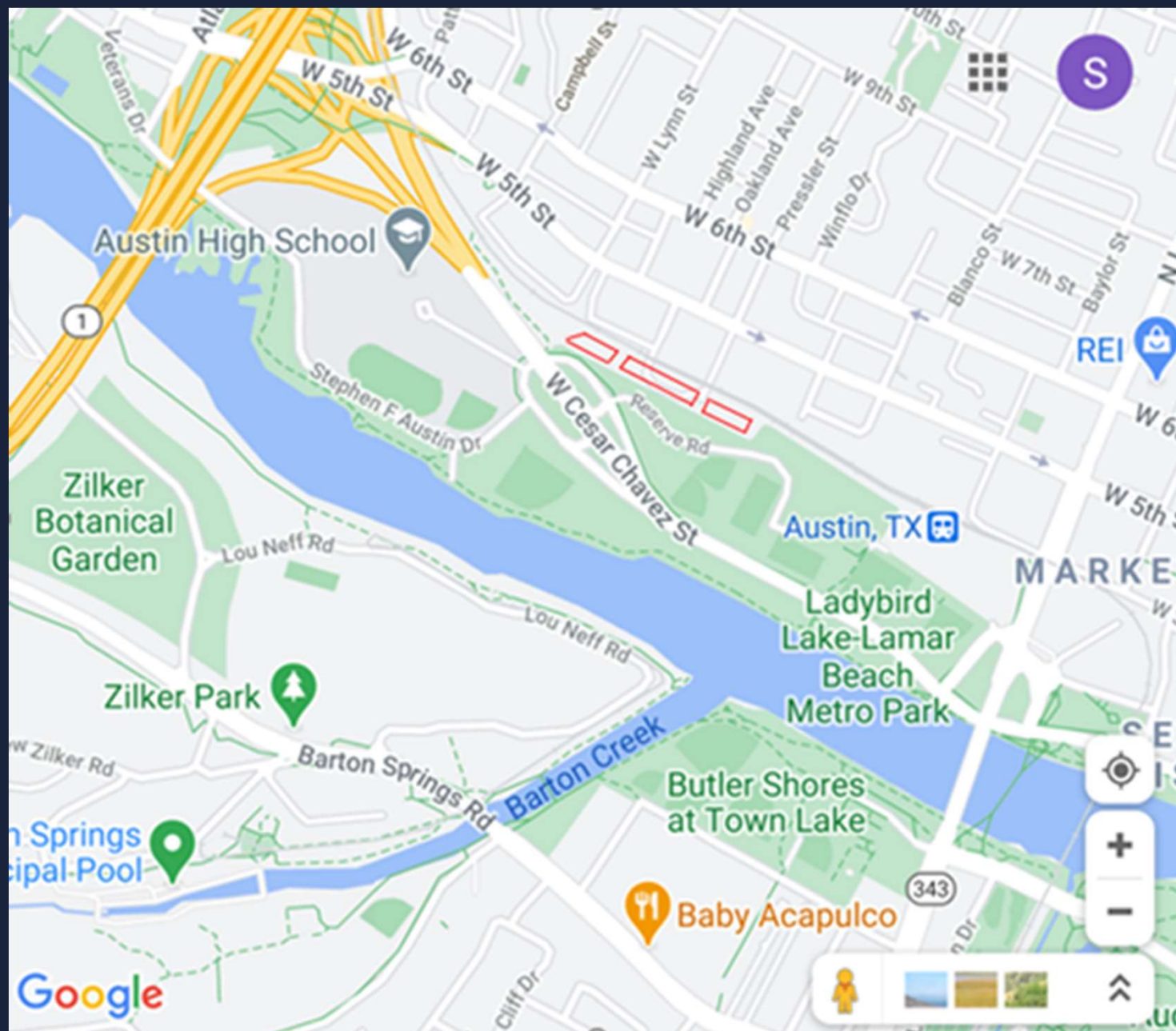


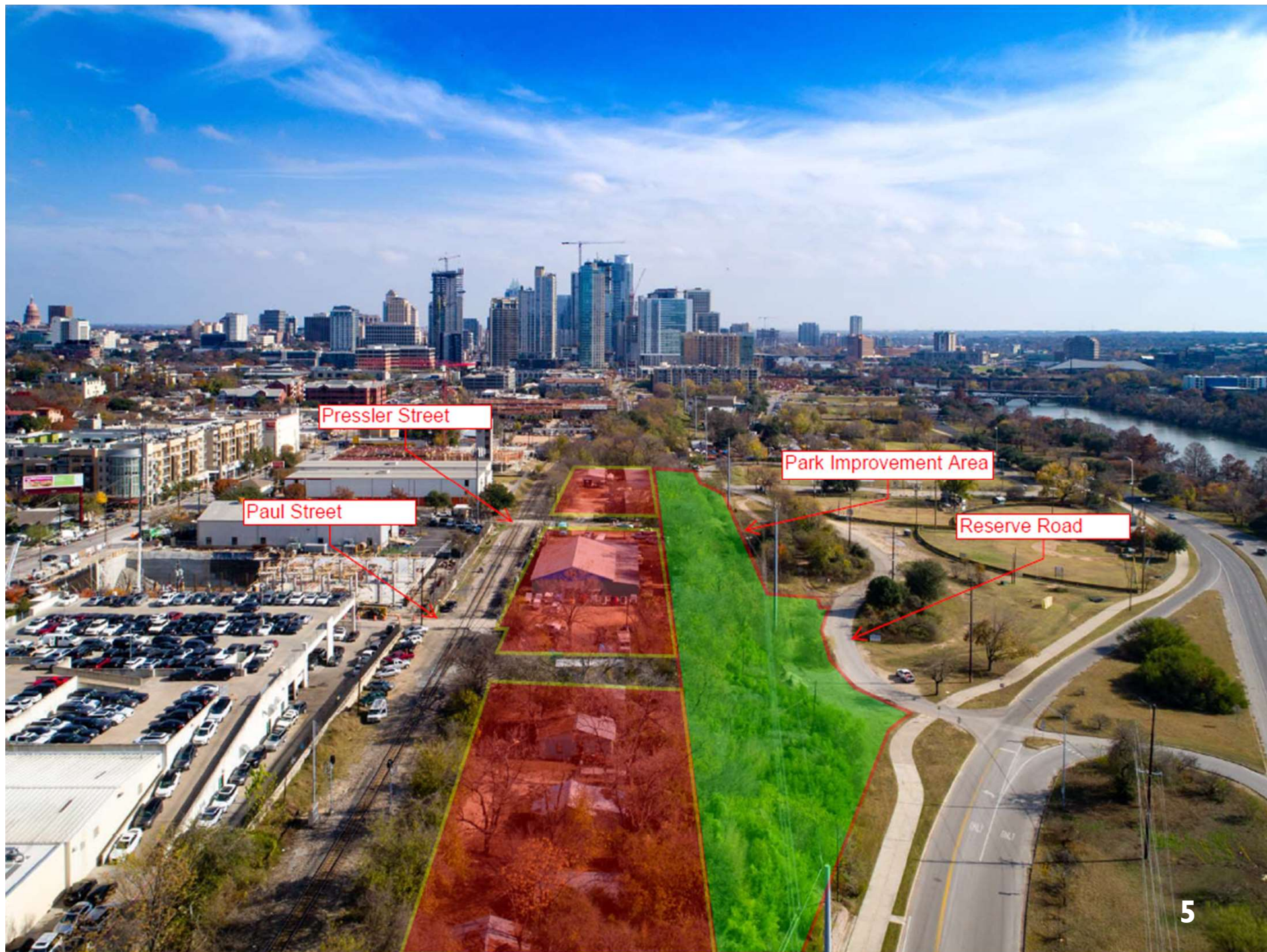
300 Pressler St
301 Pressler St
1505 W. 3rd Street

MULTI-FAMILY DEVELOPMENT

Case No. C15-2021-0035

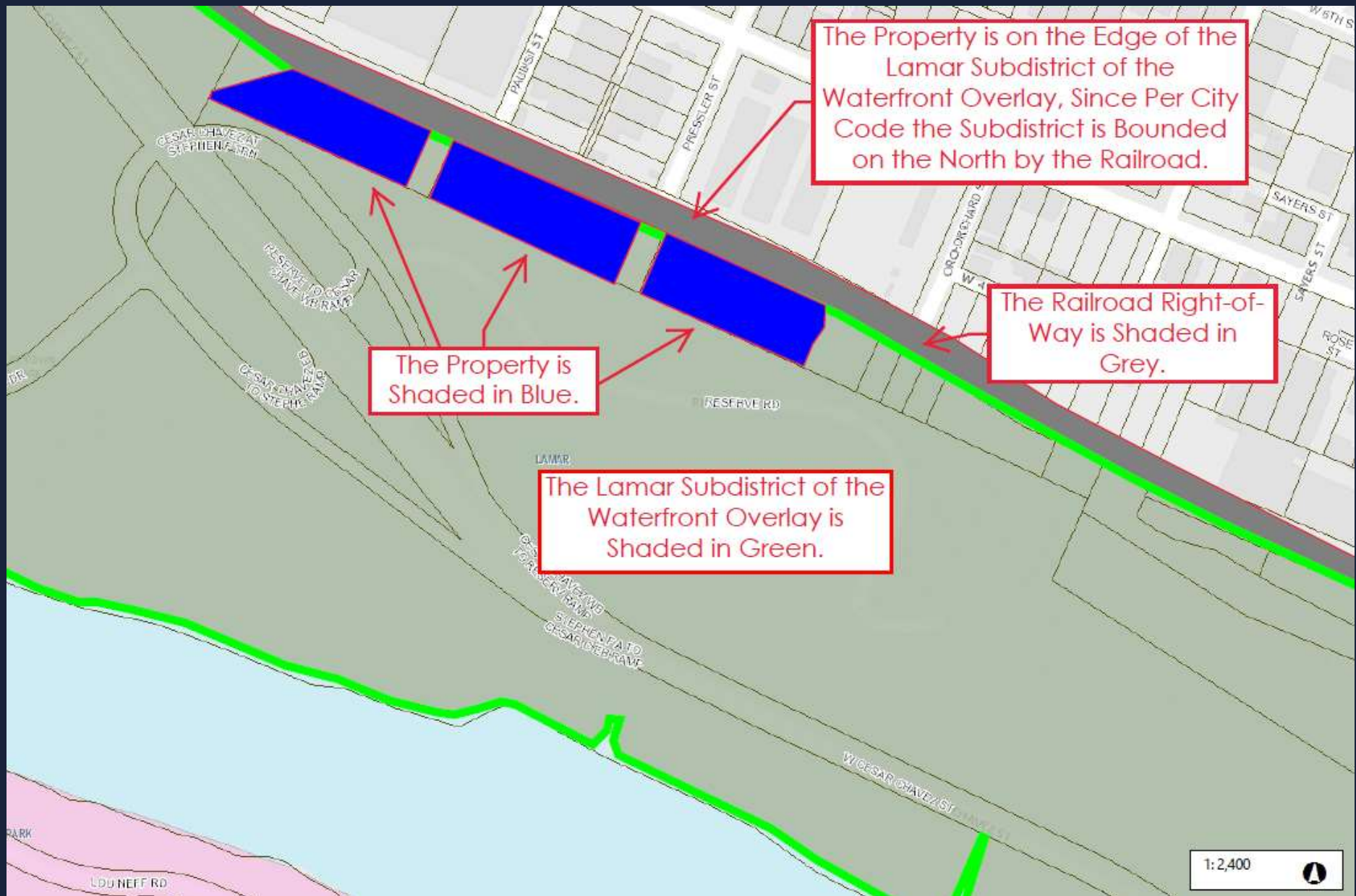


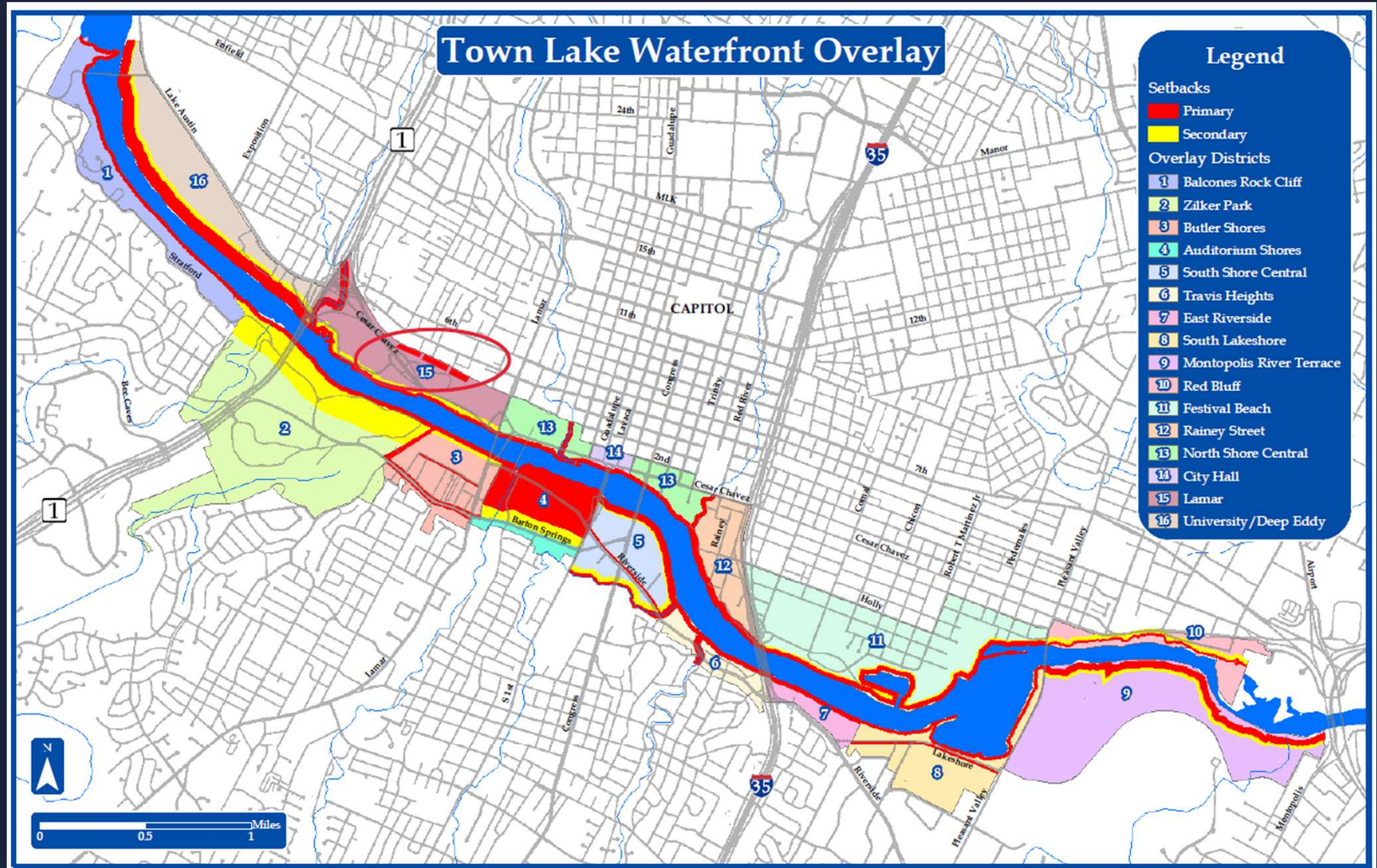




VARIANCE REQUEST

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





PROJECT PLAN

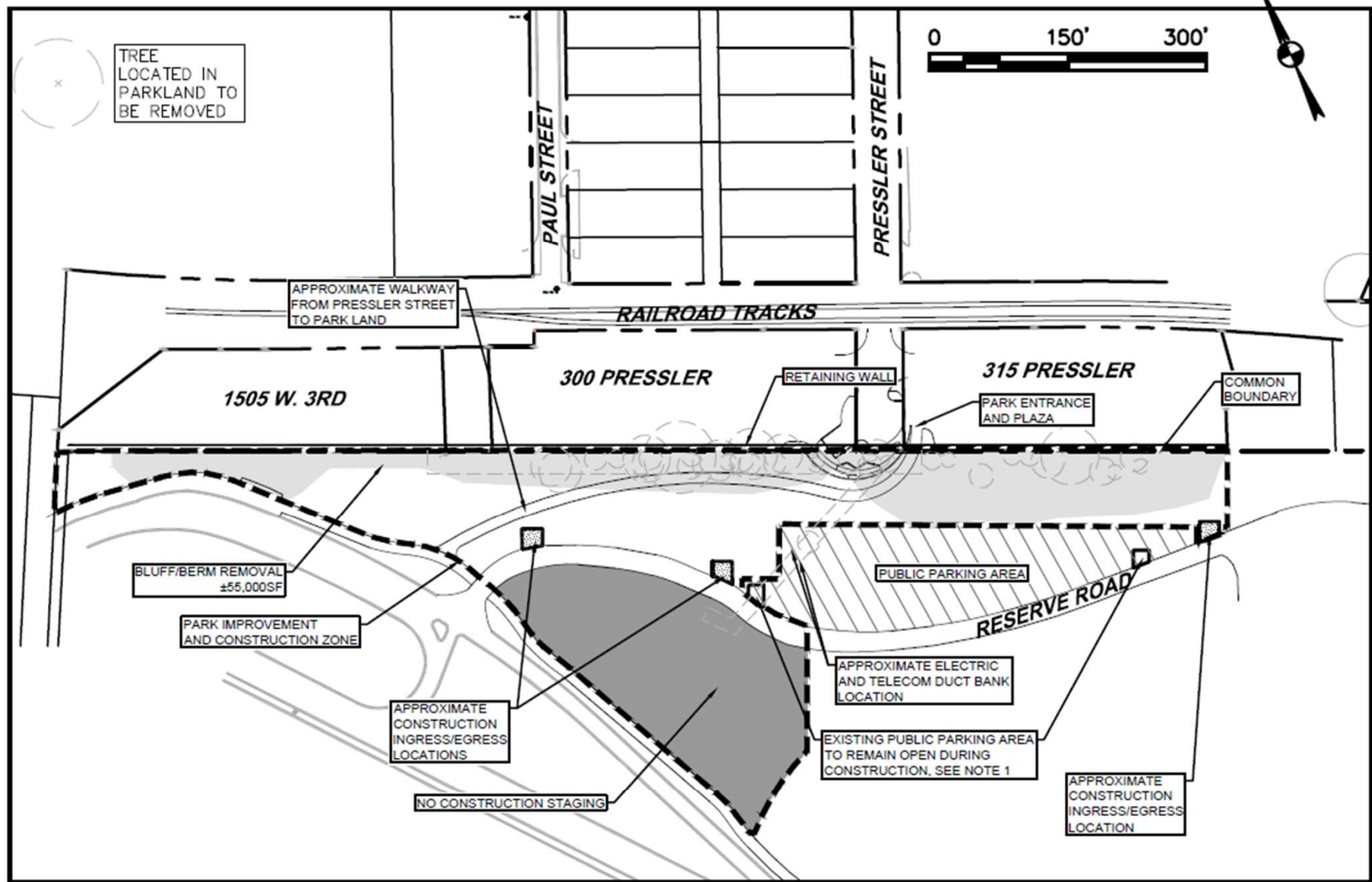
- *Work with and be compatible with the park
- *Aid in resolving connectivity and mobility issues for Old West Austin
- *Resolve the barrier created by the Union Pacific railroad tracks
- *Provide extraordinary public amenities

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



NOTES:

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 WEEKENDS OR AFTER 4PM M-F WITHOUT PRIOR AUTHORIZATION BY PARO WITH A TWO-WEEK ADVANCED

**EXHIBIT B IMPROVEMENT PLAN
3RD STREET & PRESSLER**

2020-06-19



PRESSLER STREET PLAZA AND TRAIL

















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.”

NEARBY PROPERTY OVER 60' HEIGHT

CAPSTAR PLAZA
100' HEIGHT

LADY BIRD LAKE

SUBJECT PROPERTY

 RIVERSIDE

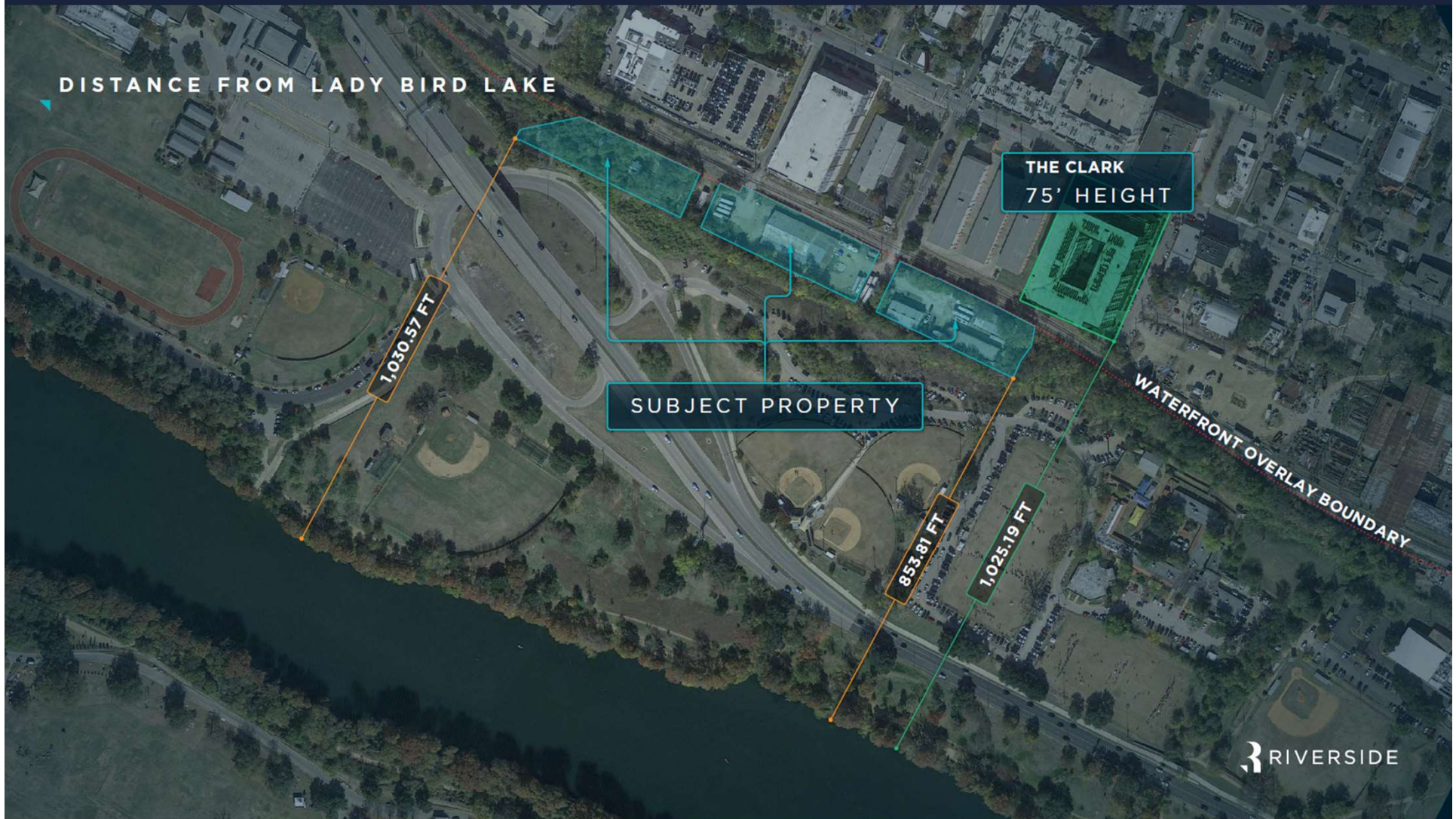
NEARBY PROPERTY OVER 60' HEIGHT

THE CLARK
75' HEIGHT

LADY BIRD LAKE

SUBJECT PROPERTY

RIVERSIDE





75' HEIGHT
6 LEVELS

HEIGHT COMPARISON | 60' VS 75'



60' HEIGHT
5 LEVELS



75' HEIGHT
6 LEVELS



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'

HEIGHT COMPARISON | 60' VS 75'



60' HEIGHT
5 LEVELS



75' HEIGHT
6 LEVELS

