

Neighborhood Expectations for Development of the Gateway Tract

What follows is a preliminary list of the expectations of residents in the neighborhoods surrounding the Gateway Tract regarding the tract's future development. These expectations were compiled at a neighborhood meeting that included members of the Clarksville Community Development Corporation (CCDC) and the Old West Austin Neighborhood Association (OWANA), at OWANA's June 1st membership meeting, and via emails, phone calls and face-to-face conversations.

- No commercial development on the tract; residential only.
- Locate all loading docks and large dumpsters on the interior of the tract as far away from residents of the neighborhood as possible.
- Maintain one entrance and exit on West 6th Street where current driveway to the apartments is located for the tract. In other words, no additional exits/cuts on West 10th or on East side of the Gateway Tract. And, keep all existing streets to the East, including West 8th, West. 9th, Confederate, and West 9 ½.
- If Open Door is allowed to continue operating in its current location, maintain the existing road off of West 10th as the *only* ingress/egress to the school and do not alter the road in any way to provide access to additional developed parts of the tract. The *only* entrance and exit for all new development on the Tract would be on West 6th.
- Preserve woods along 10th and Patterson as a visual and noise barrier and habitat for animals and birds.
- Preserve the old stonewall and stone steps in area of woods that is parallel to West 10th Street, as well as the remnants of the old quarry and road. All of these artifacts are associated with the Texas Confederate Home, which was established in 1886.
- Preserve creek/arroyo that runs along the south side of West 10th in the woods, behind the properties up to 723 Patterson, and along Jennie and Augusta. The creek empties into Lady Bird Lake.
- Protect all Heritage trees.
- Create barriers on the east, west and north sides of the development that effectively protect residents from the impact of the Gateway Tract development.

- Work with residents of surrounding neighborhoods to establish height restrictions for all new construction on Gateway Tract to ensure that it is consistent with those neighborhoods.
- Study the potential for flooding of the creek/arroyo that run along West 10th, Patterson, Jennie, and Augusta created by runoff from development of the Gateway Tract. Also, share study results with stakeholders, and if there is the potential for flooding, establish effective flood prevention strategies.
- Ask the appropriate agencies to study the paleontology and archeology of the site to determine if any significant finds that should be preserved in some way.
- Connect development on the Gateway Tract to surrounding neighborhoods via hike and bike trails.

Recommendation for Next Step After the Gateway Stakeholder Meeting

Establish a working group consisting of neighborhood stakeholders representing various parts of the neighborhoods surrounding the Gateway Tract, UT and the COA. The working group will collaborate on the development of a plan for the Gateway Tract that balances the desire of UT to develop (or lease/sell) the tract while preserving the quality of life for residents who live adjacent to or very close to the tract.