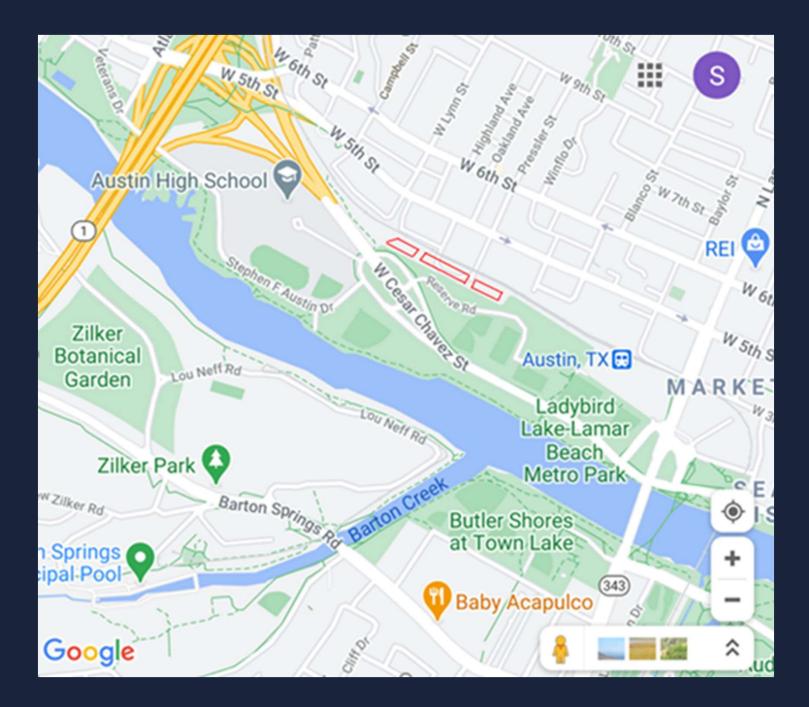
300 Pressler St 301 Pressler St 1505 W. 3rd Street

Case No. C15-2021-0035

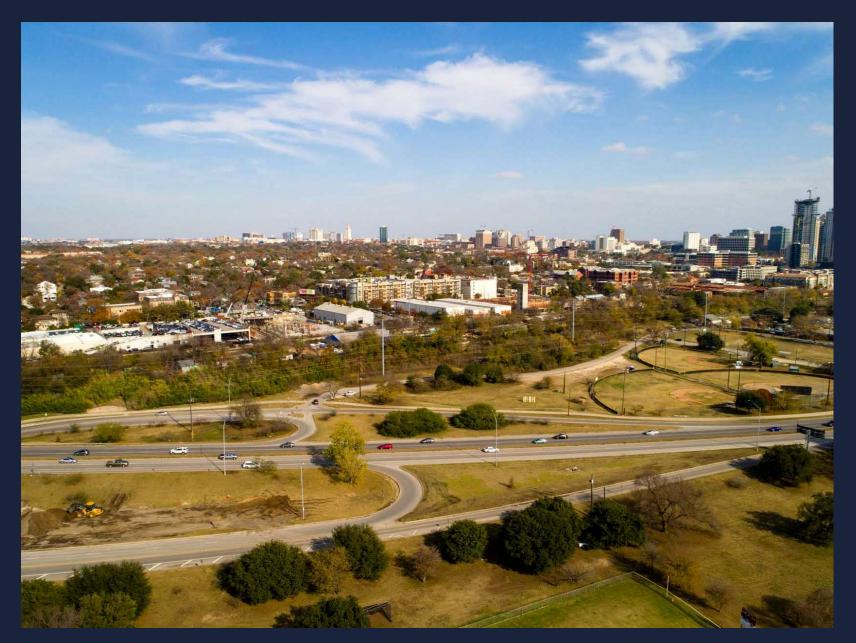
D-7/2-PRESENTATION



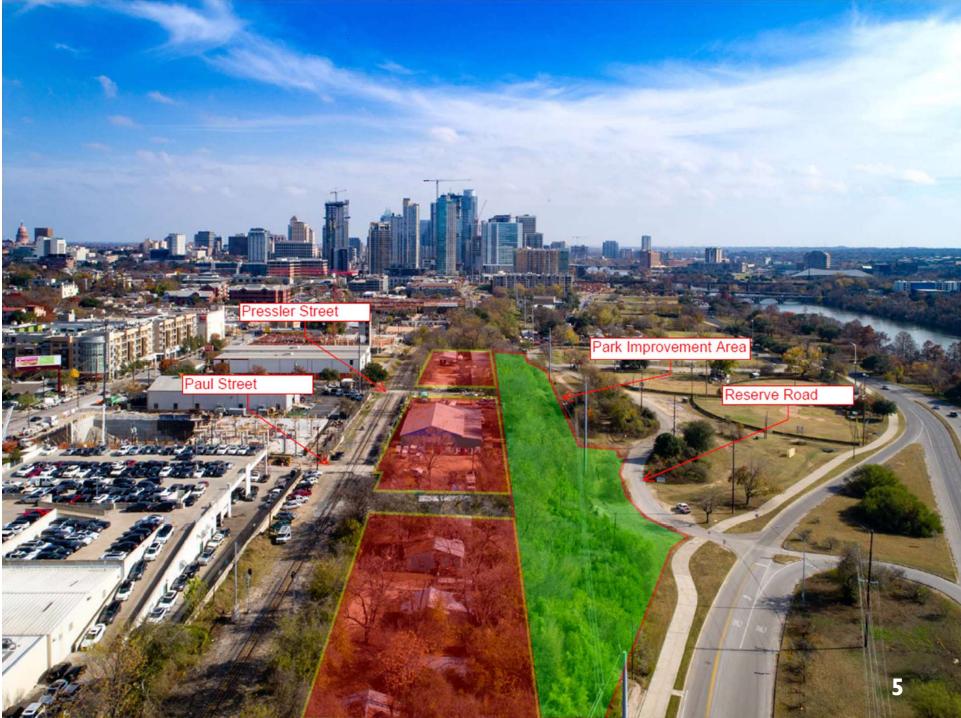
D-7/3-PRESENTATION



D-7/4-PRESENTATION



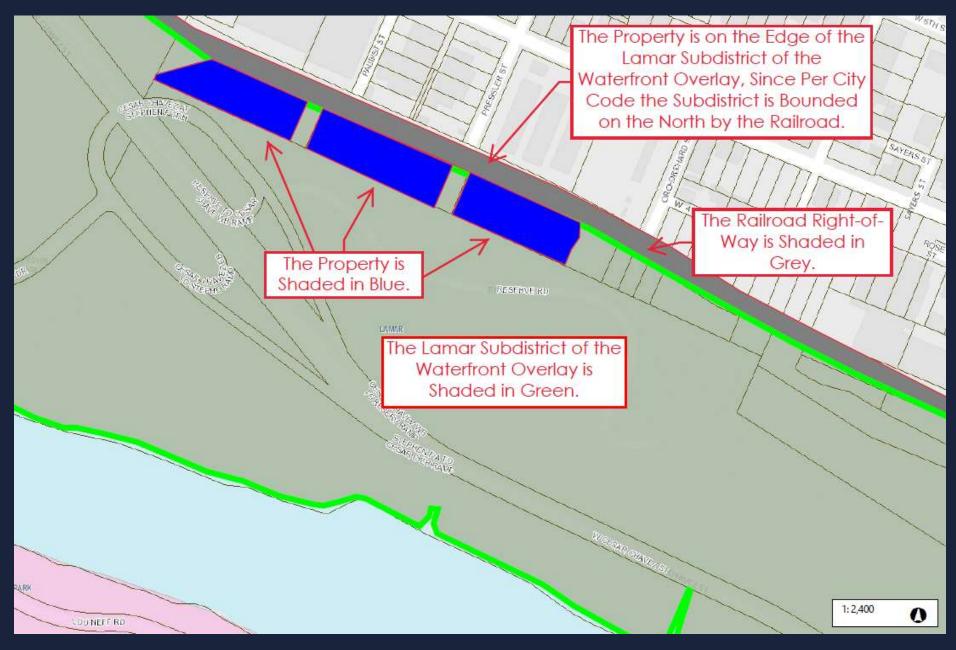
D-7/5-PRESENTATION



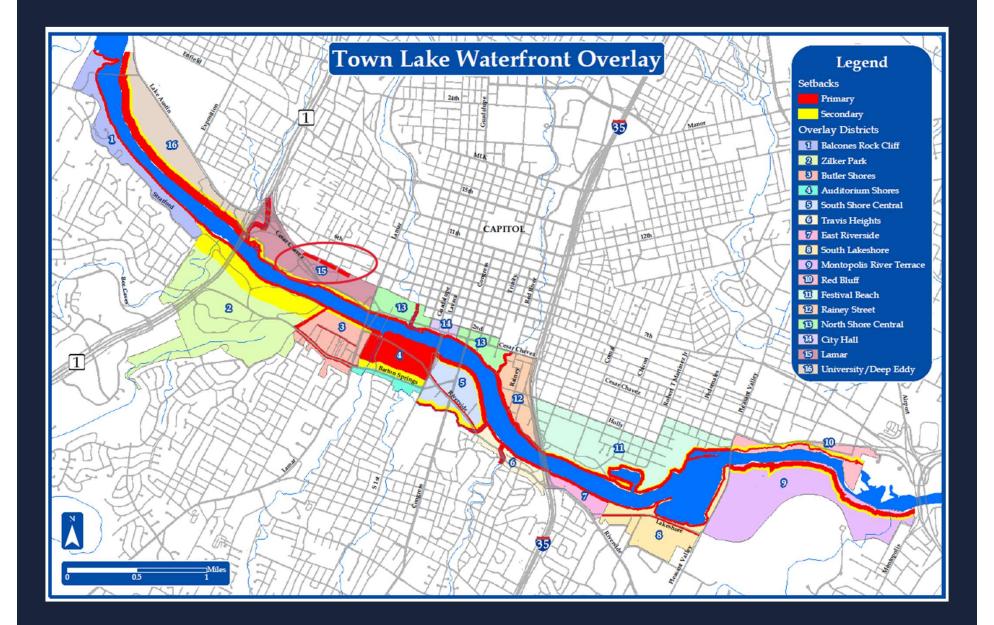
VARIANCE REQUEST

Exceed Maximum Height allowed in this district of the Waterfront Overlay from 60 feet to 75 feet

D-7/7-PRESENTATION



D-7/8-PRESENTATION



PROJECT PLAN

- *Work with and be compatible with the park
- *Aid in resolving connectivity and mobility issues for Old West Austin
- *Resolve the barrier created by the Union Pacific railroad tracks
- *Provide extraordinary public amenities

PROJECT PLAN

*Developer has worked with the City of Austin since 2017 Austin Water Austin Energy Austin Transportation Department Parks and Recreation Department and Parks Board

*Parkland Improvement Agreement

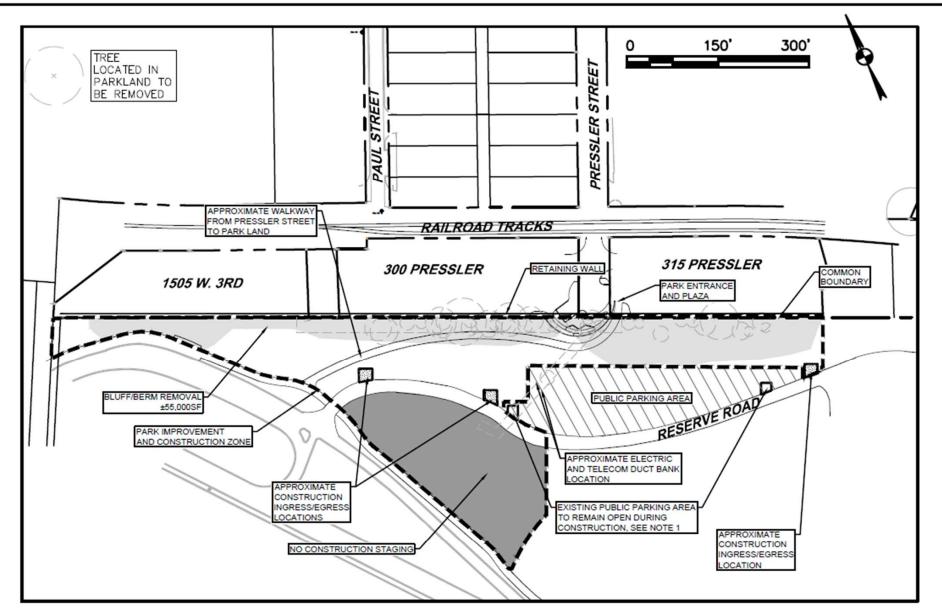
*Quiet Crossing and Safety Enhancement Agreement

*Community Facilities Agreement

PUBLIC IMPROVEMENTS AND AMENITIES

- Union Pacific Quiet Crossing and Safety Installation
- Bike and Pedestrian Trail Created from Pressler St to Lance Armstrong Bikeway
- Public Trailhead at Terminus of Pressler at the Park with seating and ADA accessibility
- Lamar Beach Park Beautification Project
 - Includes mass grading, ~4,900 linear feet of rock walls, and ~750 inches of new trees planted
- Burying and Improving Existing Utilities
 - 6 utility borings under the Union Pacific right-of-way
 - Overhead Austin Energy Line Placed Underground
 - Upgraded Water and Wastewater Lines with enhanced service to Old West Austin

D-7/12-PRESENTATION



NOTES:

CONSULTING, LLC

4201 WEST PARMER LN., BUITE C 100 AUSTIN, TX 78727 NOTE 1: CONTRACTOR TO STABILIZE PUBLIC PARKING AREA ENTRANCE/EXIT PRIOR TO CONSTRUCTION.

NOTE 2: ANY DAMAGE TO RESERVE RD CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO EXISTING CONDITION OR BETTER.

NOTE 3: NO CONSTRUCTION DELIVERY OR HAULING ON MEDIENDS OR AFTER 47M M-F WITHOUT PRIOR AUTHORIZATION BY PARD WITH A TWO-WEEK ADVANCED EXHIBIT B IMPROVEMENT PLAN 3RD STREET & PRESSLER 2020-06-19 12

D-7/13-PRESENTATION



PRESSLER STREET PLAZA AND TRAIL

D-7/14-PRESENTATION



D-7/15-PRESENTATION



D-7/16-PRESENTATION



D-7/17-PRESENTATION

TREES

2 3 " PECAN TREE BEGANITAGE PECAN TREE

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UNION PACIFIC RAILROAD



LANCE ARMSTRONG BIKEWAY

CONSTRAINTS SUMMARY (SF)

CREEK

2,400
7,792
16,249
141
2,948
CESAR CHAVEZ ST
HAVEZ ST

LAMAR BEACH PARK

TARBON MIDISOLANSIA

RIVERSIDE

D-7/18-PRESENTATION



D-7/19-PRESENTATION

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CONSTRAINTS SUMMARY (SF)	A Start St	LAMAR BEACH	IPARK
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Fireman's Walkway	7,792 Sloped Creek Bank	2,775	
Fire Lane	16,249 Wastewater Easement	tenenna sertest 5,752	
UPRR Gate Arms	141		
Heritage Trees	2,948		and the second second second
Drainage Easements	CES 3,258		
Drainage Easement (Off-site Conveyance)	CESAR 238 AVER ST		RIVERSIDE

D-7/20-PRESENTATION

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Fireman's Walkway	7,792	Sloped Creek Bank	2,775	
Fire Lane	16,249	Wastewater Easement	5,752	
UPRR Gate Arms	141	Waterline Easement	2,800	
	2,948	Electric Easement	1,110	
Drainage Easements	CES 3,258	Electric Easement		
Drainage Easement (Off-site Conveyance)	238	I A CONTRACTOR		RIVERSIDE

D-7/21-PRESENTATION

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CONSTRAINTS SUMMART (SP)	R D	300 PRESS	LAMAR B	PRESSLE EACH PA	
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CONSTRAINTS SUMMART (SF)			LAMAR B	51,245 sf	
Public Plaza Open Space	2,400	Erosion Hazard Zone	LAMAR B 1,994		
Public Plaza Open Space Fireman's Walkway	2,400 7,792	Erosion Hazard Zone Sloped Creek Bank	LAMAR B 1,994 2,775	51,245 sf	37%
Public Plaza Open Space Fireman's Walkway Fire Lane UPRR Gate Arms Heritage Trees	2,400 7,792 16,249 141 2 948	Erosion Hazard Zone Sloped Creek Bank Wastewater Easement Waterline Easement Electric Easement	LAMAR B 1,994 2,775 5,752	51,245 sf	37%
Public Plaza Open Space Fireman's Walkway Fire Lane UPRR Gate Arms Heritage Trees	2,400 7,792 16,249 141	Erosion Hazard Zone Sloped Creek Bank Wastewater Easement Waterline Easement Electric Easement	LAMAR B 1,994 2,775 5,752 2,800	51,245 sf	37%

PROPOSED PLAN IS CONSISTENT WITH TOWN LAKE PLAN

- The Town Lake Corridor Study called for "a long-range comprehensive plan for the Corridor."
- The resulting Town Lake Comprehensive Plan identified issues and set forth goals that the proposed project would help to address, including:
 - "Downtown-oriented housing for professionals, employees, and students was perceived to be a strong need by almost all sectors interviewed."
 - "Presently, the Town Lake parklands and the image of the total Corridor suffer from a lack of continuity."
 - "Existing amenities should be enhanced and expanded, including Hike and Bike Trail extensions and crossings."
 - "Roadways and pedestrian paths should make the lake more accessible physically and visually."

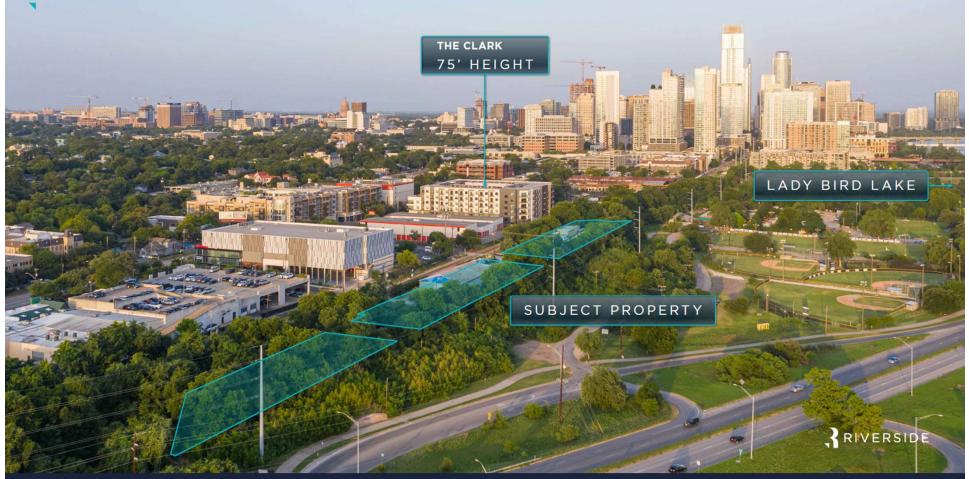
D-7/23-PRESENTATION

NEARBY PROPERTY OVER 60' HEIGHT

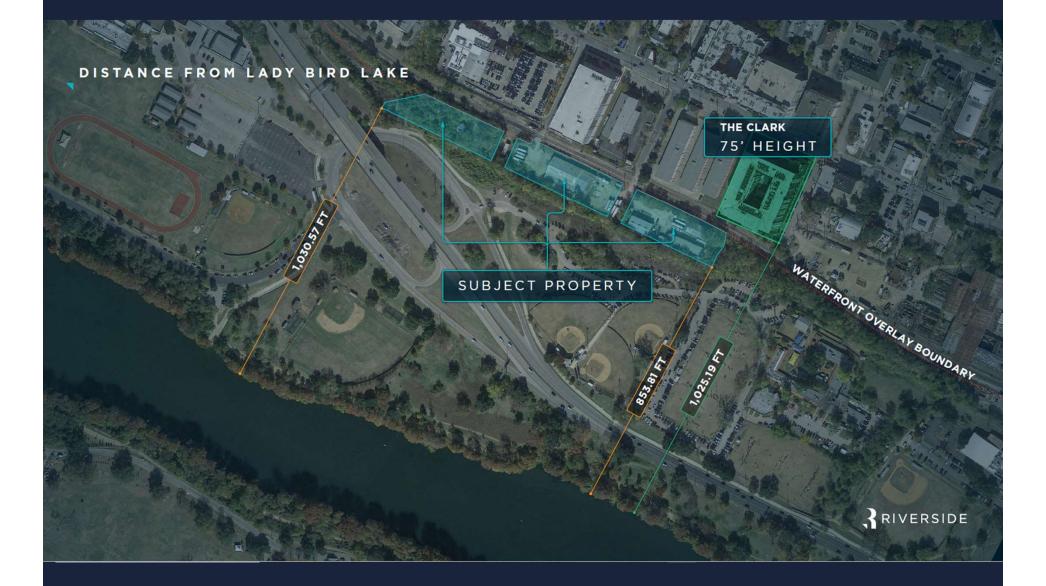


D-7/24-PRESENTATION

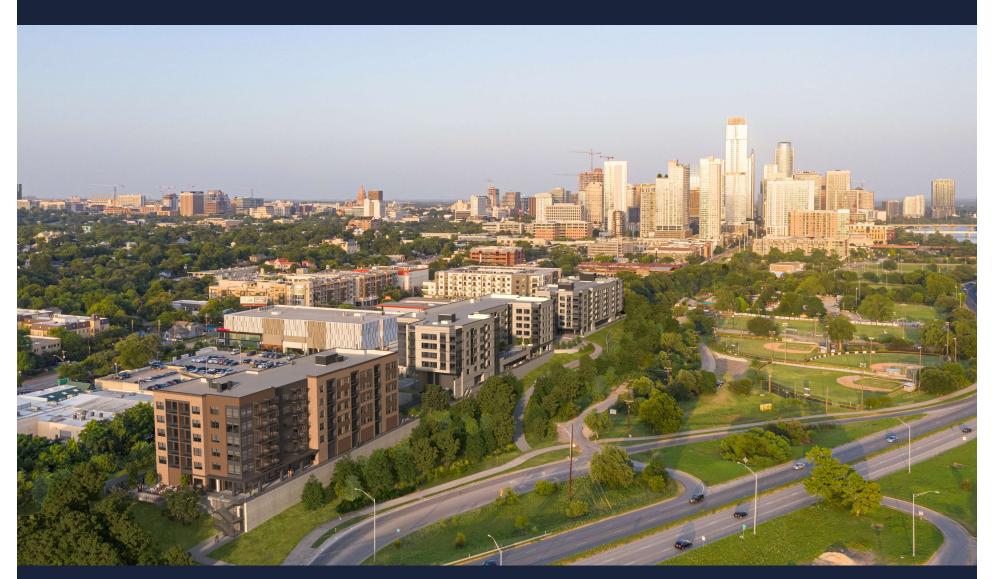
NEARBY PROPERTY OVER 60' HEIGHT



D-7/25-PRESENTATION



D-7/26-PRESENTATION



75'HEIGHT 6 LEVELS

D-7/27-PRESENTATION

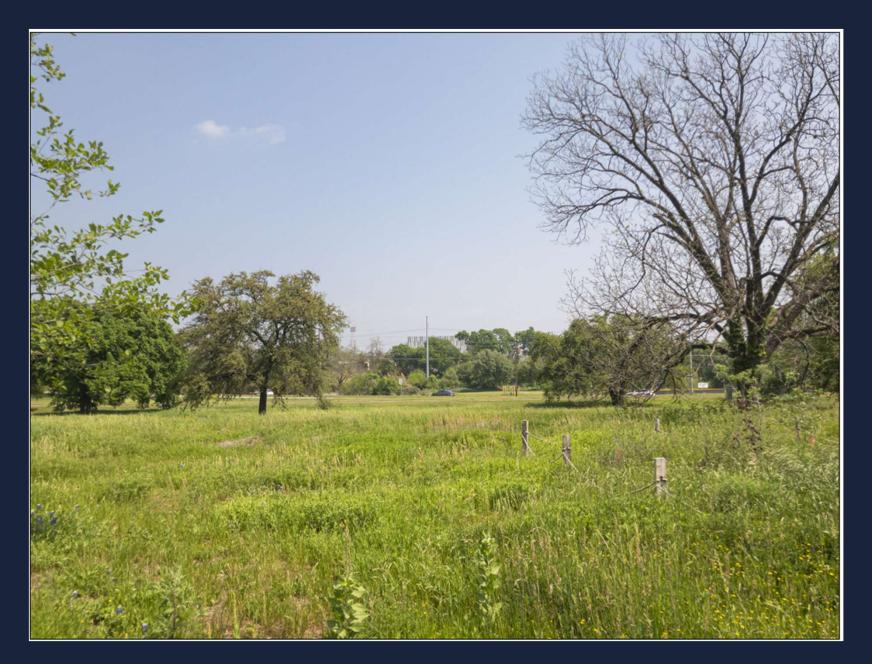
HEIGHT COMPARISON | 60' VS 75'



60'HEIGHT 5 LEVELS

75'HEIGHT 6LEVELS

D-7/28-PRESENTATION



PROPOSED REZONING

- Would rezone from CS-CO-NP and LI-CO-NP to LI-PDA-NP
- CS-MU site development regulations
- CS-MU permitted, conditional, and prohibited uses
- Exception to Increase Maximum Height from 60' to 75'

D-7/30-PRESENTATION

HEIGHT COMPARISON | 60' VS 75'



60'HEIGHT 5 LEVELS

75'HEIGHT 6LEVELS

D-7/31-PRESENTATION

