

# Austin Town Lake Park MASTER PLAN

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July 1999

**EDAW**

in association with:

Jose Martinez Associates • Winterowd Associates • TBG Partners

## VISION FOR TOWN LAKE PARK

CREATE A CULTURAL PARK THAT IS THE JEWEL OF THE AUSTIN PARK AND OPEN SPACE SYSTEM, THE CENTER OF TOWN LAKE, A CITY "WIDE" FOCUS FOR CULTURAL EVENTS, AND A MAJOR URBAN OPEN SPACE THAT IS CLOSE TO AND CONNECTED WITH THE SURROUNDING NEIGHBORHOODS AND DOWNTOWN.

### A park where culture can flourish

- Renovate Long Auditorium to create a center for performing arts in Austin.
- Maintain and enhance Auditorium Shores as a location for festivals, concerts and special events.
- Build a Community Events Center that hosts a variety of Austin-based events and activities.
- Enhance the Dougherty Arts Center program and facilities, and provide outdoor areas near the Center for educational activities and art displays.
- Develop and organize an entity to coordinate schedules, activities, programs, security and maintenance at Town Lake Park to ensure a well-functioning urban park.
- Include educational and interpretive components in the park to serve school children and residents. The components could include pavement art, interpretive markers and plaques, structures, exhibits, and programs.
- Develop a program to encourage involvement by local and regional artists/artisans in the design of public art, site furnishings and exhibits in the park.
- Develop the park to include public art opportunities such as sculpture, earthworks, fountains, memorials, and interactive play areas.
- Provide additional services (such as restrooms and cafes) in the cultural buildings and in the park to meet the needs of the event attendees.

### A park where all feel welcome

- Provide a variety of facilities for picnics, seating, story telling, informal gatherings, children's play, informal recreation, and other park activities.
- Provide a series of kiosks containing park concessions and park services throughout the park to help activate key areas, create an attractive environment and to meet the needs of the park users.
- Create a series of gateways to the park that reinforce the character of the park and invite the residents of adjacent neighborhoods and the City of Austin to enjoy Town Lake Park.
- Reinforce 1st Street and Barton Springs Drive as the front door to the park by enhancing the streetscape treatment along these corridors.
- Integrate the proposed pathways with the existing Town Lake trail network and with the surrounding neighborhood path system.
- Provide pedestrian crosswalks into the park and encourage pedestrian movement throughout the park.
- Improve access to the water's edge with paths, enhanced key view corridors, and seating areas near the water's edge.
- Provide an interactive water feature in the park to attract park users of all ages and to provide a cool place during the warm months.
- Provide the resources to ensure the park is properly maintained and operated throughout the year.
- Prepare a detailed maintenance manual as part of the design process that addresses irrigation, feeding, pruning, trash collection, and annual/periodic maintenance requirements.

### An important place for Austin

- Enhance and accentuate views of the downtown skyline and the Capitol Dome.
- Develop Town Lake Park as a major component of the Town Lake Park System.
- Eliminate Riverside Drive between 1st Street and the Railroad ROW to create a significant and contiguous open space in the heart of the city.
- Integrate the park with the surrounding neighborhoods and downtown by providing safe pedestrian and bicycle connections and gateways.
- Encourage mixed-use urban development adjacent to the park to reinforce the street edge, provide support to park users, and to create an active and attractive environment in and around the park.
- Create a distinct park design treatment along 1<sup>st</sup> Street and Barton Springs Road that enhance those corridors and encourages their development as key commercial streets.
- Create a distinct character and recognizable image that is of and unique to Austin, and that reinforces this park as a special place in Austin.
- Preserve the integrity and character of existing residential areas adjacent to the park.
- Enhance pedestrian connections to downtown to encourage lunch time and after work use of the park.
- Create a cultural trail in the park that celebrates and commemorates the unique history of Austin, its people, places, and events.

### An environmentally sensitive park

- Preserve as many mature trees as possible on the site.
- Use native plants and xeriscape that respond to and survive in the Austin environment, and require less water and maintenance.
- Provide greater areas of landscape planting to increase the amount of pervious surface and reduce runoff.
- Rediscover and restore Bouldin Creek as an urban waterway and use it to demonstrate ways to improve water quality, accommodate and reduce runoff, and showcase special riparian plants.
- Provide interpretive features in the park that tell the story of the natural environment of the site and/or region.
- Use non-native plants judiciously for shade, color and visual interest.
- Incorporate plant materials that introduce color, texture and seasonal change.
- Provide receptacles throughout the park for trash and recycling collection.
- Use recycled materials throughout construction of the park and in the design elements.

### A secure and accessible park

- Ensure easy access into the park and cultural facilities with marked/signalized crosswalks, sidewalks, pathways, streets, and transit (Dillo, Capital Metro stops).
- Provide facilities that meet ADA requirements.
- Separate pedestrians, bicycles and vehicular ways where possible.
- Provide lighting at appropriate levels to create a safe and attractive environment throughout the park.
- Distribute small surface parking areas through the park and near park entrances.
- Provide 1,200 structured parking spaces on site for the cultural facilities and park.
- Enhance off-site parking areas with lighting, signage, and plantings to improve their image and encourage use.
- Develop a "park line" shuttle as part of the Dillo system to link the park and cultural facilities with off-site parking areas.



City of Austin

## Town Lake Park Master Plan

## Master Plan

Legend

July 22, 1999

Prepared by  
**EDAW, Inc**  
ALEXANDRIA, VA and DENVER, CO

in association with:  
**Jose Martinez & Associates**  
**Winterowd Associates**  
**TBG Partners**





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# Town Lake Park Master Plan

## Spaces and Focal Points

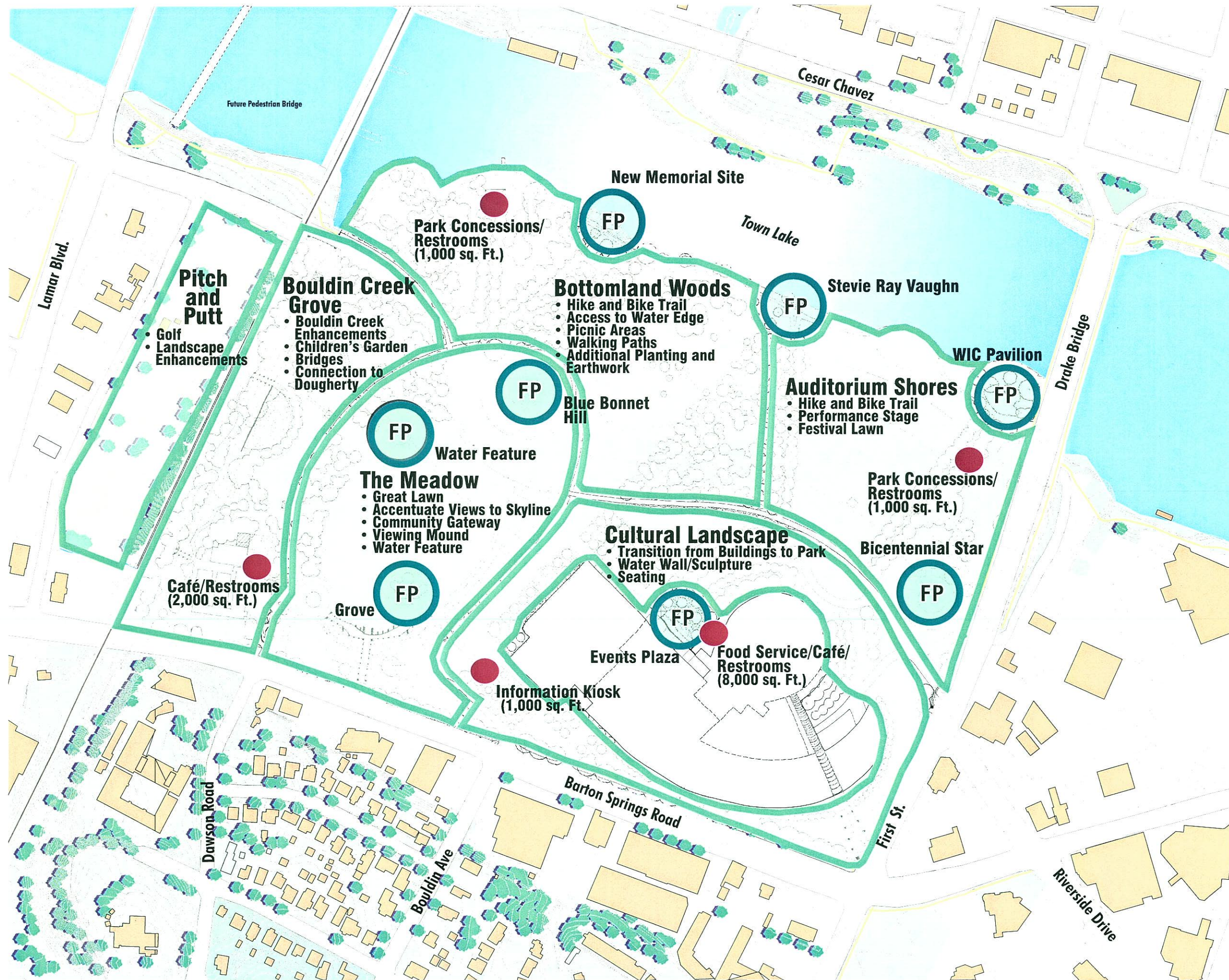
### Legend

- Park Space
- Focal Points
- Concession Location (Approximate square footage)

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# Town Lake Park Master Plan

## Circulation, Access and Parking

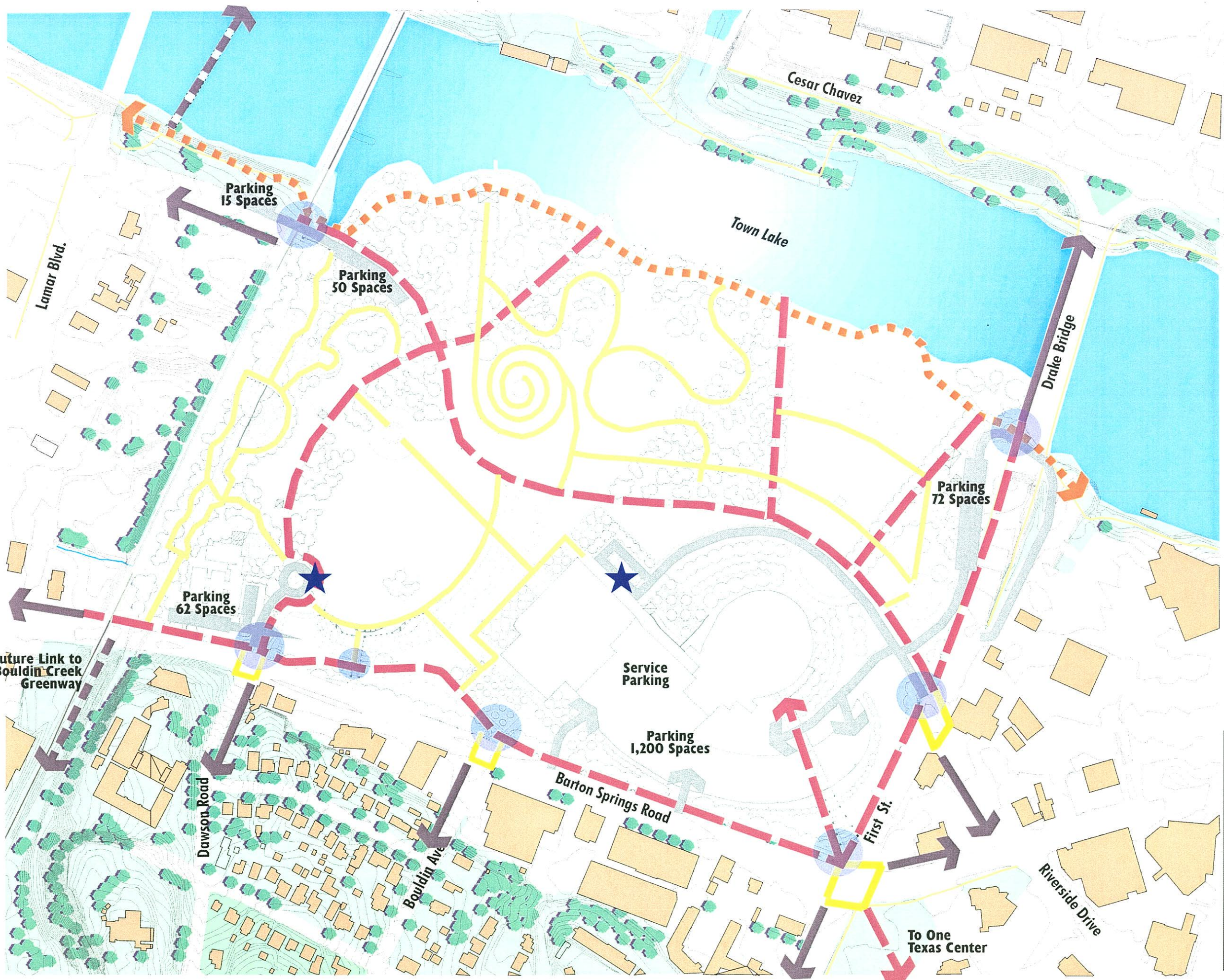
### Legend

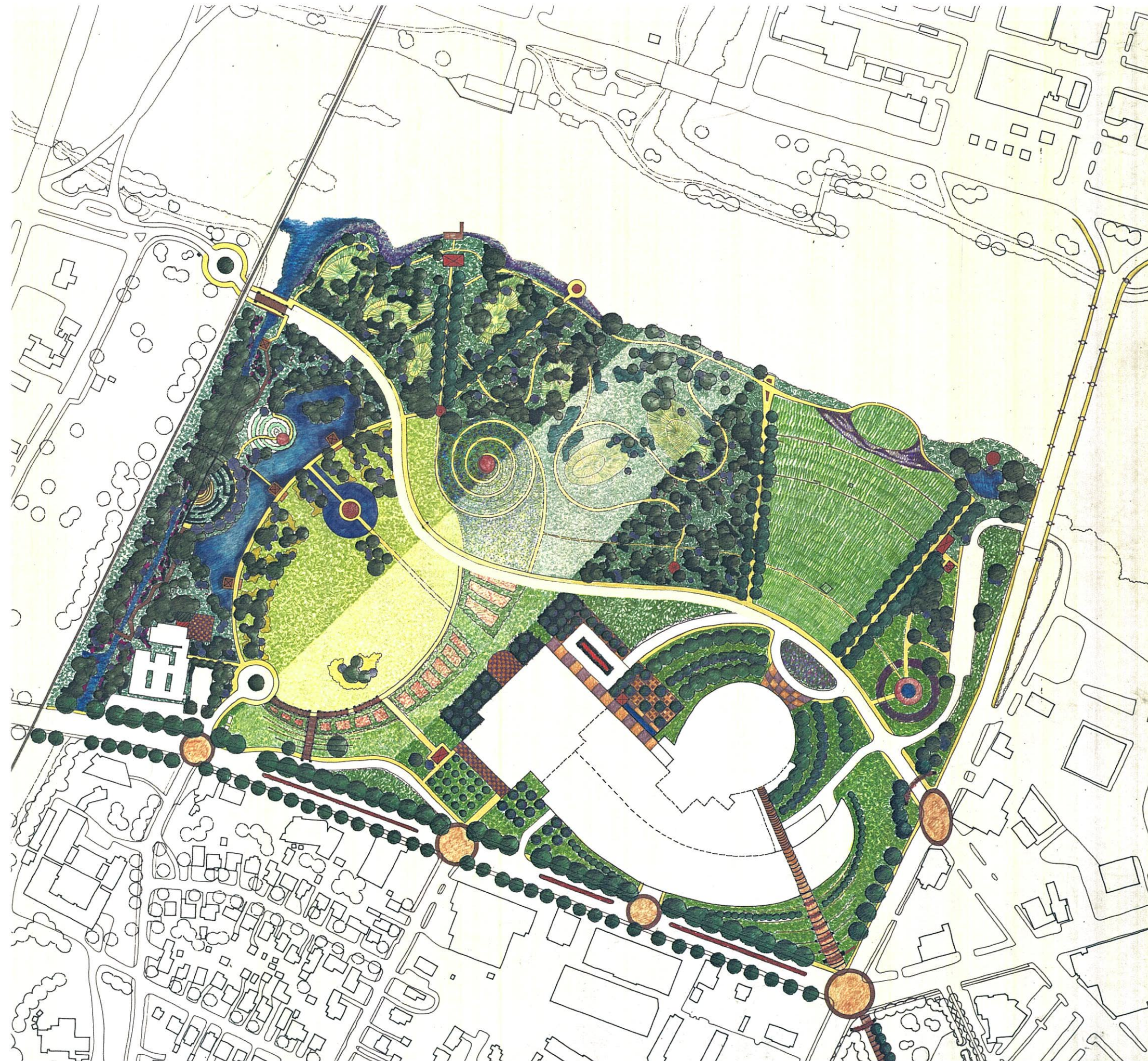
- Town Lake Hike and Bike Trail
- Primary Path (8' to 12' wide)
- Secondary Path (4' to 8' wide)
- Pedestrian Link to Adjacent Area
- Park Gateway
- Vehicular Access
- Parking
- Transit Stop
- Enhanced Crosswalk

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## Town Lake Park Master Plan

### Master Plan Concept

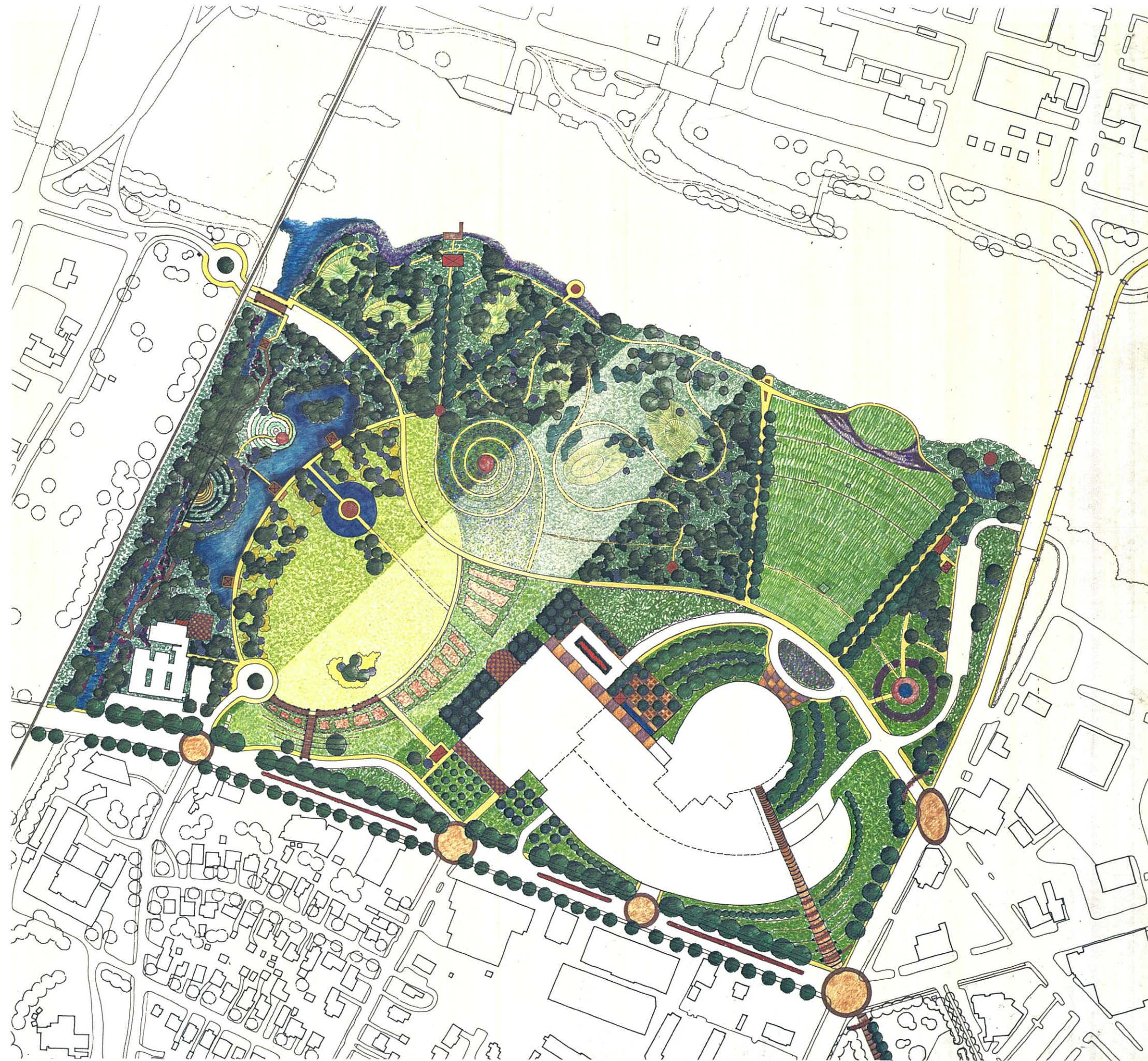
Riverside Drive  
Included

Final Plan  
July 22, 1999

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**Town Lake  
Park  
Master  
Plan**

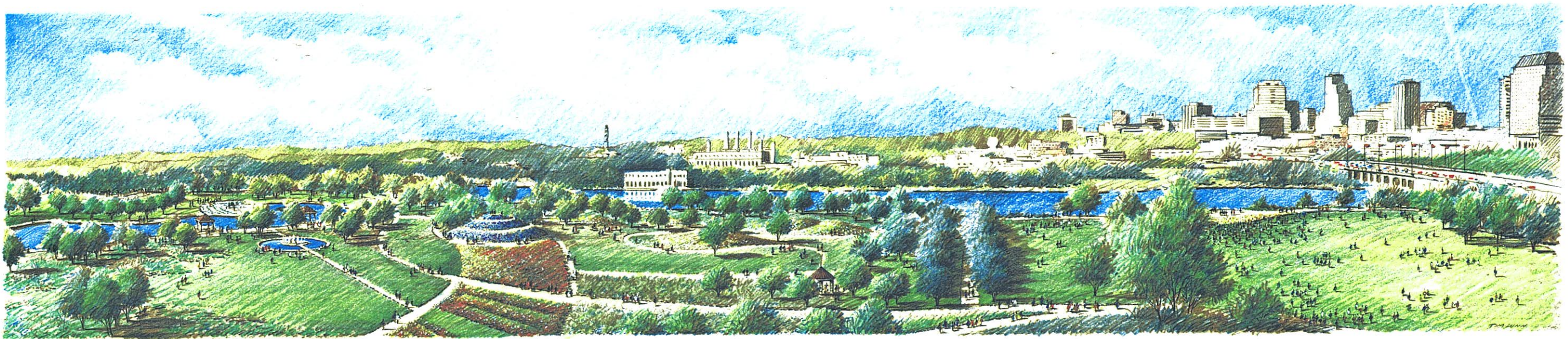
**Master Plan  
Concept**

Final Plan  
July 22, 1999

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**Town Lake  
Park  
Master  
Plan**

**Aerial  
Perspective**

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**GENERAL PARK AREA TREES**

Trees of a wide variety of species  
Emphasis on native trees and those well adapted to the Austin / Central Texas Region  
Species selected for scale, shade qualities and appropriateness to a park setting

American Elm	Chinese Tallow	Pecan
Bald Cypress	Chinquapin Oak	Red Oak sp.
Black Walnut	Cottonwood	Soapberry
Bur Oak	Deodar Cedar	Southern Magnolia
Cedar Elm	Eastern Red Cedar	Sweetgum
Chinese Elm	Green Ash	Sycamore
Chinese Pistache (not native)	Live Oak	Texas Ash
	Mesquite	Water Oak

**STREET-EDGE & PARKING AREA TREES**

Selected for shade and spatial definition  
Trees which do not have excessive leaf or twig drop  
Emphasis on trees native and well adapted to Austin / Central Texas Region  
Species tolerant of high glare, high heat and pollution areas.

Cedar Elm	Live Oak
Cherry Laurel	Mountain Laurel
Chinese Tallow	Red Oak spp.
Crape Myrtle	Sweetgum
Eastern Red Cedar	Texas Ash
Golden Rain tree	Yaupon Holly
Green Ash	

**ORNAMENTAL TREES**

Generally smaller in overall size  
Selected for specific qualities such as flowers, bark, character of growth, fall color.  
Emphasis on trees native and well adapted to Austin / Central Texas Region

Acacia spp.	Flameleaf Sumac	Red Buckeye
Anacacho Orchid Tree	Goldenball Lead Tree	Rusty Blackhaw Viburnum
Bottlebrush	Huisache	Smoke Tree
Carolina Buckthorn	Kidneywood	Southern Mangolia
Cherry Laurel	Mexican Buckeye	Texas Persimmon
Crape Myrtle (not native)	Mexican Plum	Texas Pistachio
Desert Willow	Mountain Laurel	Texas Red Bud (spp)
Eastern Red Cedar	Paloverde	Wax Myrtle
Eve's Necklace	Possumhaw	Yaupon Holly

**SCREENING PLANTS**

Used to screen parking lots, service areas, provide privacy to selected spaces  
Plants include trees and shrubs  
Emphasis on native plants and those well adapted plants for Austin / Central Texas Region

Ashe Juniper	Flameleaf Sumac	Salvia sp.
Big Muhly Grass	Indian Hawthorne	Texas Sage
Cherry Laurel	Mountain Laurel	Wax Myrtle
Deodar Cedar	Palmetto	White Honeysuckle Bush
Dwarf Wax Myrtle	Pomegranate	Yaupon Holly
Eastern Red Cedar	Privet	Yucca sp.
Evergreen Sumac	Photina	

**CEREMONIAL / HISTORICAL REFERENCE PLANTINGS**

Plants typically or historically used for formality or to continue a pattern  
Palette not dependant on native species  
Use limited to areas of special emphasis  
Higher maintenance may be required

<b>TREES</b>	<b>SHRUBS &amp; VINES</b>	
Catalpa	Azalea (not native)	Dwarf Palmetto
Crape Myrtle (not native)	Boxwood (not native)	Monkey Grass
Flowering Peach (not native)	Cast Iron Plant (not native)	Pomegranate (not native)
Live Oak	Confederate Jasmine (not native)	Rosemary (not native)
Pecan	Crinum Lily	Roses (not native)
Southern Magnolia	Dwarf Yaupon	Rose of Sharon (not native)

**RIPARIAN EDGE PLANTINGS**

Plants appropriate for edges of Town Lake and Bouldin Creek.  
Emphasis on native plants and those well adapted to Austin / Central Texas region.

Alabama Lip Fern	Crinum Lily	Penstemon spp.
American Beautyberry	Elephant Ears	Possumhaw
Aster sp.	Eve's Necklace	River Cane
Bald Cypress	Fescue	River Ferns
Black Willow	Goldenrod	Sabal Palm
Black-eyed Susan	Honeylocust	Sedge spp.
Blackhaw Viburnum	Horsetail	Spiderwort
Blue Mistflower	Inland Sea Oats	Sycamore
Bog Sage	Little Bluestem	Texas Star Hibiscus
Bushy Bluestem	Louisiana Iris	Virginia Creeper
Button Bush	Maidenhair Fern	Water Clover
Cardinal Flower	Moneywort	Wax Myrtle
Creek Plum	Muhly Grass	Yaupon Holly
	Obedient Plant	

**BUTTERFLY and HUMMINGBIRD GARDEN PLANTINGS**

Gardens to be protected by shrubbery or walls.  
Varying Heights of plant material.  
As close to year round color and bloom as possible.  
Butterflies prefer yellow, blue, purple and occasionally red blossoms.  
Combinations of native wildflowers, shrubs, trees and grasses that bloom from early spring - late summer.

Asters	False Dragon Weed	Parsley or carrots
Beauty Bush	Fennel Herb	Passion Flower
Bee Balm	Firebush	Penstemon spp
Begonia	Four O'Clocks	Phlox
Bellflower	Garden Balsam	Privet
Black eyed Susan	Gayfeather Obedient Plant	Red Salvia
Blue Mist Flower	Geranium	Rose Mallow
Bluebonnet	Gladiolas	Salvia greggii
Butterfly Bush	Goldenrod	Salvia 'Indigo Spires'
Butterfly Milkweed	Grasses and Clovers	Salvia regia
Butterfly Weed	Harvey Saddle	Santolina
Camphor	Hawthorn	Scarlet Runner Bean
Candrelabra Plant	Honeysuckle	Silk Tree
Cannas	Iris	Spider Flower
Caroline Jessamine	Ironweed	Spiderwort
Citris or Rue	Lantana Spp.	Sunflower
Clematis	Lavender	Trumpet Vine
Coral Bells	Liatris	Verbena spp
Coral Honeysuckle	Lily Firebush	Vernanio
Cosmos	Mahonia	Weigela
Cross Vine	Mealy Blue Sage	Wild Foxglove
Daylily	Mexican Oregano	Willow
Delphiniums	Nasturtium	Wisteria
Eupatorium	Nettle	
Evergreen Sumac	Oxalis	

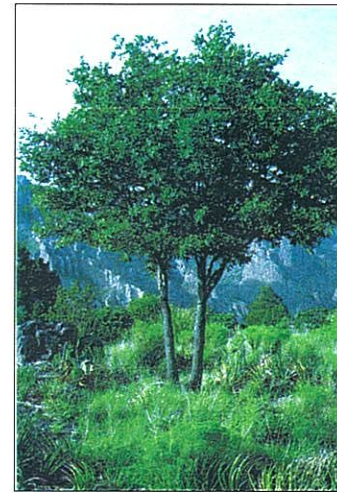
**MOON GARDEN**

Plants with white and/or fragrant flowers that can be enjoyed at night  
Emphasis on native and well adapted plants for Austin / Central Texas

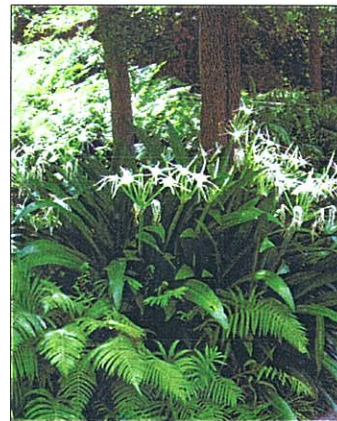
Anacacho Orchid Tree	Moon Vine	White Milkwort
Artemesia (not native)	Morning Glories	White Penstemon
Autumn Clematis	Narcissus (not native)	White Phlox
Blackfoot Daisy	Night Blooming Jasmine	White Climbing Rose
Candytuff	Obedient Plant	White Rose of Sharon (not native)
Clock Vine	Rain Lily	White Roses
Confederate Jasmine	Shasta Daisy (not native)	White Salvias
Crinum Lily	Spider Lily	White Sedum
Datura	Star Jasmine	Wisteria (white)
Lamb's Ears	White Coneflower	Winter Honeysuckle
Lantana, Sterling Silver	White Crape Myrtle	Yucca
Mexican Plum	White Iris	Yarrow



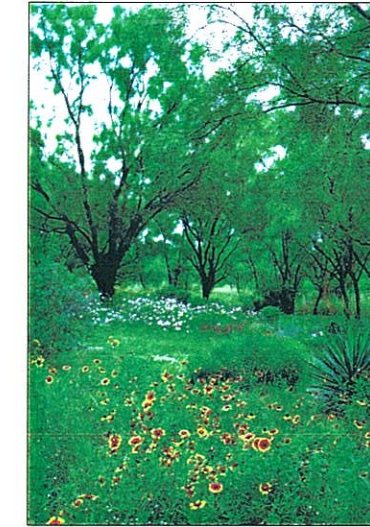
Live Oak



Emory Oak



Variety of White Blooming Flowers



Native Habitat



Riparian Vegetation



Native Flowers



White Blooming Flowers



Arbor Structure



Oak



City of Austin

Town Lake Park Master Plan

Softscape Elements

Legend

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## Hardscape Character

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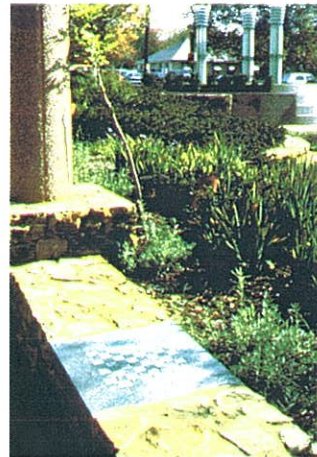
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Park Walls



Park Structure/Kiosk



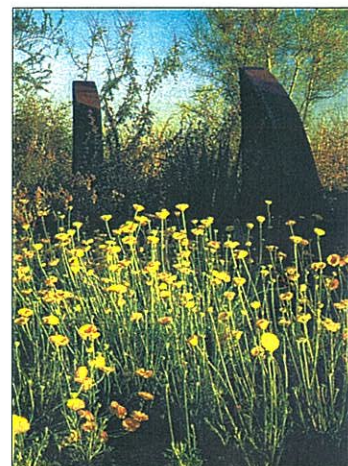
Games/Art



Boardwalk



Seating/Amphitheater



Public Art



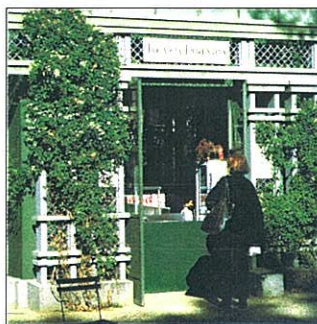
Public Art/Fountain



Arbor Structure



Interactive Fountain



Concession/Kiosk



Public Art/Paving Pattern



Public Art



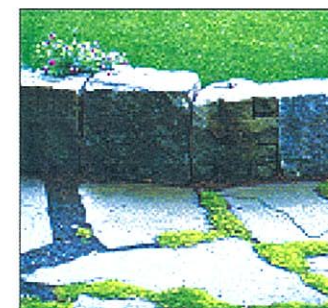
Light



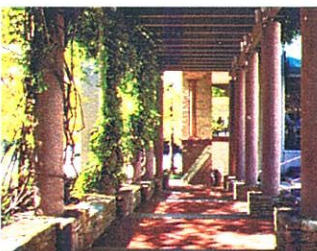
Trash Receptacle



Bike Rack



Park Wall/Paving



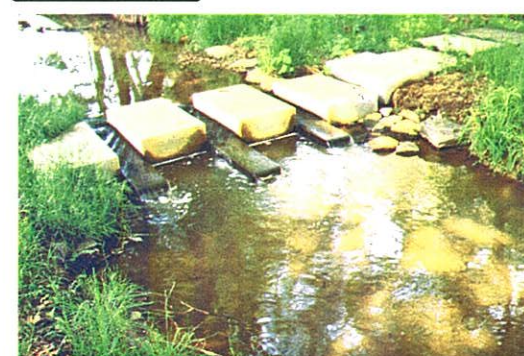
Park Structure



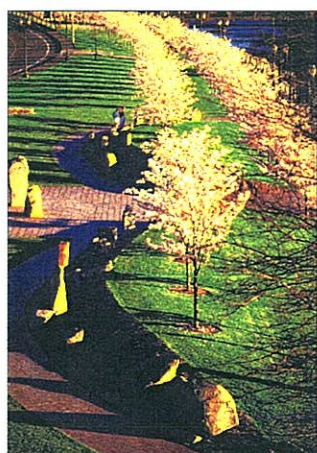
Park Structure



Bench/Water Feature



Stepping Stone Path



Park Walkways/Walls



Bench



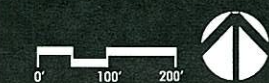
Bench

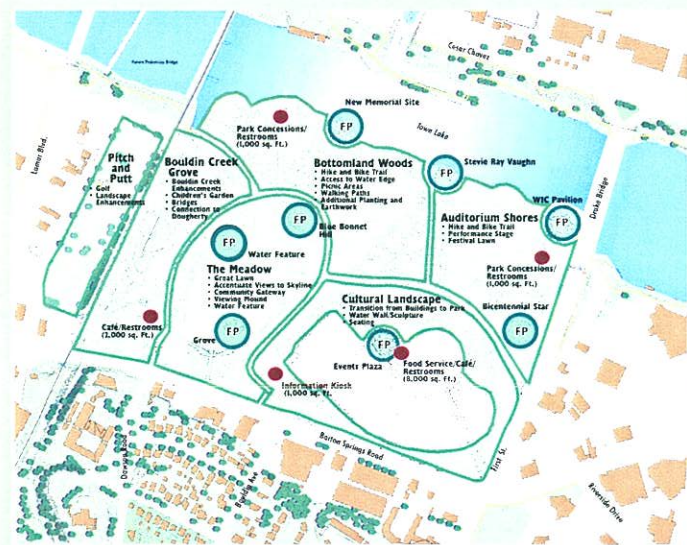


Park Structure



Café





Key Plan

**Summary of Project Costs and Allowances**

<b>ON-SITE PROJECT COSTS:</b>	
SITE DEMOLITION	\$2,437,500
CULTURAL LANDSCAPES*	\$3,555,000
AUDITORIUM SHORES	\$1,639,000
BOTTOMLAND WOODS	\$2,045,000
SHADY GROVE	\$2,795,000
HILL COUNTRY	\$3,005,000
PITCH AND PUTT	\$200,000
<b>SUBTOTAL ALL AREAS AND DEMOLITION</b>	<b>\$15,676,500</b>
CONTINGENCY 20%	\$3,135,300
SOFT COSTS 20%	\$3,135,300
<b>PARK TOTAL **</b>	<b>\$21,947,100</b>

<b>OFF-SITE PROJECT ALLOWANCES:</b>	
BARTON SPRINGS ROAD STREETSCAPE	\$2,000,000
ONE TEXAS CENTER PARK SITE	\$2,000,000
SOUTH FIRST STREET ENHANCEMENTS	\$2,000,000
<b>TOTAL ON-SITE AND OFF-SITE PROJECT COSTS</b>	<b>\$27,947,100</b>

\* Costs outlined in Cultural Landscapes address the site improvements outside the building wall and are related to the function of the Long Performing Arts Center, the Community Events Center and the parking garage. These site improvements will be used by all park users.

\*\* This represents the estimated maximum budget for all site improvements

Please note that costs associated with the on-site concessions are estimated at \$500,000. This does not include the costs associated with the development and construction of the cafe (recommended in the Bouldin Creek Grove), and the cafe and food service establishment (recommended in the Cultural Landscapes).

**Itemized Park/Site Improvements Budget**

Prepared June 10, 1999  
Revised July 20, 1999

ITEM	QUANTITY	UNIT COST	EXTENDED
<b>SITE DEMOLITION</b>			
Demolition costs shown do not include demolition of any buildings, the total removal of all utilities, or removal on any existing paving beneath the proposed footprints of new CEC or parking structure.			
<b>ITEM 1 EXISTING PARKING AREAS</b>			
Remove asphalt/paving interior roads	sq. yd.	15,000	150,000
Remove asphalt/paving parking lots	sq. yd.	30,000	300,000
Remove flex road base	sq. yd.	45,000	1,125,000
Remove concrete walks and curbs	lin. ft.	15,000	22,500
Remove/cap/repair utilities	est.	1	100,000.00
<b>SUBTOTAL</b>			<b>1,697,500</b>
<b>ITEM 2 EXISTING RIVERSIDE DRIVE</b>			
Remove asphalt paving	sq. yd.	17,000	170,000
Remove flex road base	sq. yd.	17,000	425,000
Remove concrete walks and curbs	lin. ft.	30,000	45,000
Remove/cap/repair utilities	est.	1	100,000
<b>SUBTOTAL</b>			<b>740,000</b>
<b>SUBTOTAL DEMOLITION</b>			<b>2,437,500</b>
<b>PARK CONSTRUCTION</b>			
<b>AREA 1 CULTURAL LANDSCAPES*</b>			
<b>HARDSCAPE</b>			
Pedestrian Plaza	sq. ft.	15,000	375,000
Entrance and Roads	sq. ft.	60,000	360,000
Water Wall/Art in Public Places	allow	1	500,000.00
Kiosk (information center)	allow	1	150,000.00
Garden Structures	ea	2	100,000.00
Arts Walk and Arbors/Art in Public Places	ea	1	350,000.00
Retaining walls (avg 2' ht.)	lin. ft.	2,000	200,000
Site Furnishings	allow	1	50,000.00
Marquee	allow	1	75,000.00
Park Signage/Environmental Graphics	allow	1	25,000.00
Site Lighting	allow	1	50,000.00
Utilities	est.	1	50,000.00
Decorative walkways	sq. ft.	12,000	180,000
Concrete Walkways	sq. ft.	4,000	20,000
<b>SUBTOTAL HARDSCAPE</b>			<b>2,585,000</b>
<b>SOFTSCAPE</b>			
Specimen Trees	ea.	40	1,500.00
Shade Trees	ea.	150	800.00
Ornamental Trees	ea.	200	300.00
Shrub and groundcover	sq. ft.	100,000	400.00
Lawns	sq. ft.	200,000	0.50
Irrigation	sq. ft.	300,000	0.50
Grading/Berming	cu. yd.	4,000	80.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>970,000</b>
<b>SUBTOTAL AREA 1</b>			<b>3,555,000</b>
<b>AREA 2 AUDITORIUM SHORES</b>			
<b>HARDSCAPE</b>			
Pedestrian Plaza	sq. ft.	15,000	225,000
Stage Enhancements	ea.	1	50,000.00
Kiosk (restroom facility/food concession)	ea.	1	150,000.00
Retaining walls	lin. ft.	2,000	200,000
Site Furnishings	allow	1	25,000.00
Park Signage/Environmental Graphics	allow	1	20,000.00
Site Lighting	allow	1	30,000.00
Utilities	ea.	1	60,000.00
Walkways	sq. ft.	20,000	5.00
Park Entrance Gate/Arbor	est	1	70,000.00
<b>SUBTOTAL HARDSCAPE</b>			<b>930,000</b>
<b>SOFTSCAPE</b>			
Specimen Trees	ea.	30	1,500.00
Shade Trees	ea.	80	800.00
Ornamental Trees	ea.	100	300.00
Shrub and groundcover	sq. ft.	10,000	4.00
Lawns	sq. ft.	490,000	0.50
Irrigation	sq. ft.	490,000	0.50
Grading/Berming	cu. yd.	2,000	40.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>709,000</b>
<b>SUBTOTAL AREA 2</b>			<b>1,639,000</b>
<b>AREA 3 BOTTOMLAND WOODS</b>			
<b>HARDSCAPE</b>			
New Memorial	ea.	1	250,000.00
Kiosk (food and rental concession)	ea.	1	200,000.00
Circle with sculpture/Art in Public Places	allow	1	50,000.00
Picnic Pavilions	allow	1	50,000.00
Community Trail/Art in Public Places	allow	1	75,000.00
Site Furnishings	allow	1	35,000.00
Site Lighting	allow	1	30,000.00
Park Signage/Environmental Graphics	allow	1	25,000.00
Utilities	est	1	60,000.00
Concrete Walkways	sq. ft.	10,000	5.00
Decomposed Granite Walkways	sq. ft.	18,000	2.50
<b>SUBTOTAL HARDSCAPE</b>			<b>870,000</b>
<b>SOFTSCAPE</b>			
Specimen Trees	ea.	50	1,500.00
Shade Trees	ea.	250	800.00
Ornamental Trees	ea.	200	300.00
Shrub and groundcover	sq. ft.	50,000	4.00
Lawns	sq. ft.	600,000	0.50
Irrigation	sq. ft.	600,000	0.50
Grading/Berming	cu. yd.	2,000	20.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>1,175,000</b>
<b>SUBTOTAL AREA 3</b>			<b>2,045,000</b>

<b>AREA 4 Bouldin Creek Grove</b>			
<b>HARDSCAPE</b>			
New parking court	sq. ft.	25,000	6.00
Riverside bridge enhancement	est	1	350,000.00
Bouldin Creek bridges and crossings	ea.	3	50,000.00
Lake excavation/Lake Edge Treatment	sq. ft.	70,000	3.00
Creek enhancement	lin. ft.	1,000	100.00
Pavilion Structures (4)/Art in Public Places	ea.	4	75,000.00
Amphitheater	ea.	1	150,000.00
Retaining walls/bulkheads	lin. ft.	700	125.00
Park Entrance Gate/Arbor	est	1	70,000.00
Park Signage/Environmental Graphics	allow	1	25,000.00
Site Lighting	allow	1	40,000.00
Site Furnishings	allow	1	50,000.00
Utilities	est	1	50,000.00
Walkways	sq. ft.	10,000	5.00
<b>SUBTOTAL HARDSCAPE</b>			<b>1,782,500</b>
<b>SOFTSCAPE</b>			
Specimen Trees	ea.	25	1,500.00
Shade Trees	ea.	100	800.00
Ornamental Trees	ea.	150	300.00
Shrub and groundcover	sq. ft.	120,000	4.00
Lawns	sq. ft.	230,000	0.50
Irrigation	sq. ft.	350,000	0.50
Grading/Berming	cu. yd.	4,000	20.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>1,012,500</b>
<b>SUBTOTAL AREA 4</b>			<b>2,795,000</b>
<b>AREA 5 The Meadow</b>			
<b>HARDSCAPE</b>			
Pedestrian Plaza at water feature	sq. ft.	5,000	25.00
Interactive Water Feature	est.	1	750,000.00
Entry Arbor	ea.	4	125,000.00
Bluebonnet Hill/Art in Public Places	lin. ft.	1,500	50.00
Site Furnishings	allow	1	25,000.00
Site Lighting	allow	1	40,000.00
Park Signage/Environmental Graphics	allow	1	25,000.00
Utilities	est.	1	60,000.00
Relocate Substation	est.	1	250,000.00
Walkways	sq. ft.	16,000	5.00
<b>SUBTOTAL HARDSCAPE</b>			<b>1,930,000</b>
<b>SOFTSCAPE</b>			
Specimen Tree Grove	ea.	50	2,000.00
Shade Trees	ea.	150	800.00
Ornamental Trees	ea.	100	300.00
Shrub and groundcover	sq. ft.	50,000	4.00
Lawns	sq. ft.	500,000	0.50
Irrigation	sq. ft.	550,000	0.50
Grading/Berming	cu. yd.	5,000	20.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>1,075,000</b>
<b>SUBTOTAL AREA 5</b>			<b>3,005,000</b>
<b>AREA 6 PITCH AND PUTT</b>			
Softscape Improvements	allow	1	200,000.00
<b>SUBTOTAL SOFTSCAPE</b>			<b>200,000</b>
<b>SUBTOTAL AREA 6</b>			<b>200,000</b>
<b>SUBTOTAL ALL ON-SITE AREAS AND DEMOLITION</b>			
			<b>\$15,676,500</b>
CONTINGENCY 20%			\$3,135,300
SOFT COSTS 20%			\$3,135,300
<b>PARK TOTAL</b>			<b>\$21,947,100</b>



City of Austin

**Town Lake Park Master Plan**

**Cost Estimate**

Legend

July 22, 1999

Prepared by  
**EDAW, Inc**  
ALEXANDRIA, VA and DENVER, CO  
  
in association with:  
**Jose Martinez & Associates**  
**Winterowd Associates**  
**TBG Partners**



