

THE UNIVERSITY OF TEXAS AT AUSTIN

EAST CAMPUS
MASTER PLAN

SPRING 2015

THE UNIVERSITY OF TEXAS AT AUSTIN

EAST CAMPUS MASTER PLAN

PARTICIPANTS IN THE PLANNING PROCESS

EAST CAMPUS STAKEHOLDERS

Executive Vice President & Provost
Vice President for University Operations
Vice President for Student Affairs, including; Housing & Food Service, Recreational Sports
Vice Provost and Dean of Graduate Studies
Senior AVP for Campus Planning and Facilities Management
Campus Planning & Project Management, including; Office of Sustainability, PMCS, Campus Planning
Campus Safety and Security, including: Parking and Transportation Services, EHS, UTPD Planning, Energy and Facilities, including; Utilities and Energy Management, Facilities Services
Child Development Center
Information Technology Services, including; University Data Center, Networking and Telecommunications
Texas Athletics
UT Press and Document Solutions
Blackland Neighborhood Association and Community Members

LEAD CONSULTANT

Sasaki Associates, Inc., Watertown, Massachusetts.

MESSAGE FROM THE PRESIDENT

By William Powers, Jr.

28th President of The University of Texas at Austin

The University of Texas at Austin was established in 1883 around the site of the current Tower. Soon thereafter the university began expanding to the east, and also to the north and south, but always east. Today, the university encompasses over 400 acres in the urban core of Austin. The last major easterly land expansion occurred during the 1980's, into the Blackland Neighborhood, and it was painful.

Institutions of higher education tend to grow over time – in enrollment, in research and development, and in their footprint within their communities. They do so because the need for educating young people and for new research to address society's issues is always growing. But how universities grow is itself a societal, and very local, concern and universities should be positive models. We are learning how to be a positive model.

The foundations of our new model are in our Campus Master Plan, approved by the Board of Regents in May 2013, which positions the university to excel for the next century and to be prepared for strategic opportunities as they arise. The Master Plan conceptualizes how the university can continue to add buildings within our current land footprint to meet new academic and research needs. The Master Plan also establishes a new direction in which the university seeks collaboration beyond our own academic and operational borders to more efficiently plan and achieve growth. The Dell Medical School is a key example of this planning and collaboration with community partners.

I believe this East Campus Plan is also an example of how UT Austin can plan growth differently and in collaboration with our community partners, such as the Blackland Neighborhood.

The East Campus Plan reflects a stakeholder engagement process that brought the community perspective into the same room as our internal university stakeholders, a first for the university. The plan lays out a land use framework that considers the needs of the neighborhood alongside the needs of Texas Athletics and the Graduate School, as well as expansion opportunities for our parking facilities, Child Development Center, Facilities Complex, and operations portfolio. The plan includes an emphasis on sustainability established in the Campus Master Plan.

The East Campus Plan mirrors the same long term view as the Campus Master Plan. While this often requires compromise by stakeholders over the short term, we believe in the process we have started with our East Campus neighbors and will continue to collaborate with them and other neighborhood and community groups across East Austin when future opportunities arise.

I personally appreciate the time dedicated to this effort by every university and community member who participated. I recognize there were many, often competing, interests at work and all with strong arguments in their favor. I want to commend Texas Athletics, the Graduate School and Parking and Transportation Services for having the vision to work with the community. I want to specifically recognize the contribution to the long term benefit of the university being made by University Press and Document Solutions in relocating their facilities to accommodate the East Campus Plan.

The mission of any university is to serve society, and as society's needs grow, so do those of universities. The University of Texas at Austin is an international presence, yet we should pay no less attention to our reputation in our hometown. I look forward to this new chapter in the university's history with East Austin.

TABLE OF CONTENTS

01	INTRODUCTION
04	PROCESS
11	ANALYSIS
20	PLANNING PRINCIPLES
22	PROGRAM
28	MASTER PLAN ALTERNATIVES
33	EAST CAMPUS MASTER PLAN
47	NEXT STEPS



PROPOSED ILLUSTRATIVE MASTER PLAN

LYDON B. JOHNSON LIBRARY

SID RICHARDSON HALL

FRANK DENIUS FIELDS

DARRELL K ROYAL-TEXAS MEMORIAL STADIUM

MIKE A MYERS TRACK AND SOCCER STADIUM

TENNIS CENTER

GRADUATE HOUSING

GRADUATE HOUSING

GRADUATE HOUSING

PARKING GARAGE

BLACKLAND NEIGHBORHOOD

- NEW BUILDINGS PROPOSED IN EAST CAMPUS MASTER PLAN
- NEW BUILDINGS PROPOSED IN CAMPUS MASTER PLAN
- FUTURE GRADUATE STUDENT HOUSING
- UT AUSTIN CAMPUS BOUNDARY

E MARTIN LUTHER KING BLVD

E MARTIN LUTHER KING BLVD

E DEANKERTON ST.

E 23RD ST

ROBERT DEEMAN DR

RED RIVER ST

CLYDE LITTLEFIELD DR

MT. CALVARY CEMETERY

MANOR RD.

E 22ND ST.

E 21ST ST.

E 20TH ST.

COMAL ST

CONCHO ST

MEONIA ST

SALINA ST

CHILCON ST

E 18TH ST

OAKWOOD CEMETERY

INTRODUCTION

The UT Austin 2013 Campus Master Plan established an overall framework for the integration of elements such as academic, student life, transportation, and landscape on the main UT Campus, and the long-term stewardship of UT's land. The master planning process accentuated the need to develop additional plans in a variety of areas not included in the initial phase of planning. Planning for the East Campus and engaging the Blackland and Upper Boggy Creek neighborhoods was identified as one of the priority 'future focus' areas in the campus master plan.

Planning for the East Campus moved forward within a much broader Phase II planning effort that involved the new UT Austin Medical District, the College of Natural Sciences, the College of Pharmacy, and Intercollegiate Athletics. The East Campus study included an assessment of the potential to accommodate a variety of current and future facility needs within the East Campus area. Given that Intercollegiate Athletics facilities are a prominent land use within the East Campus, and given the need to relocate tennis athletic facilities from the planned UT Austin Medical District, an athletic facilities plan was prepared concurrently with the East Campus plan.

The East Campus planning process was initiated in June 2013 and was structured around a comprehensive stakeholder engagement process involving UT departments and administrative units currently located within the East Campus, UT Intercollegiate Athletics, and representatives from the Blackland neighborhood located immediately to the east of the East Campus area, and overlapping part of the area of UT Austin's East Campus. The planning process was successful in identifying key issues for planning, establishing an overall planning and urban design framework for future development, and confirming a range of

program options that can be accommodated on existing UT land. It also revealed several issues that require further consideration and dialogue before significant redevelopment can occur within the East Campus.

Chief among these is need for ongoing collaboration with the Blackland community and other local neighborhood groups to define a long-term vision for the East Campus that responds to neighborhood concerns, and is compatible with adjacent residential areas. In particular, there is a need to define appropriate adjacencies and create a positive transition between the East Campus and the Blackland community. In addition, ongoing collaboration is required with other East Campus neighbors, the City of Austin and appropriate State agencies to ensure planning occurs within a much broader context.

It also emerged that the current fragmented pattern of land ownership is a significant constraint to the use and development of UT Austin land. To create viable development parcels, UT Austin will need to consolidate landholdings in the blocks between Comal and Leona Streets as sites become available for sale, and acquire parcels strategically. Given current ownership, the university has chosen not to identify footprints for development within this plan on land not owned by the university and will revisit options once additional parcels are acquired.

This report documents the planning process, issues that were identified through engagement with East Campus stakeholders, a development program that is achievable on existing UT Austin land, the planning and urban design framework, and strategies for improvements that will enhance the function and character of the East Campus. It also highlights several key initiatives that will be needed to move forward in the future.



JOE C. THOMPSON CONFERENCE CENTER

LYDON B. JOHNSON LIBRARY

SID RICHARDSON HALL

UNIVERSITY POLICE BUILDING

DARRELL K. ROYAL TEXAS MEMORIAL STADIUM

CENTRAL CAMPUS

MIKE A. MYERS TRACK AND SOCCER STADIUM

CAVEN LACROSSE AND SPORTS CENTER AT CLARK FIELD

INDOOR PRACTICE FACILITY

FRANK DENIUS FIELDS

MT. CALVARY CEMETERY

DEVELOPMENT BUILDING

FACILITIES COMPLEX BUILDING 8

FACILITIES COMPLEX BUILDING 3

FACILITIES COMPLEX BUILDING 4

FACILITIES COMPLEX BUILDING 1

FACILITIES COMPLEX BUILDING 2

FACILITIES COMPLEX BUILDING 6

FACILITIES COMPLEX BUILDING 5

UNIVERSITY INTERSCHOLASTIC LEAGUE

CHILD DEVELOPMENT CENTER

MAIL SERVICE BUILDING

COMPUTATION RESOURCE BUILDING

PRINTING AND PRESS BUILDING

RED AND CHARLINE MCCOMBS FIELD

UFCU DISCH-FALK FIELD

OFPC FIELD STAFF OFFICE

OAKWOOD CEMETERY

EXISTING ILLUSTRATIVE MASTER PLAN

BLACKLAND NEIGHBORHOOD

EAST CAMPUS LOCATION AND EXISTING USES

The East Campus is located at the eastern end of UT Austin's main campus, which also includes the Central Campus and Core Campus. The East Campus sits between Dean Keeton Street and Martin Luther King Jr. Boulevard across I-35 from the Central Campus, which meets the Core Campus along the Waller Street/San Jacinto Boulevard corridor. The north portion of East Campus is located within a triangular site framed by Dean Keeton Street to the north, Manor Road to the south, and the I-35 Frontage Road and Mount Calvary Cemetery to the west. This area contains the UT Facilities Complex, which houses several offices, shops, service yards and fleet parking and maintenance facilities. An additional parcel of land located to the north of Dean Keeton, between I-35 and Robinson Avenue, contains the UT Austin Development Office. Together these areas amount to approximately 13.5 acres of land.

The south portion of East Campus is roughly bounded by Manor Road to the north, Martin Luther King Jr. Boulevard to the south, Leona Street to the east, and the I-35 Frontage Road to the west. The university owns approximately 38.5 acres in this area, while another 3.6 acres of land between Leona and Comal Streets is privately owned. The south area contains a range of university uses including the Child Development Center and Annex, and University Interscholastic League Building along Manor Road, the Computational Resource Building, UT Printing and Press Building, the Mail Services Building, UFCU Disch-Falk baseball field, and Red and Charline McCombs softball field along Comal Street, and the OFPC Field Staff Office on Martin Luther King Jr. Boulevard. The balance of university land in this area contains surface parking, or is undeveloped.

The privately-owned parcels within the East Campus study area are all located between Leona and Comal Streets, and mainly consist of vacant land and single family homes that the university has not acquired. Leona Street forms the East Campus boundary next to the adjacent Blackland neighborhood.

PROCESS

The master planning process for the East Campus consisted of the following phases:

Phase 1: Analysis and Program

Phase 2: Alternatives Exploration

Phase 3: Master Plan Synthesis and Neighborhood Coordination

The East Campus Master Plan stakeholder group provided guidance and direction to the consultant team throughout the planning process.

The work program for the East Campus master plan was structured around a regular rhythm of work sessions with the stakeholder group, UT departments and administrative units currently located within the East Campus, UT Intercollegiate Athletics representatives, and Blackland neighborhood representatives. The purpose of the work sessions was to bring key decision-makers and stakeholders together to review overall progress, discuss specific issues, and reach consensus on critical decisions required for moving forward. Work sessions were held in Austin approximately every six weeks. In the early phases of the project, there were more frequent meetings for data gathering and interviews with the project leadership.

The following is an overview of each phase of the master plan study.

Phase 1 Analysis and Program

Phase 1 of the planning effort included interviews and meetings with UT staff and other East Campus stakeholders to review the proposed planning process and discuss the goals for the district. The Phase 1 analysis examined program needs for UT Austin uses located in the East Campus and Intercollegiate Athletics, the arrangement of existing land uses, open space structure, mobility systems (vehicular circulation, bicycle routes, pedestrian circulation, transit and parking), sustainability, overall site conditions, connections with and relationships to the Central Campus and with the adjacent Blackland community. The findings of the analysis were used to develop an urban design framework for the district, and were presented at a work session involving the East Campus stakeholder group, UT Austin Intercollegiate Athletics stakeholders, and Blackland community representatives.

Phase 2 Alternatives Exploration

Phase 2 of the planning effort focused on the exploration of alternative development options for the East Campus. The alternatives examined the accommodation of the master plan program, a range of strategies to improve the function and character of the East Campus and the 2013 UT Austin Campus Master Plan recommendation to increase density in this part of the campus. Specific considerations included:

- Land use and program accommodation
- Property ownership and the potential for development
- Relationships with and connections to the Central Campus and the surrounding urban setting
- Area and neighborhood context, including the relationship with the Blackland community
- Landscape and open space structure
- Mobility systems and parking

The alternatives were presented to the stakeholder group at another work session. Based on the direction received at the work session, the alternatives were synthesized into a single preferred alternative as the basis for the draft master plan.

Phase 3 Master Plan Synthesis and Neighborhood Coordination

Phase 3 of the master plan focused on the development of the vision embodied in the preferred alternative and the coordination of this vision with the goals of the community. The draft plan identified a range of program elements for the East Campus, an overall urban design framework and strategies for site improvements. It also identified the required steps for moving forward with development.

During this phase, UT Austin and the Blackland community representatives worked closely together to determine mutually agreeable outcomes about East Campus development including the location of the tennis facility, parking mitigation, and housing uses. In order to do this, the process paused in June 2014 and resumed in December. From December through March 2015, University and neighborhood representatives reviewed new options and refinements. Accommodation of the tennis center was a key element of the draft plan, and its location was of interest to the adjacent community. Ultimately, it was determined that athletic facilities and other university growth could be supported uses if two other outcomes occurred: creation of graduate housing along Leona Street and of a large parking facility on site to manage traffic and parking. The final master plan represents this shared vision and creates an East Campus plan that better utilizes UT's land and meets program demands, while also strengthening the neighborhood.

STAKEHOLDER OUTREACH

INITIAL STAKEHOLDER INTERVIEWS

During Phase 1 of the planning process, the consultant team met with a broad spectrum of stakeholder groups with an interest in the East Campus. The purpose of the meetings was to solicit input about the future of the East Campus, establish program needs, and identify issues of specific interest to each stakeholder group that could be addressed in the plan.

Initial interviews were held with the following UT stakeholder groups:

- Office of the Executive Vice President & Provost
- Vice President for University Operations
- Senior AVP for Campus Planning & Facilities Management
- Campus Planning, Project Management and Construction Services, Facilities Services, Utilities and Energy Management, Sustainability
- Campus Safety and Security
- Parking and Transportation Services, Environmental Health and Safety
- Office of Financial and Campus Services
- Child Development Center, Technology Resources, Document Solutions
- Information and Technology Services
- Networking, University Data Center
- Intercollegiate Athletics
- Student Affairs and Recreational Sports
- UT Press
- Blackland Neighborhood Association

Follow-up meetings were held with several stakeholder groups in order to confirm the consultant team's understanding of issues, supplement data, and investigate potential planning scenarios.

BLACKLAND NEIGHBORHOOD ASSOCIATION MEETINGS

Given the location of the Blackland neighborhood, which sits to the east of and overlaps parts of the East Campus, the university is committed to working with neighborhood stakeholders to ensure any development on university land is sensitive to the neighborhood context and resident concerns. To this end, the university engaged the Blackland Neighborhood Association at the outset of the planning effort, starting with a meeting to identify neighborhood issues and priorities during the initial round of stakeholder interviews. Subsequent meetings were held at each stage of the planning process to solicit neighborhood leadership input on planning and program ideas as the plan evolved. The input from these meetings was central to the overall planning effort, and shaped the final master plan recommendations for the East Campus area.

STAKEHOLDER ISSUES

The following is a summary of the major planning issues that were raised through the stakeholder interviews.

CAMPUS FACILITIES

- In the long term, uses currently housed in the Services Building (SER) will need to be relocated; some of these uses and their associated storage, yard, vehicle, and parking requirements will need to be accommodated in the East Campus
- Adequate lay down space must be accommodated
- The existing East Campus Facilities Complex, including the greenhouses, potentially could be reconfigured and uses consolidated to make room for other facilities uses relocated from the Service Building



CHILD DEVELOPMENT CENTER

- The Child Development Center currently houses 200 children but has plans to expand to 370 children with the relocation of facilities currently located within the School of Social Work building
- Bringing the two childcare facilities together would generate some efficiency

UT DOCUMENT SOLUTIONS

- UT Document Solutions and UT Press share the facility in the East Campus
- The current facility was designed to be stacked in the future
- Document Solutions needs a storefront facility for “on-demand” walk-in customers which should be located close to the Central Campus. Production, storage and office space can be located farther away.
- Storage, production, and office needs are different than UT Press

UT PRESS

- UT Press staff offices need space
- UT Press is a very successful business and is well-served by the East Campus facility and location; it has little interaction with people on campus and could therefore be relocated further from campus
- The book storage component of their business is critical to their efficient operation

TEXAS ATHLETICS

Meetings with Texas Athletics focused on broad intercollegiate athletic facility needs and issues, as well as options to relocate the Tennis Center and other facilities to the East Campus to accommodate campus and UT Medical District expansion. The following is a summary of the key issues that were raised by Texas Athletics:

- Development of the UT Austin Medical District will displace the Penick Allison Tennis Center, so a new site will be needed for the Center in 2014
- Future medical district development will eventually displace the Cooley Pavilion basketball practice facility and the Erwin Center basketball arena
- Development on the Core Campus and Central Campus may also displace the Football Practice Facility in the long term
- Texas Memorial Stadium is the hub for Intercollegiate Athletics and should continue to be improved to accommodate student-athlete player development areas, team facilities, coaches, athletic staff, and athletic administration
- Key planning considerations for all Intercollegiate Athletics facilities include proximity, convenience, adjacencies, connections, and experience of student athletes
- Key goals include enhancing game day experience and creating an athletic precinct with a strong identity

- Managing parking and tailgating on football game days is an ongoing issue

PARKING AND TRANSPORTATION

- Parking for baseball games should be preserved in the East Campus, as patrons will not walk from the Core Campus and Central Campus
- Consideration should be given to the appropriate location for the UTPD over the long term
- Development in the East Campus needs to take into consideration RV parking on game days

STUDENT LIFE

- Increasing on campus housing to achieve 10,000 student beds is a goal
- Married student, medical student, graduate student, and faculty housing is in demand and might be good candidates for the East Campus
- The restaurants and cafés along Manor Road and Martin Luther King Jr. Boulevard generate significant student traffic

GRADUATE SCHOOL

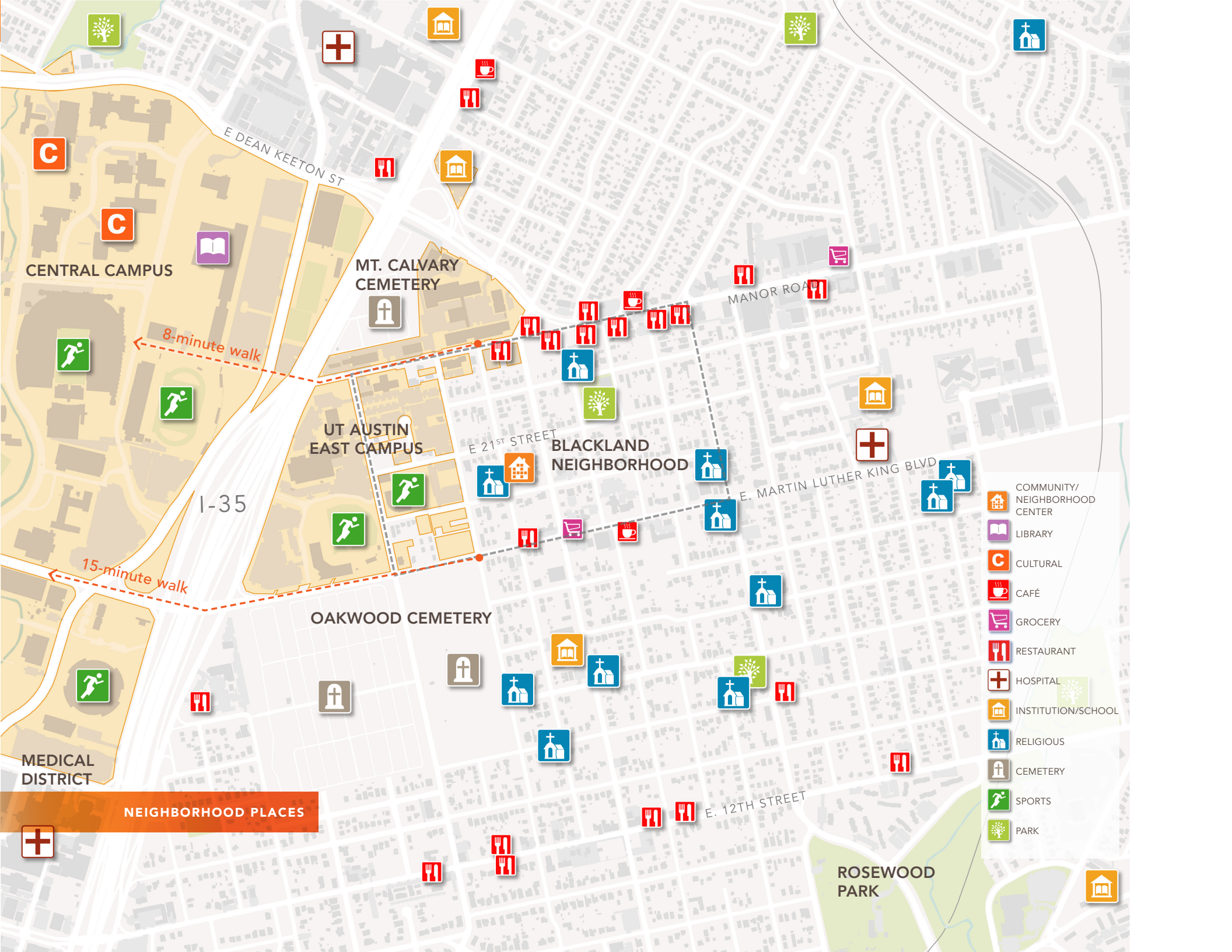
- Desire for additional UT-owned graduate student housing near campus

BLACKLAND NEIGHBORHOOD

- Leona Street is the dividing line between the neighborhood and UT Austin and should be improved as a welcoming edge, which could include landscaping, streetscape improvements, compatible residential uses, or neighborhood boundary identity features

- Athletic facilities are only supported if they are not located along Leona; they must be set back and buffered by a compatible neighborhood use such as housing
- East Campus development should step down in scale and height along Leona to be compatible with the neighborhood
- Increased parking demands and vehicular traffic associated with new and existing development should be mitigated through the provision of ample, on-site parking
- A parking garage in the south-west area of the East Campus as previously proposed would be an acceptable use
- The neighborhood could benefit from improvements to the East Campus that enhance its sense of place and identity
- East Campus development should consider creating a neighborhood of graduate housing users who can become part of, rather than separate from, the Blackland neighborhood community
- Resident permit parking should be considered on some streets; the Blackland Neighborhood Association has submitted an application with the City of Austin
- Expansion of the Facilities Complex beyond current boundaries is not supported next to the community edge





C

C

CENTRAL CAMPUS

MT. CALVARY CEMETERY

UT AUSTIN EAST CAMPUS

BLACKLAND NEIGHBORHOOD

OAKWOOD CEMETERY

MEDICAL DISTRICT

ROSEWOOD PARK

NEIGHBORHOOD PLACES



C

C

I-35

8-minute walk

15-minute walk

E DEAN KEETON ST

E 21ST STREET

E. 12TH STREET

MANOR ROAD

E. MARTIN LUTHER KING BLVD

- COMMUNITY/ NEIGHBORHOOD CENTER
- LIBRARY
- CULTURAL
- CAFÉ
- GROCERY
- RESTAURANT
- HOSPITAL
- INSTITUTION/SCHOOL
- RELIGIOUS
- CEMETERY
- SPORTS
- PARK

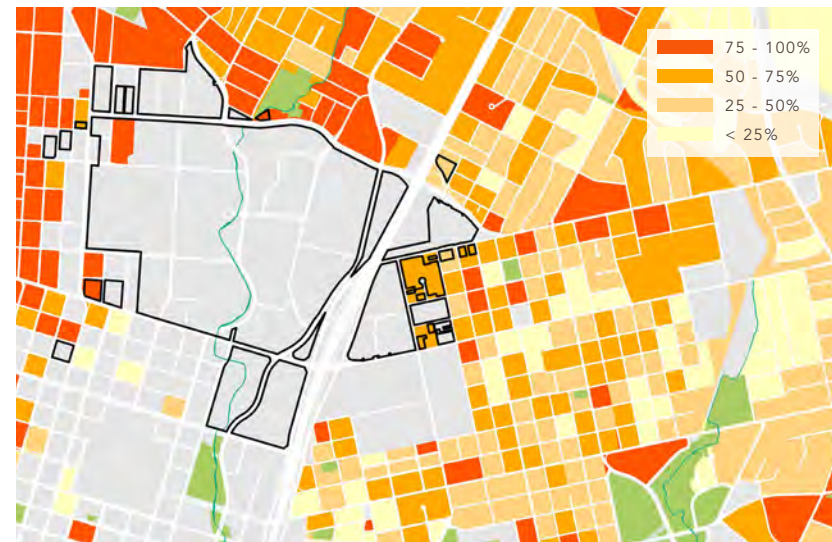
ANALYSIS

NEIGHBORHOOD CONTEXT AND DEMOGRAPHICS

The East Campus is located in the western portion of Blackland neighborhood the historic Blackland neighborhood, which consists mainly of modest single family homes. Commercial uses are located along Manor Road and Martin Luther King Jr. Boulevard. There are several restaurants and cafés along Manor Road that cater to local residents, as well as UT Austin students. The community is centered on Alamo Park, where there is the park, a recreation center with basketball courts, and adjacent community gardens. There are also several churches in the neighborhood, including Rising Star Baptist Church and Willie Chapel Church on 20th Street, and David Chapel Missionary Baptist Church, south of Martin Luther King Jr. Boulevard.

Median family income in the Blackland neighborhood is relatively low, and the neighborhood did not experience the same increase in income as other central Austin neighborhoods from 2000 to 2010. There has been little change in the number of students living in the neighborhood, which remains relatively low. The percentage of renter occupied housing increased from approximately fifty-five percent to sixty-five percent between 2000 and 2010, and there are relatively few vacant housing units.

Over 26 affordable housing units have been developed throughout the neighborhood by the Blackland Community Development Corporation. Most recently, the eight-unit Fannie Mae Stewart Village project is nearing completion on 22nd Street, between Poquito and Chicon Streets. The development will contain a new community center building.



2010 PERCENTAGE OF RENTER-OCCUPIED HOUSING UNITS



EXISTING UT AUSTIN LANDHOLDINGS

Site	Acreage
1	1.5
2	12
3	23.33
4	6.6
5	0.15
6	0.15
7	0.25
8	4.2
9	0.5
10	0.3
11	0.75
12	1
13	0.75
14	0.35
15	0.35



OPEN SPACE STRUCTURE

- MAJOR OPEN SPACE
- EXISTING TREES



CAPITOL VIEW CORRIDORS

UT EAST CAMPUS LAND

UT Austin currently owns a total of approximately 52 acres of land within the East Campus area, including approximately 23 acres west of Comal Street, approximately 15.5 acres east of Comal, the 12-acre Facilities Complex north of Manor Road, and the 1.5-acre Development Office site north of Dean Keeton Street. Another 3.6 acres of land in the area between Comal and Leona Streets are privately held by 15 different landowners. While this fragmented ownership pattern makes significant redevelopment of UT land impractical, the university has previously committed through an agreement with the Blackland neighborhood to not acquire additional parcels, unless they are offered for sale by individual landowners.

OPEN SPACE STRUCTURE

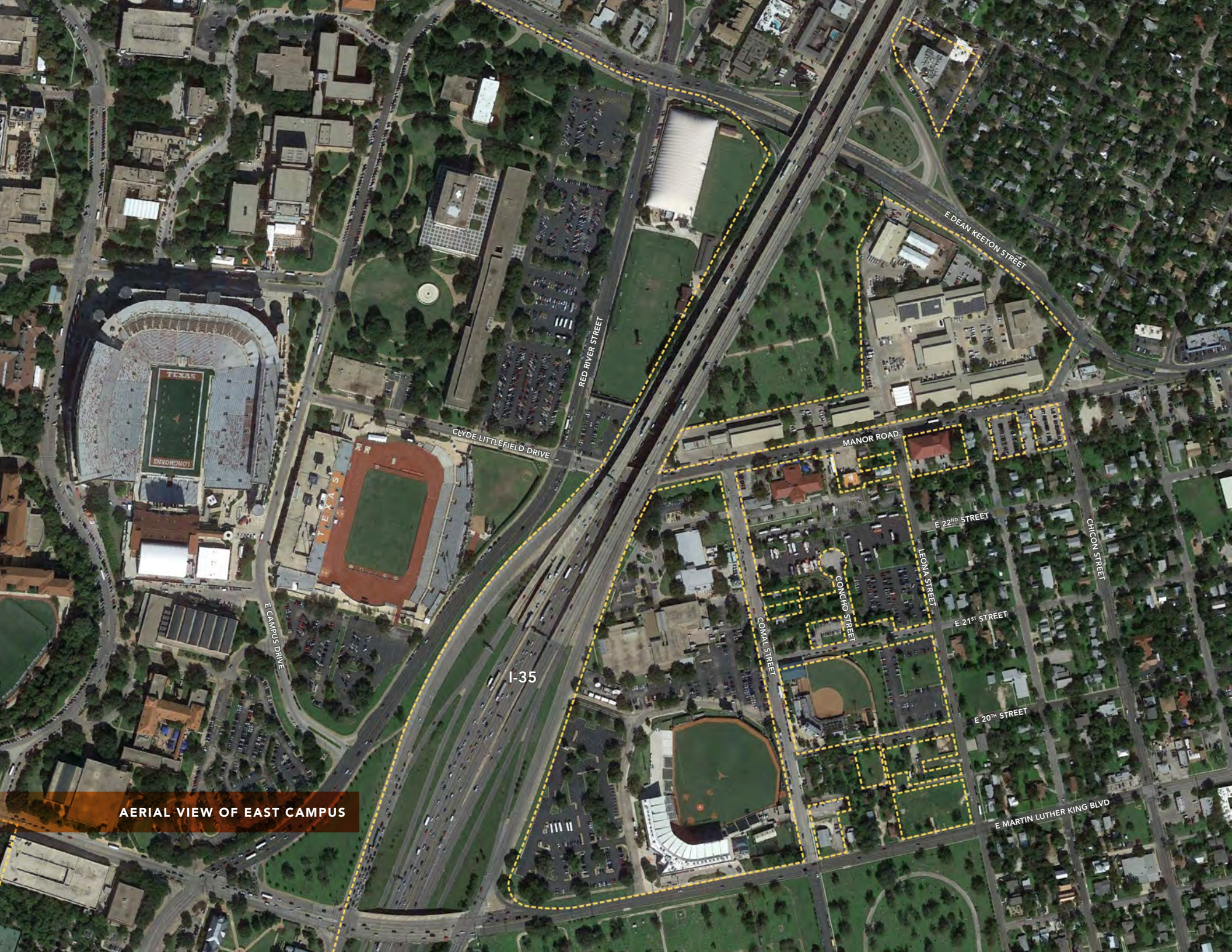
The East Campus is located between Waller Creek and Boggy Creek, and straddles the watershed areas such that the west portion of the site drains towards Waller Creek, and the east portion drains towards Boggy Creek.

The only major open spaces within the area are Alamo Park in the Blackland neighborhood, Oakwood Cemetery, to the south of Martin Luther King Jr. Boulevard, and Mount Calvary Cemetery, to the north of the Facilities Complex. Oakwood Cemetery is the oldest of five cemeteries maintained by the City of Austin, and was created in 1839 when the city was founded. Mount Calvary was also established in the nineteenth century. It is bounded by the Facilities Complex to the east and south, and Dean Keeton Street to the north, and can only be accessed from the I-35 Frontage Road along its western edge.

While there are many mature trees throughout the East Campus area, the tree canopy is not consistent. Most trees are located on the private properties and vacant UT Austin parcels between Comal and Leona Streets. The Blackland neighborhood has a denser tree canopy overall, and the neighborhood's tree-lined streets are important elements of the open space system.

VIEW CORRIDORS

The Robert Muller Airport Capitol View Corridor (CVC) extends across the portion of the East Campus south of Manor Road. The CVC restricts potential development heights within the East Campus to fifty-eight feet at Leona Street and sixty-nine feet at the I-35 Frontage Road and Martin Luther King Jr. Boulevard.



AERIAL VIEW OF EAST CAMPUS

E DEAN KEETON STREET

RED RIVER STREET

CLYDE LITTLEFIELD DRIVE

MANOR ROAD

E CAMPUS DRIVE

I-35

CHICON STREET

E 22ND STREET

LEONA STREET

E 21ST STREET

CONCHO STREET

COMAL STREET

E 20TH STREET

E MARTIN LUTHER KING BLVD

TEXAS

TEXAS

LONGHORNS

TRANSPORTATION AND PARKING

ROADS

The East Campus is served by several major arterial roads, including the I-35 Frontage Road, Manor Road, Martin Luther King Jr. Boulevard and Dean Keeton Street. Local roads through the East Campus include Comal and Leona Streets, the remaining portions of Concho Street between Comal and Leona Streets, and 20th and 21st Streets. Private roads provide access to the athletic facilities west of Comal Street.

East of Leona Street, local roads are continuous through to Chestnut Avenue, and between Martin Luther King Jr. Boulevard and Manor Road.

Martin Luther King Jr. Boulevard and Manor Road east of Dean Keeton Street each carry over ten thousand vehicles per day. West of Dean Keeton, Manor Road carries slightly less traffic with approximately eight thousand vehicles per day. While other roads through the East Campus serve mainly local traffic, Comal Street carries more than four times the traffic as Leona, which carries fewer than one thousand cars per day.

BICYCLE ROUTES

There are several existing and planned City of Austin bicycle routes through the East Campus. Dean Keeton Street and Manor Road east of Dean Keeton Street have bicycle lanes today, as does Chicon Street, a north-south street two blocks east of Leona Street. The 2009 City of Austin Bicycle Plan identifies Dean Keeton Street and Manor Road as a major east-west bicycle corridor that connects through UT Austin's Central Campus, west of I-35, to its Core Campus, west of San Jacinto Boulevard. The Bicycle Plan proposes to create separate bicycle lanes on Manor Road west of Dean Keeton Street in the future. It also identifies Martin Luther King Jr. Boulevard as a route for future bicycle lanes.

PEDESTRIAN CIRCULATION

Pedestrian circulation through the East Campus generally occurs on sidewalks along the major roads bordering the campus, including Manor Road, Martin Luther King Jr. Boulevard, I-35 Frontage Road and Dean Keeton Street, and on local streets including Comal Street and 20th Street. Leona Street and many of the streets in the Blackland neighborhood do not have sidewalks.

Manor Road and Martin Luther King Jr. Boulevard provide pedestrian connections to the UT Austin Central Campus, but narrow sidewalks and the I-35 highway infrastructure reduce the quality of the pedestrian experience along this route.

PARKING

Surface parking is a major land use within the East Campus and occupies over 40 percent of UT Austin's land in this area. More than 1,600 parking spaces are located in 17 different lots ranging in size from 6 to 382 spaces. The largest lots are located west and north of Disch-Falk Field, and south of the Child Development Center on the parcels between Comal and Leona Streets owned by UT Austin.

While over 50 percent of the surface parking spaces are designated for overnight parking, the East Campus is the only peripheral parking resource for the Core Campus and Central Campus, and a primary source of parking for game days. The Longhorn Foundation controls many of the spaces during game days, and several lots are used for RV parking on game days.

The UT Austin 2012 Campus Master Plan identifies Lot 104 as the location for a future parking structure, and UT Austin has considered a 1,600-space multi-modal parking garage facility in this location.



SUSTAINABILITY INTEGRATION

SUSTAINABILITY

The campus master plan contained a number of broad recommendations to improve the sustainability of the campus within several areas. The recommendations attempt to balance human health and well-being, the economic costs and benefits associated with sustainable practices, and environmental concerns. The following is a summary of these recommendations:

The Core Campus, the Central Campus, and other developed areas are built in a compact, efficient manner with an average height of four to five stories, aspiring to floor area ratios of 1.5 to 2.0.

Developing at urban densities in existing developed areas saves energy through use of more efficient central plants, application of eco-district strategies (e.g., committing to district sustainability goals and coordinating investments and actions), and more efficient use of existing utility infrastructure.

Adhering to sustainable siting recommendations minimizes heat gain and energy consumption to achieve more efficient use of valuable land and of other resources, including energy, water, and other utilities.

Landscapes are designed and buildings placed to create human-scaled, well-shaded campus spaces that improve human comfort. Landscape design strategies improve the resiliency of the campus setting by preserving precious water resources and fostering the overall ecology of the campus. These strategies include incorporating more drought-tolerant planting materials, increasing the use of heat-dispersing ground treatments, preserving existing trees, and planting new trees to increase the amount of shade and lower the ambient temperature of outdoor spaces.

A more human scale and welcoming environment ties the campus together to create better connections between different student groups, including those involved in academics, research, arts and culture, and athletics.

Improving student life and building a stronger sense of community improves academic performance and student success. An efficient and well-coordinated mobility strategy improves accessibility for all and reduces carbon emissions.

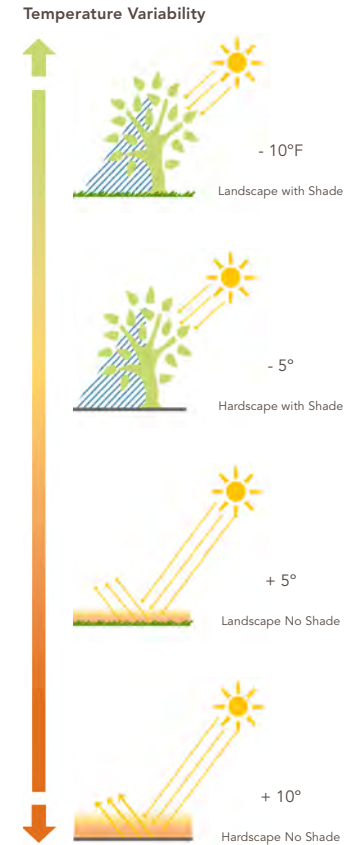
The master plan recommendations provide a range of sustainable strategies that can be equally applied within the East Campus. To that end, an analysis was performed of several environmental conditions to establish a baseline to measure future improvements. The analysis examined the heat island, impervious surface area, shade coverage and tree canopy, as described below.

The heat island effect is the impact on ambient temperatures of large, hard surface areas that are exposed to the sun, creating inhospitable outdoor experiences. These areas can be over twenty degrees hotter than landscaped areas that are shaded by trees. With large expanses of surface parking, the heat island effect is significant within the East Campus and occurs over forty-two percent of the land area.

EXISTING HEAT ISLAND EFFECT



- HOT: UNSHADED IMPERVIOUS SURFACE
- WARM
- COOLER
- OUTDOOR SOCIAL SPACES



EXISTING IMPERVIOUS SURFACES



■ GROUND LEVEL IMPERVIOUS SURFACE

EXISTING SHADE COVERAGE



■ SHADE

EXISTING TREE CANOPY



■ TREES

Impervious surface areas impact stormwater runoff and ground water recharge, and can contribute to the heat island effect. Impervious surfaces include surface parking lots, building roofs, and artificial turf fields. They account for more than fifty percent of the East Campus land area.

Shade coverage includes both trees and building elements that provide shade or block direct sunlight. Overall shade coverage within the East Campus is nineteen percent of the total land area.

The tree canopy area for the East Campus is thirteen percent of the total land area. This relatively light canopy is to some extent a function of the large-scale uses within the East Campus, such as the baseball and softball fields and the Facilities Complex, but is also reflects the transitional use of portions of the land.

PLANNING PRINCIPLES

The following planning principles were established early in the planning process for the East Campus. The principles respond to the issues identified through stakeholder interviews, and reflect the consultant team’s analysis of campus conditions.

The principles are intended to provide guidance for the development of East Campus lands, acknowledging that the university’s priorities may evolve over time, and that different opportunities will arise as the university consolidates its landholdings in the area.



ESTABLISH A PLANNING AND **URBAN DESIGN FRAMEWORK** THAT ALLOWS FOR LONG-TERM FLEXIBILITY IN THE DEVELOPMENT OF THE EAST CAMPUS

MEET UT AUSTIN'S SHORT AND LONG-TERM **FACILITY NEEDS** WITH USES THAT ARE APPROPRIATE FOR THE EAST CAMPUS LOCATION

ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT AND CREATE **A SENSE OF PLACE** THROUGH LANDSCAPE AND FACILITY IMPROVEMENTS

CONSIDER THE CONCERNS AND COMMUNITY IMPROVEMENT GOALS OF THE **BLACKLAND NEIGHBORHOOD** AND EAST AUSTIN

DEVELOP THE EAST CAMPUS IN A MANNER THAT IS CONSISTENT WITH THE MAIN CAMPUS MASTER PLAN AND THE UNIVERSITY'S **SUSTAINABILITY GOALS**

ENSURE **ADEQUACY OF PARKING** ON A CAMPUS-WIDE LEVEL AS LOTS ARE DISPLACED FROM THE EAST CAMPUS

PROGRAM

Stakeholders identified a range of program elements for sites within the East Campus. The program was reviewed by East Campus stakeholders and refined taking into consideration current East Campus landholdings, the capacity of various sites, adjacencies, compatibility with other East Campus uses and residential uses in the Blackland neighborhood, as well as immediate and long-term UT Austin priorities. The final program reflects options that are currently feasible, rather than a comprehensive vision for East Campus development. It is anticipated that the program will evolve over time as UT Austin consolidates landholdings and creates more viable development sites and as university needs change. The determination of appropriate long-term uses within the East Campus will require ongoing engagement with the City of Austin and surrounding neighborhood groups to ensure development is compatible with city planning goals and neighborhood concerns.

The proposed East Campus program is summarized in Table 1, and the program requests that were considered during the planning process are described in greater detail below.

Table 1. Proposed East Campus Program

	Proposed Program (ASF)	Proposed Program (GSF)
East Campus Office Building		
ITS and Technology Resources	39,800	49,750
Campus Services	8,840	11,050
Sub-total Required Space		60,800
East Campus Office Building Total		64,000
Facilities Complex		
Services Shop Building		32,800
Facilities Mezzanine Additions	12,700	
Parking Deck (200 Spaces)		70,000
Facilities Yard Space		60,000
Child Development Center Expansion		14,600
Graduate Student Housing		550 units*

*Reflects capacity study. Actual demand to be determined.

TEXAS ATHLETICS FACILITIES

Texas Athletics identified a range of facility needs to replace uses displaced by immediate and long-term development on the Main Campus, as well as specific requirements for facilities currently located within the East Campus. Intercollegiate Athletics program requests that can currently be accommodated on the East Campus include the following:

EXISTING EAST CAMPUS FACILITY RENOVATION AND UPGRADES

- Softball stadium
- Baseball stadium

Additional program requests that were considered during the planning process included the following:



UFCU DISCH-FALK BASEBALL FIELD

FACILITY DISPLACEMENT NEEDS

New locations will be required for several large facilities currently located in the Central Campus and Medical District that will ultimately be displaced by development within those areas. Sites within the East Campus were considered for these facilities during the alternatives phase of planning, but many uses were ultimately rejected due to concerns about fully meeting Athletics' needs and the potential impacts on the adjacent Blackland neighborhood. After careful consideration, tennis facilities were sited on East Campus in a way that both meets Athletics needs and mitigates community concerns. Tennis is a priority for replacement on East Campus because this location places the tennis courts in closer proximity to those other daily activities central to the lives of student athletes; academics, academic tutoring, training and nutrition than other more remote locations previously considered. Facilities that will be displaced in the immediate and long term include the following:

- A new location is required for the Penick-Allison Tennis Center facility, which will be displaced by development in the new UT Austin Medical District. While an alternative site at UT Austin's Whitaker Fields was also explored, ultimately a site on the current printing and press building site was selected. This site accommodates the ideal tennis facility configuration and is adequately buffered from the Blackland neighborhood by new compatible development between Leona Street and Comal Street. The university is currently exploring possible locations for moving UT Document Solutions and UT Press.
- In the long term, a new location may be required for the football practice facility located at Red River and Dean Keeton Streets, which is identified as a potential redevelopment site in the 2013 UT Austin Campus Master Plan. Sites on the East Campus were considered for the football facility, but rejected due to the size and configuration of current UT Austin landholdings and neighborhood concerns.
- The Cooley basketball practice facility will be displaced by future phases of development in the medical district. The East Campus was considered as a potential site but rejected in favor of other available sites closer to the training, academic and nutrition facilities in Darrell K Royal Texas Memorial football stadium.

- In the long-term, the Erwin Center basketball arena will also be displaced by development in the medical district, so an alternative site in the Austin will be required for this facility. The East Campus area has been noted as unsuitable for a new Erwin Center type arena.

ADDITIONAL PROGRAM REQUESTS

Additional Intercollegiate Athletics program requests that were discussed include:

- Athletic facilities, grounds, and maintenance space
- Longhorn Network central parking yard
- Game day parking
- Soccer and track improvements
- Game day experience including tailgating and parking

CAMPUS SERVICE UNITS

The replacement of the Services (SER) building on the Main Campus will require the relocation of several campus service units, including; Custodial Services, Electrical Distribution, Environmental Health and Safety, Fire Prevention Services, Information Technology Services, Lock and Key Services, Machine Shop and Power Plant, Mechanical Distribution, Preventative Maintenance Shop, Technology Resources (TRECS), and Travel Management Services. At the same time, improvements are needed to the existing Facilities Complex to better meet the needs of the units located on that site.

The program needs for the SER relocation were documented in a 2009 report, and are summarized in Table 2. Associated parking needs are summarized in Table 3. The program includes both existing space replacement and required new space. The report identified which program elements need to remain on the main campus, and which could be relocated to another site, assumed to be the East Campus.

Table 2. SER Relocation Program

SER Relocation SER Program Needs (2009 Report)	Existing (ASF)	Existing and New (ASF)	Must Remain on Main Campus (ASF)	Potential Relocation Program (ASF)
Custodial	333	800	800	
Electrical Distribution	5,127	6,275		6,275
Health and Safety	8,571	7,946	7,946	
Fire Prevention	1,847	2,763		2,763
ITS Offices and Network Space	33,421	47,319	11,500	35,819
Lock and Key	3,189	4,746	4,746	
Machine and Power Plant	9,763	9,000		9,000
Mechanical Distribution (Yard)	6,566	6,015		6,015
Preventative Maintenance Shop (Yard)	4,489	5,575		5,575
Technology Resources	3,831	3,981		3,981
Travel	837	1,331	1,331	
Total ASF	77,973	95,751	26,323	69,428

Program needs for the Facilities Complex were documented in a separate report in 2004. The findings of the report were reviewed and confirmed with CPFM staff. The program needs identified in the report are summarized in Tables 4a and 4b. Of the total 16,700 asf of new space required, 50 percent is office space and 50 percent is shop space. The report also identified the need for another 18,300 asf for various yard functions, including staff and visitor parking, fleet management and landscape services.

Table 3. Facility Complex Parking Requirements

Parking	Spaces	GSF
Staff	260	91,000
Vehicles and equipment	70	24,000
Visitor	20	7,000
Total Parking		122,000

Table 4a. Facilities Complex Program Needs

Facilities Complex Program Needs (2004 Report)	Existing Program (ASF)	Proposed Program (GSF)	Additions Identified in Facilities Complex Report
PP1	34,300	6,200	3 story office addition
PP2	39,500	3,300	Add mezzanine
PP3	48,500	1,800	Add mezzanine
PP4	10,700	0	Add mezzanine
PP5	9,500	600	
PP6+7	16,300	300	
PP8	19,600	500	
Space Standards/Inefficiencies		4,000	
Total ASF	178,400	16,700	50 percent office and 50 percent shop

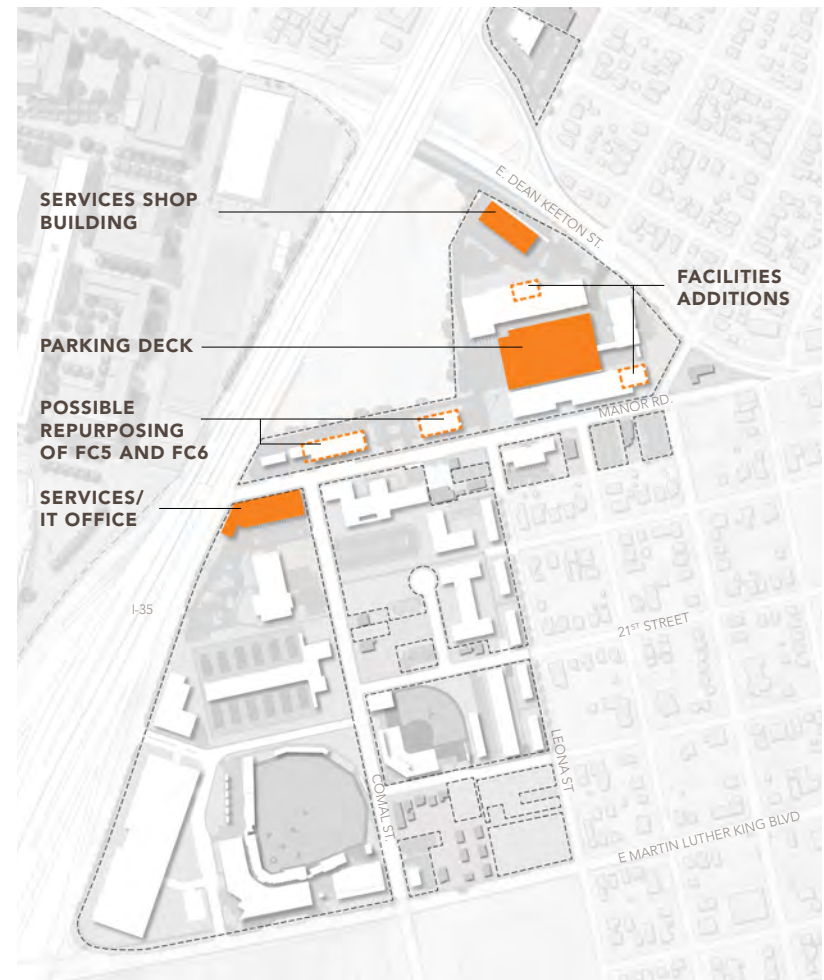
Table 4b. Facilities Complex Yard Space Needs

Facilities Complex Yard Space Needs (2004 Report)	Existing Program (ASF)	Proposed Program (GSF)	Additions Identified in Facilities Complex Report
PP1 visitor parking inadequate			
PP2, PP3, PP4 staff parking inadequate	21,700		
PP5 transportation	6,400	1,100	
PP6, PP7 fleet management, vehicles	11,800	10,000	
PP8 landscape services	18,000	7,200	
Total ASF	57,900	18,300	

These building program, yard space and parking needs were translated into the following program for the Facilities Complex.

Table 5. Proposed Facilities Complex Program

Facilities Complex Program	Proposed Program (ASF)	Proposed Program (GSF)
Services Shop Building		
Electrical Distribution		
Machine and Power Plant		
Mechanical Distribution		
Sub-total		26,600
Additional Facilities Space		6,200
Services Shop Building Total Required		32,800
Facilities Mezzanine Additions	12,700	
Parking Deck		
Facilities Yard Space		60,000
Parking Spaces (200)		70,000



FACILITIES COMPLEX PLAN

- PROPOSED BUILDINGS
- PROPOSED RENOVATION AND ADDITION

UT DOCUMENT SOLUTIONS AND UT PRESS

UT Document Solutions and UT Press share the existing Printing and Press Building located on Comal Street. UT Document Solutions did not identify any additional program needs beyond their current space, while UT Press identified the need for staff office space to meet current office space standards. This space need was estimated to be 6,000 asf. These programs will need to be re-located in order to allow development of the new Tennis Facility on their site.

CHILD DEVELOPMENT CENTER

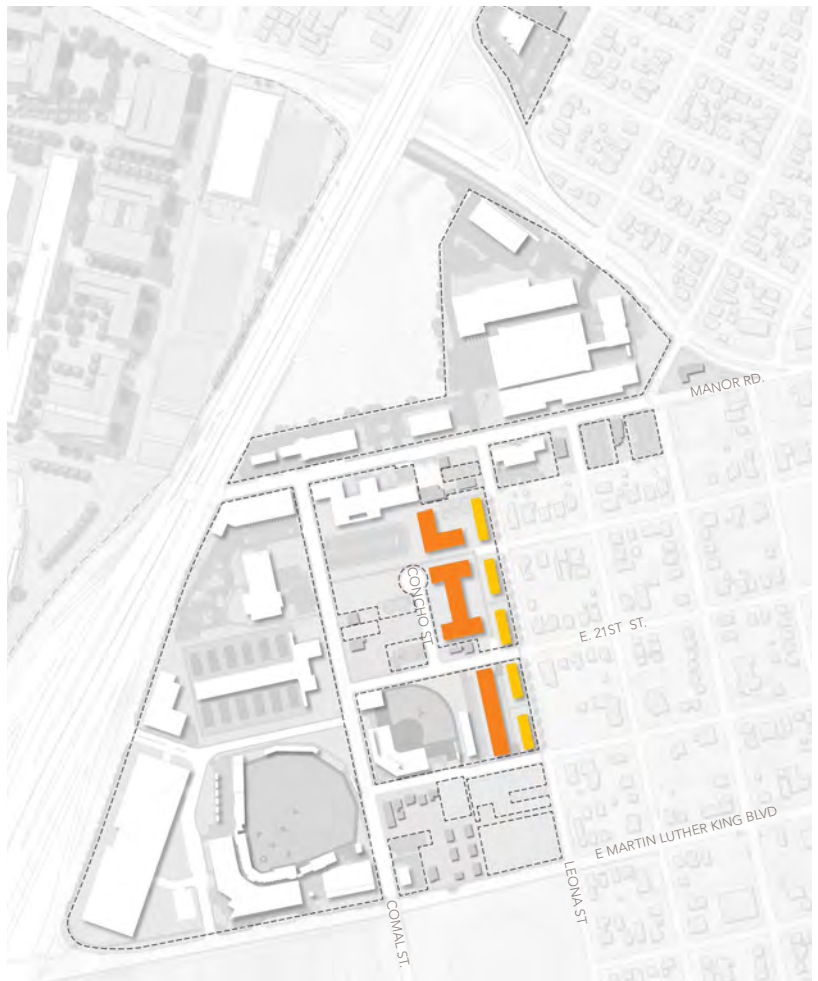
The program for the Child Development Center accommodates the Center's plans to expand from a capacity of 200 children to 370-400 children total. The expansion will double the existing 14,600 gsf facility by another 14,600 gsf, and will introduce another play area and a new drop off area and additional parking.

PARKING AND TRANSPORTATION

An intermodal parking facility has been considered for Lot 104, at the southwest corner of Frontage Road and Martin Luther King Jr. Boulevard, to replace parking displaced from the Main Campus. The parking facility could be designed to contain as many as 2,000 spaces, but will displace approximately 382 existing surface spaces, for a net gain of 1,618 spaces. It could also accommodate a campus transit hub, and could contain ground floor commercial uses, such as a coffee shop, and offices.

RECREATION AND GREEN SPACE

The master plan program includes several recreation and green space elements including a 25-foot wide landscaped street edge with trees and a new sidewalk, extending along the west edge of Leona Street, streetscape improvements along Comal Street and Manor Road, and a 'Cycle-Track' on Manor Road.



GRADUATE STUDENT HOUSING

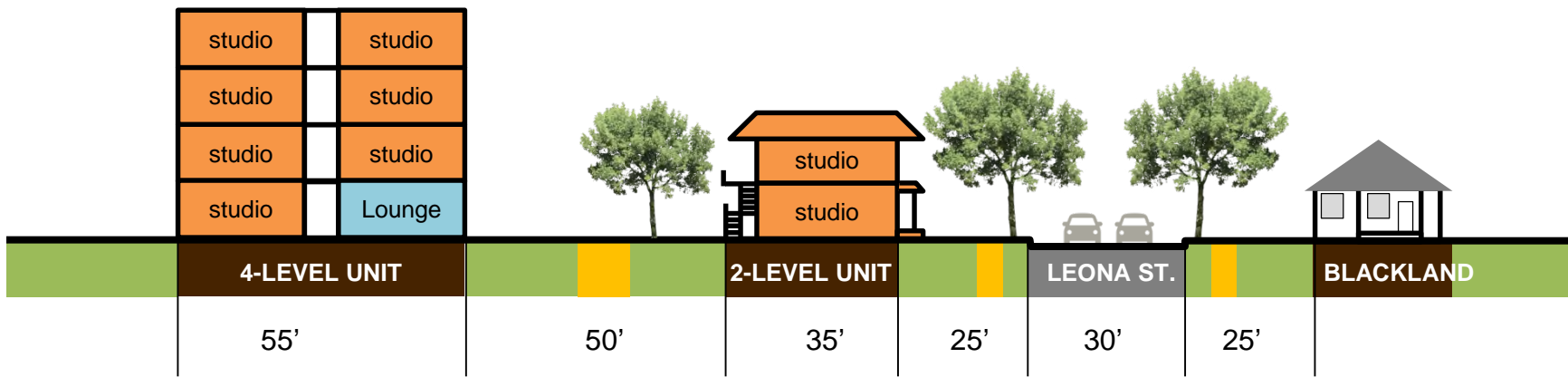
- TOWNHOUSE-STYLE
- 4 LEVEL UNITS

GRADUATE STUDENT HOUSING

Campuswide, UT Austin is committed to growing their on campus population. With an increasing cost of living in the city, in support of recruitment of talented students, and in recognition of the existing demand for graduate housing at other sites, East Campus was identified as a key site for near-term and longer term graduate housing growth. In conversations with the Blackland Neighborhood Association and community members, graduate housing was also identified as a desirable land use for the west side of Leona Street, providing a compatible buffer of residential uses that can help transition from the Blackland neighborhood on the east into the UT Austin campus land to the west.

A series of urban design test-fits explored different configurations for housing along Leona. The concept that is shown at left resulted in approximately 550 units in townhouse-style and four-level units. Exact unit types and quantity will be determined with further design and other arrangements may allow more graduate students to be housed. Future development sites may accommodate additional housing as well. The planning process also considered a four story housing module on the future development area south of Child Care’s parking area that is currently UT-owned property.

The current plan under consideration includes 538 micro units, 160 one bedroom units, and 18 two bedroom units. These are accommodated in multiple buildings in 343,000 gross square feet and will house 734 graduate students.



SITE SECTION FOR GRADUTAE STUDENT HOUSING

MASTER PLAN ALTERNATIVES

The consultant team explored several alternative options for the development of the East Campus during Phase 2 of the master planning process. The alternatives examined the accommodation of the master plan program, and a range of strategies to improve the function, character and visual appeal of the East Campus. Specific considerations included:

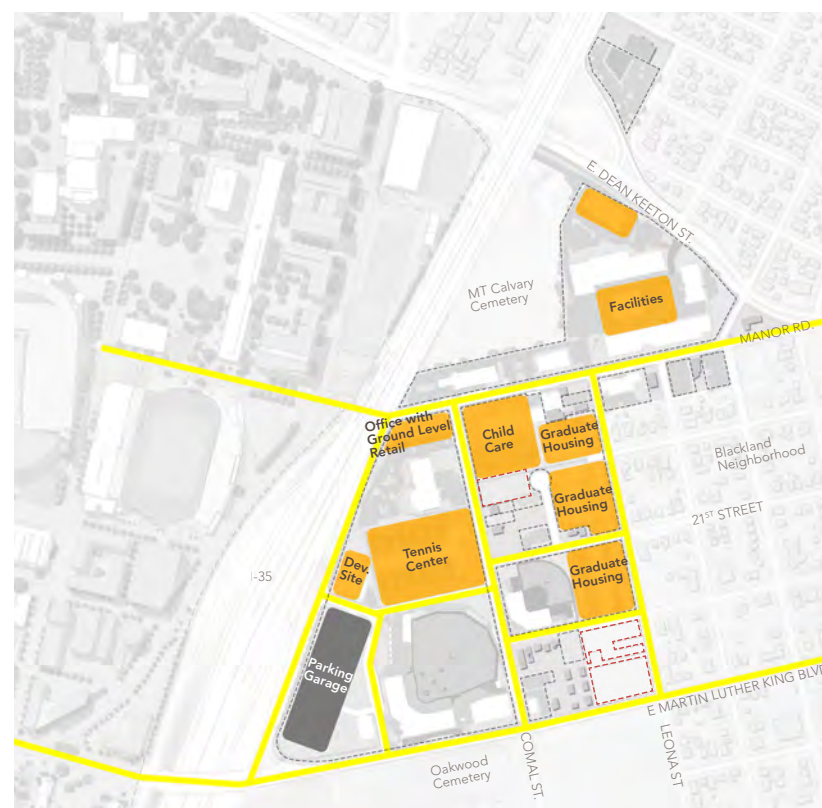
- Land use and program accommodation
- Property ownership and the potential for development
- Relationships with and connections to the Main Campus and the surrounding urban setting
- Area and neighborhood context, including relationship to the Blackland community and adjacent areas
- Landscape and open space structure
- Mobility, including vehicular circulation and access, bicycle circulation, pedestrian circulation, transit service and parking

Two rounds of alternatives were explored and reviewed with UT stakeholders, including the Blackland community, to arrive at a preferred concept that formed the basis of the draft master plan. The following is a summary of the alternative options.

PREFERRED ALTERNATIVE

The preferred alternative resulting from the East Campus stakeholder review process synthesized several ideas that were explored in the initial alternatives. Key elements of this alternative include

- Implementing necessary improvements to existing East Campus athletic facilities, with no additional athletic facility relocation from the Main Campus in the short-term
- Implementing proposed improvements to the Facilities Complex, and relocating select CPFM and Campus Service units to the Complex and a new services building at Manor Road and Frontage Road
- Implementing the planned expansion of the UT Child Development Center on Manor Road
- Accommodating a possible multi-modal parking facility at Martin Luther King Jr. Boulevard and Frontage Road
- Preserving existing surface parking and vacant lots for future development following consolidation of UT landholdings and the creation of more viable development parcels
- Strengthening existing open space and mobility systems and implementing proposed streetscape improvements along key corridors and roads to improve connections with the Main Campus and the surrounding urban setting, and to improve the character of the East Campus environment.



PREFERRED OPTION

FUTURE GRADUATE STUDENT HOUSING

INITIAL ALTERNATIVES

The initial round of alternatives that were prepared for the East Campus contained several options for the immediate relocation of the tennis center to facilitate the development within the medical district.

The alternatives explored several options for the accommodation of the tennis center on land currently owned by the university, as well as options that would require additional land acquisition. The options revealed that the center could only be accommodated on land west of Comal Street by displacing the Printing and Press Building and associated parking, and that most opportunities to accommodate the tennis center between Comal and Leona Streets required some land acquisition. The only option that was determined to be viable on existing UT Austin lands was a site south of the Child Development Center on the west edge of Leona Street.

A dialogue with Blackland neighborhood representatives surfaced concerns over the potential impact of the tennis center on adjacent residential uses. In response to these concerns, a comprehensive mitigation strategy was developed with several measures intended to improve the transition between the tennis center and other uses on UT Austin land, and the residential area to the east. These strategies introduced a fifty-foot greenway along the west edge of Leona, with a double row of trees along the street edge, and additional landscape buffering to screen views of tennis courts. In addition, a shared community space at the intersection of Leona and 21st Streets was proposed with outdoor exercise and play space, a community garden and outdoor seating to invite community use. A lighting strategy was also developed for the tennis courts to direct lighting away from adjacent homes.

The proposed mitigation strategies were integrated into a plan for East Campus development, and presented to representatives of the Blackland community. However, community representatives did not feel the mitigation strategies would adequately address their concerns. After further consideration by the university the option to move the tennis center to the East Campus was abandoned. Given the need to relocate the tennis center in 2014, it was subsequently decided to renovate ten existing tennis courts at the university's Whitaker Fields north of the main campus, creating practice courts for the Tennis teams. In addition, a study was begun to relocate the Penick-Allison Tennis Center to property at Whitaker Fields, but the study was put on hold when the possibility resurfaced for locating the courts in East Campus.

As Texas Athletics continued to explore locating new tennis courts at Whitaker, their initial concerns for student-athletes and locating practice facilities away from training and mentoring facilities resurfaced. With the agreement of the Blackland neighborhood, a second, more highly focused round of East Campus Planning began. During this second round, the possibility of graduate student housing was introduced for the first time. This Plan details the process and outcomes of the second round



LYDON B. JOHNSON LIBRARY

SID RICHARDSON HALL

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

MIKE A MYERS TRACK AND SOCCER STADIUM

TENNIS CENTER

UFCU DISCH-FALK FIELD

GRADUATE HOUSING

GRADUATE HOUSING

GRADUATE HOUSING

PARKING GARAGE

PROPOSED ILLUSTRATIVE MASTER PLAN

- NEW BUILDINGS PROPOSED IN EAST CAMPUS MASTER PLAN
- NEW BUILDINGS PROPOSED IN CAMPUS MASTER PLAN
- FUTURE GRADUATE STUDENT HOUSING
- UT AUSTIN CAMPUS BOUNDARY

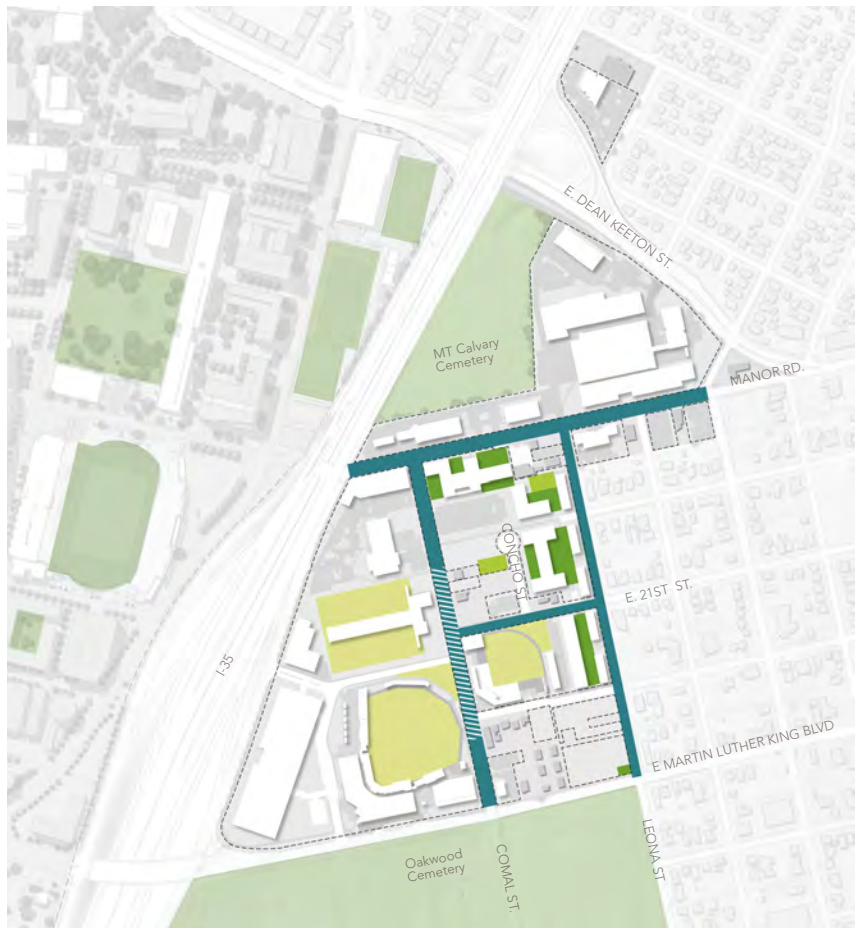
EAST CAMPUS MASTER PLAN

URBAN DESIGN FRAMEWORK

The master plan establishes an overall urban design framework for the East Campus that defines the major functional elements, including the open space and landscape structure, mobility systems (pedestrian circulation, bicycle circulation, vehicular circulation and parking), and program accommodation. The plan outlines specific planning and design strategies for each framework element to improve current conditions, and create a coherent East Campus environment with a high quality public realm.

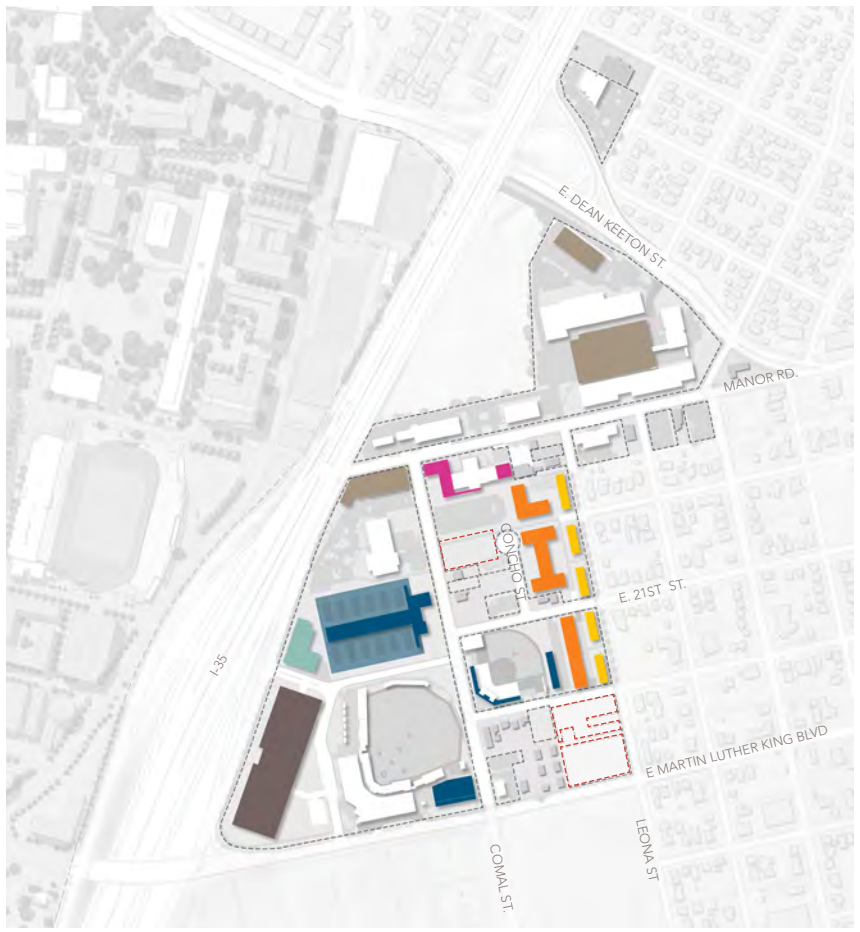


EAST CAMPUS URBAN DESIGN FRAMEWORK










LANDSCAPE STRUCTURE

-  SHARED PEDESTRIAN-VEHICULAR STREET
-  COURTS
-  ATHLETIC FIELDS
-  STREET IMPROVEMENT
-  COMMUNITY GARDEN



LAND USE

-  TOWNHOUSE
-  4-LEVEL UNITS
-  CHILD CARE CENTER
-  ATHLETIC
-  PARKING GARAGE
-  FUTURE USE
-  FACILITIES
-  FUTURE GRADUATE STUDENT HOUSING

LANDSCAPE STRUCTURE

The master plan reinforces existing open space elements throughout the East Campus area. The plan introduces streetscape improvements along key corridors and roads to reinforce connections with the Central Campus and to create a more inviting East Campus environment. Along Manor Road and Martin Luther King Jr. Boulevard, these improvements include elements such as street trees to improve outdoor comfort, continuous pedestrian sidewalks and bicycle routes. Proposed Leona Street improvements include an improved edge next to the adjacent Blackland neighborhood with a continuous row of trees, a new pedestrian sidewalk, residential lawn zones, and a bicycle lane. The plan provides for further public realm improvements along Comal Street, including a pedestrian priority zone in the area fronting the Red and Charline McCombs softball field.

LAND USE

The East Campus land use strategy strengthens existing uses that are currently located in the area, but holds many parcels in reserve for the future, as the existing fragmented ownership pattern precludes the efficient development of these sites. Future land uses will be considered as landholdings are consolidated, and in consultation with UT Austin and neighborhood stakeholders concerning appropriate uses. The proposed development strategy for existing UT Austin land consists mainly of facility improvements and renovations, building additions, and infill development on select sites. Through conversations with the Blackland Neighborhood Association and UT Austin, it was agreed that residential uses would line the western side of Leona from E. Martin Luther King Boulevard north to halfway between 22nd Street and Manor Road, west to Concho Street. Athletic, parking, office and other campus uses would be located behind this residential zone.

MOBILITY SYSTEMS

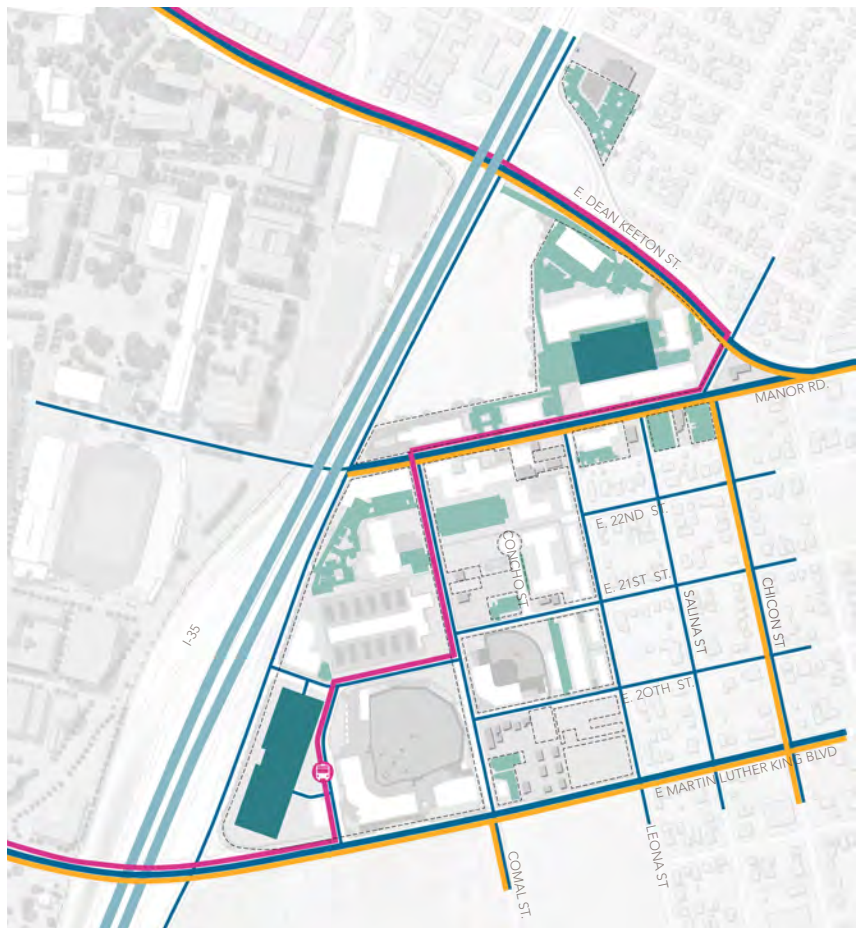
The East Campus mobility systems include the road network, bicycle circulation, pedestrian circulation, transit and parking.

VEHICULAR CIRCULATION

The master plan preserves the existing road network to facilitate vehicular circulation through the East Campus. Manor Road, Martin Luther King Jr. Boulevard and Dean Keeton Street will continue to provide access to the district, both from the Core and Central Campuses, and from surrounding Austin areas. The I-35 Frontage Road will continue to serve as the main north-south route to the area. Comal, Leona, East 20th and East 21st Streets will provide internal connectivity through the East Campus, and the driveway that currently serves Disch-Falk Field will also be preserved to facilitate access to the field and other adjacent UT Austin land uses. The remaining portions of the former street grid between 21st Street and Manor Road will eventually be closed to external traffic as the University consolidates landholdings and creates more viable development sites in this part of the East Campus. This may include working with the City to vacate Concho Street.

BICYCLE CIRCULATION

The master plan accommodates existing and planned City of Austin bicycle routes through the East Campus, including east-west routes along Dean Keeton Street and Martin Luther King Jr. Boulevard, and north-south routes along Leona and Chicon Streets. The plan replaces the Manor Road bicycle lanes with a Cycle-Track on the north side of the road, as part of the comprehensive Manor Road streetscape improvements. The Cycle-Track will further enhance connectivity among the Core, Central and East Campuses. The plan also introduces a shared bicycle and parking lane along the east side of Leona Street.



MOBILITY SYSTEMS

- BIKE LANE
- BUS ROUTE
- LOCAL STREET
- ARTERIAL ROAD
- HIGHWAY
- PARKING LOT
- PARKING STRUCTURE

PEDESTRIAN CIRCULATION

Several strategies are proposed in the master plan to improve the overall East Campus pedestrian circulation system, strengthen connections with the Central Campus, and enhance the experience of pedestrians.

The planned Manor Road streetscape improvements will strengthen pedestrian connections between the Central and East Campuses. Sidewalks will be separated from vehicle travel lanes by a landscaped boulevard on the south side of the road, and the Cycle-Track on the north side. Additional tree plantings will create shade, and new UT Austin service uses will contain customer facing functions at the ground floor to generate street level activity and pedestrian traffic.

Internal pedestrian circulation within the East Campus will be enhanced with additional streetscape improvements along Comal, Leona and 21st Streets. Comal Street will be re-designed with special paving, lighting, signage, landscape elements and seating to accommodate visitors during baseball and softball games and special events. Continuous pedestrian sidewalks and street tree plantings along Leona and 21st Streets will contribute to a safer, more comfortable pedestrian environment.

TRANSIT

The existing UT Austin shuttle route that travels along Martin Luther King Jr. Boulevard, Comal Street, Manor Road and Dean Keeton Street will be preserved. The creation of a new transit hub in a planned new intermodal parking facility west of Disch-Falk Field will enhance transit connections among the Core, Central, and East Campuses.

PARKING

The master plan introduces strategies to rationalize existing surface parking, and to manage parking on game days for UT Austin's athletic events.

As UT Austin consolidates East Campus landholdings, surface parking will be displaced for development. Replacement parking is a priority, both to manage campus needs, events demand, and neighborhood concerns. Future parking will be provided in a 1,600-space intermodal parking facility on Parking Lot 104, at the southwest corner of Frontage Road and Martin Luther King Jr. Boulevard. In the longer term, the parking facility could contain a campus transit hub to facilitate remote parking for the Core and Central Campuses, and could contain ground floor commercial uses, such as a coffee shop, and offices. With the displacement of existing Lot 104 surface parking, the structure could provide a net-gain of 1,460 spaces. This facility is a near term priority.

Another 200-space parking structure is planned within the Facilities Complex north of Manor Road to support program needs within the Complex. The ground floor of the structure will contain outdoor service yard space. With the displacement of existing surface parking, the structure will provide a net-gain of 72 spaces in this area of the East Campus.

GAME DAY PARKING MANAGEMENT STRATEGIES

The Blackland community identified parking on neighborhood streets as a concern when intercollegiate athletic events are held on the Main Campus, and at the baseball and softball fields on the East Campus. Football game days were identified as a particular concern. Several strategies are proposed to assist with parking management on these days, including the following:

- Provide additional on-site parking through a new garage facility
- Implement a two-hour parking limit within a one-block zone of Manor Road
- Require neighborhood parking permits (in process with the City of Austin)
- Issue public service announcements concerning neighborhood parking restrictions on game days
- Update the Longhorn Foundation website with information to discourage parking in the neighborhood.
- Provide parking policy information in the Texas Football Fan Guide, E-Newsletter, and Longhorn Foundation website
- Deploy UT staff in the neighborhood to assist in managing parking on game days

PLANNING, DESIGN AND DEVELOPMENT STRATEGIES

The following planning, design and development strategies describe program options and site improvements that can move forward on existing UT Austin land, and will contribute to the quality and character of the East Campus environment. The strategies are consistent with the overall East Campus urban design framework and land use recommendations.

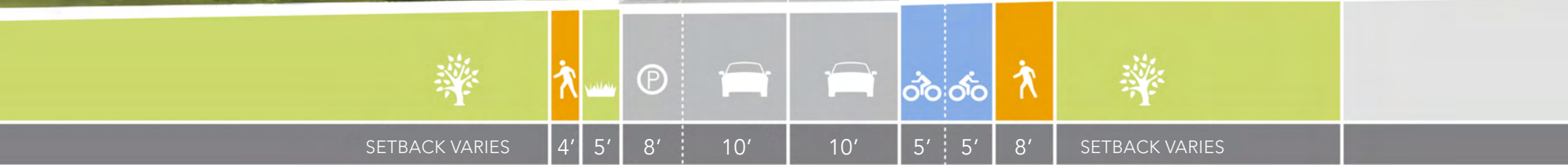


MANOR ROAD IMPROVEMENTS

The plan proposes to introduce streetscape improvements and accommodate new program uses along Manor Road in order to improve connections between the Central and East Campuses and create a more attractive condition within the East Campus. The existing Manor Road right-of-way will be redesigned with continuous pedestrian sidewalks on both sides of the road, a Cycle-Track on the north side, and a landscaped boulevard on the south side. Continuous rows of street trees will be planted to improve outdoor comfort and the quality of the environment. A new UT Austin office building will be developed at Manor Road and the I-35 Frontage Road to accommodate service uses relocated from the Core Campus and Central Campus. Customer facing functions such as the Lock and Key and Travel Services units will be located on the ground floor of the building to generate street level activity and pedestrian traffic.



EXISTING CONDITION: MANOR ROAD, LOOKING WEST



PROPOSED STREET SECTION DESIGN: MANOR ROAD, LOOKING WEST

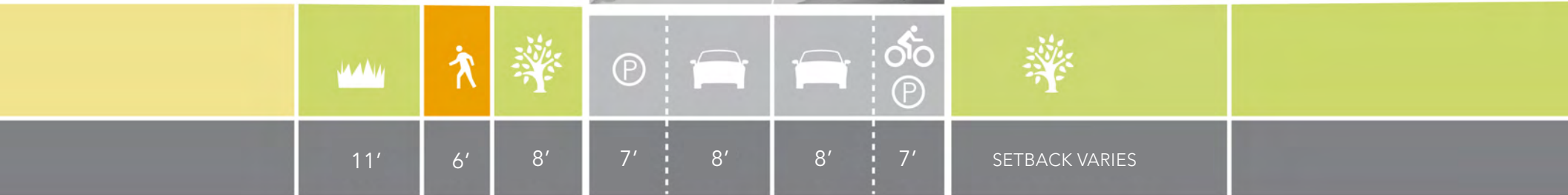


LEONA STREET IMPROVEMENTS

The strategy for Leona Street is to create a softer, residential-scale edge where the East Campus transitions to the adjacent Blackland residential neighborhood. Proposed improvements include a pedestrian sidewalk, continuous street trees, small residential lawn, and a bicycle lane. These streetscape improvements will be reinforced by development of contextual graduate housing west of Leona Street.



EXISTING CONDITION: LEONA STREET LOOKING NORTH



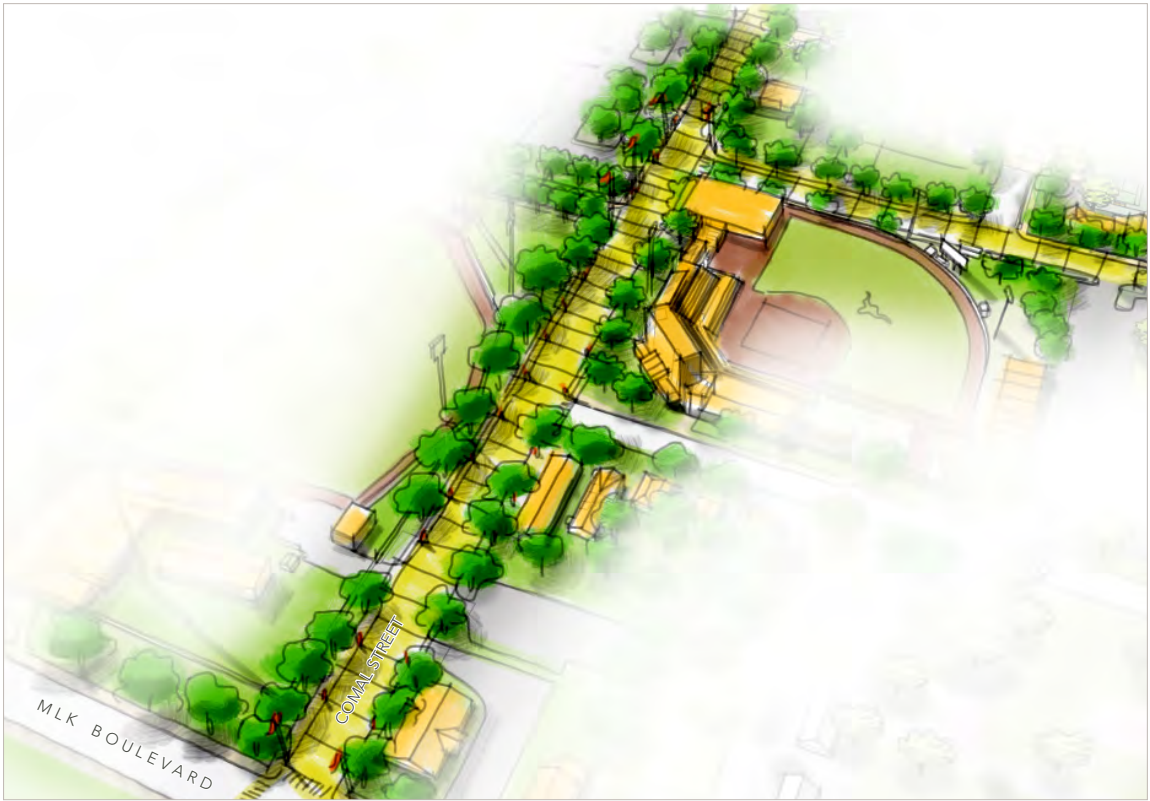
PROPOSED LEONA STREET SECTION DESIGN, LOOKING NORTH



COMAL STREET AND 21ST STREET STREETScape IMPROVEMENTS

Comal Street provides access to several existing UT Austin facilities, including the UFCU Disch-Falk baseball field, the Red and Charline McCombs softball field, and the Computational Resource Building, as well as the future Tennis Center. The plan introduces streetscape improvements the length of the street to create a more inviting address for these facilities, enhance the pedestrian environment, and accommodate special events and activities on game days. Proposed improvements include special paving, lighting, signage, landscape and seating. Limiting vehicle access would facilitate the use of the street as a public space during special events.

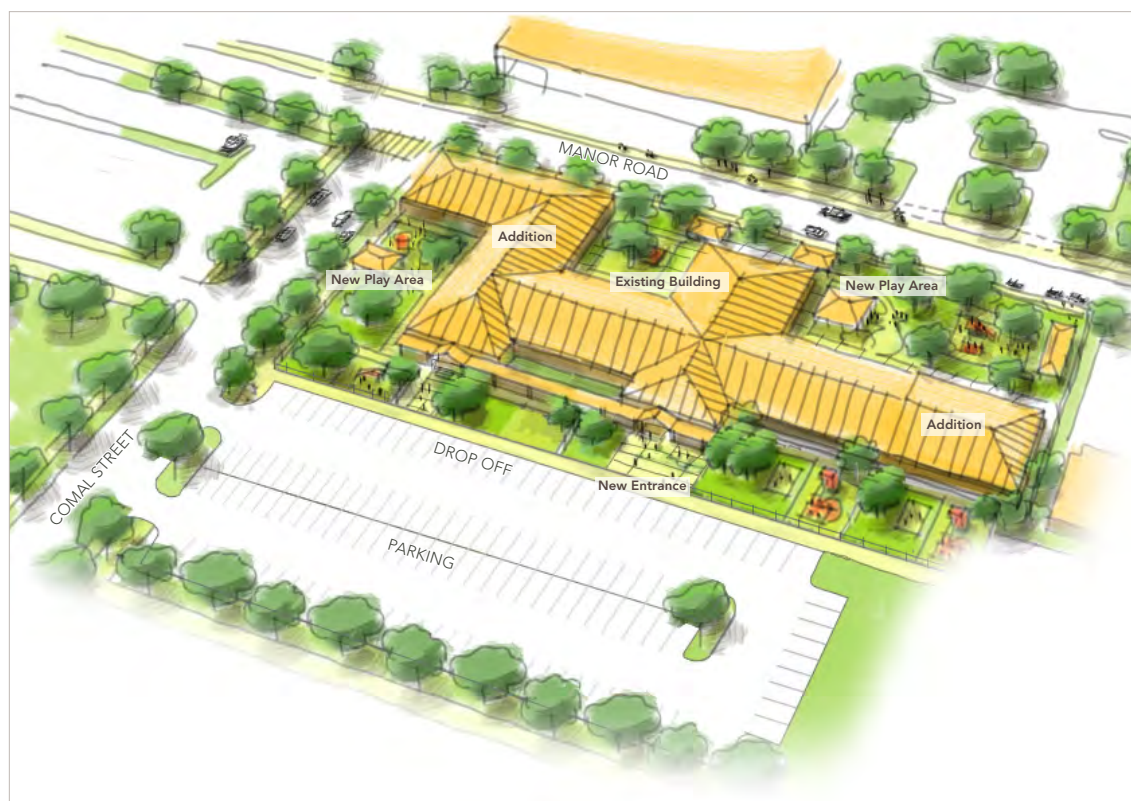
Extending the proposed streetscape improvements along 21st Street would further enhance the East Campus public realm, and create opportunities for additional programming during special events.





CHILD DEVELOPMENT CENTER

The Child Development Center is expected to grow from a capacity of 200 children to a capacity of approximately 370-400 children. To accommodate this growth, the plan proposes additions on both sides of the building totaling 14,600 gsf together with new outdoor play areas adjacent to the additions. The plan also relocates the main building entrance to Comal Street and introduces a new parking area and a drop-off location in this area. The existing parking lot to the south of the building will also be expanded.





PARKING GARAGE AND TRANSIT HUB

The development of a new intermodal parking facility on existing Parking Lot 104 is an important initiative that could improve transit connections between the Main and East Campuses, facilitate remote parking, and provide convenient parking for games and events at the baseball and softball fields. The facility could contain as many as 2,000 parking spaces, for a net gain of 1,618 over the existing surface parking, a transit hub off the driveway serving Disch-Falk Field, and supporting commercial uses on the ground floor such as a coffee shop. Access to the garage would be from both the I-35 Frontage Road and Martin Luther King Jr. Boulevard. Development of the garage could be phased, if necessary.





FACILITIES AND SERVICES

The plan proposes to address the needs of UT Austin's facilities and services units by introducing a new East Campus office building at Manor Road and the I-35 Frontage Road, and through several improvements to the Facilities Complex. The four-story, 64,000 gsf East Campus office building will contain offices for UT Austin's ITS and Technology Resources, Fire Prevention, Lock and Key, and Travel. Customer-service desks for the Lock and Key and Travel units will be located on the ground floor of the building to encourage pedestrian activity on Manor Road. Parking will be located at the back of the building, with access from Comal Street.

Proposed improvements to the Facilities Complex include a new facilities shop building fronting Dean Keeton Street, a new 200-space parking deck with a high-bay ground level for vehicle storage and yard space, and mezzanine additions to several buildings. Construction of the facilities shop building will displace the greenhouses located on the site, which will have to be replaced at another location.





GRADUATE STUDENT HOUSING

The development of new graduate housing along Leona Street is an important step in the future development of East Campus. A double row of housing will line Leona Street, with two-story townhomes along the street edge, and four-story residential units behind. The townhomes will include frequent entrances along Leona Street, creating residential street life and activity on the street that interacts with and reinforces the Blackland Neighborhood. As the program and design of the housing is further determined, retail or recreation uses may be integrated as well. Corner retail, a re-located community garden, lounge space, or wellness and recreation components will help to contribute to a strong community atmosphere. The majority of parking for the units will be provided in the future garage facility in the southwest corner of East Campus. Minimal surface parking will be provided within the graduate student residential housing complex.







I-35

FRONTAGE ROAD

COVAL STREET

E MARTIN LUTHER KING BLVD.

LEONA STREET

E 21ST STREET

NEXT STEPS

The master planning process was successful in identifying key stakeholder issues, establishing an overall planning and urban design framework for future development, and confirming a range of program options that can be accommodated on existing UT land. It also enabled conversation with the Blackland Neighborhood and reconciled several issues that required further consideration before significant development could occur within the East Campus. The Blackland community and other local neighborhood groups worked together with UT Austin to define a long-term vision for the East Campus that responds to neighborhood concerns, and is compatible with adjacent residential areas. This collaborative plan also presents an opportunity for continued relationships with the broader East Austin community. It will be important to maintain dialog between UT and the neighborhood as implementation proceeds.

In addition, the current fragmented pattern of land ownership emerged as a constraint to the full utilization and development of UT land. To create viable development parcels throughout, UT will need to consolidate landholdings in the blocks between Comal and Leona Streets, and acquire parcels strategically. Given current ownership, the university has chosen not to identify footprints for additional development in remaining blocks within this plan, and will revisit options once additional parcels are acquired.

There are several steps the university can take to move forward with development that is currently feasible within the East Campus:

- Continue to engage and update the Blackland community and other neighborhood and community groups in East Austin as development unfolds in East Campus
- Determine space to allow relocation of the occupants of the Printing and Press building
- Confirm the programs for the Facilities Complex, East Campus office building and Child Development Center
- Prepare a feasibility study for the intermodal parking facility
- Develop an overall parking management strategy that addresses issues such as game day parking, Intercollegiate Athletics communications, and parking restrictions
- Further develop design strategies and explore funding options for Manor Road, Comal Street and Leona Street streetscape improvements.

