



**Our Vision**

Central Texas is a model healthy community.

**Our Mission**

By caring for those who need it most, Central Health improves the health of our community.

**Our Values**

Central Health will achieve excellence through:

*Stewardship* - We maintain public trust through fiscal discipline and open and transparent communication.

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**INFRASTRUCTURE COMMITTEE MEETING**

**Monday, November 17, 2025, 4:15 p.m.**

**Videoconference meeting<sup>1</sup>**

**A quorum of the Committee and the presiding officer will be present at:**

Central Health Administrative Offices  
1111 E. Cesar Chavez St.  
Austin, Texas 78702  
Board Room

Members of the public may attend the meeting at the address above, or observe and participate in the meeting by connecting to the Zoom meeting link listed below (copy and paste into your web browser):

<https://us06web.zoom.us/j/85200052622?pwd=56zDIVD8aMRIji409Mpai6wzwUGcDp.1>

Meeting ID: 852 0005 2622

Passcode: 138023

Links to livestream video are available at the URL below (copy and paste into your web browser):

<https://www.youtube.com/@tchealthdistrict/streams>

Or to participate by telephone only:

Dial: (346) 248 7799

Meeting ID: 852 0005 2622

Passcode: 138023

The Committee may meet via videoconference with a quorum present in person and allow public participation via videoconference and telephone as allowed under the Open Meetings Act. Although a quorum of the Committee will be physically present at the location posted in this meeting notice, all members of the public may observe the meeting virtually and participate in

public comment, if desired, through the virtual meeting link or telephone number listed on this meeting notice.

A member of the public who wishes to make comments during the Public Communication portion of the meeting should register with Central Health **on the website or by telephone no later than 2:45 p.m. on November 17, 2025**. Registration can be completed in one of three ways:

- Complete the virtual sign-in form at <https://www.centralhealth.net/meeting-sign-up/>;
- Call 512-978-9190 and leave a voice message with your full name, your request to comment in-person at the meeting; or
- Sign-in at the building on the day of the meeting, prior to the start of the meeting.

Individuals who register to speak will receive a confirmation email and/or phone call by staff with instructions on how to participate in public communication.

## **PUBLIC COMMUNICATION**

Public Communication rules for Central Health Committee meetings include setting a fixed amount of time for a person to speak and limiting Committee responses to public inquiries, if any, to statements of specific factual information or existing policy. The Public Communication portion of the meeting will begin at approximately 4:15p.m.

## **COMMITTEE AGENDA<sup>1</sup>**

1. Review and approve the minutes of the April 9, 2025 Infrastructure Committee meeting. (*Action Item*)
2. Receive, discuss, and take appropriate action on a presentation on the City of Austin Downtown Plan and current update efforts, Central Health's Brackenridge Master Plan Guiding Principles, and other planning efforts related to downtown campus.<sup>2</sup> (*Action Item*)
3. Receive and discuss a presentation on current Central Health System owned and leased assets. (*Informational Item*)
4. Receive, discuss, and take appropriate action on an update on the development of a comprehensive facility master plan.<sup>2</sup> (*Action Item*)
5. Confirm the next Infrastructure Committee meeting date, time, and location. (*Informational Item*)

<sup>1</sup> This meeting may include a member of the Infrastructure Committee participating by videoconference. It is the intent of the presiding officer to be physically present and preside over the meeting at Central Health Headquarters, 1111 Cesar Chavez, Austin, Texas 78702. This meeting location will be open to the public during the open portions of the meeting, and any member participating by videoconference shall be visible and audible to the public members in attendance whenever the member is speaking. **Members of the public are strongly encouraged to participate remotely through the toll-free videoconference link or telephone number provided.** A quorum of Central Health's Board of Managers may convene to discuss matters on the Committee agenda. However, Board members who

are not Committee members will not vote on any Committee agenda items, nor will any full Board action be taken.

- <sup>2</sup> Possible closed session discussion under Texas Government Code §551.071 (Consultation with Attorney) and/or Texas Government Code §551.072 (Deliberation Regarding Real Property).

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Cualquier persona con una discapacidad que planea asistir o ver esta reunión y requiera ayudas o servicios auxiliares debe notificar a Central Health con la mayor anticipación posible de la reunión, pero no menos de dos días de anticipación, para que se puedan hacer los arreglos apropiados. Se debe notificar al Gerente de Gobierno de la Junta por teléfono al (512) 978-8049.



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**CENTRAL HEALTH**

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Came to hand and posted on a Bulletin Board in the  
County Recording Office, Austin, Travis County, Texas on this the  
10 day of NOV 2025

Dyana Limon-Mercado

County Clerk, Travis County, Texas

By R. Herrera Deputy

R. HERRERA



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**202581565**

Nov 10, 2025 02:54 PM

Fee: \$0.00

HERRERAR

**STAYS IN FILE**



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## **INFRASTRUCTURE COMMITTEE**

**November 17, 2025**

## **AGENDA ITEM 1**

Review and approve the minutes of the April 9, 2025 Infrastructure Committee meeting. (*Action Item*)

MINUTES OF MEETING – APRIL 9, 2025  
CENTRAL HEALTH  
INFRASTRUCTURE COMMITTEE

On Wednesday, April 9, 2025, a meeting of the Central Health Infrastructure Committee convened in open session at 1:04 p.m. in person at the Central Health Administrative Offices and remotely by toll-free videoconference. Clerk for the meeting was Briana Yanes.

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**Committee members present in person:** Chair Motwani, Manager Jones, and Manager Martin

**Absent:** Manager Museitif

**PUBLIC COMMUNICATION**

**Clerk's Notes:** Briana Yanes announced that there were no speakers for Public Communication.

**COMMITTEE AGENDA**

**1. Review and approve the minutes of the January 15, 2025 Infrastructure Committee meeting.**

**Clerk's Notes:** Discussion on this item began at 1:05 p.m.

Manager Martin moved that the Committee approve the minutes of the January 15, 2025 Infrastructure Committee meeting.

Manager Jones seconded the motion.

Chairperson Motwani	For
Manager Jones	For
Manager Martin	For
Manager Museitif	Absent

**2. Discuss and take appropriate action on Central Health owned or occupied real property and potential property for acquisition, lease, or development in Travis County, including next steps in the redevelopment of the Central Health Downtown Campus, administrative offices of Central Health Enterprise partners, and new developments in Eastern Travis County, and possible settlements related to condemnation of Central Health properties by governmental entities.**

**Clerk's Notes:** Discussion on this item began at 1:08 p.m.

Ms. Stephanie McDonald, Vice President of Enterprise Alignment and Coordination, presented a Central Health capital improvement projects update. It included an update on Del Valle Health and Wellness Center, Central Health Medical Respite Center (CEC), Central Health Enterprise Headquarters & Multi-purpose Care Site (Hancock), and Colony Park Health and Wellness Center. Lastly, she shared the currently provided services at Central Health specialty clinics.

At 1:08 p.m. Chairperson Motwani announced that the Committee was convening in closed session to discuss agenda item 2 under Texas Government Code §551.071 Consultation with Attorney and under Texas Government Code §551.072 Deliberation Regarding Real Property.

At 1:19 p.m. the Committee returned to open session.



Manager Brinson moved that the Committee recommend that the Board accept the settlement offer from TxDOT for the property discussed in closed session subject to final approval from the Travis County Commissioners Court.

Manager Martin seconded the motion

Chairperson Motwani	For
Manager Jones	For
Manager Martin	For
Manager Museitif	Absent

**3. Confirm the next Infrastructure Committee meeting date, time, and location.**

Manager Brinson moved that the Committee adjourn.

Manager Martin seconded the motion.

Chairperson Motwani	For
Manager Jones	For
Manager Martin	For
Manager Museitif	Absent

The meeting was adjourned at 1:23 p.m.

ATTESTED TO BY:

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Amit Motwani, Chairperson  
Central Health Infrastructure Committee

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Manuel Martin, Secretary  
Central Health Board of Managers



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## **INFRASTRUCTURE COMMITTEE**

**November 17, 2025**

## **AGENDA ITEM 2**

Receive, discuss, and take appropriate action on a presentation on the City of Austin Downtown Plan and current update efforts, Central Health's Brackenridge Master Plan Guiding Principles, and other planning efforts related to downtown campus. <sup>2</sup> (*Action Item*)



### AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date	<u>November 17, 2025, CH Infrastructure Committee</u>
Who will present the agenda item? (Name, Title)	<u>Stephanie Lee McDonald, Chief Infrastructure Officer; Monica Crowley, Chief Strategy/Planning Officer and Senior Counsel</u>
General Item Description	<u>Receive and discuss a presentation on the City of Austin Downtown Plan and current update efforts, Central Health's Brackenridge Master Plan Guiding Principles, and other planning efforts related to downtown campus.</u>
Is this an informational or action item?	<u>Informational Item</u>
Fiscal Impact	<u>NA</u>
Recommended Motion (if needed – action item)	<u>NA</u>

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

- 1) Background on Downtown Austin Plan and current Central District Planning
- 2) Background on Guiding Principles from 2016 Brackenridge Master Plan
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

What backup will be provided, or will this be a verbal update? (Backup is due one week before the meeting.)

Backup provided

Estimated time needed for presentation & questions?

20 minutes

Is closed session recommended? (Consult with attorneys.)

Only if Committee Members have questions that require consultation with attorney or other closed session exemption.

Form Prepared By/Date Submitted:

Stephanie Lee McDonald 11/13/2025

# Executive Summary

Downtown Austin is everyone's neighborhood. It is the place where people gather for special events and celebrations, the place where we exercise our most basic American freedom of public speech, and the place we come to meet one another - both by plan and by chance. It is a place where we make that vital connection with one another as part of the larger community. Downtown conveys our values and aspirations, both to ourselves and to the outside world. As a place, Downtown is perhaps the most vivid and authentic expression of our history and culture: it is the "soul" of our region, a place like no other.

In recognition of this unique role, the Austin City Council passed a resolution in 2005 calling for the development of a plan to guide the City and the community in achieving a shared vision for Downtown. The resolution recognized the importance of Downtown in reinforcing the City's fundamental goals of economic and environmental sustainability, affordability, livability and diversity. (See Appendix A)

More specifically, the resolution reiterated the goal of 25,000 residents living Downtown in 10 years and therefore, the need to plan for passenger rail; to increase funding for Great Streets, drainage and flood control improvements; to revise and update regulations consistent with more dense urban development and infill; to develop a strategy for affordable workforce housing; and to explore redevelopment of government-owned land.

*Downtown is the place where we make that vital connection with one another as part of the larger community.*



## THE VISION FOR DOWNTOWN

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Over a three-year planning process of the Downtown Austin Plan (DAP), a vision has emerged for Downtown Austin. At its Bicentennial in 2039, Downtown will be at the heart of one of the most sustainable cities in the nation with:

- A dense and livable pattern of development that supports a vibrant day and nighttime environment;
- An interconnected pattern of streets, parks and public spaces that instill a unique sense of place and community;
- A multi-modal transportation system that is convenient, sustainable, affordable and a viable alternative to the automobile;
- A beloved fabric of historic places, buildings and landscapes that celebrate the unique journey Austin has taken over the past 200 years;





- A variety of districts and destinations that support the creative expression of its citizenry through art, music, theater, dance and performance;
- A green “necklace” of trails extending from Lady Bird Lake, and along Waller and Shoal Creeks into surrounding neighborhoods;
- A wide range of housing choices for individuals and families with diverse social and economic backgrounds; and
- An array of innovative businesses – small and large - that are attracted to the Downtown by its rich human capital and unique sense of place.



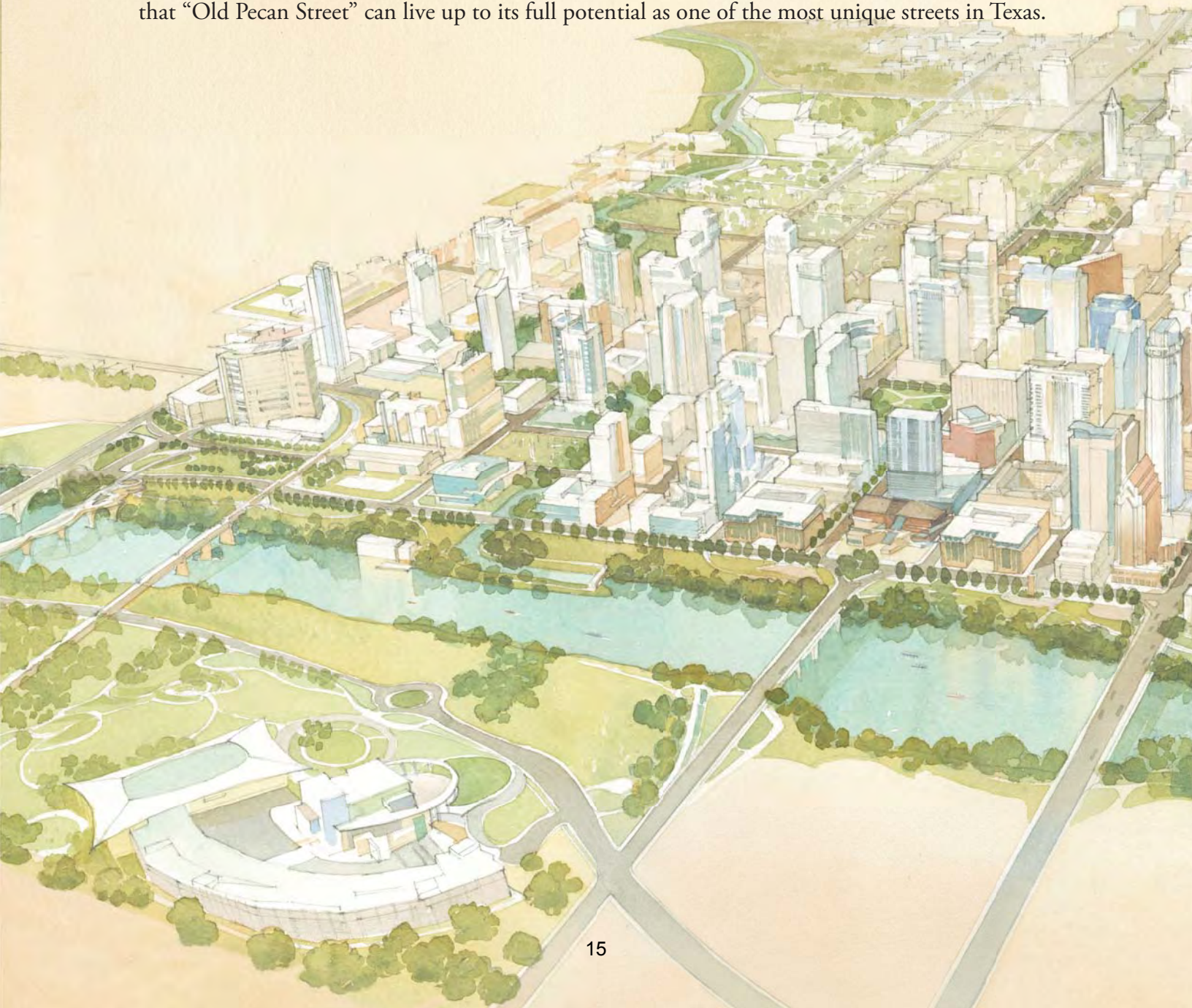


## SEVEN TRANSFORMATIVE STEPS IN THE NEXT 10 YEARS

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The DAP proposes seven transformative actions that can help realize the community's vision. These and other recommendations are elaborated in the Leadership and Implementation chapter.

1. **Initiate a new generation of downtown signature parks.** Complete Waller Creek as a linear park between Lady Bird Lake and UT, along with Palm and Waterloo parks to provide a green “necklace” that can support the revitalization of Downtown’s east side.
2. **Complete the first phase of urban rail.** Connect Downtown, the Capitol Complex, UT and the East Riverside Corridor. Enhance Congress Avenue - “the Main Street of Texas” - and other urban rail streets to promote transit as a high quality mode of choice.
3. **Re-imagine East Sixth Street as a destination for everyone.** Improve the pedestrian environment, diversify activities, protect the unique historic character and provide for coordinated management, so that “Old Pecan Street” can live up to its full potential as one of the most unique streets in Texas.





4. **Provide permanent supportive housing.** Construct and manage safe, secure and affordable long-term housing and services for those who face the complex challenges of homelessness, substances abuse, mental illness or physical disability.
5. **Invest in Downtown infrastructure.** Make utility and drainage improvements that address existing deficiencies and that support positive development in a sustainable way. Establish flexible funds and the leadership that can respond to development opportunities dynamically.
6. **Amend the Land Development Code.** Revise regulations for the downtown area to promote a mix of uses, incentivize well-designed dense development, preserve unique districts and destinations and result in buildings that contribute to a vibrant public realm.
7. **Establish a “Central City Economic Development Corporation”.** City government cannot do all this alone. A special entity should be created to leverage actions by both public and private sectors to develop projects that benefit the community, such as affordable housing, parks, cultural facilities and public infrastructure.







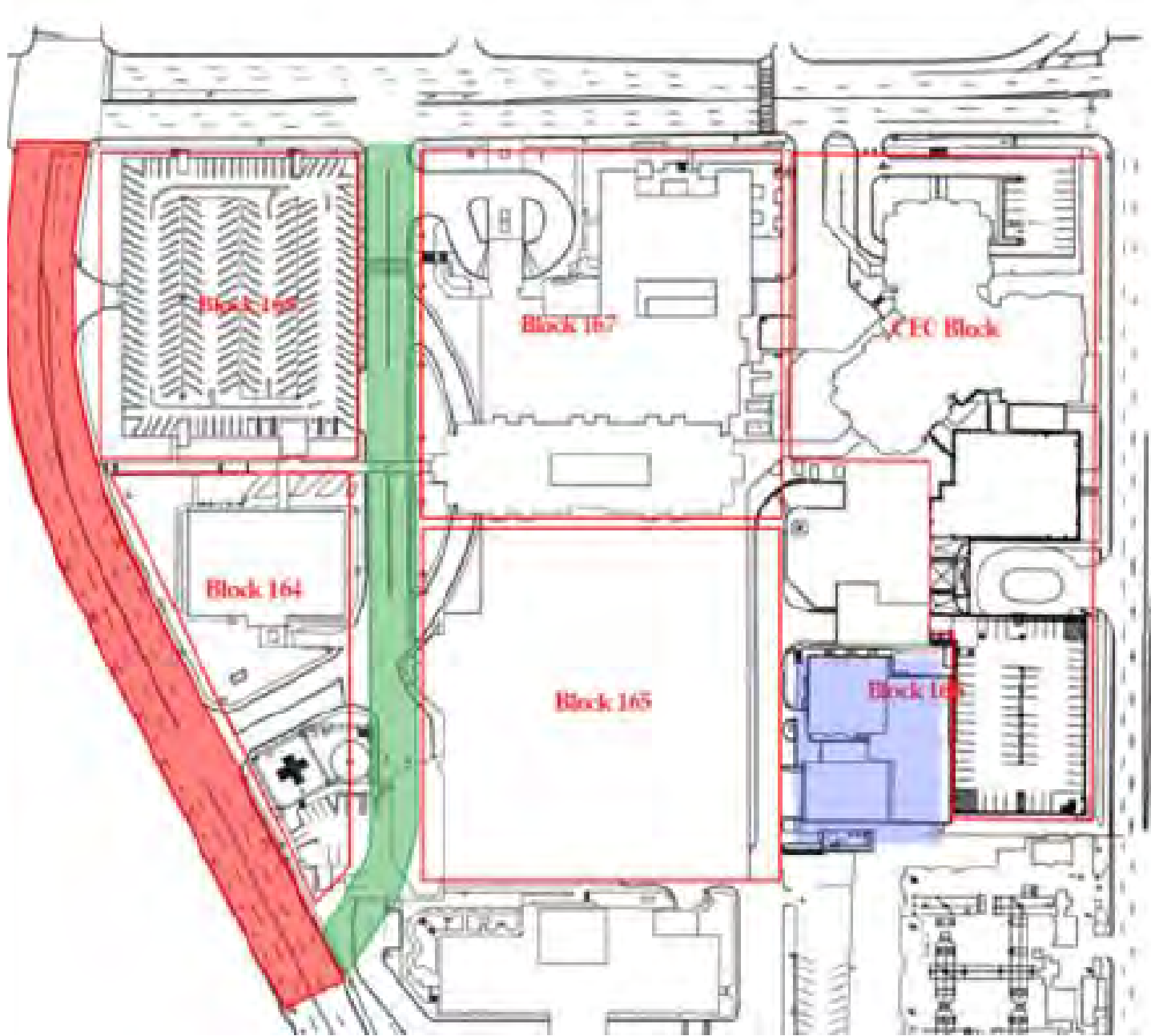
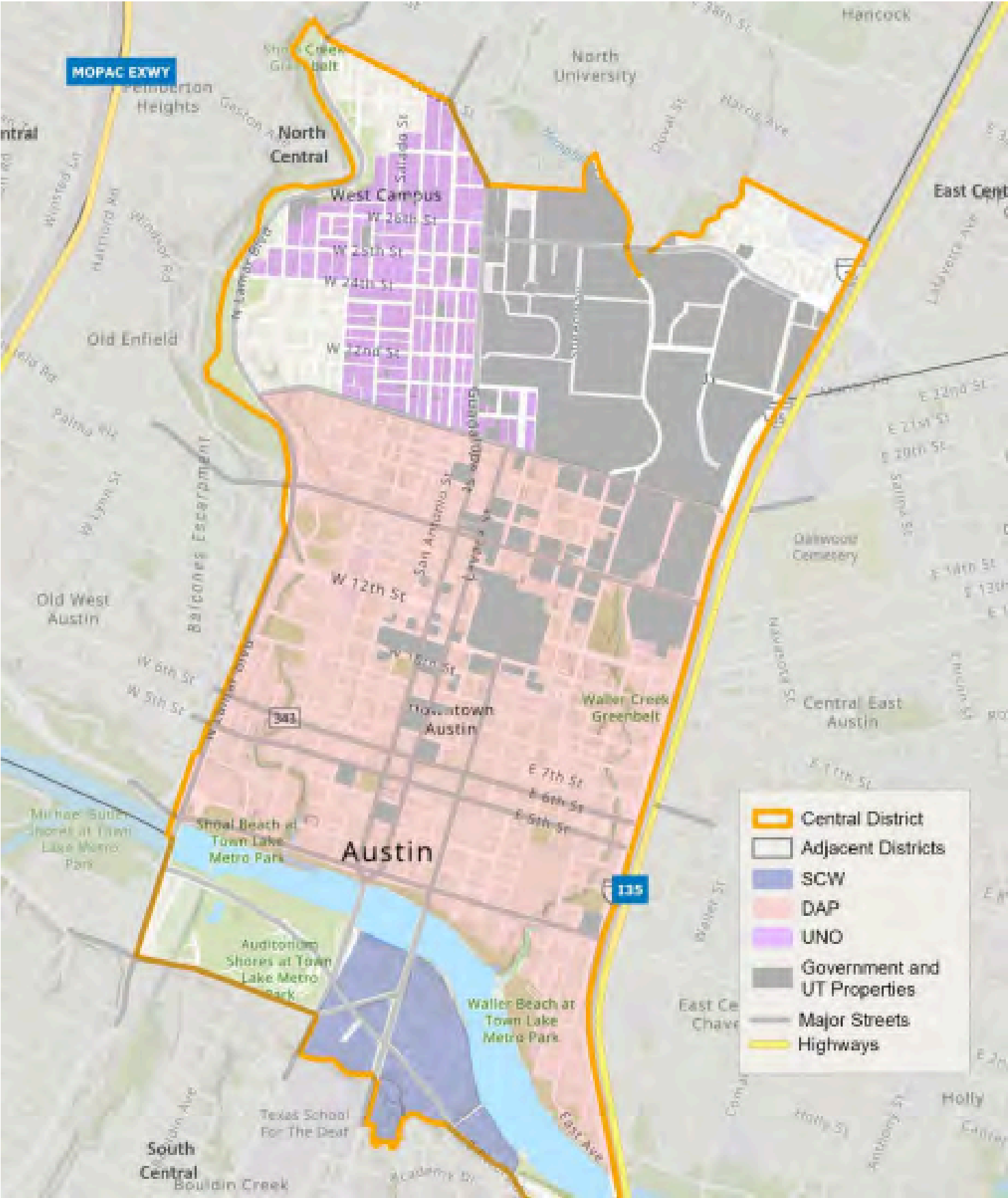
# CENTRAL CITY DISTRICT PLAN + BRACKENRIDGE GUIDING PRINCIPLES

November 2025



# CENTRAL DISTRICT +

## BRACKENRIDGE CAMPUS





# CENTRAL CITY DISTRICT PLAN (FORMERLY DAP)

## **Strategic Update to Downtown Austin Plan:**

The Central City District Plan expands upon the 2011 Downtown Austin Plan (DAP), covering a broader area including downtown, the University Neighborhood Overlay, and the South-Central Waterfront.

## **Multi-Phase Planning Approach:**

Launched in September 2025, the plan includes phases such as pre-planning, needs analysis, community engagement, and a comprehensive development strategy over 18–21 months

## **Public & Private Sector Synergy:**

The plan builds on public-private success stories in parks, transportation, and housing while addressing unimplemented zoning and governance measures.

## **Multi-Phase Planning Approach:**

A \$1 million budget is allocated across FY25–26, with AECOM leading the effort and equity assessment conducted by a third party.





# WHAT'S CHANGED IN AUSTIN'S CENTRAL DISTRICT SINCE 2011?

2011



Stable mobility network  
Moderate housing pressure  
Fragmented planning  
Lower cost environment



2025



Regional mobility transformation  
Extreme affordability challenges  
More integrated planning with a city-wide framework  
Higher construction + financing costs



# 2016 BRACKENRIDGE CAMPUS MASTER PLAN: GUIDING PRINCIPLES

## **M Mission-Driven Redevelopment**

Guided by Central Health's commitment to expand access and improve outcomes, Brackenridge is envisioned as a community-focused district that reduces disparities and supports medical, wellness, and public uses.

*Reduces disparities, and strengthens community health.*

## **S Stewardship-Driven Value Creation**

Grounded in long-term fiscal responsibility, Brackenridge redevelopment prioritizes flexible zoning, sustainable design, and revenue-generating opportunities that strengthen Central Health's financial stability.

*Maximizes long-term value while protecting public resources*

## **P Partnership-Led District Strategy**

Built through strong collaboration with UT, Seton, the City, and community partners, Brackenridge is positioned as an accessible, connected district that advances shared goals in health, mobility, and innovation.

*Delivers greater impact through aligned public, private, and community partners.*



## **Complete Health District Transformation**

Creates a walkable, connected, wellness-oriented district that integrates food access, mobility, public space, and health equity into every element of the campus.

*Creates a connected, wellness-focused district that serves Travis County for decades.*



# The Guiding Principles and Planning Parameters

The Master Plan is guided by three, over-arching guiding principles developed and adopted by Central Health's Board of Managers at the outset of the planning process. These principles have been used to evaluate different scenarios for developing a "complete community" that could feature medical uses, housing needs, recreation and retail. The principles have also been used to formulate the 33 planning parameters listed on the following pages. The guiding principles are:

## **M** MISSION

**Advance Central Health's efforts to provide access to health care to those who need it most, and promote Travis County as a model healthy community.**

## **S** STEWARDSHIP

**Promote uses and programs at the Central Health downtown campus that support the short- and long-term fiscal stability of Central Health and deliver returns for the citizens and taxpayers of Travis County.**

## **P** PARTNERSHIP

**Strengthen and expand relationships with health and wellness providers, collaborate with other public-sector entities, and help advance the goals of the larger community.**

The recommended planning parameters of the Master Plan are organized under each of the three foundational principles, and are labeled with a prefix of "M," "S" or "P" as appropriate. The text shown in bold denotes the Board-adopted language.



Attendees review the guiding principles at the Brackenridge Campus Open House – October 2015



**MISSION:** Advance Central Health's efforts to provide access to health care to those who need it most, and promote Travis County as a model healthy community.

### **M-1: HEALTH CARE USES**

Consider programs and uses for existing and new buildings that advance Central Health's Strategic Plan and that make the best use of its downtown location.

**M-1.1:** Develop the Brackenridge Campus as a major, community oriented space that supports Central Health's mission to provide for access to health care that will improve health outcomes and overall community health.

**M-1.2:** Increase health equity and reduce health disparities for Central Health's constituency through thoughtful building and site design that organizes a synergistic mix of uses, throughout the Brackenridge Campus.

**M-1.3:** Provide opportunities for early term redevelopment by deconstructing certain buildings, such as the Professional Office Building (POB), the Helipad, the Hospital Tower and its South Wing. Relocate any medical office and clinical uses to remain on the Brackenridge Campus from the POB to the Clinical Education Center (CEC), or to facilities located within the UT Medical District or other locations, as appropriate.

**M-1.4:** In partnership with public, non-profit and/or private entities, develop a permanent, public market focused on healthy food and activities as a major community gathering space promoting healthy lifestyles for all in the Central Texas region.

### **M-2: CENTRAL HEALTH PRIORITIES**

Sustain Central Health's commitment to enhance outpatient specialty care, cancer care, behavioral health services and women's health services throughout Travis County in the most appropriate locations.

**M-2.1:** In keeping with transforming best practices in health care delivery, distribute health care services in appropriate facilities and settings throughout Travis County that promote appropriate public access.

**M-2.2:** Focus any on-campus medical uses along East 15th Street, to take advantage of the proximity to the new Dell Seton Medical Center, the Dell Medical School and supporting facilities in the UT Medical District.

**M-2.3:** At the outset of more detailed planning for Phase 2 redevelopment (Block 166, 167 and the Original Hospital Block), conduct a programming process with health care providers and other Central Health partners to better determine such medical and health care uses prior to Phase 2 implementation. At this time, consider including a range of medical, health care and/or wellness-related uses that could be developed within mixed-use buildings.

**M-2.4:** Consider including uses that support and/or enhance health care and medical uses.

### **M-3: HEALTHY COMMUNITIES**

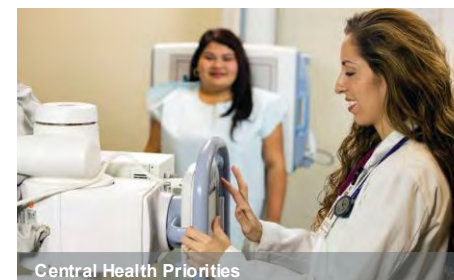
Promote physical activity and improve health with comfortable and safe access to, within and through the site for people of all abilities – whether walking, biking, using transit or driving.

**M-3.1:** Realign Red River Street and generally reinstate the historic Waller Plan's grid. Develop streets in concert with the City of Austin, Capital Metro and others as "complete streets." These new streets and pathways will be walkable, bikeable and shaded streets that strive to reduce auto-dependency and to offer "active transportation" connections to adjacent areas – including downtown, the Capitol Complex, UT, Waller Creek and East Austin.

**M-3.2:** Participate in efforts to be led by the City of Austin and the Downtown Austin Alliance to create an area-wide, multi-modal transportation and parking management plan to provide employees, patients, residents and visitors convenient mobility choices, while helping reduce vehicle trips and improving air and water quality.



Health Care Uses



Central Health Priorities



Healthy Communities



**STEWARDSHIP: Promote uses and programs at the Central Health Brackenridge campus that support the short-and long-term fiscal stability of Central Health and deliver returns for the citizens and taxpayers of Travis County.**



Fiscal Responsibility



Meeting Community Needs



Sustainability

**S-1: FISCAL RESPONSIBILITY**

Optimize cash flow to Central Health, make wise and effective use of taxpayer dollars, and attract new revenue to support Central Health’s mission.

**S-1.1:** Maintain maximum flexibility in both the zoning and the development itself to take advantage of unforeseen opportunities, as well as to be better able to address unforeseen challenges – such as changing capital market dynamics and changing models of health care delivery.

**S-1.2:** Balanced with Central Health’s mission, maximize the revenue-generating potential of each of the six redevelopment blocks to support Central Health’s mission throughout Travis County, including that from existing buildings to remain on the campus during the first phase of redevelopment.

**S-1.3:** Keep the existing Main Parking Garage for the foreseeable future to maintain this revenue source to Central Health and to provide parking for the Dell Seton Medical Center. Enhance the Main Garage by constructing a new “liner” building on its west, Waterloo Park-facing façade that provides ground-floor, pedestrian-oriented uses with leaseable space above. Keep the existing CEC Building and the CEC Parking Garage during Phase 1 of the project, given their high functionality and their lease revenue.

**S-1.4:** Expedite the first phase of deconstruction and infrastructure construction to advance the redevelopment of the three Phase 1 blocks so that these buildings may begin generating lease revenue as soon as possible.

**S-1.5:** Pursue all forms of public, non-profit and private funding, financing and reimbursement for deconstruction, design, construction and maintenance of public streets, open spaces and infrastructure.

**S-2: MEETING COMMUNITY NEEDS**

Leverage Central Health’s property assets to support ongoing efforts to address community health needs, close gaps in service delivery and achieve Central Health’s priorities.

**S-2.1:** Collaborate with health care partners and the community to promote those uses to be developed in and around the Brackenridge Campus that can most benefit from their physical proximity to the new Dell Seton Medical Center and the Dell Medical School at The University of Texas at Austin.

**S-2.2:** Encourage opportunities for combining wellness and health care uses and programs along with other uses that can be located in mixed-use buildings, within and around the Brackenridge Campus.

**S-2.3:** Recognizing that healthy eating is essential to well-being, provide ground floor uses that feature healthy, affordable and local food within and outside the public market building and adjacent spaces.

**S-2.4:** Through partnerships with affordable housing providers, the development community and other stakeholders, consider a range of housing types in and around the proposed Innovation Zone, UT and/or the Brackenridge Campus.

**S-3: SUSTAINABILITY**

Promote efficient use of resources, energy and water; reduce auto dependency; and improve the natural and built environment at and around Central Health’s downtown site.

**S-3.1:** Require best practices related to green building and natural resource protection – at both the overall campus or district-level and the individual block or building-level of development.

**S-3.2:** Coordinate the campus’ watershed protection and water management efforts with the City of Austin, State, UT, Travis County, TxDOT, the Waller Creek Conservancy and others.

**S-3.3:** Develop the campus to maximize climate protection and resilience, leveraging the unique opportunity to plan at a district scale of 14 acres. Promote the use of district-scale systems to supply green energy, chilled and hot water, reclaimed water, solar energy, geothermal energy, etc.

**S-3.4:** Design the campus streets and public spaces to maximize the delivery of “ecosystem services,” such as stormwater management, heat island mitigation, water conservation and reuse, soil and landscape restoration, wildlife habitat, as well as those that improve human health and happiness through contact with nature.





## PARTNERSHIP: Strengthen and expand relationships with health and wellness providers, collaborate with other public-sector entities, and help advance the goals of the larger community.

### P-1: STAKEHOLDERS

Ensure that the low-income, uninsured and underinsured individuals and communities whom Central Health serves continue to receive access to quality health care.

**P-1.1:** Continue with ongoing community engagement activities that keep neighbors, partners and elected officials informed about the ongoing planning and implementation of the Brackenridge Campus project.

**P-1.2:** Maintain and expand Central Health's partnerships with health care providers to ensure access to high-quality wellness and health care services, programs and education.

### P-2: NEIGHBORS

Confer with East Austin residents and support downtown initiatives, including the University of Texas Medical District, the IH-35 Corridor Improvement Project, the Waller Creek and Waterloo Park projects, the proposed Innovation Zone, the State Capitol Complex Master Plan, and others.

**P-2.1:** Maximize accessibility – physically, socially and economically – to this new neighborhood, through building a community defined by landscaped, walkable streets and a central gathering space and a public market. Develop design guidelines to ensure that buildings and streetscapes are inviting, hospitable and beautiful.

**P-2.2:** Identify positive benefits that should be maximized during the Brackenridge Campus redevelopment – such as contributing to healthy air quality, clean water, active lifestyle, healthy food, low carbon, etc. – mitigate environmental and human health stressors associated with conventional development practices.

**P-2.3:** Work with TxDOT to enhance multi-modal connectivity across I-35 to East Austin, and to create frontage roads that look and feel like “urban boulevards” – with street side trees and wide sidewalks – consistent with the City of Austin's Downtown Great Streets Program and Complete Streets Policy.

**P-2.4:** Create a complementary and compatible edge along Waterloo Park that creates vital open space connections between Waller Creek and the Brackenridge Campus.

**P-2.5:** Promote a mix of uses that nurtures local economic development, enhances creativity and innovation, promotes a “culture of health,” and creates a vibrant sense of place.

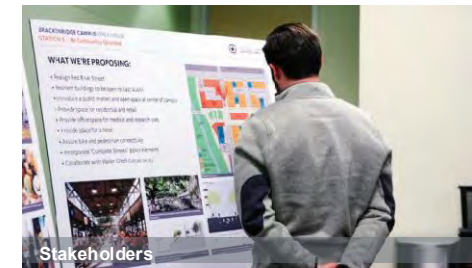
### P-3: COLLABORATORS

Work with the Seton Healthcare Family, Dell Medical School, health care entities, wellness advocates, business partners and civic and public entities, including Travis County and the City of Austin.

**P-3.1:** Collaborate with the public, non-profit, and private sectors to attract, finance, and operate supportive and complementary uses within the Brackenridge Campus.

**P-3.2:** Collaborate with public, non-profit and private partners to support the proposed Innovation Zone by creating the kind of place that nurtures innovation focused on wellness and health care. Explore ways in which the uses in and around the public market can support wellness innovation.

**P-3.3:** Collaborate with the private sector to implement the Brackenridge Campus Master Plan by launching a developer solicitation(s) that articulates Central Health's vision for the property, its goals, its “must-haves,” and respective roles and responsibilities in what will become a public-private partnership.



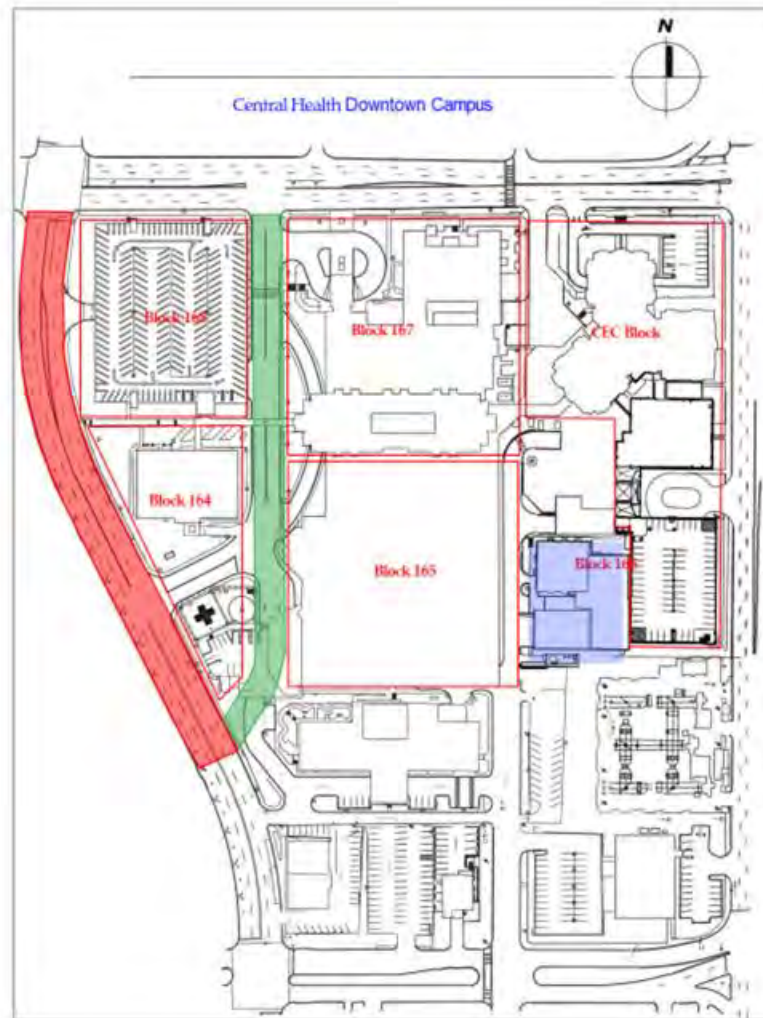
Stakeholders



Neighbors



Collaborators





#### **Our Vision**

Central Texas is a model healthy community.

#### **Our Mission**

By caring for those who need it most, Central Health improves the health of our community.

#### **Our Values**

Central Health will achieve excellence through:

*Stewardship* - We maintain public trust through fiscal discipline and open and transparent communication.

*Innovation* - We create solutions to improve healthcare access.

*Right by All* - By being open, anti-racist, equity-minded, and respectful in discourse, we honor those around us and do right by all people.

*Collaboration* - We partner with others to improve the health of our community.

## **INFRASTRUCTURE COMMITTEE**

**November 17, 2025**

### **AGENDA ITEM 3**

Receive and discuss a presentation on current Central Health System owned and leased assets.

*(Informational Item)*

### AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date	<u>November 17, 2025, Central Health Infrastructure Committee</u>
Who will present the agenda item? (Name, Title)	<u>Stephanie Lee McDonald, Chief Infrastructure Officer</u>
General Item Description	<u>Receive and discuss a presentation on current Central Health System owned and leased assets.</u>
Is this an informational or action item?	<u>Informational Item</u>
Fiscal Impact	<u>NA</u>
Recommended Motion (if needed – action item)	<u>NA</u>

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

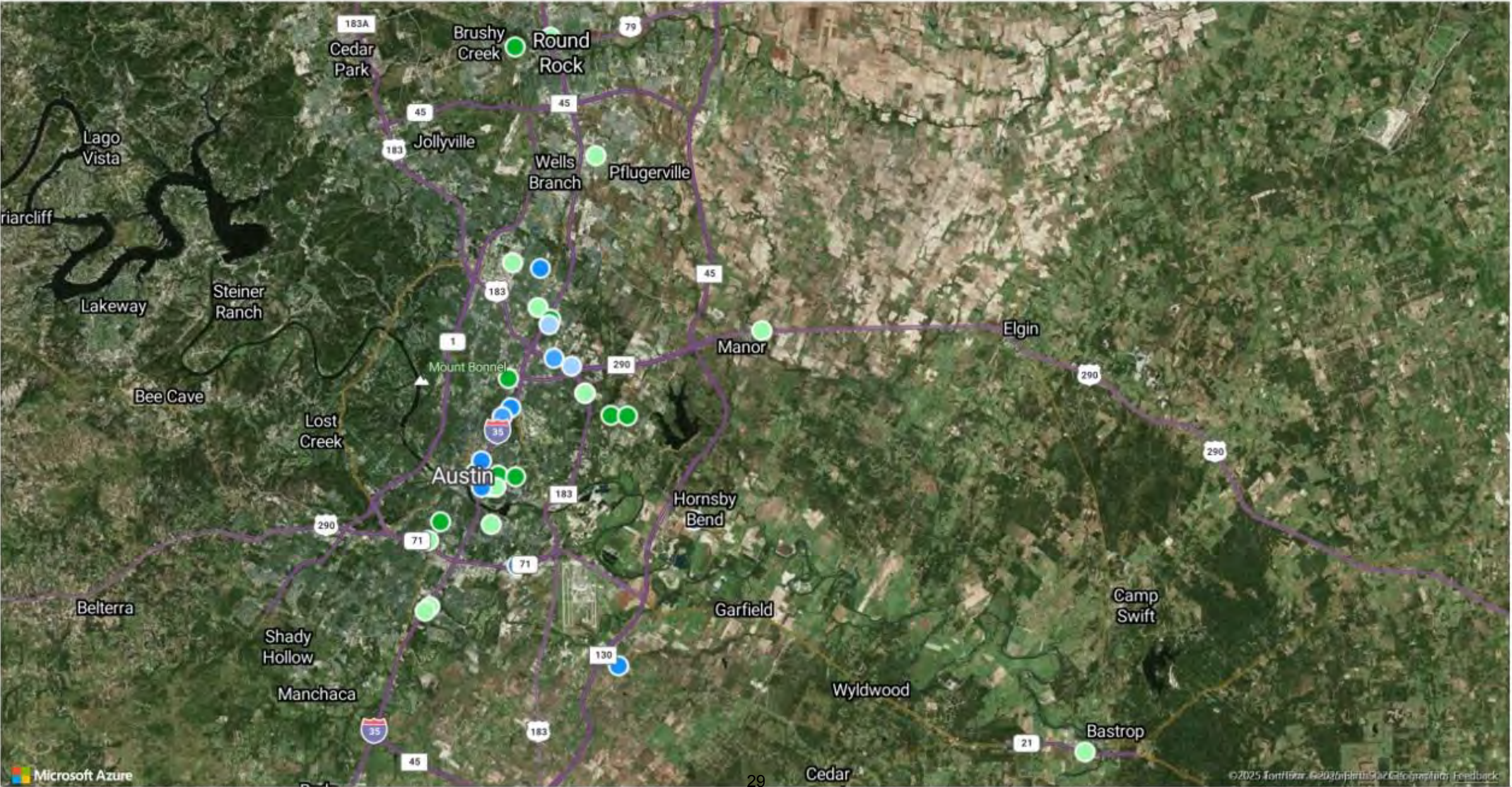
- 1) Understand the current list of system owned and leased facilities
- 
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What backup will be provided, or will this be a verbal update? (Backup is due one week before the meeting.)	<u>Backup provided</u>
Estimated time needed for presentation & questions?	<u>10 minutes</u>
Is closed session recommended? (Consult with attorneys.)	<u>Only if Committee Members have questions that require consultation with attorney or other closed session exemption.</u>
Form Prepared By/Date Submitted:	<u>Stephanie Lee McDonald 11/13/2025</u>



Address and Category

Category ● CH Lease ● CH Own ● CH Own (Pending Acquisition) ● CH Own (Under Development) ● CUC Lease





Site Information	Address	Leased/Owned	Operated By	Square Footage	Lease Termination Date	Building Owned / Leased	Notes	Facilities Assessment Condition
Airport Admin HQ (AIR)	5800 Airport Blvd. Austin, TX	CH Lease	CH	73,735	12/31/2025 (current term)	Central Health 5800 AIRPORT, LLC, a Texas limited liability company Anchor Entities, Ltd, a Texas limited partnership, Manager		N/A
ARCH	500 E 7th St Austin, TX 78701	CH Lease	CUC	1,500	2/28/2034	City of Austin Central Health		N/A
Capital Plaza	5339 N IH-35, Austin, TX 78723	CH Lease	CH/CUC	2,500	5/31/2026	Triangle Building Co Central Health		N/A
East Austin Health Center (EA)	211 Comal St Austin, TX 78702	CH Lease	CH/CUC	9,960	3/1/2034	City of Austin Central Health	CH Clinical/CUC Clinical	N/A
ENT Round Rock (ENT RR)	16000 Park Valley Drive, Suite 120, Round Rock TX 78681	CH Lease	CH	2,035	10/12/2026	Central Health CHL Medical Properties I, LLC		N/A
Northeast Health Resource Center (NEHRC) at Overton Elementary	7201 Colony Loop Dr, Portable 7B, Austin, TX 78724	CH Lease	CH	1,536	6/30/2027	AISD Central Health	Storage & Community Classes and Events	N/A
Northeast Health Resource Center (NEHRC) at Barbara Jordan Elementary	6711 Johnny Morris Rd, Unit P-198, Austin, TX 78724	CH Lease	CH/CUC	1,536	6/30/2027	AISD Central Health	CUC Clinical, CH CHW	N/A
Oak Hill Health Center (OH)	8656 West Highway 71, Ste. C, Austin, TX 78735	CH Lease	CUC	4,133	9/30/2029	Travis County Central Health	CUC Clinical	N/A
Rosewood Zaragosa (RZ)	2802 Webberville Rd, Austin, TX 78702	CH Lease	CH	14,481	2/28/2034	City of Austin Central Health	CH Clinical	Assessment underway
Rundberg	825 E. Rundberg Ln, Ste. B-1 Austin, Texas 78753	CH Lease	CUC	9,808	2/28/2027	Hudson-Sigland Properties Central Health	CUC Clinical	N/A
Sandra Joy Anderson Community Health and Wellness Center (SJA)	1705 E 11th St Austin, TX 78702	CH Lease	CUC	12,324	12/22/2030	Huston-Tillotson University Central Health	CUC Clinical	N/A
South Austin Health Center (SA)	2529 S 1st St, Austin, TX 78704	CH Lease	CUC	8,629	2/28/2034	City of Austin Central Health	CUC Clinical	N/A
CH Admin HQ & Sendero HQ	1111 E Cesar Chavez St Austin, TX 78702	CH Own	CH	15,873	N/A	Central Health		
Clinical Education Center (CEC)	601 E. 15th St., Austin, TX	CH Own	CH/CUC	200,000	N/A	Central Health	Respite, PM&R System, Clinical HR & EPIC Training, Infrastructure, People Department, Bridge TOC, HCD Classes, CUC Pharmacy, 2 Tenant Leases	
David Powell (DP)	4614 N Interstate 35 Frontage Rd Austin, TX 78751	CH Own	CUC	12,120	N/A	Central Health	Pending move to Hancock HQ	
Del Valle Health & Wellness Center (DV)	7050 Elroy Del Valle, TX 78617	CH Own	CH/CUC	18,750	N/A	Central Health	CUC Clinical, CH CHW	
Hornsby Bend Health & Wellness Center (HB)	3700 Gilbert Rd, Austin, TX 78724	CH Own	CH/CUC	8,000	N/A	Central Health	CUC Clinical, CH CHW	
North Central Heath & Wellness Center (NC)	1210 W Braker Ln Austin, TX 78758	CH Own	CUC	49,074	N/A	Central Health	CUC Clinical	Assessment underway
Southeast Health & Wellness Center (SEHWC)	2901 Montopolis Dr Austin, TX 78741	CH Own	CH/CUC	75,486	N/A	Central Health	CUC Clinical & CH CHW	Assessment underway
Northview	9001 N IH-35 Frontage Rd, Austin, TX 78753	CH Own (Pending Acquisition)	CH	260,393	N/A	Central Health	Pending purchase	
Promontory Point	2420 Ridgepoint Dr, Austin, TX 78754	CH Own (Pending Acquisition)	CH	98,357	N/A	Central Health	Pending purchase	
Cameron Buildings 1-3	7901 Cameron Rd, Austin, TX	CH Own (Under Development)	CH	116,951	N/A	Central Health	Programming and Construction Schedule Pending	
Colony Park	6420 Helen Miller View, Austin, TX 78724	CH Own (Under Development)	CH/CUC	34,000	N/A	Central Health	Under construction	
Hancock HQ	1000 E. 41st St Austin, TX 78751 Old Sears Building	CH Own (Under Development)	CH	196,000	N/A	Central Health	Under construction	
Kramer Admin HQ	2115 Kramer Ln Austin, TX 78758	CUC Lease	CUC	28,940	1/31/2027	BW 2115 Kramer, LLC Gretchen Cabuto (CUC)		N/A
Manor Health Center	14008 Shadowglen, U.S. 290 - Suite 302, Manor, TX 78653	CUC Lease	CUC	4,680	12/7/2030	Shadowglen MOB Partners, LLC (POC Park Dunn) (CUC)		N/A
Pflugerville Health Center	2700 Pecan St. Suite 450, Pflugerville, TX 78660	CUC Lease	CUC	15,397	8/31/2031	Anchor Equities LTD - Owner Tarantino Properties - Property Manager (CUC)		N/A

Site Information	Address	Leased/Owned	Operated By	Square Footage	Lease Termination Date	Building Owned / Leased	Notes	Facilities Assessment Condition
AOB Bastrop	301 TX-71 #111, Bastrop, TX 78602	CUC Lease	CUC	5,000	5/31/2034	E&M Properties Joeseeph H. Emmert and Curtis G. McDonald, Partners (POC Jordan B. McDonald) (CUC)		N/A
AOB Springdale	7112 Ed Bluestein Blvd Austin, TX 78723	CUC Lease	CUC	1,605	8/31/2026	Springdale (Edens), LLC Tav Ortiz Propoerty Management 5910 N. Central Expressway, Suite 1680 Dallas, TX 75206 (CUC)		N/A
Care Connections Clinic (Kozmetsky)	3706 S 1st St, Austin TX, 78704	CUC Lease	CUC	7,085	12/31/2025	Ascension Health Alliance (CUC)		N/A
Carousel Mays Crossing	1201 South I-35, Suite 303, Round Rock, Texas 78664	CUC Lease	CUC	3,641	1/25/2027	Bo Avery (CUC)		N/A
Carousel North Lamar	9411 North Lamar, Suite 120 Austin, TX 78753	CUC Lease	CUC	11,842	11/30/2028	HEB Grocery, LP Brett Baker / Angela Gallegos (CUC)		N/A
Carousel Riverside	2237 East Riverside Dr. Suite 101-C, Austin, TX 78741	CUC Lease	CUC	4,624	5/31/2026	Tatantino Properties, Inc Luis Blancq-Cazaux (CUC)		N/A
Carousel Southbrook	6425 S. I-35 Suite 100, Austin, TX 78744	CUC Lease	CUC	8,128	1/31/2035	O.I. Management Destiny Schack / Spencer Overstreet (CUC)		N/A
Carousel Springdale	7112 Ed Bluestein Blvd. Suite 100, Austin, TX 78723	CUC Lease	CUC	17,428	8/31/2026	Springdale (Edens), LLC Tav Ortiz Propoerty Management 5910 N. Central Expressway, Suite 1680 Dallas, TX 75206 (CUC)		N/A
Chalmers Courts Health Center	314 Chicon Street, Autin, TX 78702	CUC Lease	CUC	5,000	9/1/2037	HACA (CUC)		N/A
William Cannon Health Center	6801 S IH 35 Frontage Rd #1-E Austin, TX 78744	CUC Lease	CUC	3,900	4/30/2026	*Landlord TBD CUC Lease		N/A



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## **INFRASTRUCTURE COMMITTEE**

**November 17, 2025**

### **AGENDA ITEM 4**

Receive and discuss an update on the development of a comprehensive facility master plan.<sup>2</sup>  
(*Informational Item*)



### AGENDA ITEM SUBMISSION FORM

This form is to provide a general overview of the agenda item in advance of posting for the Board meeting. Proposed motion language is a recommendation only and not final until the meeting and may be changed by the Board Manager making the motion. All information in this form is subject to the Public Information Act.

Agenda Item Meeting Date	<u>November 17, 2025, CH Infrastructure Committee</u>
Who will present the agenda item? (Name, Title)	<u>Stephanie Lee McDonald, Chief Infrastructure Officer</u> <u>Monica Crowley, Chief Strategy/Planning Officer and Senior Counsel</u> <u>Receive and discuss an update on the development of a comprehensive facility master plan.<sup>2</sup></u>
General Item Description	<u></u>
Is this an informational or action item?	<u>Informational Item</u>
Fiscal Impact	<u>NA</u>
Recommended Motion (if needed – action item)	<u>NA</u> <u></u>

Key takeaways about agenda item, and/or feedback sought from the Board of Managers:

- 1) Exploration of master planning approach
- 2)
- 3)
- 4)
- 5)

What backup will be provided, or will this be a verbal update? (Backup is due one week before the meeting.)	<u>Backup provided</u>
Estimated time needed for presentation & questions?	<u>15 minutes</u>
Is closed session recommended? (Consult with attorneys.)	<u>Yes</u>
Form Prepared By/Date Submitted:	<u>Stephanie Lee McDonald 11/13/2025</u>



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## **INFRASTRUCTURE COMMITTEE**

**November 17, 2025**

## **AGENDA ITEM 5**

Confirm the next Infrastructure Committee meeting date, time, and location. (*Informational Item*)