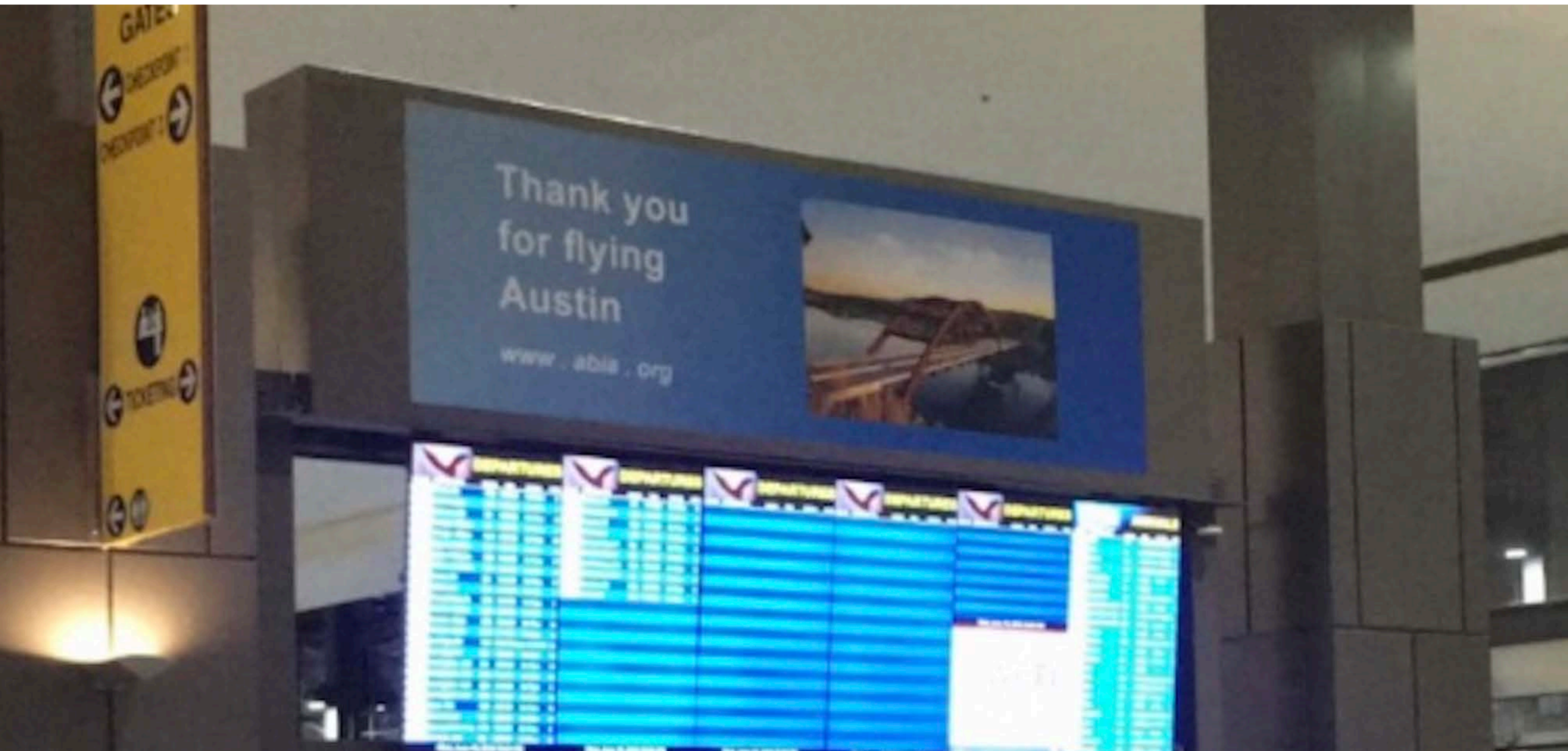




Camelback - 145 acres on Lake Austin near the 360 bridge.

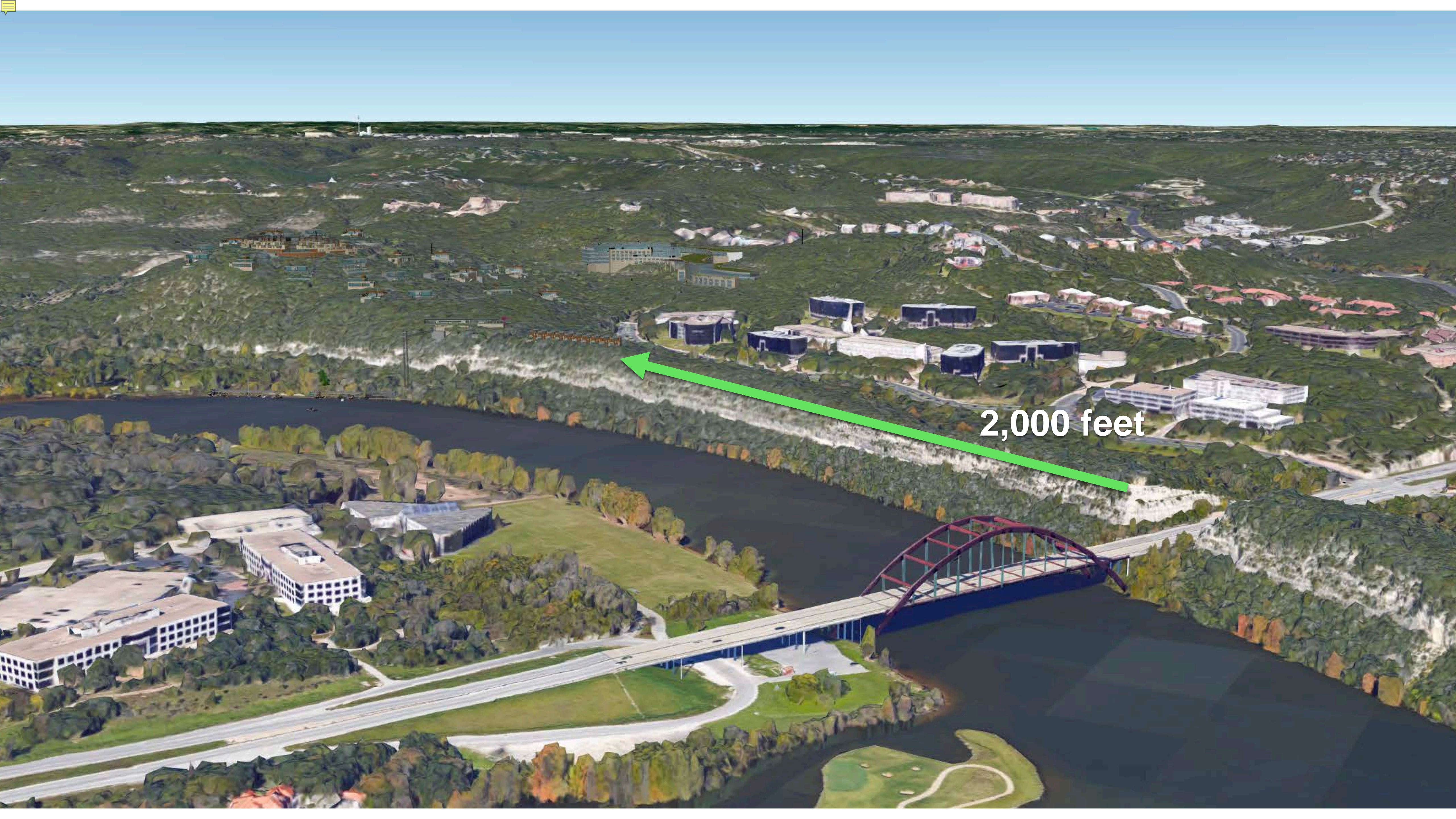


An iconic location that greeted people at the airport.



3,000 feet of lake front...





2,000 feet



NO
PARKING
ON
R.O.W.

TEXAS
KHB-2904
AMHERST

Austin American-Statesman

D | austin360sunday

+ TRAVEL & PUZZLES

Contact: features@statesman.com; 512-445-3690
Subscribe: statesman.com/subscribe



Sunday, January 28, 2018

IN TRAVEL
LIVE IT UP
IN LAKE
CHARLES, D10

THINGS TO DO



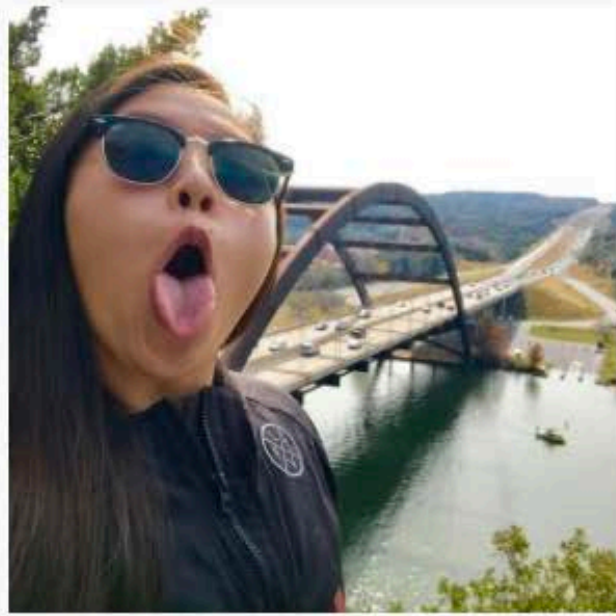
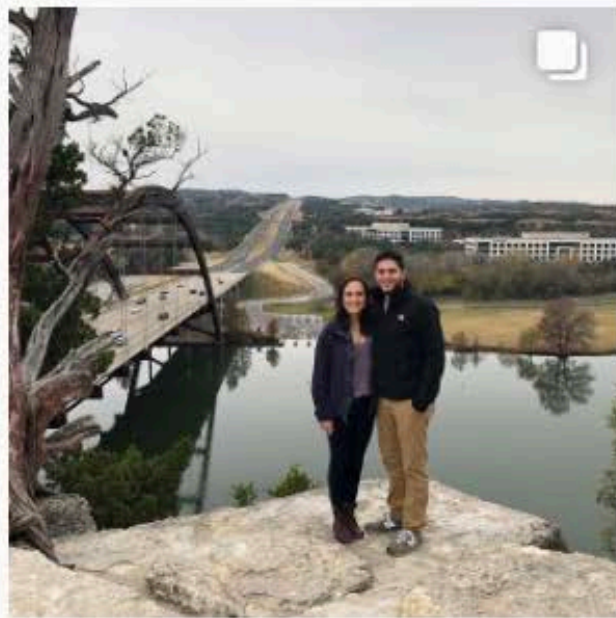
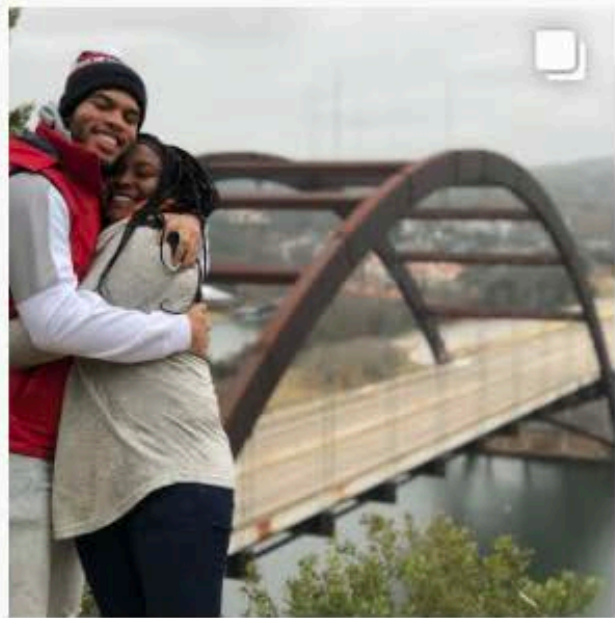
Haley Soechting and Dana Teets pose for a selfie at the Pennybacker Bridge overlook. TAMIR KALIFA/AMERICAN-STATESMAN

But first, let me take a **SELFIE**

Get outside downtown Austin for some fun and some unique photo ops.



Instagram















DISTRICT SUMMARY

OVERALL SITE AREA: 144.817 AC.

O-MU	10.99 AC.	8%
C-MU	7.83 AC.	5%
MR	44.57 AC.	31%
P-OS*	40.57 AC.	28%
P-OS*	6.73 AC.	5%
PARK*	26.11 AC.	18%
DOCK	3.06 AC.	2%
Bridge Point Parkway ROW	4.95 AC.	3%
TOTAL	144.817 AC.	100%

* The total proposed Open Space is 73.41 Ac., equivalent to 51% of the total site area.

DISTRICT SUMMARY

OVERALL SITE AREA: 144.817 AC.

O-MU	10.99 AC.	8%
C-MU	7.83 AC.	5%
MR	44.57 AC.	31%
P-OS*	40.57 AC.	28%
R-OS*	6.73 AC.	5%
PARK*	26.11 AC.	18%
DOCK	3.06 AC.	2%
Bridge Point Parkway ROW	4.95 AC.	3%
TOTAL	144.817 AC.	100%

* The total proposed Open Space is 73.41 Ac., equivalent to 51% of the total site area.

DISTRICT SUMMARY

OVERALL SITE AREA: 144.817 AC.

O-MU	10.99 AC.	8%
C-MU	7.83 AC.	5%
MR	44.57 AC.	31%
P-OS*	40.57 AC.	28%
R-OS*	6.73 AC.	5%
PARK*	26.11 AC.	18%
DOCK	3.06 AC.	2%
Bridge Point Parkway ROW	4.95 AC.	3%
TOTAL	144.817 AC.	100%

* The total proposed Open Space is 73.41 Ac., equivalent to 51% of the total site area.





DISTRICT SUMMARY

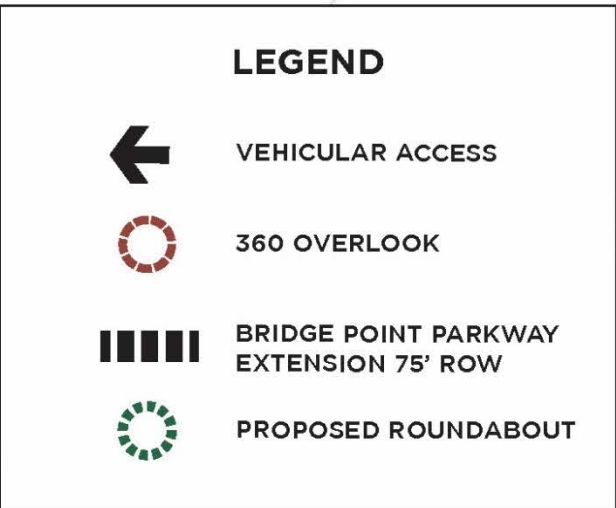
OVERALL SITE AREA: 144.817 AC.

O-MU	10.99 AC.	8%
C-MU	7.83 AC.	5%
MR	44.57 AC.	31%
P-OS*	40.57 AC.	28%
R-OS*	6.73 AC.	5%
PARK*	26.11 AC.	18%
DOCK	3.06 AC.	2%
Bridge Point Parkway ROW	4.95 AC.	3%
TOTAL	144.817 AC.	100%





* The total proposed Open Space is 73.41 Ac., equivalent to 51% of the total site area.

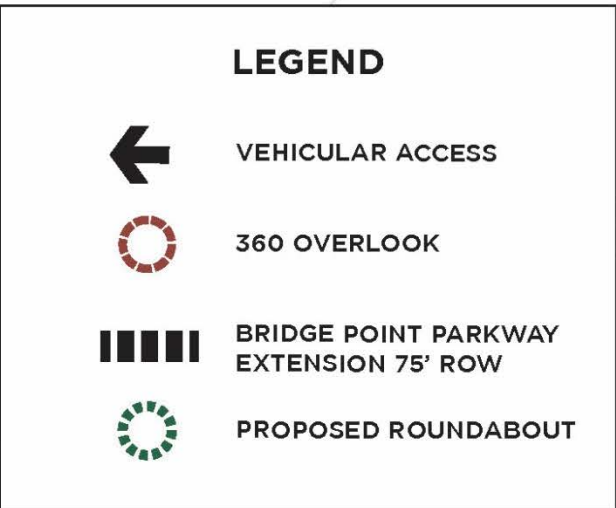
LEGEND

	VEHICULAR ACCESS
	360 OVERLOOK
	BRIDGE POINT PARKWAY EXTENSION 75' ROW
	PROPOSED ROUNDABOUT







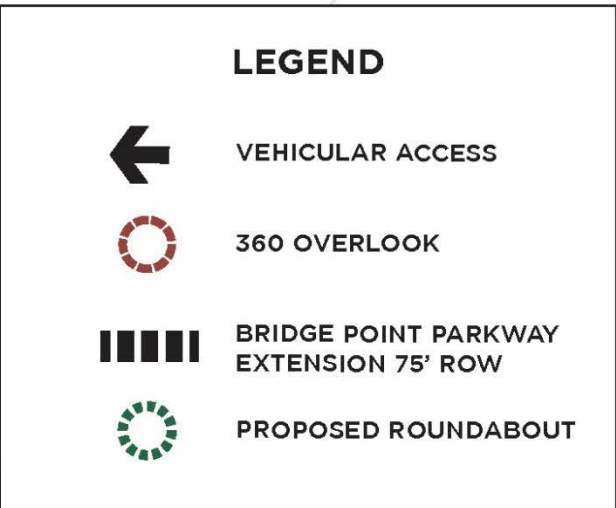
LEGEND

	VEHICULAR ACCESS
	360 OVERLOOK
	BRIDGE POINT PARKWAY EXTENSION 75' ROW
	PROPOSED ROUNDABOUT







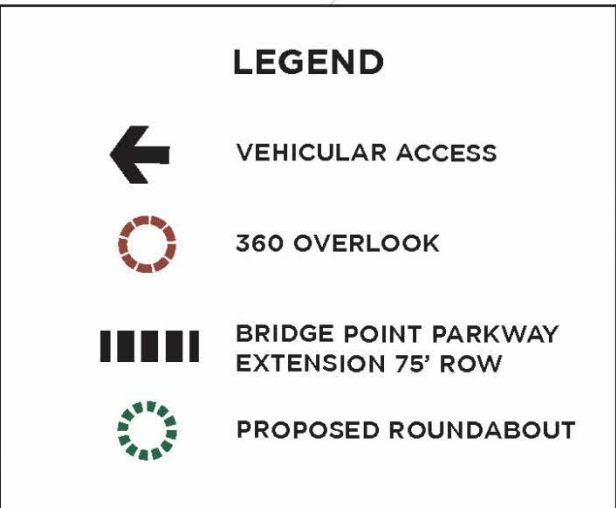
LEGEND

	VEHICULAR ACCESS
	360 OVERLOOK
	BRIDGE POINT PARKWAY EXTENSION 75' ROW
	PROPOSED ROUNDABOUT







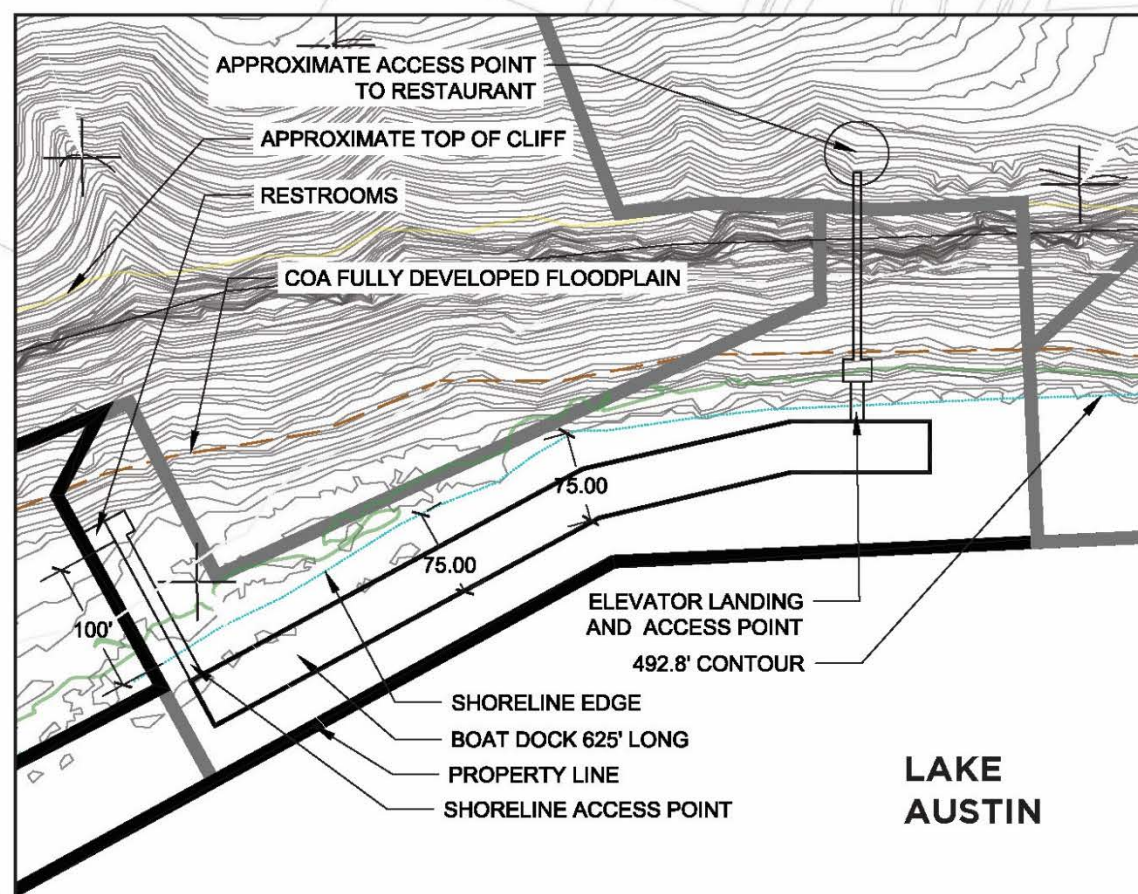
LEGEND

	VEHICULAR ACCESS
	360 OVERLOOK
	BRIDGE POINT PARKWAY EXTENSION 75' ROW
	PROPOSED ROUNDABOUT



LEGEND

	VEHICULAR ACCESS
	360 OVERLOOK
	BRIDGE POINT PARKWAY EXTENSION 75' ROW
	PROPOSED ROUNDABOUT



APPROXIMATE ACCESS POINT TO RESTAURANT

APPROXIMATE TOP OF CLIFF

RESTROOMS

COA FULLY DEVELOPED FLOODPLAIN

100'

75.00

75.00

ELEVATOR LANDING AND ACCESS POINT

492.8' CONTOUR

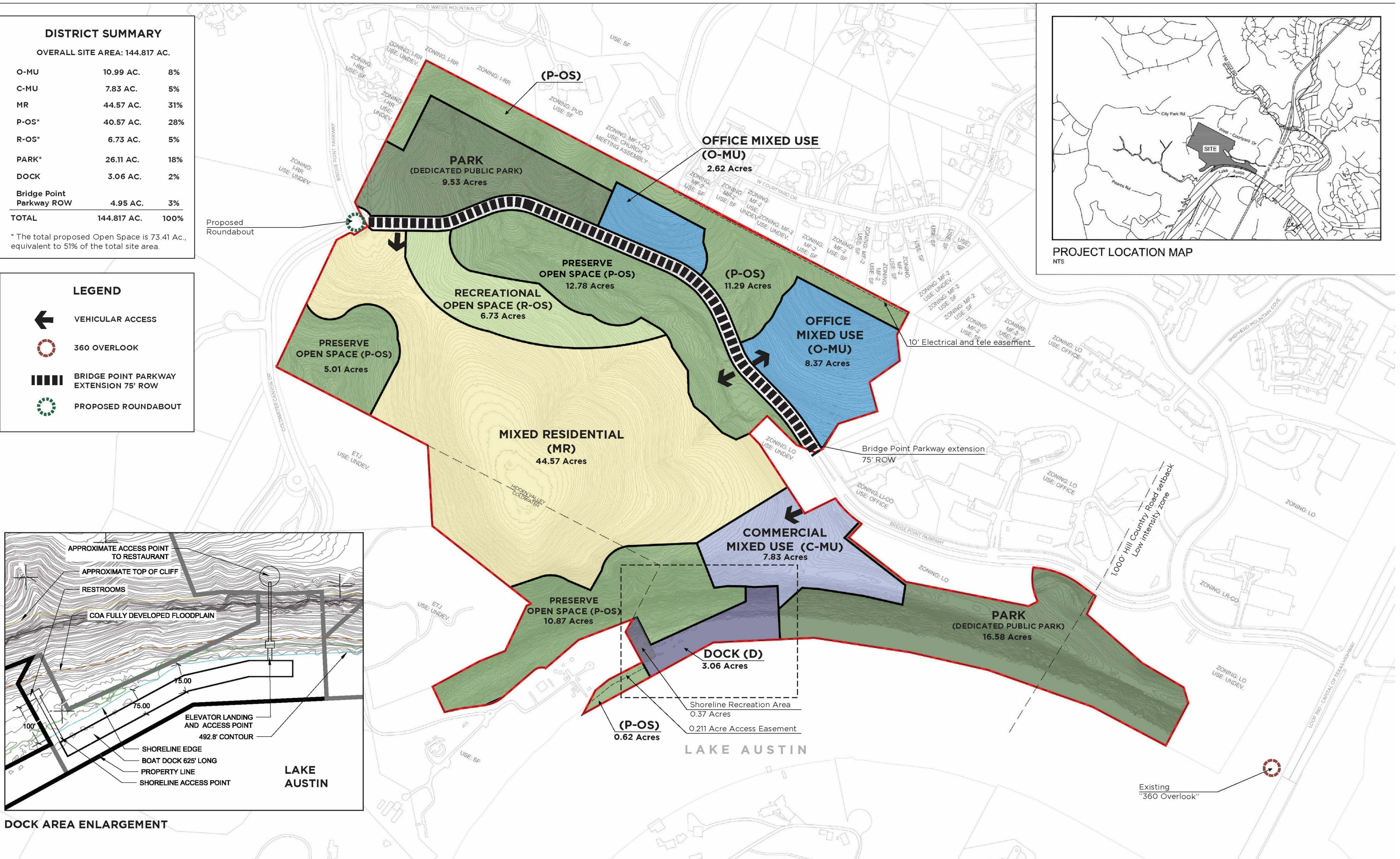
SHORELINE EDGE

BOAT DOCK 625' LONG

PROPERTY LINE

SHORELINE ACCESS POINT

LAKE AUSTIN



Park Dedication.

9.53 Acre Preserve Park

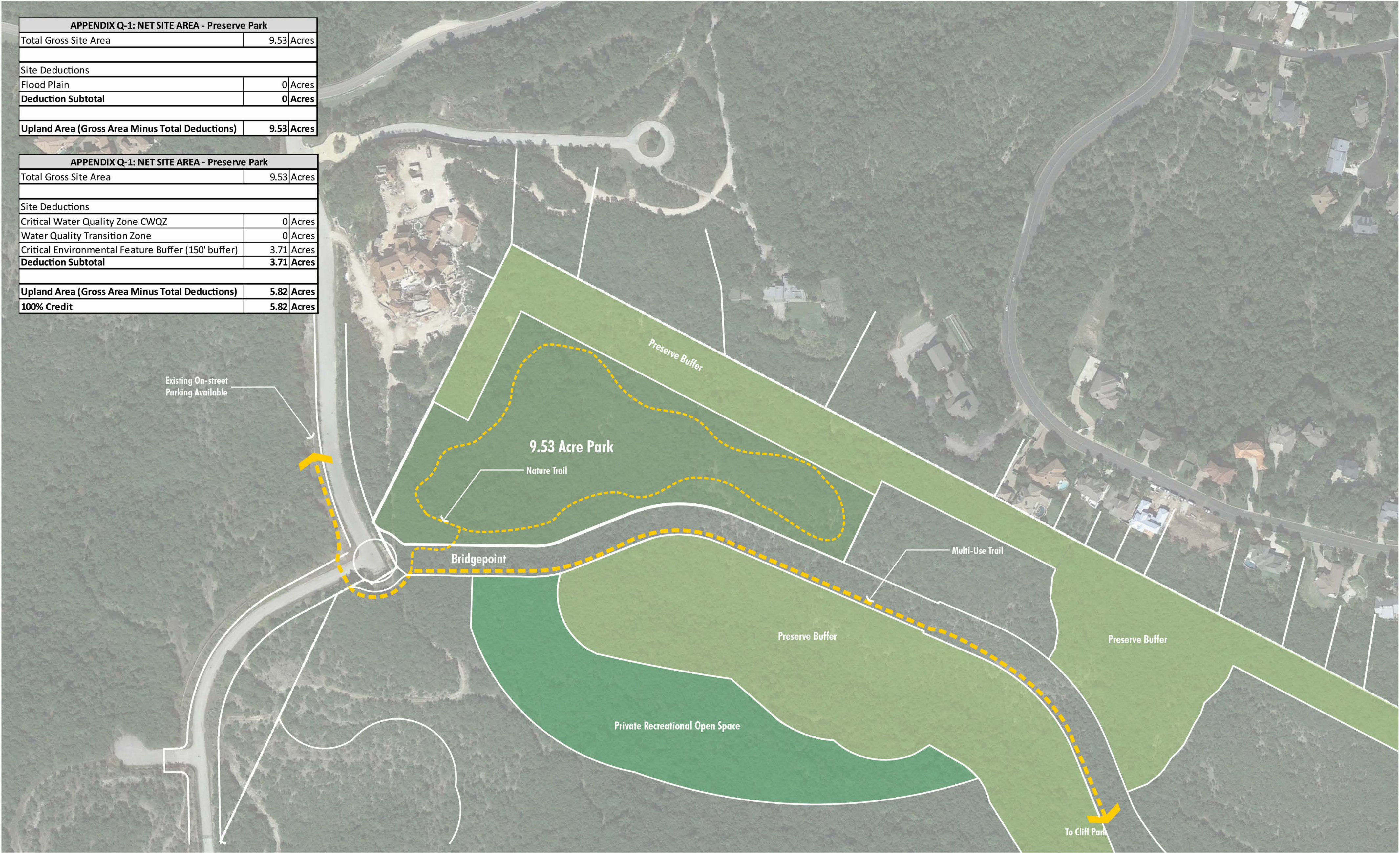
16.58 Cliffside Park

Area Required for superiority = 5.82 Acres

- First City Park on Lake Austin in over 35 years.
- 3rd largest park on Lake Austin behind Emma Long and Commons Ford Park

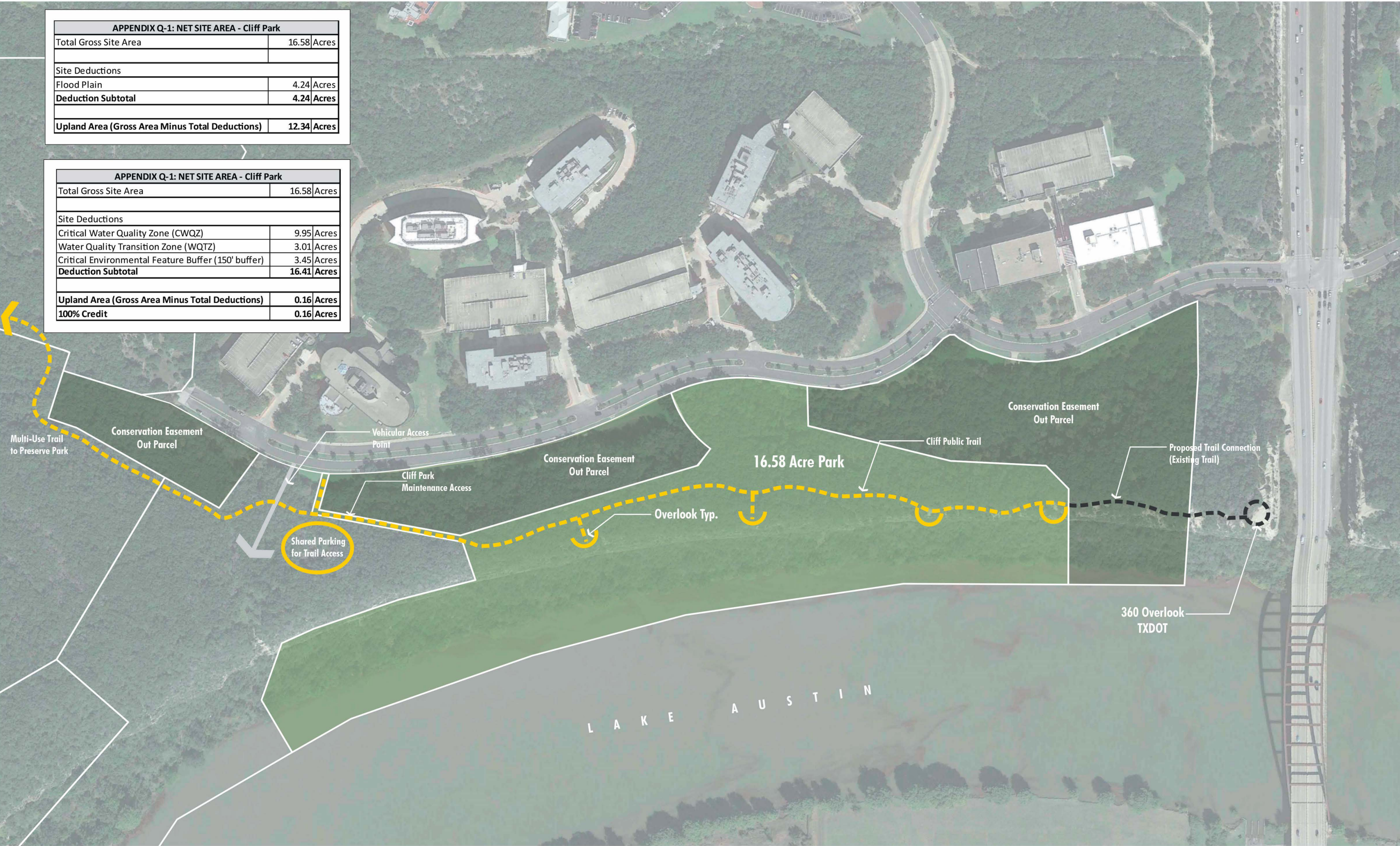
APPENDIX Q-1: NET SITE AREA - Preserve Park		
Total Gross Site Area	9.53	Acres
Site Deductions		
Flood Plain	0	Acres
Deduction Subtotal	0	Acres
Upland Area (Gross Area Minus Total Deductions)		
	9.53	Acres

APPENDIX Q-1: NET SITE AREA - Preserve Park		
Total Gross Site Area	9.53	Acres
Site Deductions		
Critical Water Quality Zone CWQZ	0	Acres
Water Quality Transition Zone	0	Acres
Critical Environmental Feature Buffer (150' buffer)	3.71	Acres
Deduction Subtotal	3.71	Acres
Upland Area (Gross Area Minus Total Deductions)		
	5.82	Acres
100% Credit	5.82	Acres



APPENDIX Q-1: NET SITE AREA - Cliff Park		
Total Gross Site Area	16.58	Acres
Site Deductions		
Flood Plain	4.24	Acres
Deduction Subtotal	4.24	Acres
Upland Area (Gross Area Minus Total Deductions)	12.34	Acres

APPENDIX Q-1: NET SITE AREA - Cliff Park		
Total Gross Site Area	16.58	Acres
Site Deductions		
Critical Water Quality Zone (CWQZ)	9.95	Acres
Water Quality Transition Zone (WQTZ)	3.01	Acres
Critical Environmental Feature Buffer (150' buffer)	3.45	Acres
Deduction Subtotal	16.41	Acres
Upland Area (Gross Area Minus Total Deductions)	0.16	Acres
100% Credit	0.16	Acres



Park improvements.

We have committed to design, permit, construct, operate and maintain the park. The preliminary budget for the park improvements are estimated to be in excess of \$1.5 million dollars.

- 25 Public parking spaces, includes ADA parking.
- High quality public restrooms, men and women with changing stations
- Drinking fountains, trash cans, seat walls, dog waste stations, park benches, shade structures.
- Trail and accessibility improvements.
- Park signage, interpretative signs, park rules signs, etc.
- Dedicated ADA parking and parking spaces for public use



Thank you.

