

Proposed Sub-District Standards

New development within the Waller Creek District shall adhere to the District-wide standards described above and the following specific standards described for each of the sub-districts. These standards respond to site-specific conditions and include provisions for easements and dedications, building setbacks, ground level uses and treatments, and other provisions aimed at achieving the goals of the Master Plan. In the case of a conflict between a district-wide standard and a sub-district standard, the sub-district standard will control.

Creek Mouth / Lakefront Sub-District

This sub-district includes those properties south of Cesar Chavez Street, which front onto Waller Creek and/or Lady Bird Lake. There are three principal opportunity sites, which today are developed well below their full CBD development entitlements, and which could potentially redevelop over the next decade. These include:

- (1A) The 2.27-acre Lakeside Apartments property owned by the Housing Authority of the City of Austin (HACA) and occupied by the existing 12-story, 164-unit affordable housing building.
- (1B) The 0.94-acre property held by the Trinity Street Joint Venture, along Cesar Chavez Street just east of Trinity Street, and containing a single-story warehouse structure; and
- (1C) The assembled 2.8-acre site between the Villas on Town Lake condominiums and Cesar Chavez Street (also known as the “21C” site).

The Villas on Town Lake (1D) is a garden-style, multi-family condominium complex with 56 units oriented to both Waller Creek and Lady Bird Lake. This large site has CBD zoning and could support greater development. However, such redevelopment would require agreement of each of the condominium owners. Site 1E located along Cesar Chavez Street is approximately 0.4 acres and is significantly constrained by existing drainage and public access easements which limit its developable site area to approximately 2,400 square feet.

Located near the mouth of Waller Creek, the sub-district is characterized by a wider creek corridor with steep banks and significant tree cover and understory vegetation that give it a naturalistic, riparian identity - in contrast with the more constrained urban reaches of the creek to the north. Streambank stabilization and restoration, tree preservation and revegetation, as well as trail improvements are planned on both banks that will allow the Lady Bird Lake trail to fully connect to the planned Waller Creek trail system. A new trail along the western bank will provide an accessible link between the Lady Bird Lake trail and the northern reaches of the corridor beneath the Cesar Chavez Bridge. The existing trail carved into the eastern creek bank and defined by large limestone blocks is planned to be extended on two levels: the upper level connecting with the Rainey Street District and the Red River Street corridor via Davis Street; and the lower trail passing through the proposed development on the assembled 2.8-acre site (1C) and connecting to Driskill Street.

Properties within this sub-district have CBD zoning, which allows unlimited heights and potential densities up to a 12:1 FAR. While high-density, high-rise development is encouraged within the area, new development should: preserve the landscape qualities of the creek corridor, complement and extend the planned trail improvements and introduce new activities that promote a safe and active environment. More specifically:

Easements: Within this sub-district, properties extend well into and across the creek corridor. Existing access and drainage easements provide some levels of public access and watershed maintenance. In order to fulfill the vision of the Master Plan, it is recommended that these existing easements be retained and expanded to multi-use easements that maintain the development potential of the property, while facilitating the public use and maintenance of the restored riparian landscape. Three additional easements are recommended within this sub-district:

- On the HACA-owned site (1A), all properties east of the existing trail easement and those within 30 feet of its eastern property line should be established as a multi-use easement;
- On the assembled 2.8-acre site (1C), all portions of the property westerly of the existing easement should be established as a multi-use easement to be improved as part of the proposed Waller Creek public trail system improvement project.

- In addition, a 30-foot wide multi-use easement should be established along the southern property line of the assembled 3.2-acre site (1C) to provide for the extension of the eastern branch of the Waller Creek trail to connect with Davis Street at the south end of Red River Street.

On Site 1E, development should be confined to the 2,400 square foot portion of the site that does not have easements. It is recommended that this property either be developed with a small food or park-related concession/pavilion, or be acquired by the City as an extension of the surrounding public access and drainage easements. Parking should be provided off-site in adjacent public or private garages or lots.

Use of easement areas for non-habitable outdoor space including terraces, cafes, pedestrian walkways, etc., will be permitted if the responsible director finds that such encroachments complement the public improvement project.

Pedestrian-Oriented Streetfront Uses: New development along street frontages shall adhere to the streetfront requirements for pedestrian-oriented uses, described in the district-wide standards above. The only exception to these uses is that ground level residential living space will not be permitted along Cesar Chavez Street. (Lobbies and common areas are excepted from this provision.)

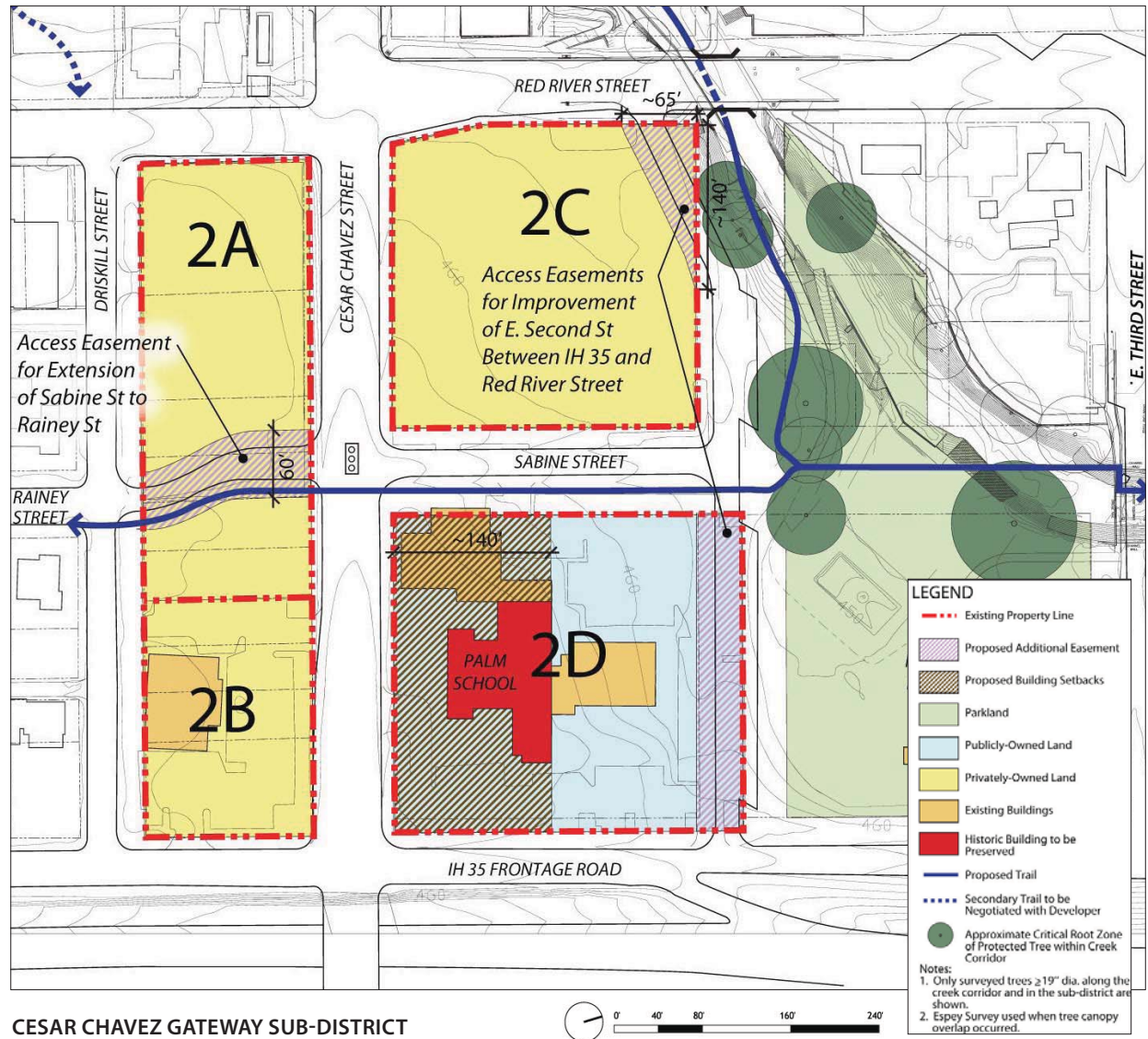
Building Massing and Stepbacks: Properties west of Waller Creek (1A and 1B) are within the existing Waterfront Overlay District's North Shore Central Subdistrict, which requires that “a structure fit within a 70-degree angle starting at a line 45 feet above the property boundary nearest Lady Bird Lake or Waller Creek”. Because of the considerable width of the creek corridor, in excess of 200 feet at this location, and in order to optimize the development potential of these strategic sites, the Master Plan proposes to eliminate this requirement as it applies to the property boundary along Waller Creek. However, no changes to the existing Waterfront Overlay District (WOD) provisions are proposed along the Lady Bird Lake frontage.

Specific Sub-District Density Bonus Provisions: The following density bonus provisions apply to the Creek Mouth/Lakefront sub-district, in addition to the overall Downtown density bonus provisions and any bonus provisions developed pursuant to the Waterfront Overlay District:

- On the HACA-owned Lakeside Apartments site (1A), the floor area of on-site low-income housing units at or below 50 percent of Median Family Income (MFI) will not be counted toward the project's Floor Area Ratio (FAR).
- On the assembled 3.2-acre parcel (1C), 10 square feet of additional floor area, above that permitted by the baseline zoning, will be allowed for each square foot of a publicly-accessible pedestrian way and associated, landscaped open space that is provided between the creekfront trail and the intersection of Driskill and Red River streets, provided that the pedestrian path:
 - a. is open to the public during daylight hours;
 - b. is no less than 10 feet in width and includes a clear space (from building wall to building wall) no less than 20 feet in width or 6,000 square feet in total area; and
 - c. includes pedestrian-oriented uses on at least 25 percent of the frontage along its length.

(Note that this would allow twice the floor area of the proposed Downtown Density Bonus Program, but corresponds with the potential loss of floor area on the 10:1 FAR site.)

Curb Cuts and Site Access: Within this sub-district, no curb cuts or driveways are permitted along the Cesar Chavez Street frontage, except for one curb cut in the vicinity of Site 1E to provide for maintenance access to the trail and/or to any development that is provided on Site 1E. Parking and service access shall be provided from Red River and Trinity streets and/or the public alley between the Lakeside Apartments (1A) and the Trinity Street Joint Ventures property (1B). Curb cuts should be consolidated and minimized to avoid disruption to pedestrian and bicycle circulation.



Cesar Chavez Gateway Sub-District

This sub-district includes four underutilized or vacant properties along Cesar Chavez Street between Red River Street and the IH 35 frontage road. The area forms an important gateway into the Downtown from East Austin and a key opportunity to connect Downtown and the Waller Creek Corridor with the Rainey Street District and with East Austin. The properties include:

- (2A) A 1.3-acre assembled site bounded by the existing International House of Pancakes property (2B), Cesar Chavez Street and Red River and Driskill streets;
- (2B) The 0.7-acre IHOP site at the corner of Cesar Chavez Street and the IH 35 frontage road;
- (2C) A 1.7-acre assembled site owned by Waller Creek Eleven, Ltd. and bounded by Cesar Chavez Street, Palm Park and the Second Street right-of-way and Sabine and Red River streets; and
- (2D) The 2.1-acre Palm School site owned by Travis County and bounded by Cesar Chavez Street, Palm Park and a portion of the Second Street right-of-way, Sabine Street and the IH 35 frontage road. The site includes the Palm School, which is a designated City of Austin historic landmark.

Properties within this sub-district have CBD zoning with no Capitol View Corridors. Maximum density ranges from 8:1 FAR on properties north of Cesar Chavez Street and up to 12:1 FAR for those south of Cesar Chavez Street in the Rainey Street Subdistrict of the WOD. High-density, high-rise development is encouraged within this area, subject to the standards described above and the following:

Public Street Right-of-Way Dedications: Three public right-of-way dedications are required within this sub-district to achieve the pedestrian, bicycle and vehicular connectivity envisioned in the Master Plan. These include:

- A 60-foot wide street right-of-way to provide a direct connection between Rainey and Sabine streets across Cesar Chavez Street, and to link the redeveloping Rainey Street District with the Waller Creek corridor and Downtown. This dedication of approximately 9,300 square feet would bisect a portion of the assembled 1.3-acre property (2A) leaving a remnant parcel of approximately 12,000 square feet on the eastern half. In order to achieve maximum development potential, this remnant parcel would ideally be assembled with the IHOP property (2B) to the east.
- A triangular public access easement of approximately 4,500 square feet on the northwest corner of the 1.7-acre Waller Creek Eleven property (2C) in order to provide for the construction of Second Street along the southern edge of Palm Park, as envisioned in the Master Plan; and
- A re-instatement of the portion of the Second Street right-of-way on the County's Palm School site (2D), totaling approximately 11,500 square feet, in order to construct Second Street along the southern edge of Palm Park.

Building Setbacks: In addition to the setback requirements described above under the District-Wide Standards, the following would apply:

- New development on the County-owned Palm School site (2D) shall be set back from the Cesar Chavez Street frontage to a limit aligned with the northern edge of the pre-1960s addition (approximately 140 feet) in order to preserve views to, and the dominance of, the historic structure.

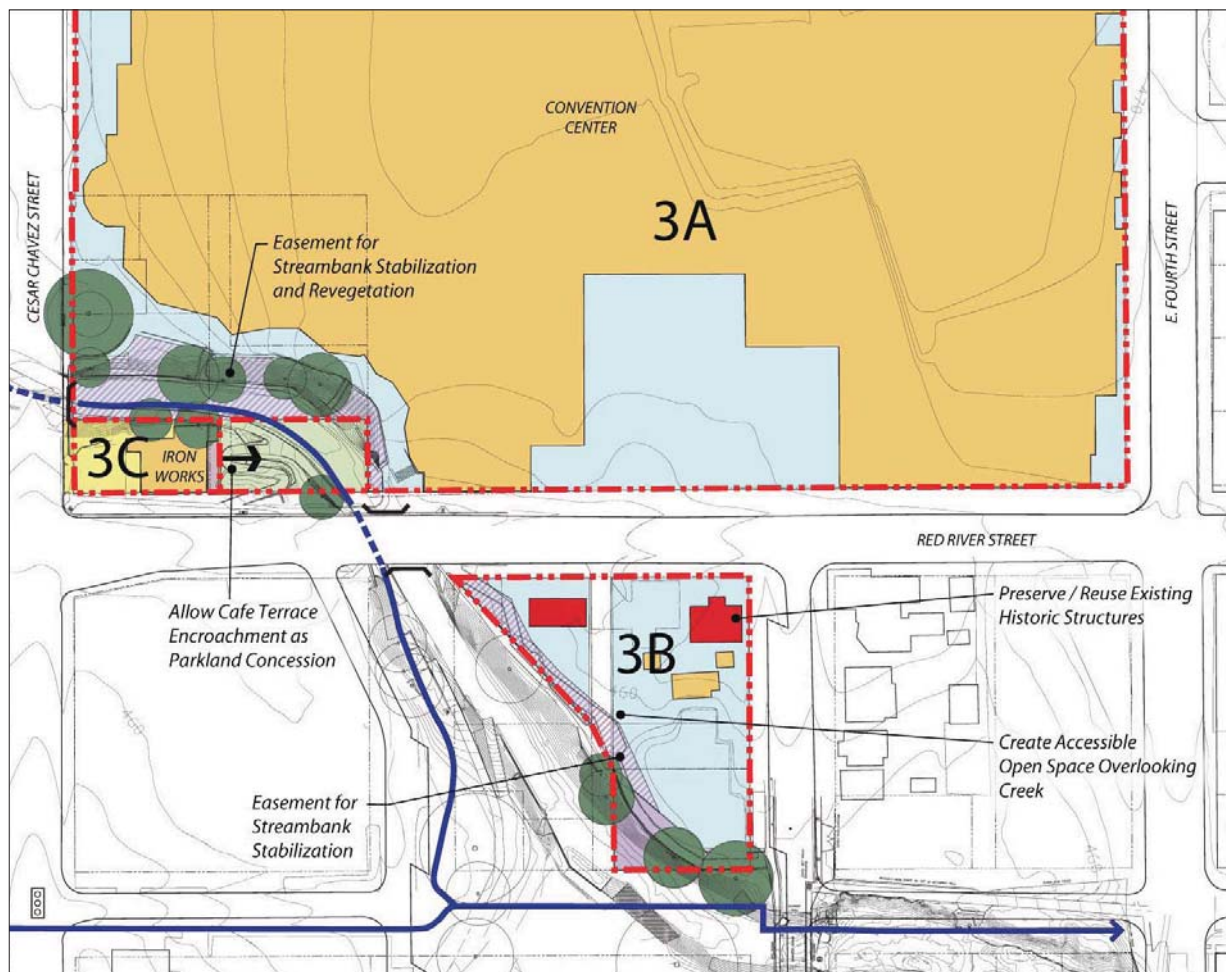
Pedestrian-Oriented Streetfront Uses: New development along street frontages shall comply with the ground level pedestrian-oriented uses described above, with the following exception:

- Ground level residential living space is not permitted along Cesar Chavez Boulevard or the IH-35 frontage road. (Lobbies and common areas are excepted from this provision.)

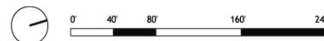
Specific Sub-District Density Bonus Provisions: The following density bonus provisions are recommended to supplement the Downtown Density Bonus provisions. They apply only to properties adjacent to Palm Park within the Cesar Chavez Gateway sub-district and are intended to reinforce the park as an active and engaging community-oriented space. One or both of the following density bonus provisions may be applied:

- Publicly-accessible open space in the form of courtyards and plazas that have direct access to Palm Park will be awarded 12 square feet of bonused floor area for each square foot of such open space provided, provided that the open space meets the following criteria:
 - a. Has a minimum area of 2,400 square feet and no dimension less than 40 feet;
 - b. Includes shaded areas over at least 25 percent of the open space, with the use of trees, pergolas, canopies etc.
 - c. Includes 30 percent of the area in "softscape" (turf, planting beds or ground cover);
 - d. Includes pedestrian-oriented uses along at least 50 percent of its frontage; and
 - e. Includes at least one public entrance directly from the open space.
- For each square foot of interior space dedicated to a cultural and/or community-oriented use that is accessible from Palm Park, four square feet of additional floor area above that permitted by the base zoning will be awarded. Such cultural/community space must meet the criteria established by the Downtown Density Bonus Program. (Note: This provision is twice that of the proposed Downtown Density Bonus Program).

Curb Cuts and Site Access: Within this sub-district, no curb cuts or driveways are permitted along the Cesar Chavez Street frontage. One curb cut will be permitted at mid-block along the IH 35, Second Street, Red River and Sabine Street frontages (2C and 2D). On properties south of Cesar Chavez Street (2A and 2B), parking and service access shall be provided from Driskill Street.



CONVENTION CENTER SUB-DISTRICT



Convention Center Sub-District

This sub-district includes properties controlled by the City of Austin Convention Center Department, including the existing Convention Center (3A) and land along Waller Creek east of Red River Street (3B). In addition, the sub-district includes the Iron Works BBQ restaurant (3C), located at the northwest corner of Cesar Chavez and Red River Streets. While major redevelopment and intensification is not envisioned within this sub-district, creekside development on and adjacent to the Iron Works property and the Convention Center property east of Red River Street could enhance the creek corridor.

Public Easements: Within this sub-district, two multi-use public easements are proposed on the properties controlled by the Austin Convention Center Department in order to achieve bank stabilization, creekside improvements and re-vegetation, these include:

- An easement on the Convention Center site (3A) east from the edge of its existing terrace above the creek channel to the Iron Works restaurant property (3C); and



- An easement along the creekfront on the east edge of the Convention Center property, east of Red River Street (3B) to the future/final top of bank.

Parkland Concession: An outdoor restaurant terrace with café seating up to a maximum of 3,000 square feet may be permitted north of the Iron Works restaurant property (3C), located on existing City-owned parkland along Red River Street, if such terrace meets the following criteria:

- The Parks and Recreation Department (PARD) enters into an agreement with the business owner/concessionaire;
- All protected trees are maintained as part of the improvement;
- New landscaping and vegetation is introduced in conjunction with the terrace improvements to be approved by PARD; and

- The terrace includes an accessible path of travel from the Red River Street sidewalk to a creekside overlook or to the final creekside pathway, and which would be open to the public during daytime and evening business hours.

Pedestrian-Oriented Street and Creekfront Uses: New development shall meet the Streetfront and Creekfront requirements set forth above with the following exceptions and clarifications:

- Ground level residential living space is not permitted within this sub-district. (Lobbies and common areas are excepted from this provision.)
- Pedestrian-oriented ground level uses on the Iron Works property (3C) and the Convention Center property immediately overlooking Waller Creek (3B) shall be limited to restaurant uses, or other pedestrian-oriented uses that are determined by the responsible director to enhance the public orientation of the creek.

Historic Preservation: The historic Castleman-Bull House relocated to the Convention Center property east of Red River Street (3B), should be preserved and adaptively-reused for a restaurant or other active, public-oriented. Ideally, the use of the Trask House, also relocated and already restored, could also become a more public-oriented use. Between the houses, and overlooking the creek and Palm Park, publicly-accessible open space in the form of gardens, café terraces, courtyards and/or plazas should be created to enliven the creek-front environment and to promote public access and overlook to the creek. Reconfiguration and/or relocation of the existing water quality pond into a facility that is an amenity and is integral with the open space should also be considered

Curb Cuts and Site Access: Within this sub-district, no new curb cuts or driveways are permitted along the Cesar Chavez Street frontage. Service access to all properties shall be provided from Red River or Third streets in a manner that minimizes disruption to pedestrian and bicycle circulation.



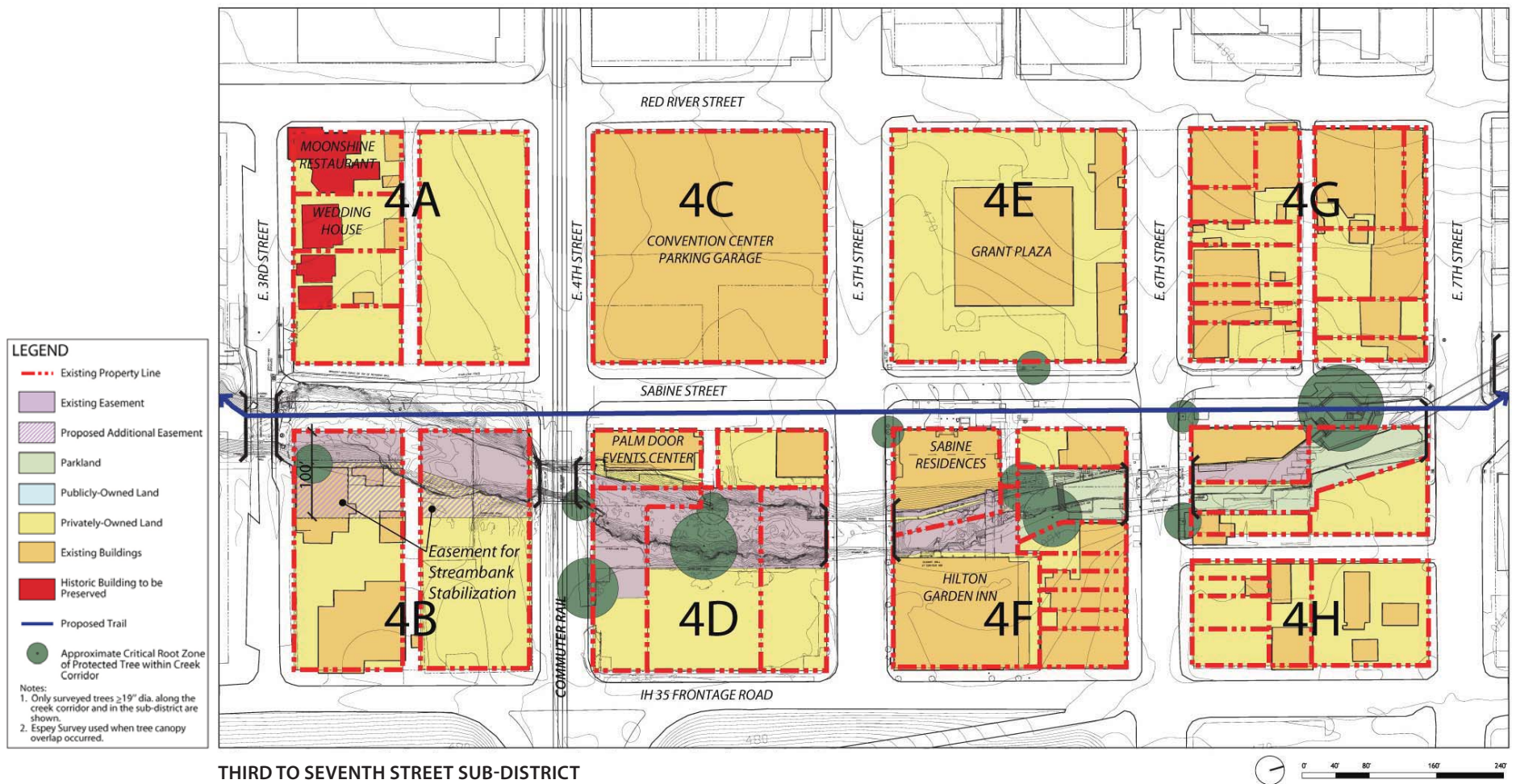
The path beneath the Red River Street Bridge near Palm Park has eroded into the creek.



The Iron Works Restaurant overlooking Waller Creek and the Austin Convention Center.



Moonshine Restaurant is part of the Waterloo Compound, a grouping of 19th century buildings dating back to the Civil War.



Third To Seventh Street Sub-District

This eight-block sub-district is bounded by Red River Street on the west and the IH 35 frontage road on the east, with Sabine Street bisecting the area in a north-south direction. Within this area, Waller Creek winds through the private properties east of Sabine Street, resulting in shallow sites of 40 to 70 feet depth along the western edge of the creek. The creek channel in this sub-district is highly constrained: between Third and Fifth streets, it is characterized by eroding banks that impede public access, and between Fifth and Seventh streets the creek is largely channelized between existing buildings less than 60 feet apart. For this reason, the Master Plan calls for the principal public pedestrian and bicycle access to be along an improved Sabine Street Promenade linking Palm Park on the south, with Seventh Street and the creek to the north. Properties along the creek will be encouraged to develop restaurants, cafes and terraces that overlook the creek and provide public access to it. Existing alleys between Sabine Street and the creek should be improved to provide pedestrian access and overlooks. New pedestrian bridges that traverse the creek at mid-block are envisioned by the Master Plan, as properties along the east bank redevelop, to connect the creek corridor with Sabine Street and provide overlooks to the creek and its historic bridges.

The sub-district is also characterized by fine-grained property ownership with fewer assembled sites than those to the south and north. The lack of assemblage may be partially due to the Capitol View Corridors restricting these properties, limiting buildings to heights of less than 75 feet in much of the area. Because of these factors, the sub-district is expected to maintain its “village” character with older, one and two-story structures concentrated along Sabine, Sixth and Seventh streets. Taller high-rise development (i.e., beyond ten floors) can only occur between Third and Fourth streets and west of Sabine Street due to the limitations of the Capitol View Corridors. This block, adjacent to the Convention Center and its garage, is particularly suitable for a major hotel development.

Development standards, specific to this sub-district focus on the creation of a lively pedestrian-oriented environment along Sabine Street with cafes and restaurants oriented to both the street and the creek.

Public Easements: Much of the creek corridor is under existing easements and those planned as part of the Tunnel Project. The Master Plan calls for these to be retained as multi-use easements, allowing for drainage, construction, maintenance and public access. The City should determine whether the existing easements provide sufficient rights to the public, or whether these need to be renegotiated. One additional easement along the creekfront between Third and Fourth streets is required to provide for streambank stabilization. This easement on the assembled Winn property (4B) will also allow for the extension of the Sabine Street and its promenade between Fourth Street and Palm Park, and for the proposed reconstruction of the Third Street bridge over Waller Creek. This additional easement of approximately 13,500 square feet would extend the existing easement east from the Sabine Street right-of-way by about 100 feet.

Building Setbacks: Along Sabine Street, buildings should be built to the property line. Greater setbacks will be permitted by the City, if such setbacks provide publicly-accessible open space or passageways between Sabine Street and the creek.

Encroachments within Creek Corridor: Encroachments into public access or multi-use easements and dedicated parkland along the creek corridor, will be permitted by the City subject to the following provisions:

- The encroachment is utilized for outdoor restaurant or café seating and/or public open space or access-ways, and does not include any habitable or conditioned interior space;
- The encroachment does not protrude more than 20 feet into an easement or into parkland. (Note: greater encroachments may be permitted, if the responsible director finds that such additional encroachment complements the creek improvements and does not impede public access or enjoyment of the creek.)
- The encroachment occurs subsequent to approved improvements within the creek corridor, including but not limited to: re-vegetation, bank stabilization, removal of dams or other obstructions, creation of public access to adjacent streets, etc. These shall be negotiated individually with private property owners as a condition for the encroachment.

- Any encroachment into designated parkland must be approved by PARD.

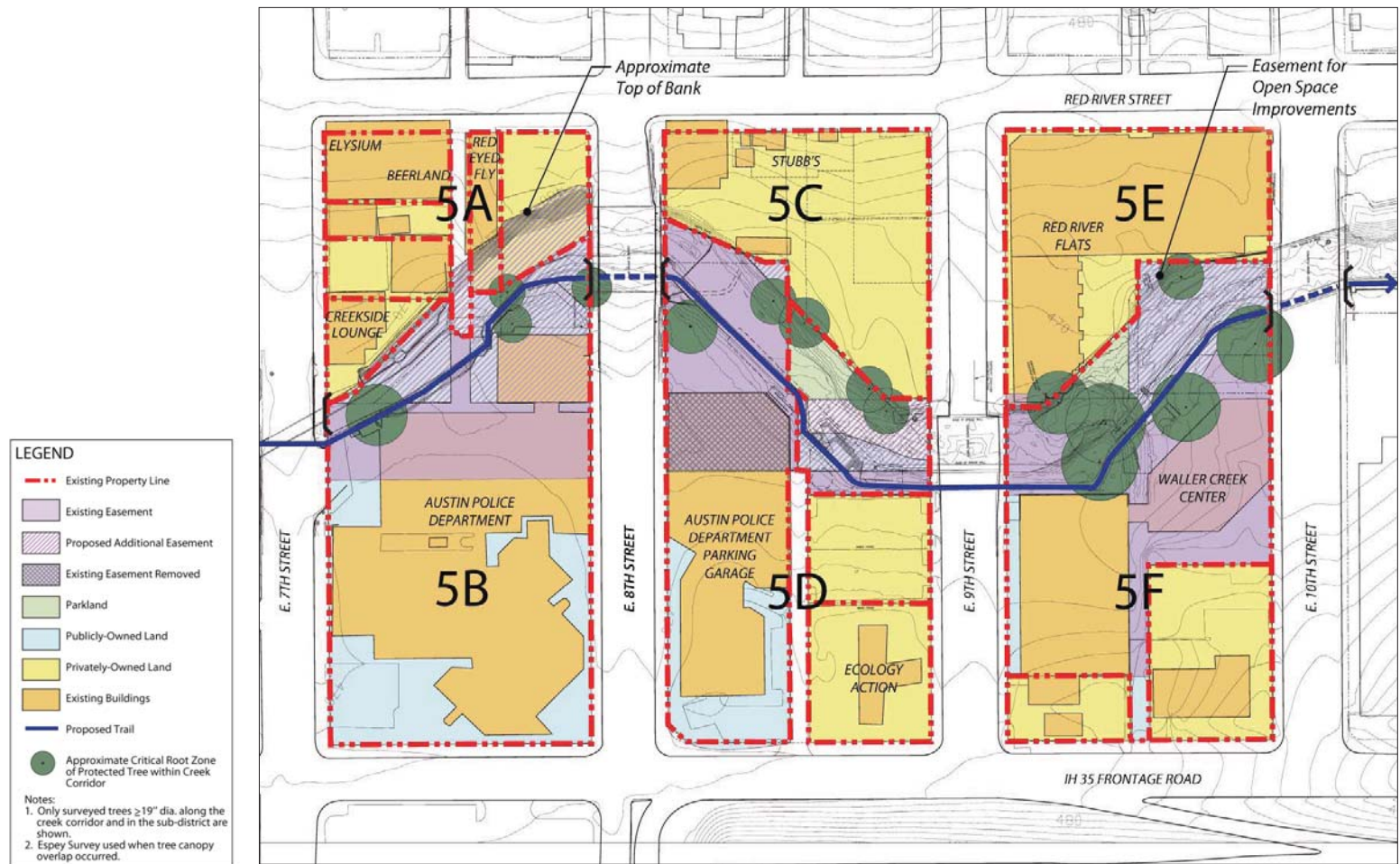
Pedestrian-Oriented Streetfront Uses: New development along street frontages shall incorporate ground level pedestrian-oriented uses described above in the district-wide standards, with the following exception:

- Ground level residential living space is not permitted within this sub-district. (Lobbies and common areas are excepted from this provision.)

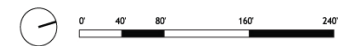
Historic Preservation: The Waterloo Compound, a cluster of mostly residential buildings dating from the mid-19th century and oriented to Third Street, should be preserved and adaptively re-used with pedestrian oriented uses. The Moonshine Bar and Grill group of three buildings at the corner of Red River and Third streets are City landmarks. Any new development on Parcel 4A along the Red River or Third street frontages shall be required to establish a street wall no higher than 35 feet for at least 40 feet along the street frontage to create a compatible relationship with the Waterloo Compound, which may be eligible to become a National Register and/or Local Historic District.

Parking: No on-site surface or structured parking will be permitted on properties east of Sabine Street and west of the creek. New development will be required to provide off-site parking and/or to pay an in-lieu fee to the City’s Parking Enterprise for use of central shared parking (e.g., in the Convention Center garage).

Curb Cuts and Site Access: No curb cuts are permitted along the southern face of Fourth Street, adjacent to the commuter rail tracks and the Lance Armstrong Bikeway. Along Sabine Street and the IH 35 frontage road, curb cuts and driveways shall be limited to alleys, or to a single mid-block location, whichever is applicable.



SEVENTH TO TENTH STREET SUB-DISTRICT



Seventh To Tenth Street Sub-District

This six-block sub-district is located between the IH 35 frontage road and Red River Street. Waller Creek traverses the area with a pronounced bend that has resulted in significant erosion along the steep western banks. The exposed limestone streambed and the Bald Cypress trees within this reach create a highly picturesque setting. The City of Austin is a significant property owner within this sub-district. Along the eastern banks of the creek, the Austin Police Department (APD) occupies over four acres between Seventh and Ninth Street, and the City's Austin Water Utility is located in the Waller Creek Center site between Ninth and Tenth streets. The APD site, which includes the police headquarter building and a parking/fleet maintenance garage, overhangs the creek and is identified as a future redevelopment opportunity, subject to further study by the City, and selection and acquisition of an alternative Downtown site for the displaced functions. On the western banks of the creek along Red River Street, there are multiple properties, many of which are occupied by live music clubs, including Red Eyed Fly, Beerland and Elysium. The eroding banks on this side of the creek have penetrated the property lines and are threatening the buildings, some of which are precariously positioned at the top of the bank. Stubb's, an internationally-renown live music venue owns the block between Eighth and Ninth Streets between Red River Street and the creek and is planning to expand its existing facility north to Ninth Street. The Red River Flats apartments overlook Waller Creek on the block between Ninth and Tenth streets.

Capitol View Corridors create varied maximum building heights within the sub-district, with the APD property between Seventh and Eighth Streets allowed to a height of approximately 130 feet, while sites just to the north between Eighth and Ninth Streets are limited to 25 to 50 feet. With the future redevelopment of the APD site, the open space of the creek corridor could expand significantly in width to as much as 280 feet, creating the opportunity for a more park-like character with a less intensive commercial environment. This open space area on Block 5B is in an existing easement and, as shown on Table 1, would not preclude the considerable development potential of the remainder of the site, which is estimated at 583,000 square feet (FAR 5.1:1).

Public Easements: The APD complex of buildings (located on Blocks 5B and 5D) is currently constructed over an existing drainage easement. The Master Plan calls for any future redevelopment of the APD site between Seventh and Eighth streets to respect this easement so that it can be improved as parkland adjacent to the creek. On the portion of the APD site, north of Eighth Street, new development may be constructed on the existing footprint of the parking garage, and as such it is proposed that this portion of the easement be removed. In addition, the following new easements are recommended:

- The City should coordinate with private property owners along the western bank of the creek between Seventh and Eighth streets (Block 5A) to realize stream bank stabilization improvements, either as private improvements or as a joint, public-private project within a public easement.
- It is also recommended that all publicly-owned property, that is not already designated as parkland within the banks of the creek (Blocks 5A, 5C and 5E) be designated with public access and open space easements.

Encroachments within Creek Corridor: Encroachments into existing and proposed public easements along the creek corridor, will be permitted by the City subject to the following provisions:

- The encroachment is utilized for outdoor restaurant or café seating and/or public open space or access-ways and does not include any habitable or conditioned interior space;
- The encroachment does not protrude more than 40 feet into the easement area. (Note: greater encroachments may be permitted, if the responsible director finds that such additional encroachment complements the creek improvements and does not impede public access or enjoyment of the creek.)
- The encroachment occurs subsequent to approved improvements within the creek corridor, including but not limited to: re-vegetation, bank stabilization, removal of dams or other obstructions, creation

of public access to adjacent streets, etc. These shall be negotiated individually with private property owners as a condition for the encroachment.

Pedestrian-Oriented Streetfront Uses: New development along street frontages shall incorporate ground level pedestrian-oriented uses described above in the District-wide standards, with the following exception:

- Ground level residential living space, (not including lobbies and common areas), is not permitted within this sub-district.

Building Massing and Configuration: Redevelopment of the APD site should be designed to enhance the creekfront experience. Any portion of the development above a 45-foot height should be stepped back from the creekfront façade by at least 20 feet. The massing and configuration of the buildings should be designed to bring the amenity of the creek into the site, with courtyards, plazas and/or gardens. Roof terraces overlooking the creek are also encouraged. Arcades, pergolas, canopies and other shading devices should be provided along the edges of the creek.



The exposed limestone streambed and Bald Cypress trees between 9th and 10th streets.



TENTH TO TWELFTH STREET SUB-DISTRICT

Tenth To Twelfth Street Sub-District

In this sub-district, Waller Creek passes through City of Austin parkland, including Symphony Plaza between Tenth and Eleventh streets, Symphony Square at the intersection of Red River and Eleventh streets, and a landscaped open space area with two small parking lots west of Red River Street and just south of Twelfth Street. The small parking lots currently serve Serrano's Restaurant and the Austin Symphony offices and ticket sales which are located in the historic buildings of Symphony Square. Within this area, the Master Plan calls for the creek trail to cross at the Eleventh and Red River intersection at grade, rather than beneath the existing bridges which currently have low clearances and are highly constrained. It is proposed that the pathways beneath these two bridges either be closed to public pedestrian and bike circulation or be significantly upgraded with improved lighting and heightened security. If closed to the public, the undercrossing beneath the Eleventh Street bridge could still be retained for use by Symphony Square and its amphitheater, which will continue to function as a performance space and destination. (Note: Future reconstruction of the bridges could allow for the paths to be realized more graciously with greater clearances and widths.)

The Master Plan calls for Symphony Plaza to be enhanced as a more useable park with a terraced lawn stepping down to the creek beneath the existing tree canopy. The historic Orsey-Doyle house within the park, currently used by the Austin Symphony as office space could transition to a more active, public-oriented use, once the Symphony no longer requires it.

The sub-district includes a pattern of public and private land with several large assembled and improved parcels including the Sheraton Hotel between Tenth and Eleventh streets (6A on the map), and the Texas Workforce Commission west of the creek between Eleventh and Twelfth streets. Velocity Credit Union occupies a significant 2.4-acre site (located on Block 6B) immediately adjacent to Symphony Square. The Workforce Commission and Velocity properties, both with low-rise buildings and only partially constrained by Capitol Views (with heights of 75 to 150 feet), have potential for significant redevelopment. However, their current CS (Commercial Services) zoning designation limits new development to an FAR of 2:1 and to a height of 60 feet. As discussed above, it is recommended that these parcels be up-zoned to DMU and CBD.

Public Easements: No new easements are proposed within this sub-district.

Pedestrian-Oriented Streetfront Uses: New development along street frontages shall incorporate ground-level pedestrian-oriented uses described above in the district-wide standards, with the following exception:

- Ground-level residential living space is not permitted within this sub-district. (Lobbies and common areas are excepted from this provision.)

Building Massing and Configuration: Redevelopment of properties adjacent to Symphony Square (i.e., Block 6B) shall provide a stepback of at least 20 feet above a height of 30 feet along adjoining property lines with the historic complex. Along the Eleventh and Red River street frontages on these block faces, a stepback of at least eight feet above a 30-foot height shall be provided to create an appropriate scale transition. Pedestrian access to Symphony Square from new development on the Velocity Credit Union site should also be provided.



TIF DISTRICT AND OPPORTUNITY SITES

TABLE 1: TAX INCREMENT FINANCING DISTRICT
PROJECTED DEVELOPMENT CAPACITY ON OPPORTUNITY SITES ASSEMBLED TO ONE-QUARTER BLOCK OR GREATER

A. RAINEY STREET	BLOCK NUMBER	PARCEL NUMBER	LOCATION	ASSUMED LAND USE	PARCEL AREA (SF)	ALLOWABLE FAR	FAR w/ CVC	BASELINE GFA (SF)	PROJECTED FAR *	PROJECTED GFA (SF)*
	N/A	R8	San Marcos at IH-35	RESIDENTIAL	32,740	12.0	12.0	392,880	8.8	288,112
	N/A	R6 East	Lambie and IH-35	RESIDENTIAL	39,046	12.0	12.0	468,552	9.0	351,414
	N/A	R6 West	East Ave btwn Lambie & River	RESIDENTIAL	61,040	12.0	12.0	732,480	10.5	640,920
	N/A	R5.4	NW Corner East & Cummings	RESIDENTIAL	25,693	12.0	12.0	308,316	15.0	385,395
	N/A	R5.3	East Ave btwn Cummings & River	RESIDENTIAL	19,456	12.0	12.0	233,472	14.8	287,949
	N/A	R5.2	SW Corner East & River	RESIDENTIAL	48,154	12.0	12.0	577,848	14.5	698,233
	N/A	R5.1	Rainey btwn Cummings & River	RESIDENTIAL	31,676	12.0	12.0	380,112	14.6	462,470
	N/A	R2.3	SW Corner East & Alley Extension	RESIDENTIAL	22,523	12.0	12.0	270,276	13.0	292,799
	N/A	R2.2	NW Corner East & Alley Extension	RESIDENTIAL	23,298	12.0	12.0	279,576	15.0	349,470
	N/A	R2.1	NW Corner Davis & East	OFFICE	24,018	12.0	12.0	288,216	14.5	348,261
SUBTOTAL					327,644	12.0	12.0	3,931,728	12.5	4,105,022
B. CREEK LAKEFRONT	N/A	W27.2 (1A)	Lakeview Towers (HACA)	RESIDENTIAL	110,700	8.0	8.0	885,600	10.5	1,162,350
	N/A	W27.1 (1B)	First btwn Trinity and Waller Ck	OFFICE	34,998	8.0	8.0	279,984	24.8	867,950
	N/A	W28 (1C)	21C Project Red River and C.C.	MIXED USE	102,090	8.0	8.0	816,720	11.0	1,122,990
SUBTOTAL					247,788	8.0	8.0	1,982,304	12.7	3,153,290
C. CESAR CHAVEZ GATEWAY	N/A	W29.1 (2A)	SW Corner Cesar Chavez Rainey	RESIDENTIAL	39,490	12.0	12.0	473,880	13.6	537,064
	N/A	W29.2 (2B)	SE Corner Cesar Chavez Rainey	RESIDENTIAL	40,450	12.0	12.0	485,400	15.3	618,885
	11	2C	NW Corner Cesar Chavez Sabine	RESIDENTIAL	71,435	8.0	8.0	571,480	10.0	714,350
	11B	2D	Palm School Block	CIVIC	34,320	8.0	8.0	274,560	2.3	78,936
SUBTOTAL					185,695			1,805,320		1,949,235
D. THIRD TO SEVENTH	35	4A (North)	4th btwn Red River & Sabine	HOTEL	35,490	8.0	8.0	283,920	12.7	450,723
	36	4B	IH-35 btwn 3rd and 4th	RESIDENTIAL	98,800	8.0	1.5	148,200	1.5	148,200
	61	4E	Lottery Building Block	RESIDENTIAL	70,900	8.0	2.8	198,520	2.8	198,520
	63	4H (Northeast)	SW Corner IH-35 and 7th	COMMERCIAL	17,230	8.0	8.0	137,840	7.5	129,225
SUBTOTAL					222,420	8.0	3.5	768,480	4.2	926,668
E. SEVENTH TO TENTH								0		0
	90	5B	APD btwn 7th and 8th	MIXED USE	114,300	8.0	5.1	582,930	5.1	582,930
	91.2	5D (South)	APD norht of 8th	MIXED USE	50,680	8.0	1.8	91,224	1.8	91,224
	91.1	5D (Northeast)	Ecology Action Site IH-35 & 8th		34,180	8.0	1.6	54,688	1.6	54,688
SUBTOTAL					199,160	8.0	3.7	728,842	3.7	728,842
G. TENTH TO TWELFTH								0		0
	140	6B (East)	Velocity Sabine btwn 11th & 12th	MIXED USE	57,040	8.0	8.0	456,320	9.6	547,584
	140	6B (Northwest)	SE Corner 12th & Red River	OFFICE/COMM	15,406	8.0	1.5	23,109	1.5	23,109
SUBTOTAL					72,446	8.0	6.6	479,429	7.9	570,693
TOTAL ALL OPPORTUNITY SITES					1,255,153		7.7	9,696,103	9.1	11,433,751

* Assuming use of Downtown Density Bonus Program, and any Height Limitations under the Capitol View Corridors (CVCs)

ACKNOWLEDGMENTS

City Council

Lee Leffingwell, Mayor
Mike Martinez, Mayor Pro-Tem
Sheryl Cole
Laura Morrison
Chris Riley
Randi Shade
Bill Spelman
Betty Dunkerley, former Mayor Pro- Tem

Waller Creek Advisory Committee

Sam Archer, Chair
Jeb Boyt, Vice Chair
Rodney Ahart
Joe Bolash
George Cofer
Ron Flores
Dave Foster
Jude Galligan
Dale Glover
Susan Harris
Saundra Kirk
Jean Mather
Lynn Osgood
Jane Rivera
Donato Rodriguez
Ted Siff
Kathryne Tovo

City Manager's Office

Marc Ott, City Manager
Rudy Garza, Assistant City Manager
Robert Goode, Assistant City Manager
Sue Edwards, Assistant City Manager
Bert Lumbreras, Assistant City Manager
Michael McDonald, Assistant City Manager
Anthony Snipes, Chief of Staff

Staff/Technical Advisory Group

Joe Pantalio, (Deputy Director) Watershed Protection Department
Jim Robertson, Project Manager, Planning and Development Review
Tonya Swartzendgruber, Assistant Project Manager, Planning and Development Review
George Adams, (Assistant Director) Planning & Development Review
Annick Beaudet, (Bike and Pedestrian Program Manager) Public Works
Leslie Browder, (Chief Financial Officer) Finance
Morgan Byars, (Civil Engineer) Watershed Protection
Ross Crow, (Assistant City Attorney) Law Department
David Rea, University of Texas
Gordon Derr, (Assistant Director) Austin Transportation Department
Tom Ellison (Engineer) Austin Water Utility
Tom Ennis (Environmental Resources Manager) Watershed Protection
Rebecca Giello (Policy and Planning Manager) Neighborhood Housing and Community Development
Jose Guerrero (Consulting Engineer) Watershed Protection

Gopal Guthikonda (Assistant Director - Engineering) Austin Water Utility
Monica Hammond (Assistant Director) Austin Convention Center
Robert Hengst (Project Manager Supervisor) Public Works
Shannon Jones (Assistant Director) Public Health
Mike Kelly, (Environmental Resources Management Engineer) Watershed Protection
Michael Knox (Development Services Process Coordinator) Economic Growth and Redevelopment Services
Jason Martin, (Operations Manager), Emergency Medical Services
Nancy McClintock, (Assistant Director) Watershed Protection
Dan Pedersen (Reclaimed Program Manager) Austin Water Utility
Lauraine Rizer (Real Estate Manager) Contract and Land Management
Steve Sadowsky (Historic Preservation Officer), Planning and Development Review
Matteo Scoggins (Environmental Resources Manager), Watershed Protection
Chad Shaw (Attorney) Law
Margaret Shaw (Director) Neighborhood Housing and Community Development
Todd Hemingson, Vice President of Strategic Planning & Development, Capital Metro
Greg Troxell, Distribution Director, Austin Energy
Carl Wren (Engineer) Austin Fire Department
Charles Vaclavik (Parks Grounds Manager) Parks and Recreation Department

CONSULTANT TEAM

ROMA Design Group

Boris Dramov
Bonnie Fisher
Jim Leritz
Robert Holloway
Bryan Faunt

McCann Adams Studio (formerly, ACDS)

Jana McCann
Jim Adams
Carly Shepherd
Michelle Slattery

Chris Grubbs, Illustrator

Studio 8 Architects

Milton Hime
Robert Byrnes
Jonathan Pearson

Urban Design Group

John Noell
Laura Touns

Raymond Chan and Associates

Raymond Chan
John King

Group Solutions

Robena Jackson
Crispin Ruiz