

Physical Framework

**Key Placemaking Prospects:** Barton Springs Plaza



PopUp Plaza (June 3, 2017)

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[illegible]

A photograph of a temporary plaza design at Barton Springs Plaza. The plaza features a large, bright red painted area on the pavement, bordered by concrete curbs and planters. A large, dark, abstract sculpture is visible in the background, along with modern buildings and a clear blue sky. The image is part of a presentation slide titled 'Physical Framework'.

**Physical Framework**

## Key Placemaking Prospects: Catalyst Anchors

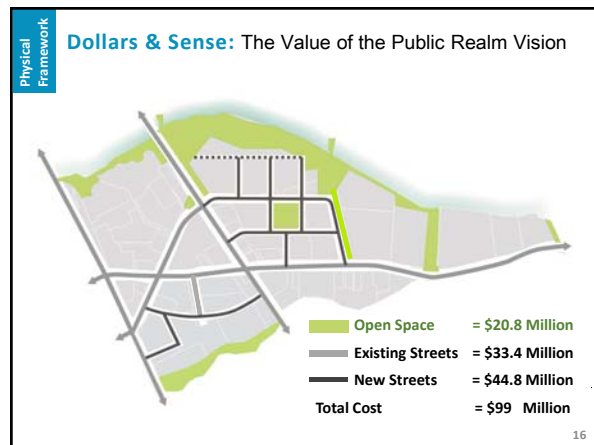
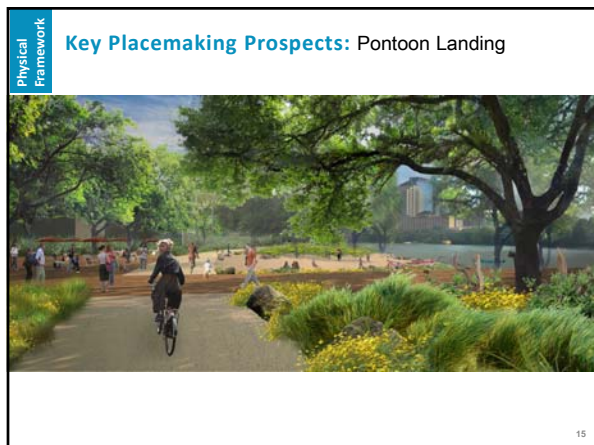
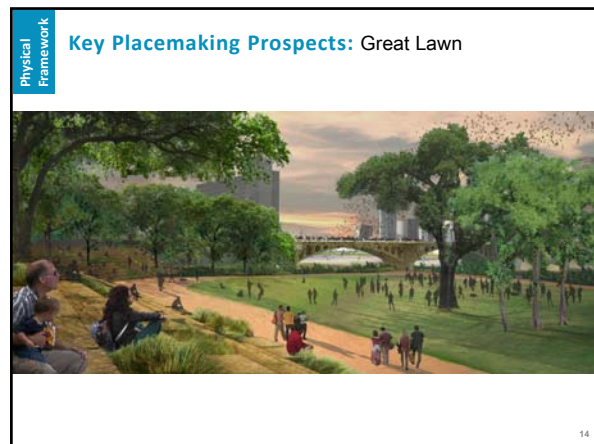
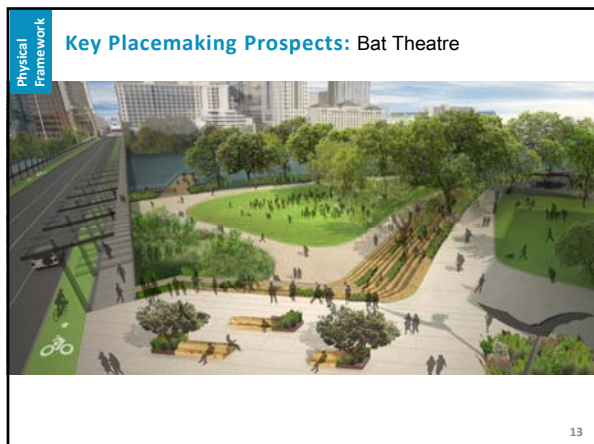
1. Berton Springs Plaza
2. Open Spaces @ Statesman site

## Physical Framework

### Key Placemaking Prospects: Statesman Open Spaces

An aerial photograph of the Statesman Open Spaces project area in Austin, Texas. The image shows the Lady Bird Lake at the top, with the Rain Garden Esplanade and Pontoon Landing along its shore. The Bat Theater & Great Lawn is located to the left of the lake. Congress Avenue runs diagonally from the bottom left towards the center. A yellow dashed line outlines the project area. A scale bar at the bottom left indicates distances of 0, 100, and 200 feet. A north arrow is also present.





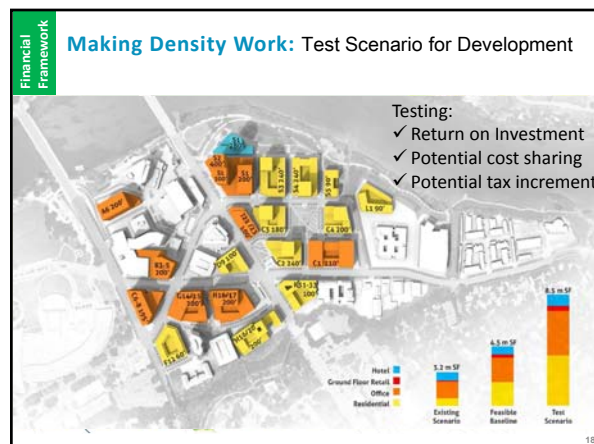
**Financial Framework**

**Dollars & Sense: Funding the Public Realm Vision**

**Making Density Work: The Financial Toolkit**

	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing 20% all new units
<b>Privately Funded</b>			
Community Amenity Fee	✓	✓	✓
Public Improvement District (PID)	Operations & Maintenance	Operations & Maintenance	
Philanthropy		✓	✓
<b>Publicly Funded</b>			
Tax Increment Financing	✓	✓	✓
CIP Funds	✓	✓	
Parking Fund	✓		✓
Affordable Housing (tax abatements/credits, REIT)			✓

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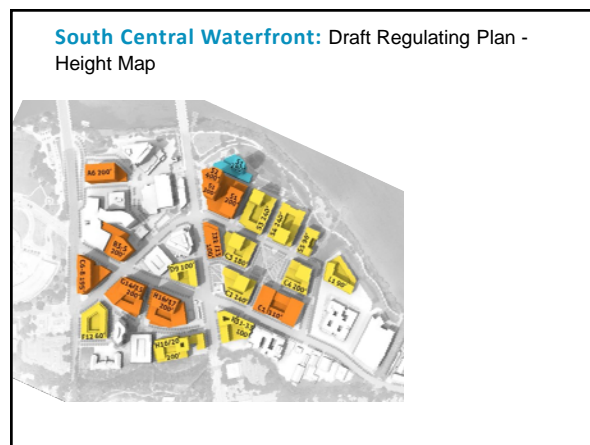
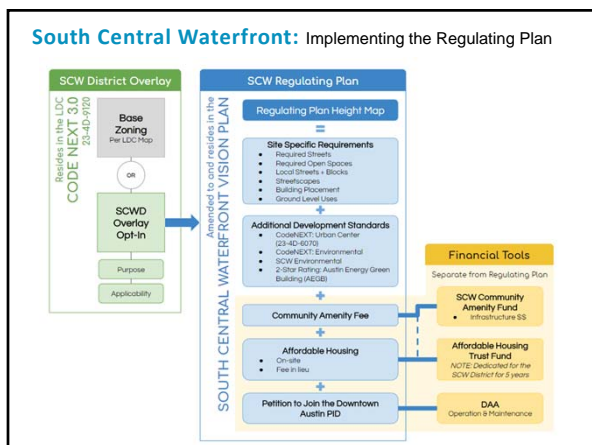
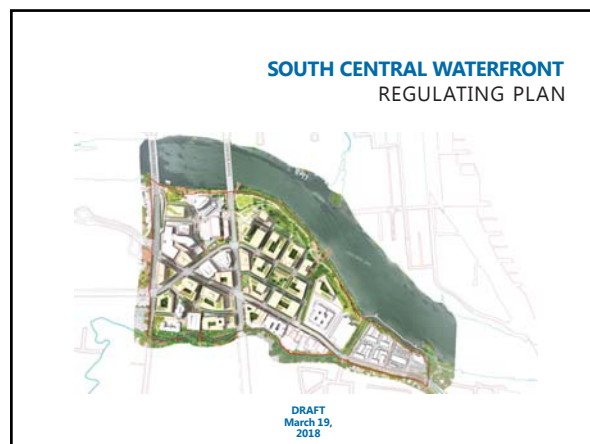


**ProActive City Framework**

## The Plan in Action

<b>Regulatory Amendments</b>	✓ Amend Austin's Comprehensive Plan
	<b>In Progress</b> Adopt SCW Regulating Plan
<b>Governance and Organization</b>	✓ Coordinate with other citywide Master Plans
	✓ Mandate a SCW Advisory Board
	• Establish Development Corporation
<b>Capital Improvement Projects</b>	<b>In Progress</b> Create Affordable Housing Implementation Strategy
	<b>In Progress</b> Coordinate with Texas Facilities Commission
	<b>In Progress</b> Barton Springs Plaza
<b>Funding Toolkit</b>	<b>In Progress</b> Texas School for the Deaf trail
	<b>In Progress</b> Coordinate with new development to implement Vision
<b>Funding Toolkit</b>	<b>In Progress</b> Establish Public Improvement District
	<b>In Progress</b> Establish Tax Increment Financing District
	• Evaluate feasibility of Parking Management District

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## South Central Waterfront: Draft Regulating Plan

### URBAN CENTER (UC) ZONE

**UC – 85 feet to 240 feet**

- Maximum 25,000 sf tower floorplate above 85 feet
- Combined area of towers not to exceed 60% of the site area; and
- Towers above 85' are spaced at least 120' apart.

**UC – 240 to 400 feet**

- Maximum 15,000 sf tower floorplate above 240 feet
- Combined area of floorplates not to exceed 60% of the site area; and
- Towers between 85' and 400' in height are spaced at least 80' apart

### REGULATING PLAN HEIGHT MAP

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## South Central Waterfront: Draft Regulating Plan - Site-Specific Development Standards

The Illustrative Vision Plan depicts an idealized long range public realm vision.

The Regulating Plan provides site-specific but flexible Development Standards to achieve the essence of the Public Realm Vision.

South Central Waterfront Illustrative Plan

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### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



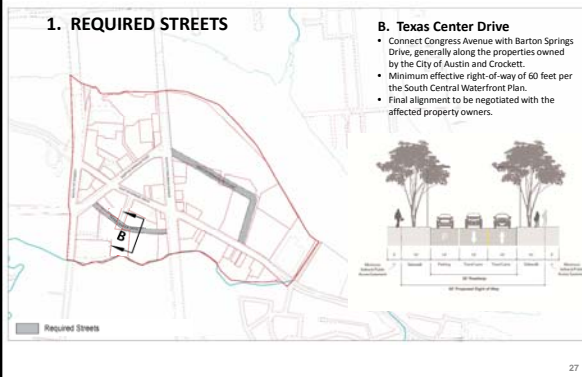
### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



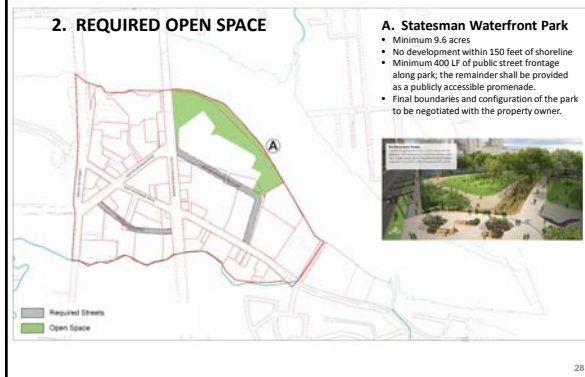
### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE

