

30 5 SOUTH CONGRESS - COMPARISON BY HOUSING & PLANNING STAFF				
		2016 Vision Plan	2020 Update of Vision Plan	Statesman PUD Statesman PUD + Public Funds
Program	Total	2,142,900 SF		3,515,000 SF
	Office	812,900 SF		1,500,000 SF
	Residential	963,500 SF / 962 d.u.		1,645,000 SF / 1,378 d.u.
	Retail	112,000 SF		150,000 SF
	Hotel	254,500 SF		220,000 SF / 275 keys
Affordable Housing	Units	40		Approximately 55 units
	% of total	4.16%		4%
Streets	Barton Springs Rd	0.82 acres		1.97 acres
	Total ROW	76' (both properties)		TBD
	ROW Features	Bioswale		Design is still being finalized
		Buffered Bike Lane		between the applicant and the ATD.
		Rasied Bike Lane		
		Two travel lanes		
		15' pedestrian realm		
	Private	1.71 acres		1.75 acres
Parking	Surface	0%		5%
	Podium	68%		0%
	Spaces	1973		-
	Underground	32%		95%
	Spaces	915		-
Building Heights		90 feet (eastern-most building) - 400 feet (1 tower, closest to Congress Ave & Lady Bird Lake) Building heights drop down from the Lake towards Riverside Dr; Building heights drop down from Congress Ave towards Bouldin Creek		250 feet to 525 feet Broken into three sub areas Sub Area 1 Max. Height: 525' (closest to S. Congress) Sub Area 2 Max. Height: 485' (middle of site) Sub Area 3 Max. Height: 250' (located on the eastern side of property)
Open Space (Parks and Plaza Areas)	Total	9.61 acres (from Plan Appendix)	9.58 acres (2020 Update)	8.12 acres (as of July 2021 PUD submittal)
	Park & Softscape	6.76 acres	6.99 acres	6.53 acres (deed parkland)

	Softscape Trail Riverfront/Wetland Water Quality Pond	Native Riparian Planting Lawn Area Natural Beach and Kayak Launch Area Stormwater Quality Ponds / Biofiltration Areas / Bioswale Connectors 12' wide Trails (including sloped trails where handrails are required) 10' wide Boardwalk Bridge across Stormwater Quality Pond Bat Viewing Pier Pontoon Bridge Landing Pier (Waller Creek Connection)		
Plazas & Hardscape	2.85 acres	2.59 acres	1.59 acres (access easement)	
Amenities	Boardwalk Bridge across WQ Ponds Hardscape / Plaza Bat Viewing Pier Amphitheater Entry Plaza with Interpretive features Overlook Cafe Terrace Pontoon Bridge Landing Pier Natural Beach and Kayak Launch Pavilion Deck and Beer Garden Kayak and Bike Rentals		Great Steps Water Quality Ponds	Bat Viewing Area Great Lawn Pier Water Steps Boardwalk Play Area
Notes:	Connection between Congress Avenue & Waterfront Park addressed via plaza sequence along Congress & amphitheater  Flexibility in shape and features of parks, plazas, and Park features			

---