



## “Everything stays.”

### **PREMISE:**

All existing uses must remain in current locations, except graduate student housing, which is to be reconfigured and densified.

### **INTENT:**

Re-examine the tracts with the following site and facility improvements, proposed by current users:

- Graduate Student Housing can be reconfigured as:
  - Relocating all of the graduate housing to the Brackenridge site, opening up the Colorado Apartment site for redevelopment; or
  - Relocating or a portion graduate housing to the Gateway site, opening up both the Colorado and Brackenridge Apartment sites for redevelopment; or
  - Redeveloping both housing sites to accommodate replacement student housing and additional uses.
- WAYA improvements: interconnectivity & trails
- Brackenridge Field Laboratory improvements: upgrading teaching facilities and adding a public outreach venue/ research institute
- Randall expansion and parking accommodation
- LCRA's infill potential
- Leadership Center – UT Student Government proposal for creating a Leadership Center on Brackenridge Tract

### **EVALUATION CRITERIA:**

Evaluate according to the following ideas:

- Legacy
- Context and Compatibility
- Place Making and Public Realm
- Compact Development
- Ecology and Environment
- Transportation and Connectivity
- Sustainability
- Feasibility, Flexibility, and Economic Viability

*Note: For the purpose of exploring broad planning concepts, use reasonable considerations of regulatory, market and traffic constraints.*





## “Everything north of Lake Austin Boulevard stays.”

### **PREMISE:**

All existing uses north of Lake Austin Boulevard must remain in current locations. All tracts south of Lake Austin Boulevard must be redeveloped.

\*existing roads may be realigned but access to existing or maintained properties must be accommodated.

\*\*internal roads can be realigned.

### **INTENT:**

Re-examine the lakefront as a whole both at the city and neighborhood scale focusing on new uses.

- UT uses may be considered to maintain The University’s legacy on site, providing that it is consistent with the intent of Colonel Brackenridge’s gift.
- UT research facilities may be included as long as they are catalyst projects.

### **EVALUATION CRITERIA:**

Evaluate according to the following ideas:

- Legacy
- Context and Compatibility
- Place Making and Public Realm
- Compact Development
- Ecology and Environment
- Transportation and Connectivity
- Sustainability
- Feasibility, Flexibility, and Economic Viability

*Note: For the purpose of exploring broad planning concepts, use reasonable considerations of regulatory, market and traffic constraints.*





## “Everything south of Lake Austin Boulevard stays.”

### **PREMISE:**

All existing uses south of Lake Austin Boulevard must remain in current locations, except in graduate student housing, which is to be reconfigured and densified. All tracts north of Lake Austin Boulevard must be redeveloped.

\*existing roads may be realigned but access to existing or maintained properties must be accommodated.

\*\*internal roads can be realigned.

### **INTENT:**

Reexamine the northern tracts as a whole focusing on new uses.

- UT uses may be considered to maintain The University’s legacy on site, providing that it is consistent with the intent of Colonel Brackenridge’s gift.

Explore the following site and facility improvements, proposed by current users on the south of Lake Austin Boulevard:

- Graduate Student Housing can be reconfigured as:
  - Relocating all graduate housing to the Brackenridge site, opening up the Colorado Apartment site for redevelopment; or
  - Relocating all or a portion of graduate housing to the Gateway site, opening up the Colorado and Brackenridge Apartment sites for redevelopment; or
  - Redeveloping both housing sites to accommodate replacement student housing and additional uses.
- Brackenridge Field Laboratory improvements: upgrading teaching facilities and adding a public outreach venue/ research institute.
- Leadership Center – UT Student Government proposal for creating a Leadership Center on Brackenridge Tract

### **EVALUATION CRITERIA:**

Evaluate according to the following ideas:

- Legacy
- Context and Compatibility
- Place Making and Public Realm
- Compact Development
- Ecology and Environment
- Transportation and Connectivity
- Sustainability
- Feasibility, Flexibility, and Economic Viability

*Note: For the purpose of exploring broad planning concepts, use reasonable considerations of regulatory, market and traffic constraints.*





## “A nine-hole golf course stays.”

### **PREMISE:**

Only the back nine holes of the golf course stay. All other tracts must be redeveloped.

\*existing roads may be realigned but access to existing or maintained properties must be accommodated.

\*\*internal roads can be realigned.

### **INTENT:**

Reexamine the tracts as a whole focusing on new uses.

- UT uses may be considered to maintain The University’s legacy on site, providing that it is consistent with the intent of Colonel Brackenridge’s gift.
- WAYA may be considered with no net increase in site area.
- LCRA’s 41,500 sqft expansion
- Existing restaurant and commercial uses may remain, expanded or reconfigured.

### **EVALUATION CRITERIA:**

Evaluate according to the following ideas:

- Legacy
- Context and Compatibility
- Place Making and Public Realm
- Compact Development
- Ecology and Environment
- Transportation and Connectivity
- Sustainability
- Feasibility, Flexibility, and Economic Viability

*Note: For the purpose of exploring broad planning concepts, use reasonable considerations of regulatory, market and traffic constraints.*





## “Everything goes.”

### **PREMISE:**

All the tracts must be redeveloped.

\*existing roads may be realigned but access to existing or maintained properties must be accommodated.

\*\*internal roads can be realigned.

### **INTENT:**

Reexamine the Brackenridge Tract as a whole focusing on new uses.

- All existing uses must be displaced. However, UT uses may be considered to maintain The University’s legacy on site.

### **EVALUATION CRITERIA:**

Evaluate according to the following ideas:

- Legacy
- Context and Compatibility
- Place Making and Public Realm
- Compact Development
- Ecology and Environment
- Transportation and Connectivity
- Sustainability
- Feasibility, Flexibility, and Economic Viability

*Note: For the purpose of exploring broad planning concepts, use reasonable considerations of regulatory, market and traffic constraints.*

