

Attachment C. Design Coordination

Date: October 6, 2023

To: Project Connect DEIS

Prepared by: Deron Lozano, Rachel Thomas

Subject: 6(f) Meeting with Texas Parks and Wildlife Department (TPWD)

Meeting details:

Date: Monday, October 30, 2023

Time: 3:00 - 4:00 pm CT

Location: VIRTUAL

Attendees:

Austin Transit Partnership (ATP): Deron Lozano, Tom Underwood, John Barnes, Rachel Thomas

City of Austin (COA): Ricardo Soliz, Brianna Frey, Scott Grantham, Sravya Garladdenne

TPWD: Amy Grossman

Discussion:

- ATP provided TPWD an update on the Project Connect NEPA timeline and upcoming major milestones.
- COA PARD and ATP received clarifications from TPWD on the 6F Conversion Timeline regarding "expected value" in Step #4 and #6. TPWD will share their Appraisal Statement of Work document.
- ATP received verbal confirmation from TPWD that multiple 6f replacement properties will be acceptable in the conversion process. TPWD will determine if two properties must abide by a combined conversion timeline, or separate timelines.
- ATP received clarification on what type of easements are permissible for the TPWD conversion process, and TPWD retains authority to review and approve proposals.
- TPWD will share 300 Riverside's site with NPA for preliminary feedback. The group discussed options for expanding the parkland dedication zone within the site and externally along the existing trail.
- TPWD will share more Waiver of Retroactivity information with ATP and the COA PARD.

6/15/2023 3:05 PM TPWD Coordination /Project Connect

Date: June 15, 2023

To: Project Connect DEIS

Prepared by: Brianna Frey

Subject: 6(f) Meeting with Texas Parks and Wildlife Department (TPWD)

Meeting details:

Date: Thursday, June 15, 2023

Time: 3:00 - 4:00 pm CT

Location: VIRTUAL

Attendees:

Austin Transit Partnership (ATP): Tom Underwood, John Barnes

City of Austin (COA): Ricardo Soliz, Brianna Frey, Sravya Garladenne, Jenn Golech

TPWD: Amy Grossman

Agenda:

- LRT Implementation Plan update
- 6F Conversion Schedule & Ongoing Coordination
- Upcoming Milestones
- Boathouse Appraisal

Discussion:

- ATP provided TPWD an update on the Project Connect NEPA timeline and upcoming major milestones.
- COA PARD and ATP received clarifications from TPWD on the 6F Conversion Timeline regarding the "delayed conversion timeline" option.
- ATP shared ongoing design efforts for the conversion site in anticipation of creating the Conversion Boundary Map.
- TPWD shared considerations for Replacement properties, including what to do if adding onto existing parkland.



PROJECT CONNECT MEETING NOTES	
Project:	Project Connect – Orange and Blue Lines
Date:	Wednesday, August 24, 2022
Time/Location:	2:00 PM CST/Microsoft Teams
Distribution via email:	<p>TPWD (<i>Texas Parks and Wildlife Department</i>) Amy Grossman</p> <p>ATP (<i>Austin Transit Partnership</i>) John Barnes Alex Gale Deron Lozano</p> <p>City of Austin Sravya Garladenne Scott Grantham – PARD (Parks and Recreation Department) Ricardo Soliz - PARD</p>
Summary of Meeting: Meeting to discuss Light Rail status and Waller Beach and Auditorium Shores Next steps 6(f) Appraisal along with TPWD Conversion with Delayed Replacement correspondence	

Meeting Notes:

1. Deron provided an overview of the current status of the light rail program; acknowledging as a result of recently received increased capital cost estimates ATP, in coordination with the City of Austin and CapMetro, is developing a workplan to develop an optimized light rail project that will be based on technical and community. An updated light rail project definition is anticipated spring 2023.
2. ATP expressed interest in continuing to advance the 6(f) conversion process given work completed to date.
3. **Conversion with Delayed Replacement** – as a follow up to correspondence received from TPWD (August 15, 2002, attached):
 - a. Amy noted that an advantage to proceeding now is once the appraisal is complete it takes the encumbrance off the lands covered by the State grant (Auditorium Shores).
 - b. Amy reiterated that ATP may not acquire replacement property prior to conversion; the delayed replacement process provides 1 year to find the replacement property.
4. The team informed Amy that a appraisal was conducted on Waller Beach and the Boathouse based an anticipated 58,544 sq. ft. direct use / conversion requirement. The impact area includes the recommended additional “island” south of the original impact area, with the refinement suggested at a meeting between TPWD, ATP, PMOR, City of Austin, and HNTB on June 29, 2022. Amy noted since NPS has not officially approved the delineated impact area that was appraised, for purposes of the conversion process they may request a revision to the areas showed as impacted, and subsequently surveyed and appraised.
5. John B. explained that ATP committed to advancing the appraisal of the Waller Beach Boathouse and the Waller Beach Park given the completion of the Blue Line design delineating the impact area,



advancing this step in the conversion process to address the proposed schedule, and given the additional time the appraisal process is currently taking.

6. Amy suggested that it is up to ATP whether they would like to continue to advance the 6(f) conversion process, acknowledging should the conversion area be modified or a new location be identified during the project definition phase, the process may need to restart.

Summary of Action Items:

- **Submit revised Waller Beach Park Section 6(f) impact map to TPWD for concurrence from NPS.**
- **Submit Orange Line design plan showing surface impacts and tunnel location at Auditorium Shores to TPWD.**
- **Submit draft easement language once approved by the City of Austin.**
- **Determine if we are going to continue the conversion process with the current footprint (58,544 sf)**

Attachment: TPWD / ATP Email Correspondence

From: Amy Grossman <Amy.Grossman@tpwd.texas.gov>
Sent: Tuesday, August 16, 2022 1:19 PM
To: Lozano, Deron; Ricardo.Soliz@austintexas.gov; Grantham, Scott
Cc: Dan Reece; Barnes, John; Gale, Alex
Subject: RE: Cap Metro Conversion at Lady Bird Lake

Hi Deron,

Yes, the draft easement document would be what is needed now to determine whether the subterranean portion will be a conversion or not.

The 1-year timeline would be starting from when the converted land's processes are approved (after the surveys and appraisals, etc) by TPWD and NPS.

If there are any plans to change the conversion area boundaries in size or location, I would recommend pausing the conversion process. If the boundary moves or grows in size during the conversion process, we will need to restart the whole process with new appraisals, surveys, etc. If the boundary shrinks but stays in the same location, I imagine we could proceed with what we have but the City would be replacing more than what it would technically owe. Please let me know how you'd like to proceed for this.

Thanks,
Amy

Amy Grossman
Local Park Grant Compliance Coordinator
Texas Parks and Wildlife Department
(512) 902-6039

From: Lozano, Deron <Deron.Lozano@atptx.org>
Sent: Tuesday, August 16, 2022 12:46 PM
To: Amy Grossman <Amy.Grossman@tpwd.texas.gov>; Ricardo.Soliz@austintexas.gov; Grantham, Scott <scott.grantham@austintexas.gov>
Cc: Dan Reece <Dan.Reece@tpwd.texas.gov>; Barnes, John <John.Barnes@atptx.org>; Gale, Alex <Alex.Gale@atptx.org>
Subject: RE: Cap Metro Conversion at Lady Bird Lake

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Thank you for sending this information and coordinating this approach with NPS. I'll work with the teams to send the final proposed conversion area maps. We have a couple of initial questions to your email (ATP's Real Estate Team is cc'd here):

- Regarding the 1-year timeframe, would this be adjusted should the 6(f) conversion area be refined? Given we are at 30% design, we'll have further opportunities to adjust the engineering plans as we find opportunities to reduce sensitive area impacts and we're curious about any schedule implications.
- Just to confirm, you are requesting the Draft Easement document we had previously discussed (as opposed to the engineering plan showing the subterranean design), correct?

Thank you Amy, Deron

Deron Lozano
Director, Environmental and Project Development
Austin Transit Partnership
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W: atptx.org
A: 301 Congress Ave., 10th Floor, Austin, TX 78701

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From: Amy Grossman <Amy.Grossman@tpwd.texas.gov>
Sent: Monday, August 15, 2022 9:15 AM
To: Lozano, Deron <Deron.Lozano@atptx.org>; Ricardo.Soliz@austintexas.gov; Grantham, Scott <scott.grantham@austintexas.gov>
Cc: Dan Reece <Dan.Reece@tpwd.texas.gov>
Subject: Cap Metro Conversion at Lady Bird Lake

Hello folks,

In a recent meeting with NPS, they recommended a **Conversion with Delayed Replacement**. What this means is that we can do the paperwork and processes for just the converted portion now and have NPS initially approve that. Then we can do the replacement portion to submit it for final approval within one year. The main things to note with this are that 1. This prioritizes the appraisals of the converted lands now so that you have a firm value to find replacement properties and 2. when you do find replacement properties, the appraisals must be evaluated for the same date as the converted appraisals. For example, if the converted properties are appraised on 12/1/22, and then on 03/01/23 replacement properties are identified, those properties would be appraised for their value on 12/1/22. Finally, 3. this would free up the converted land from the grant encumbrance much faster than doing the entire conversion process at one time.

You might notice I used properties, plural, as a reminder that there are two separate grants in this project, federal and state, and they will need to be replaced in two similar, but ultimately separate ways.



This would require separate properties. The properties could be adjoining to create one large park, but the parcels that they are using as replacements would need to be separated in some way to submit information to NPS. We can do the Conversion with Delayed Replacement for both the federal and state grants so that we are following the same process.

As soon as you are ready to send over the final proposed conversion areas (for both the Waller Boathouse area and the Auditorium Shores access building) as well as the Draft Easement for the subterranean use as it crosses both sides of the lake and reaches the access building, we can get an appraisal review meeting scheduled.

Please forward to appropriate team members and reach out with any questions.

Thanks,

Amy

Amy Grossman
Local Park Grant Compliance Coordinator
Texas Parks and Wildlife Department
(512) 902-6039



PROJECT CONNECT MEETING NOTES	
Project:	Project Connect – Orange and Blue Lines
Date:	Thursday, April 14, 2022
Time/Location:	1:00 PM CST/Microsoft Teams
Distribution via email:	<p>TPWD (<i>Texas Parks and Wildlife Department</i>) Amy Grossman</p> <p>ATP (<i>Austin Transit Partnership</i>) John Barnes Alex Gale Alvin Livingstone Deron Lozano</p> <p>City of Austin Sravya Garladenne Michael Gates Scott Grantham – PARD (<i>Parks and Recreation Department</i>) Ronald Olderog Ricardo Soliz - PARD</p> <p>HNTB Shandrian Ugwuoke</p> <p>Paul Hornsby</p>
Summary of Meeting: Meeting to discuss 6(f) Appraisal	

Meeting Notes:

1. Section 6(f) Land Conversion

- a. TPWD will work with National Parks Service (NPS) to confirm land warranting conversion in compliance with the 6(f) process.
- b. Properties under consideration that warrant NPS concurrence include:
 - i. Orange Line – Walnut Creek Park – Amy stated TPWD deem a conversion due to impacts at this park. ATP noted impacts to this park are beyond the limits of the Initial Investment area for Orange Line, resulting in a level of uncertainty of baseline conditions when this project proceeds at this location.
 - ii. Orange Line – Auditorium Shores – This may warrant a license agreement but TPWD not likely to require 6(f) conversion. Amy requested a design exhibit demonstrating the tunnel depth.
 - iii. Blue Line – Waller Beach – upon review of a map delineating temporary and direct use areas, Amy suggested NPS would deem the temporary use areas a direct use per Section 6(f) guidance. This is due to impacts likely to extend beyond the 6-month maximum allotted timeframe to consider an impact temporary. ATP and PARD



concurrent, noting a revised map would be provided to TPWD modifying the temporary use areas to direct use.

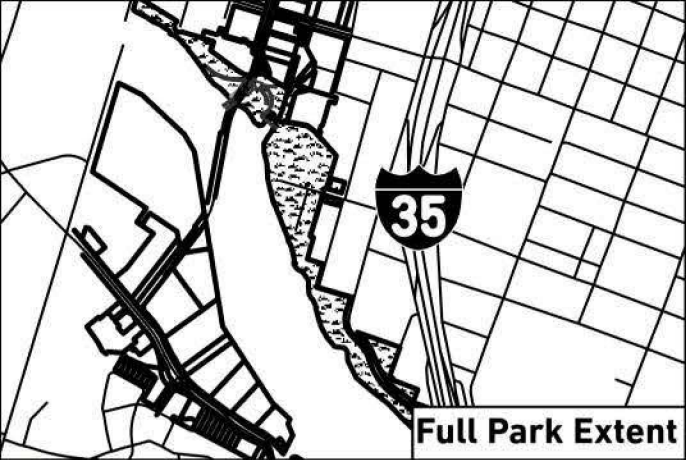
- c. Amy is going to check whether the TPWD grant process has the same 6-month timeframe applicable for “temporary uses” under 4(f).
- d. Should multiple 6(f) conversion sites be identified, TPWD recommended combining impacts into one replacement property conversion.
- e. Amy provided the following link to the LWCF Manual:
<https://www.nps.gov/subjects/lwcf/upload/LWCF-FA-Manual-Vol-71-3-11-2021-final.pdf>

2. Replacement Property

- a. ATP, in coordination with COA, will need to find a replacement site equal to the price and utility of the appraisal estimate, not the area of impact.
- b. TPWD advised ATP / COA not pursue the replacement property under threat of condemnation, and further stated NPS would not endorse this practice. Mike G. noted the need to look for willing sellers rather than condemnation.
- c. TPWD advised completion of ESA phase 1 and survey on replacement property.
- d. TPWD suggested the process follow:
 - i. NPS to approve land to appraise (with concurrence from TPWD)
 - ii. Get official land value from appraisal
 - iii. Find replacement properties
 - iv. Propose replacement properties to TPWD
- e. Replacement property will likely be a Categorical Exclusion (CE) NEPA class of action. PARD authors the environmental document; TPWD applies for the CE.

Summary of Action Items:

- **Submit revised Waller Beach Park Section 6(f) impact map to TPWD**
- **Submit Orange Line design plan showing tunnel location at Auditorium Shores to TPWD**
- **ATP / PARD review impacts at Walnut Beach Park**



Parcel ID: 192863
Owner name: SHR FS Austin LLC
Location: 98 San Jacinto BLVD Austin, TX 78701
Property Use: Hotel

Parcel ID: 794333
Owner name: City of Austin
Location: 74 Trinity ST,
Austin, TX 78701
Property Use: N/A

Parcel ID: 190752
Owner name: Housing Authority
of Austin
Location: Willow Street, Austin, TX 78701

Existing Ann and Roy
Butler Hike and Bike

Direct Use/Conversion
54,049 square feet

Waller Creek
Boathouse

Waller Tunnel
Access Road

Waller Beach
at Town Lake
Metro Park

Parcel ID: 190751
Owner name: City of Austin
Location: S Congress AVE, Austin,
TX 78701
Property Use: N/A

- Ann and Roy Butler Hike and Bike Trail
- ▮ Waller Creek Boathouse and Dock
- ▮ Waller Beach at Town Lake Metro Park
- ▮ Direct Use/Conversion (54,049 square feet)

Dock

Dock

Lady Bird Lake

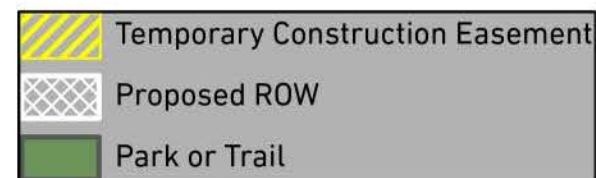


Total Park or Trail Size: 26.17 acres

Overall Area Impact: 58,544 square feet

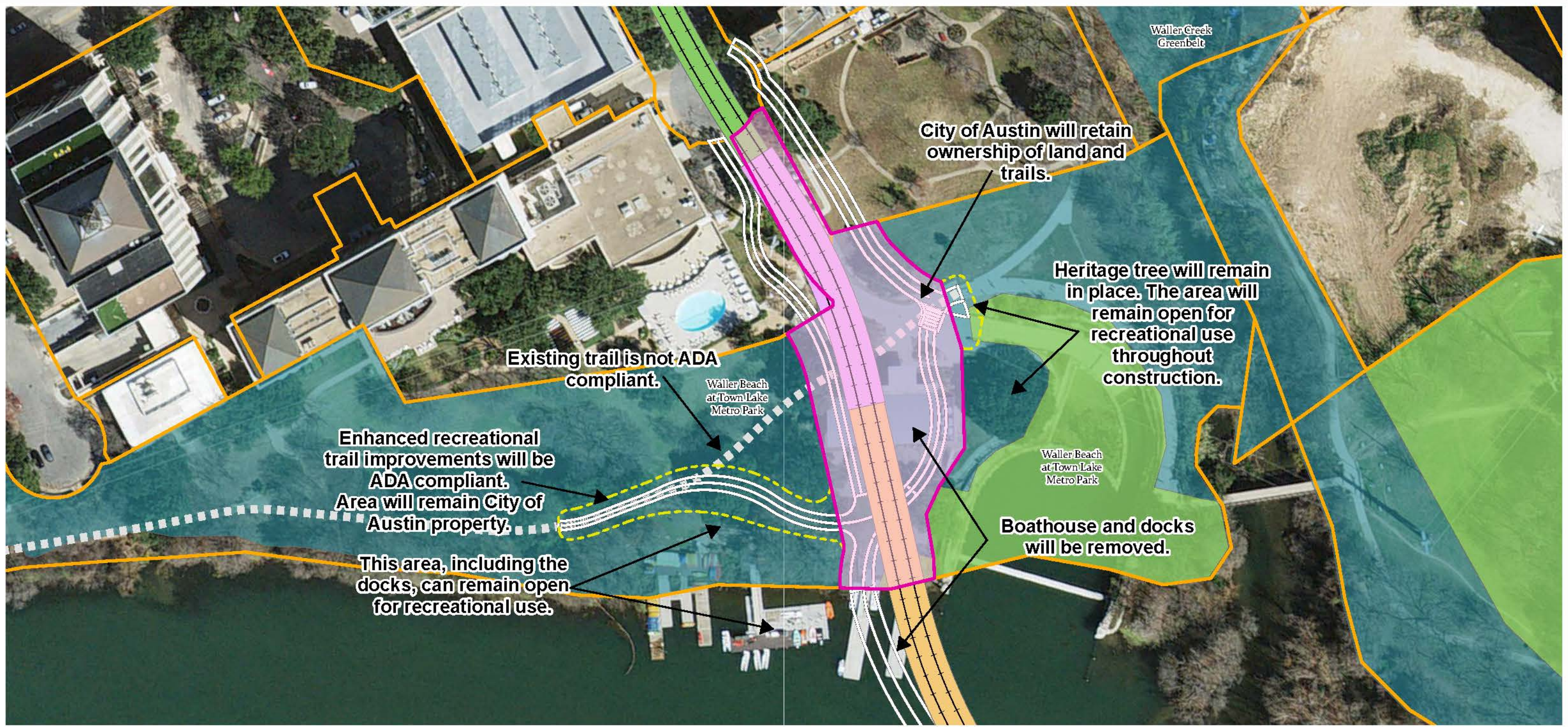
Overall Percent Impact: 4.65%

Proposed ROW Impact: 58,544 square feet



0 100 Feet





LEGEND

- Conversion Area
- LRT Track
- LRT Guideway
- At Grade
- Bridge
- Transition
- Trails
- ADA parkland improvement area for future trail - proposed as non 6(f)
- Existing Trail
- Parcel
- Parkland by Funding Type (Source: City of Austin PARD)
 - 4(f) Property, Not Evaluated
 - 6(f) Property, Not Evaluated

Proposed Conversion Area:
approx. 45,371 square feet

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Waller Beach at Town Lake Metro Park
total acreage:
approx. 28 acres

