includes the following MoPac Expressway South Improvements near Zilker Park:

MPO ID	51-00096-00
Roadway/ Facility Name	MoPac Expressway
Description	2 Express lanes in each direction
Location	From Cesar Chavez to Slaughter Lane
LET Year	2022
Anticipated Total Cost	\$540,000,000

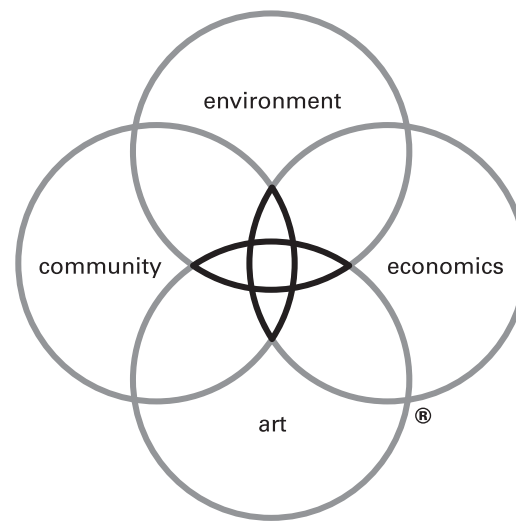
MPO ID	53-00015-00
Roadway/ Facility Name	US 290, MoPac Expressway
Description	Express route from Oak Hill to Downtown Austin
Location	From Oak Hill to Downtown Austin
LET Year	2026
Anticipated Total Cost	\$18,000,000

MPO ID	53-00014-00
Roadway/ Facility Name	MoPac Expressway
Description	Express route from South MoPac Expressway to Downtown Austin
Location	From Circle C to Downtown Austin
LET Year	2025
Anticipated Total Cost	\$34,000,000









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