

A Vision Framework for Austin's South Central Waterfront



Waterfront Talkabout #4 – Introduction & Orientation
May 6, 2015

X Marks the Spot - South Central Waterfront



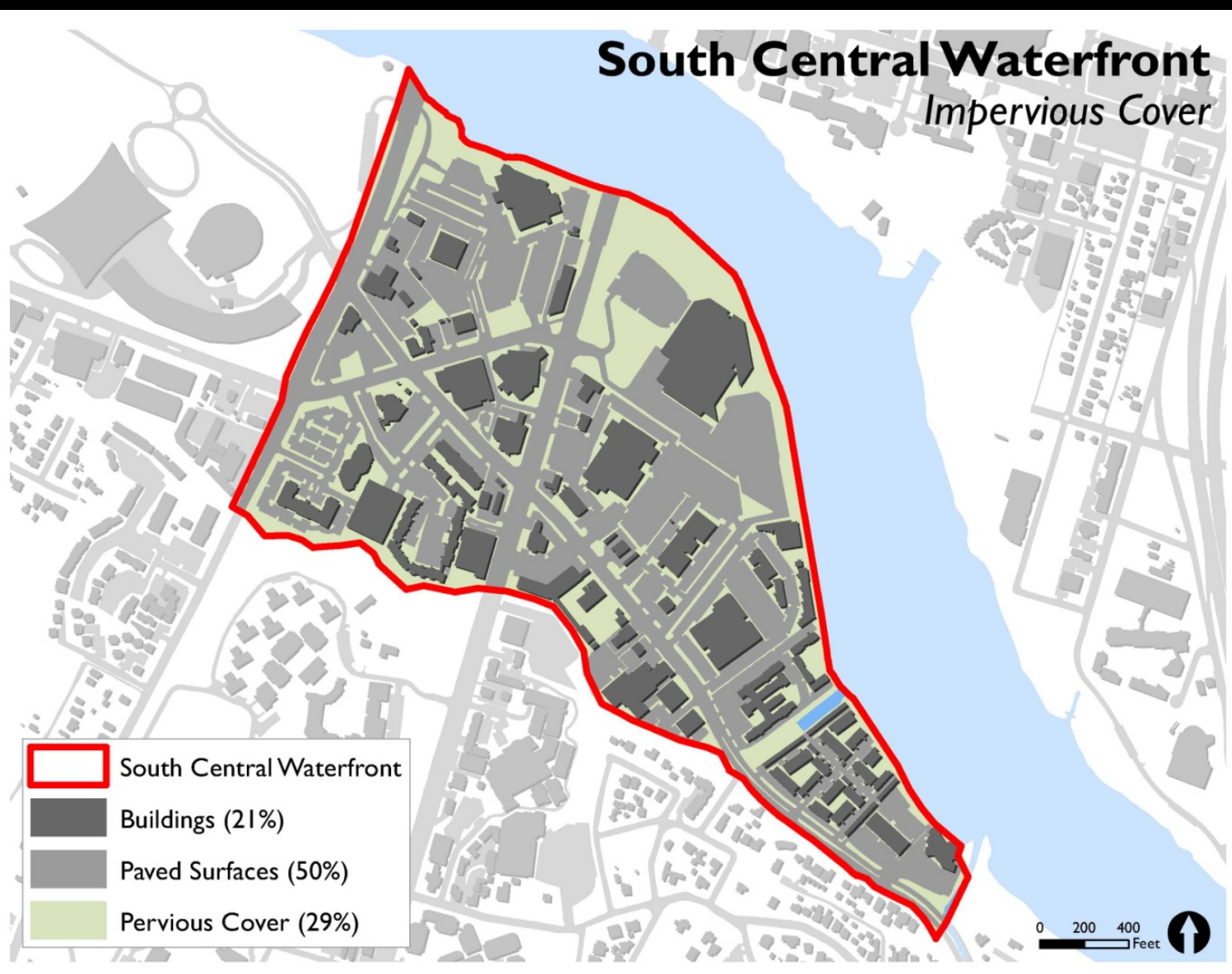
SCW Today: “Bone Structure”



97 acres

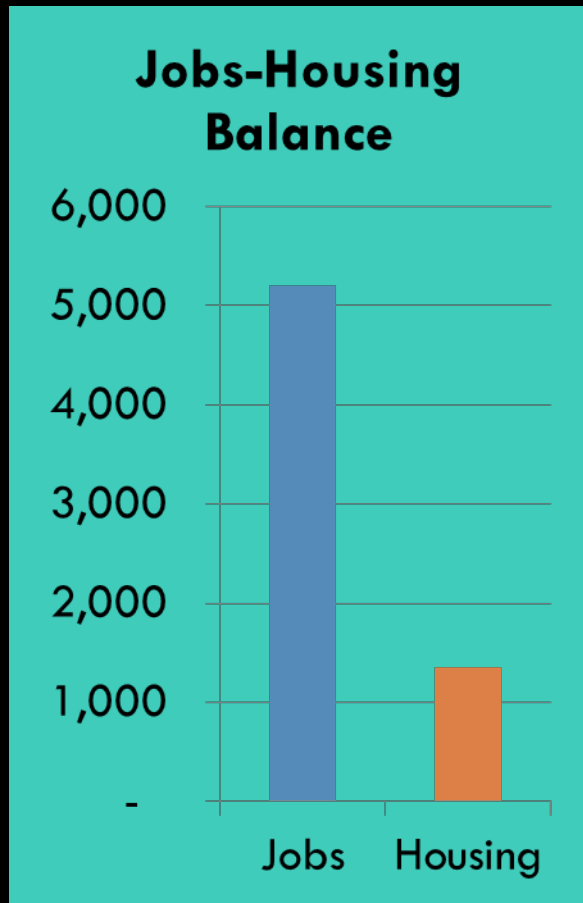
= 33
downtown
blocks

SCW Today – “Skin Condition”

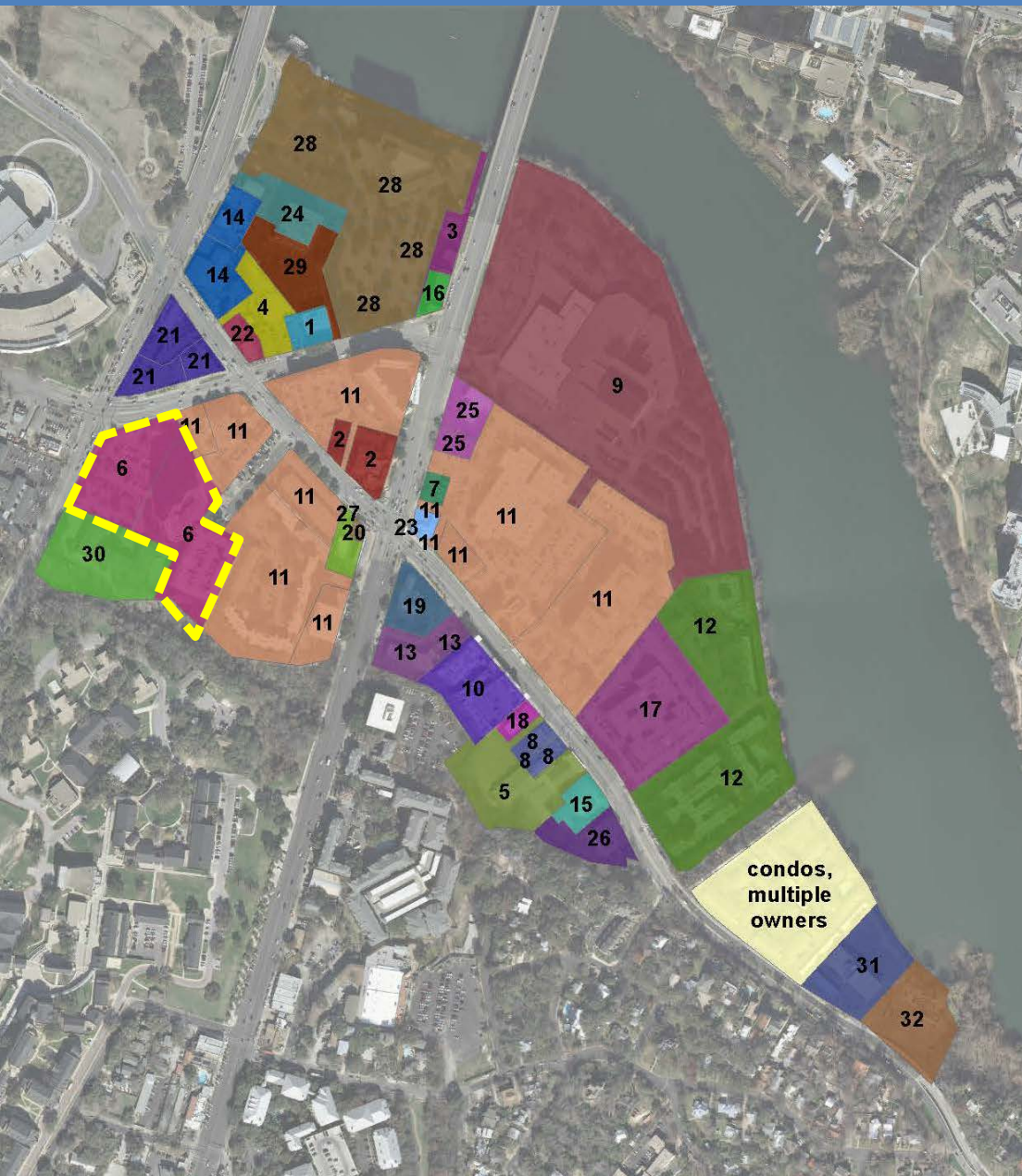


SCW Today - Auto-oriented Jobs Center

- **Jobs to Housing** (dwelling units) **Ratio: 3.5**



Patchwork of Parcels

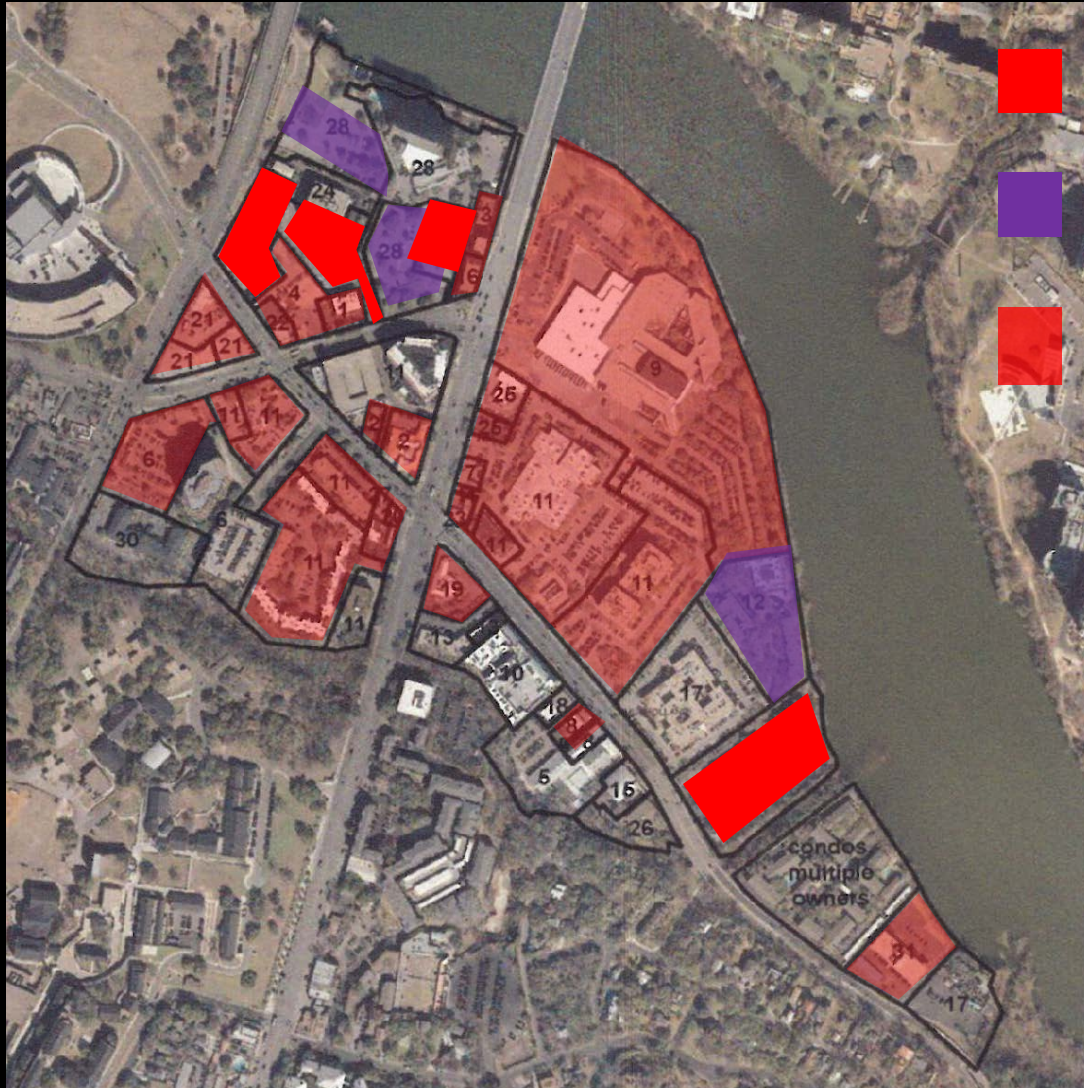


31 private
property owners

1 City of Austin
property



Change is coming



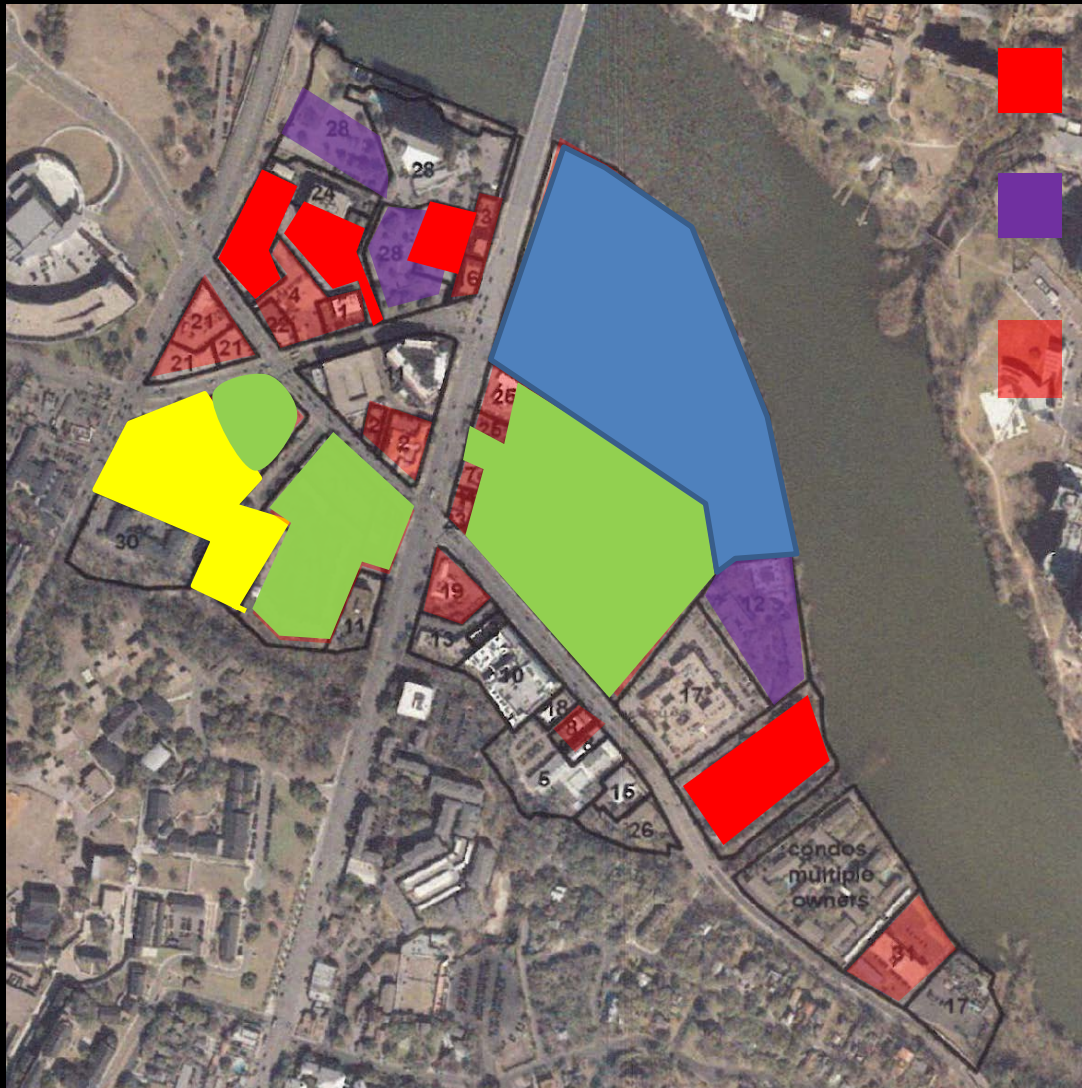
Already underway

Already PUD entitled

At "Tipping Point"

\$1.2 +
Billion in
private
investment

Blocks of Opportunity



Already underway

Already PUD entitled

At "Tipping Point"

City of Austin – 5 acres

Crockett – 18 acres

Statesman/Cox – 18 acres

Community Engagement: 2014

Community Partners

- Sustainable Places Project
- Austin Board of Realtors – **Smart Growth Grant** from the National Association of Realtors
- Texas School for the Deaf
- American Institute of Architects Austin
- Austin Foundation for Architecture
- Local design volunteers – 200+ hours
- UT Community & Regional Planning program
- Kansas University School of Architecture
- Local Talkabout Speakers



Community Engagement: 2014

- 4 months (Jan – Apr)
- 8 public events
- Multiple stakeholder meetings
- **600+ participants** in 2014 alone

2 Walkabouts



- January 11
- April 5

3 Talkabouts



- January 21
- February 12
- March 24

1 Vision + Design Intensive



- April 24
- April 26
- April 28

What we've heard: Community Values

- ❑ Open space ALONG the waterfront
- ❑ Access TO the waterfront
- ❑ People-focused design (walkable/bikeable)
- ❑ Highest quality architecture & design
- ❑ Variety of transportation options
- ❑ Green network throughout the district
- ❑ Variety of affordable housing options in district
- ❑ Green approaches to water quality
- ❑ Economically viable & realistic

South Central Waterfront Initiative

Interim Draft Vision Framework Report | August 2014



City of Austin

Planning and Development Review Department

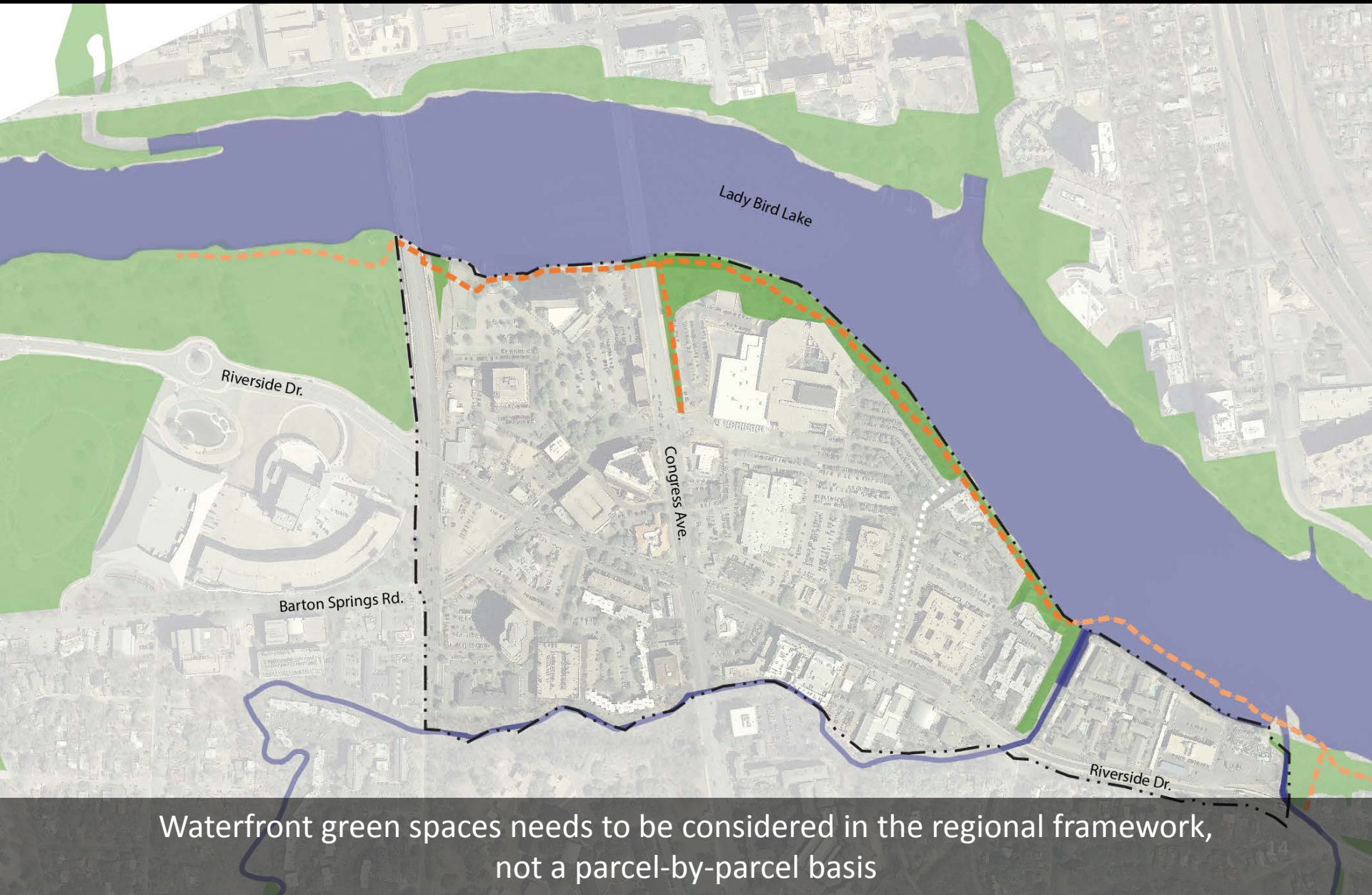
Urban Design Division

To realize Community Values: A Vision Framework

A Vision Framework must include:

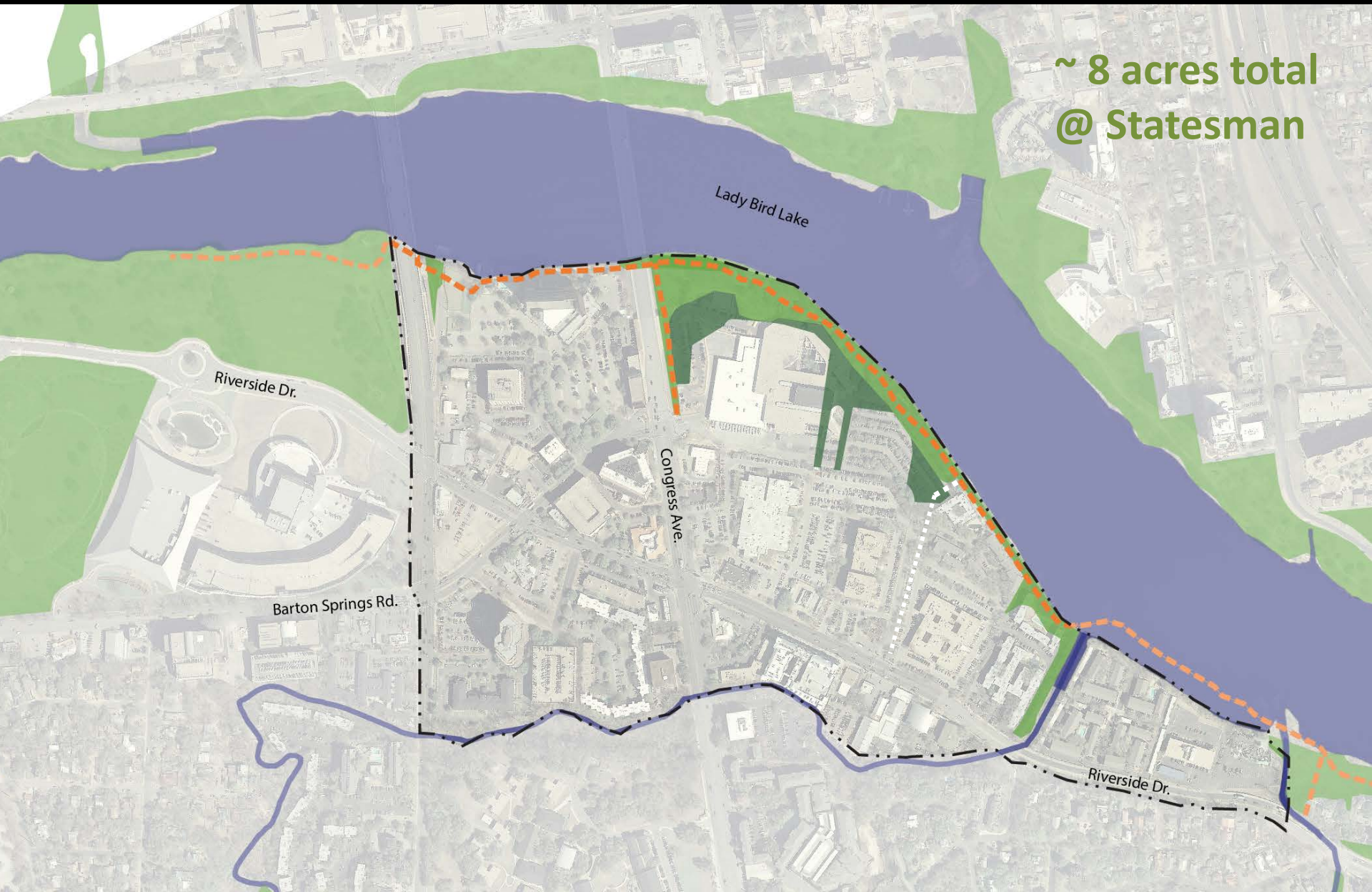
- A **Physical Framework** for a district-wide vision, not a parcel by parcel approach, to providing a connecting network of streets, pedestrian connections, open space, & green infrastructure.
- A **Financial Framework** to capture the district-wide value of investments, both private and public, to realize the Physical Framework and to include creation of affordable housing
- Involvement of the **City as active partner**

Physical Framework: existing green space & trails on waterfront



Waterfront green spaces needs to be considered in the regional framework,
not a parcel-by-parcel basis

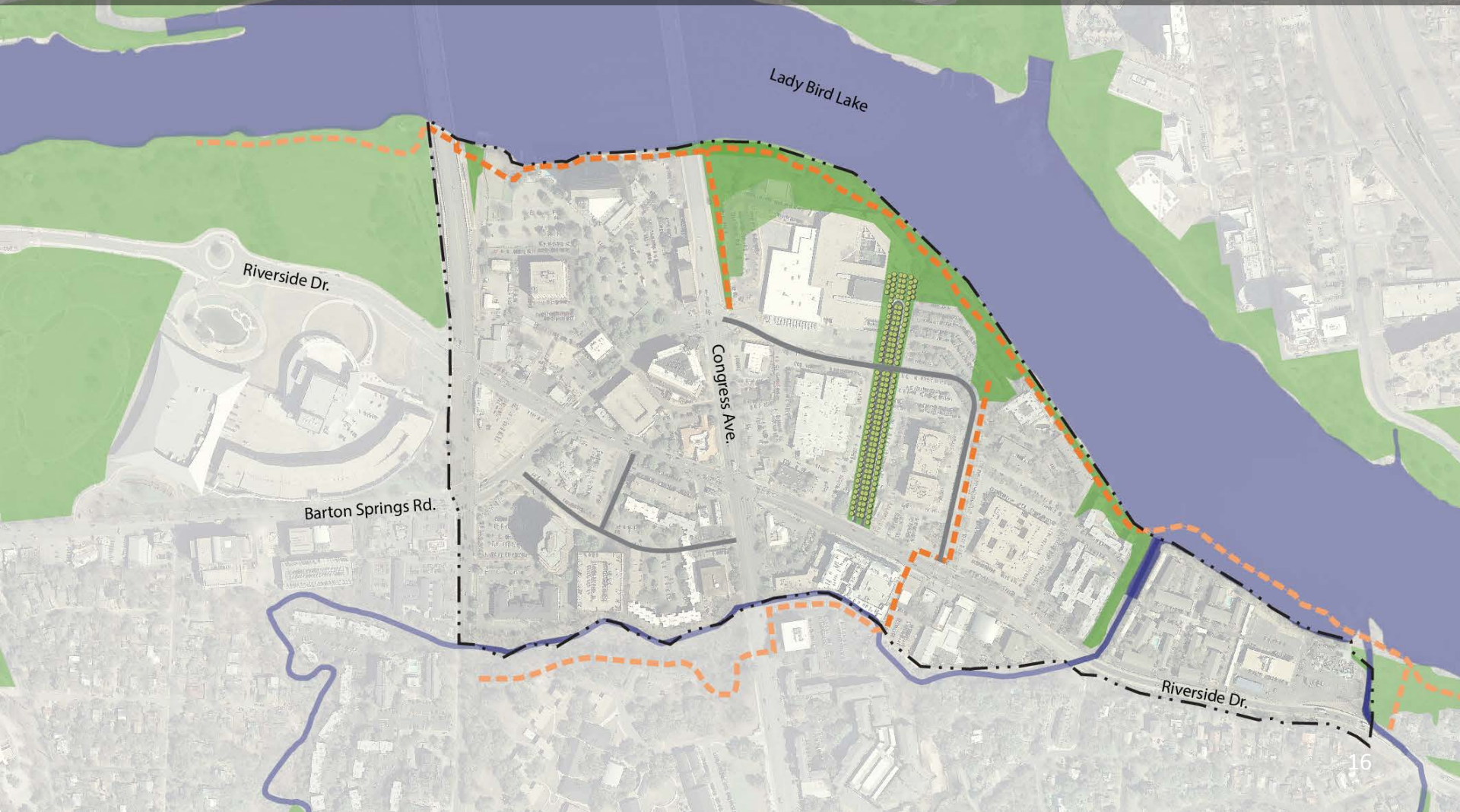
Physical Framework: additional green space on waterfront



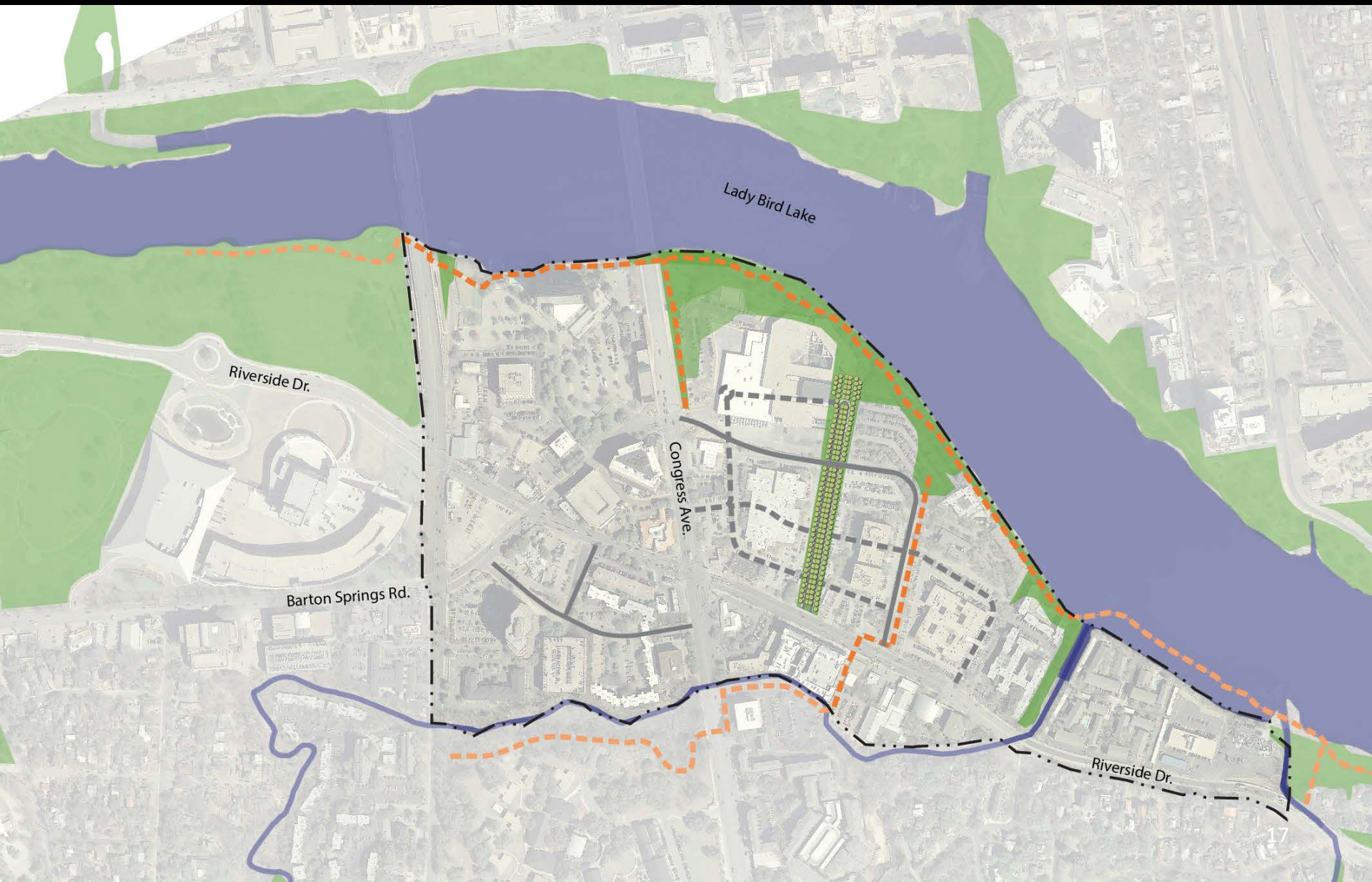
Physical Framework: City-partnered **rambla**, roads, & **trails**

Key components to the district-wide physical framework to **balance**:

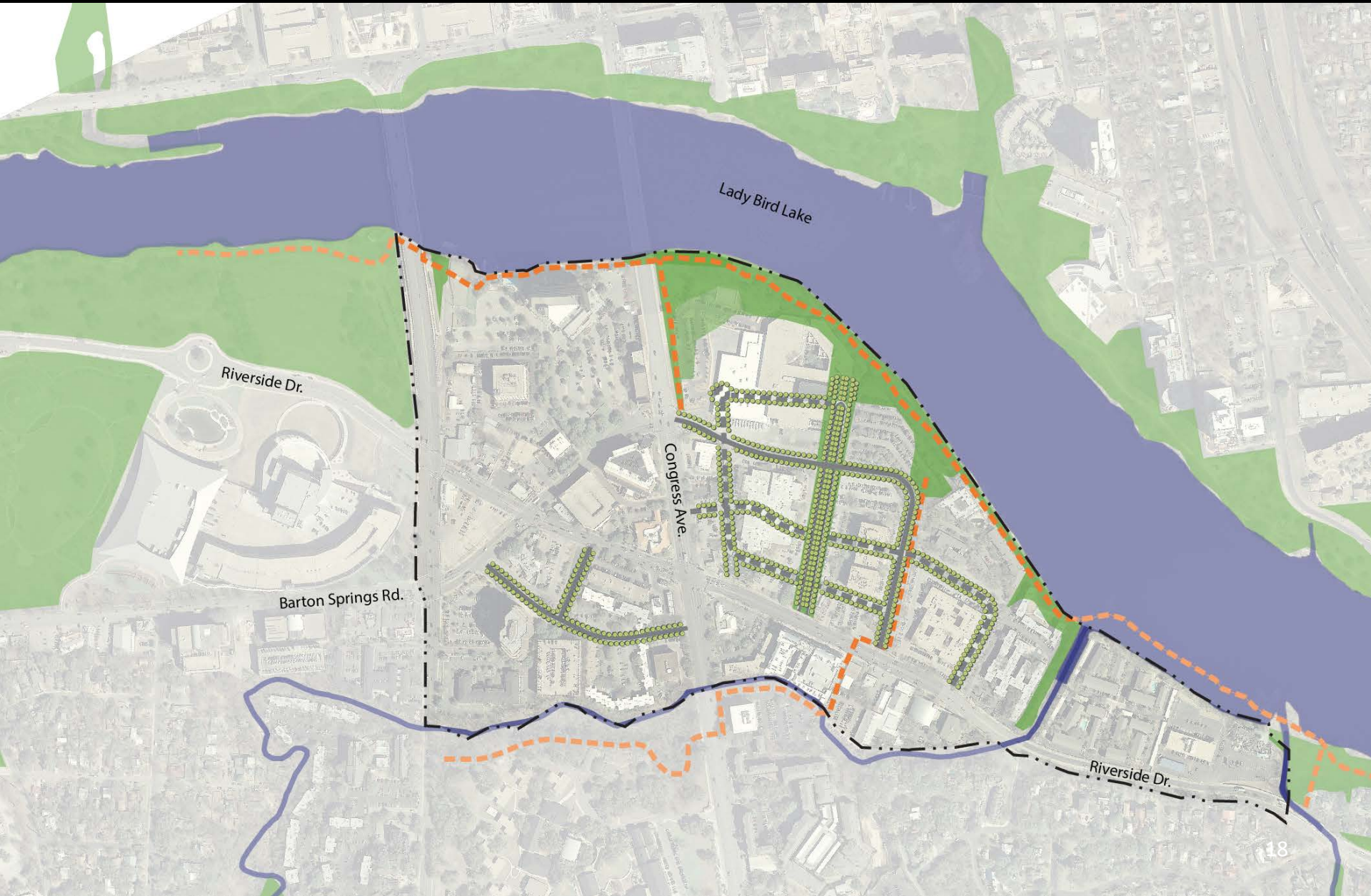
- waterfront green space
- connectivity throughout the district
- connections to the neighborhoods.



Physical Framework: developer's_roads, added in

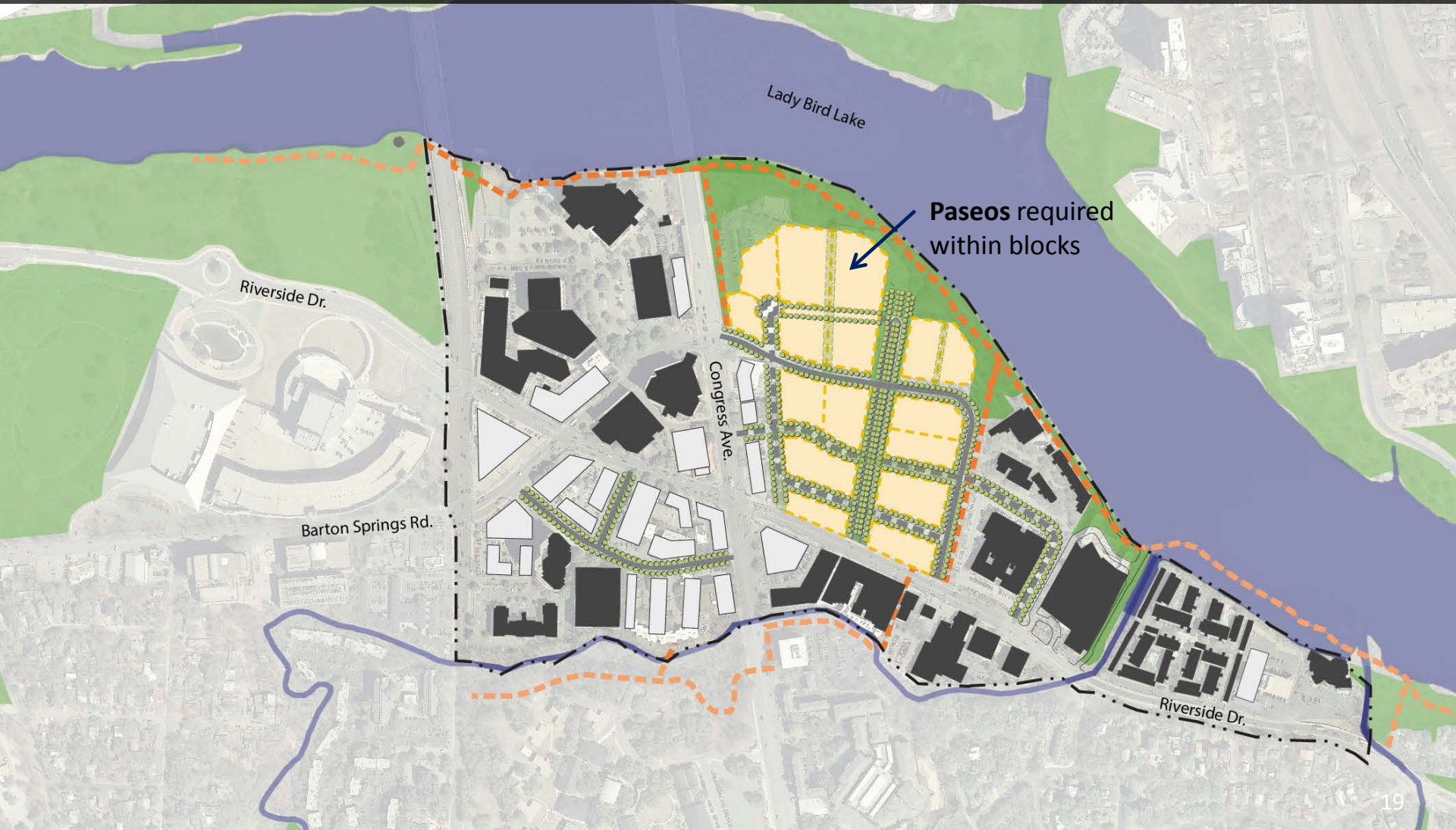


Physical Framework: trees required on all new roads



Physical Framework:

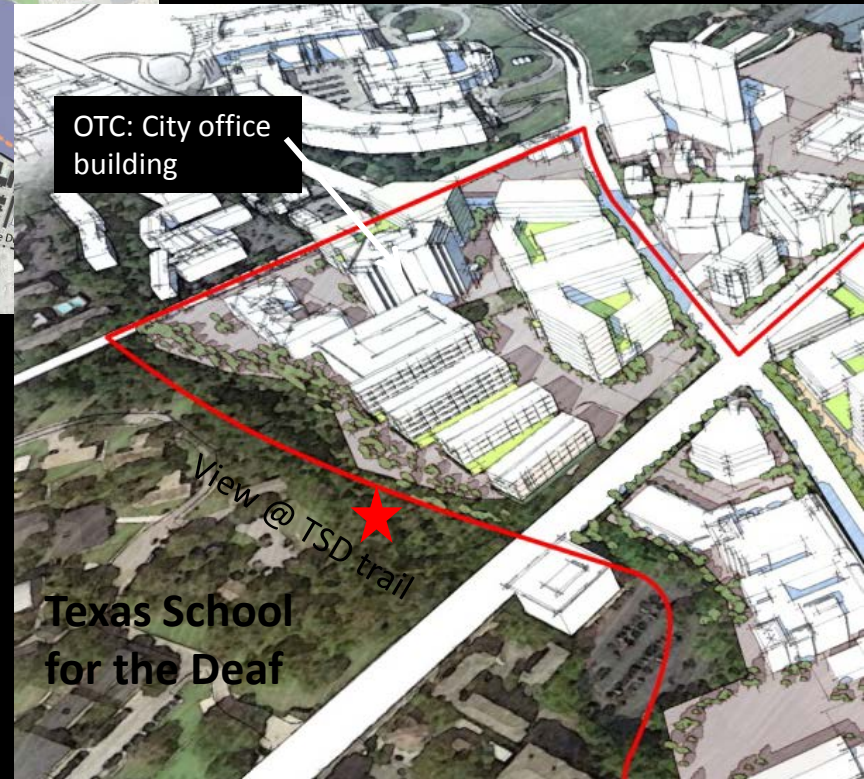
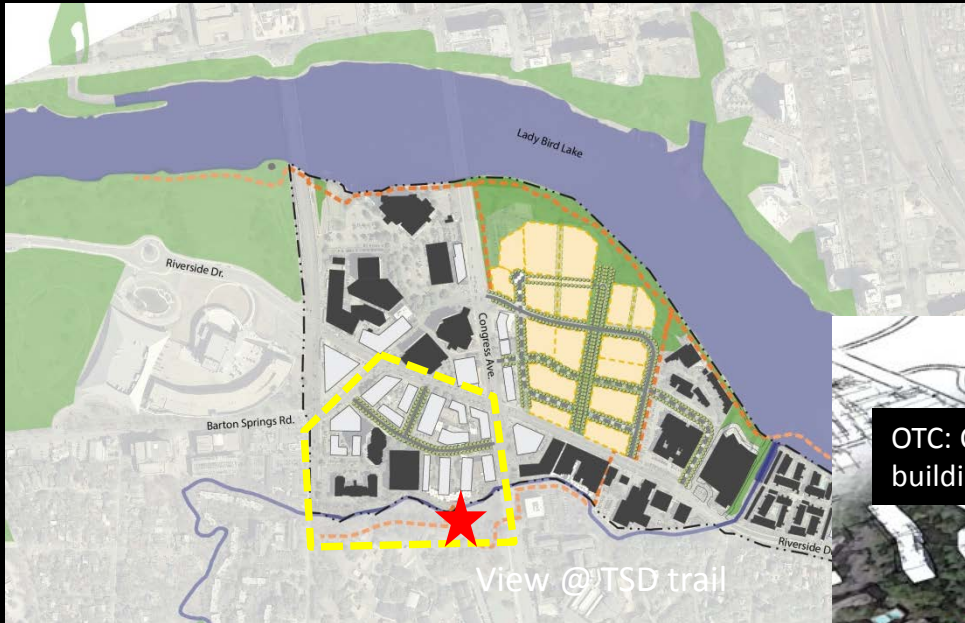
Black buildings are existing/soon-to-be existing footprints unlikely to redevelop.
Gray buildings, placeholders for imagined redeveloped building footprints, are “tipping parcels.”
Yellow blocks on the Statesman/Crockett are not building footprints but development parcels.



Physical Framework: new connector road from Riverside to lake



Physical Framework: One Texas Center (OTC) Block



New streets through the block, and mix of office and housing

City and Crockett could cooperate to mix/distribute housing & office across the block

A district Financial Framework could support affordable housing on this block.

Physical Framework: Bouldin Creek Trail

Urban Trail, looking across creek to housing



Next Steps

EPA consultant team to design the physical framework

✓ Summer 2015

Financial consultant to design the financial framework

✓ Summer 2015

✓ **Coordination with other initiatives**

✓ DAA Congress Avenue project

✓ **Expand engagement with key stakeholders & public**