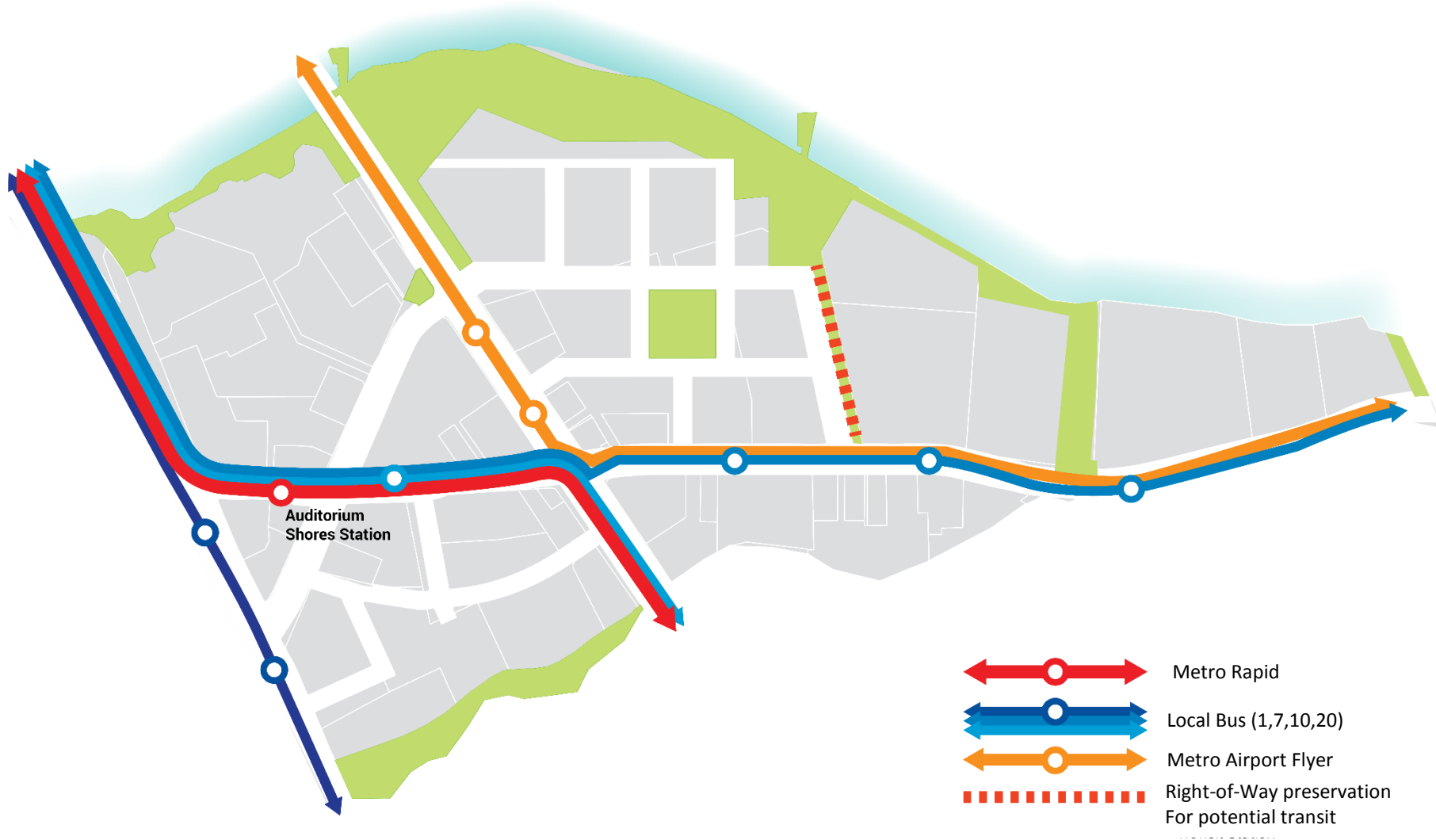


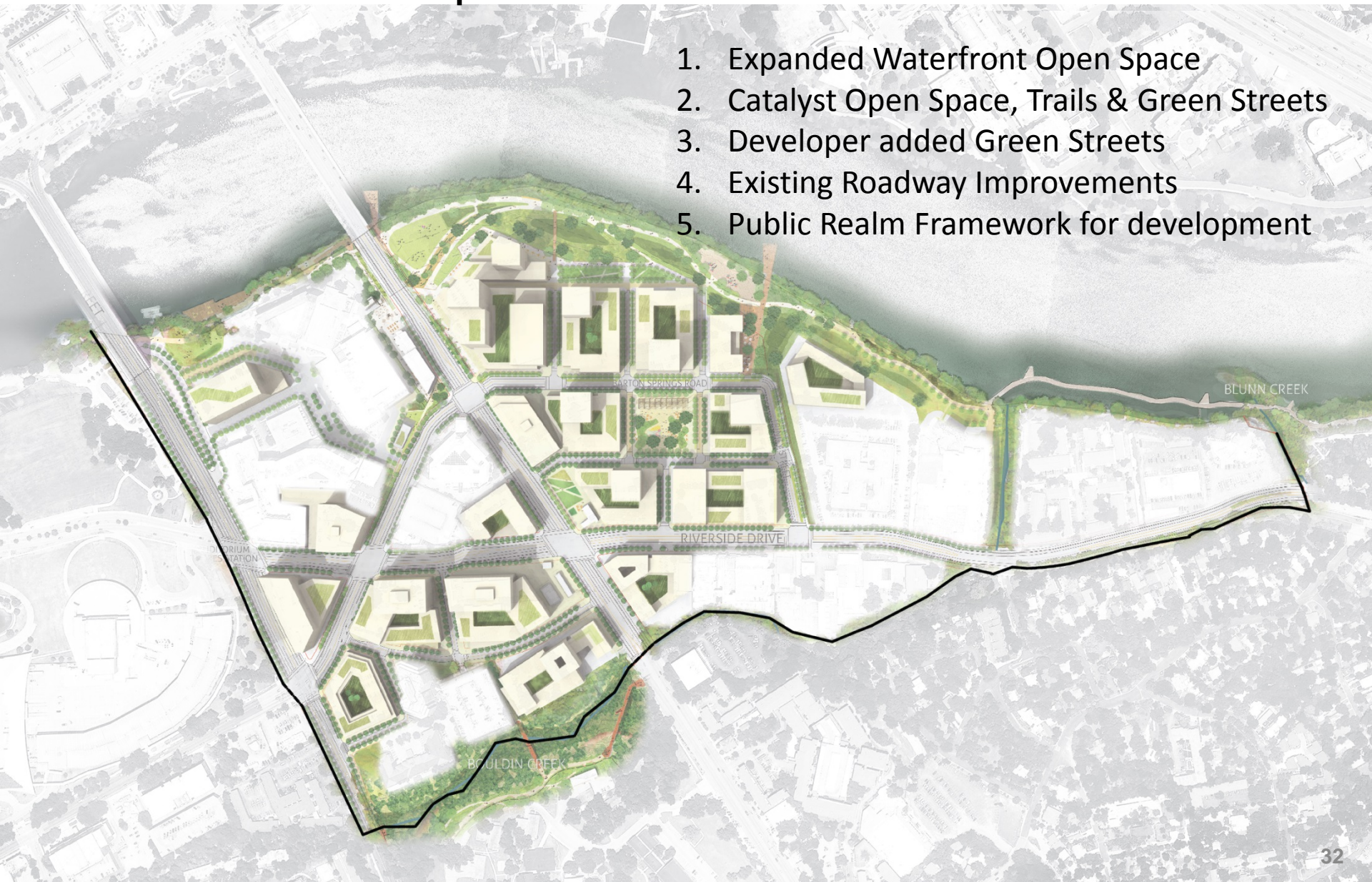
Item D-1

# PHYSICAL FRAMEWORK: Connected Public Realm in a Transit Hub



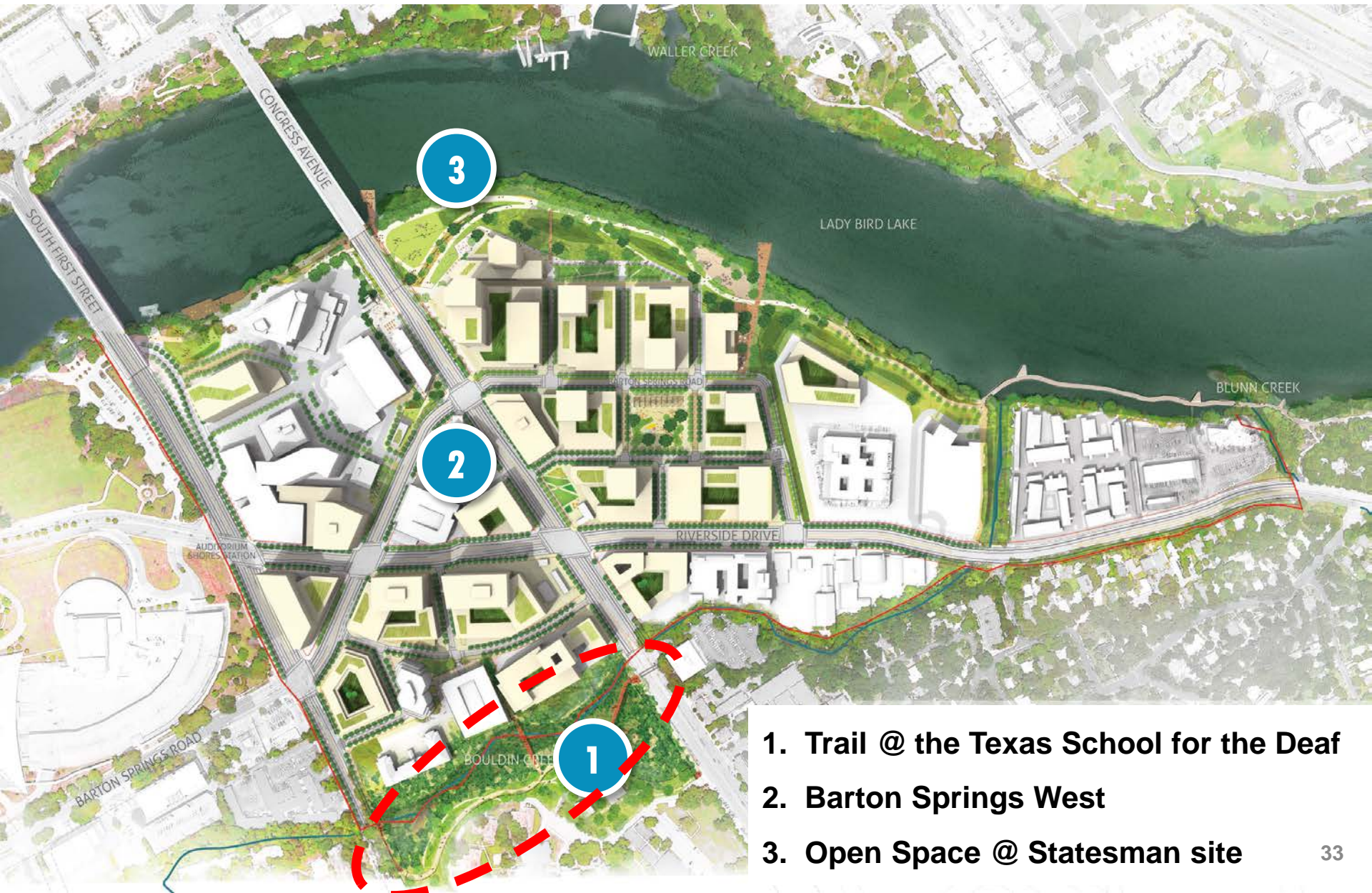
# Item D-1 **PHYSICAL FRAMEWORK:** Public Realm First for Rational Development

1. Expanded Waterfront Open Space
2. Catalyst Open Space, Trails & Green Streets
3. Developer added Green Streets
4. Existing Roadway Improvements
5. Public Realm Framework for development





# Item D-1 PHYSICAL FRAMEWORK: Partnership Opportunities



1. Trail @ the Texas School for the Deaf
2. Barton Springs West
3. Open Space @ Statesman site



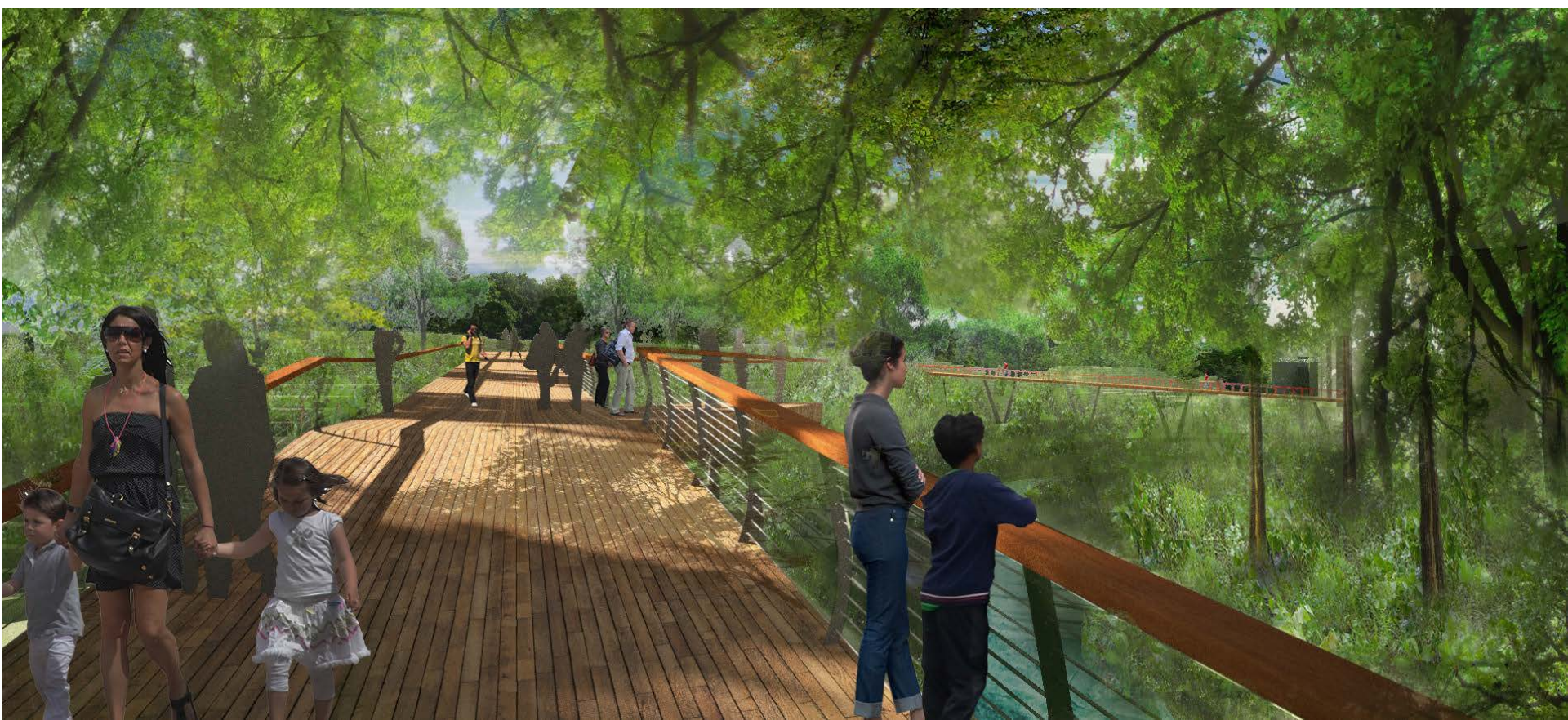
# Item D-1 PHYSICAL FRAMEWORK: Bouldin Creek Trail Connection





# Item D-1 **PHYSICAL FRAMEWORK:** Bouldin Creek Trail

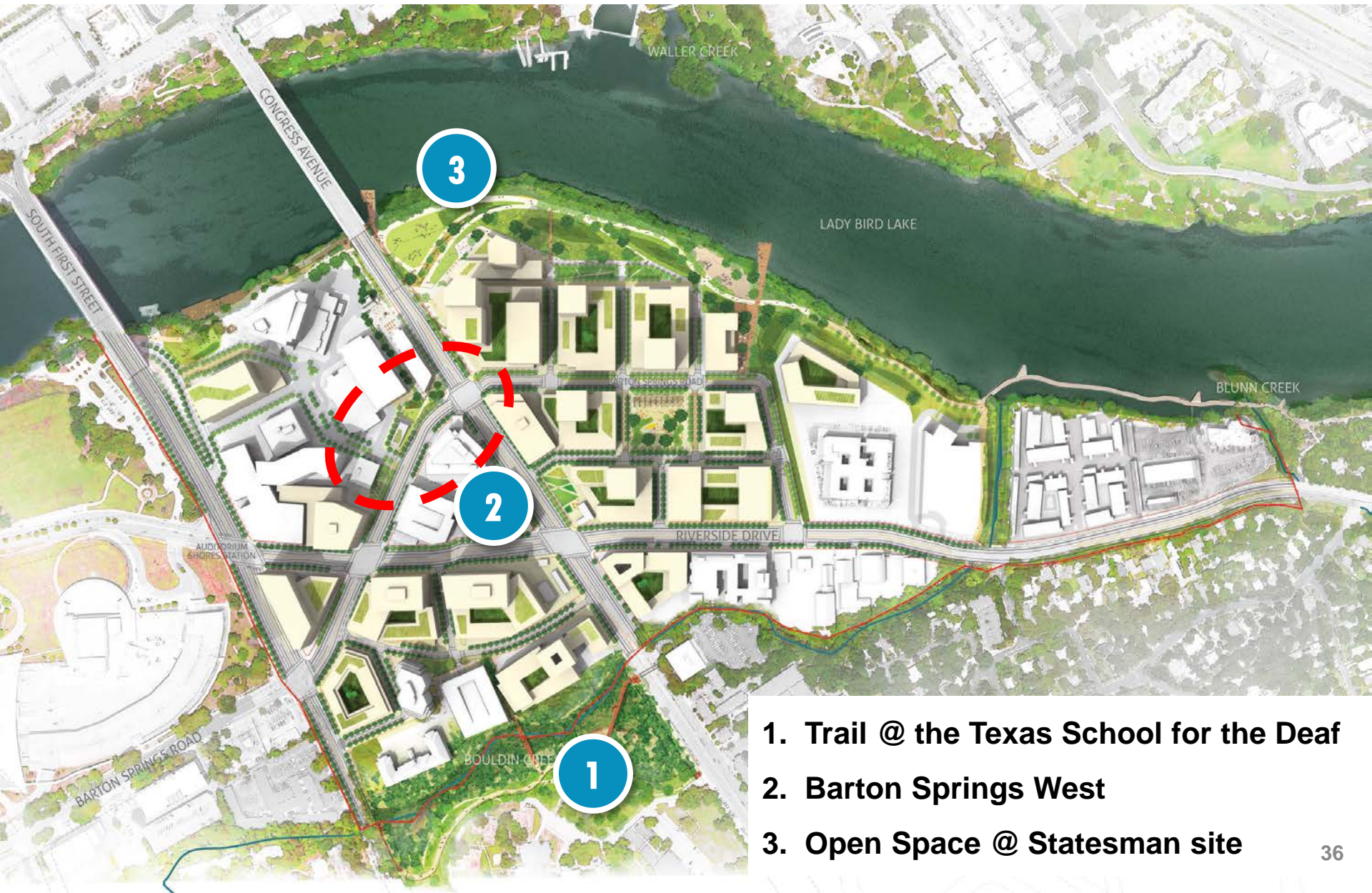
## Perspective



Looking from Congress Avenue to the Texas School for the Deaf  
(Bouldin Creek @ right)



# Item D-1 PHYSICAL FRAMEWORK: Partnership Opportunities



1. Trail @ the Texas School for the Deaf
2. Barton Springs West
3. Open Space @ Statesman site



Item D-1  
**PHYSICAL FRAMEWORK:** Barton Springs Plaza



Looking from Congress Avenue towards Barton Springs Road  
(@ location of existing “free right”)

Image from EPA Charrette  
Summer 2015



Item D-1  
**PHYSICAL FRAMEWORK:** Barton Springs Plaza



Looking from Congress Avenue towards Barton Springs Road  
(@ location of existing “free right”)

Image from Lake|Flato  
Fall 2015



# Item D-1 PHYSICAL FRAMEWORK: Barton Springs Plaza

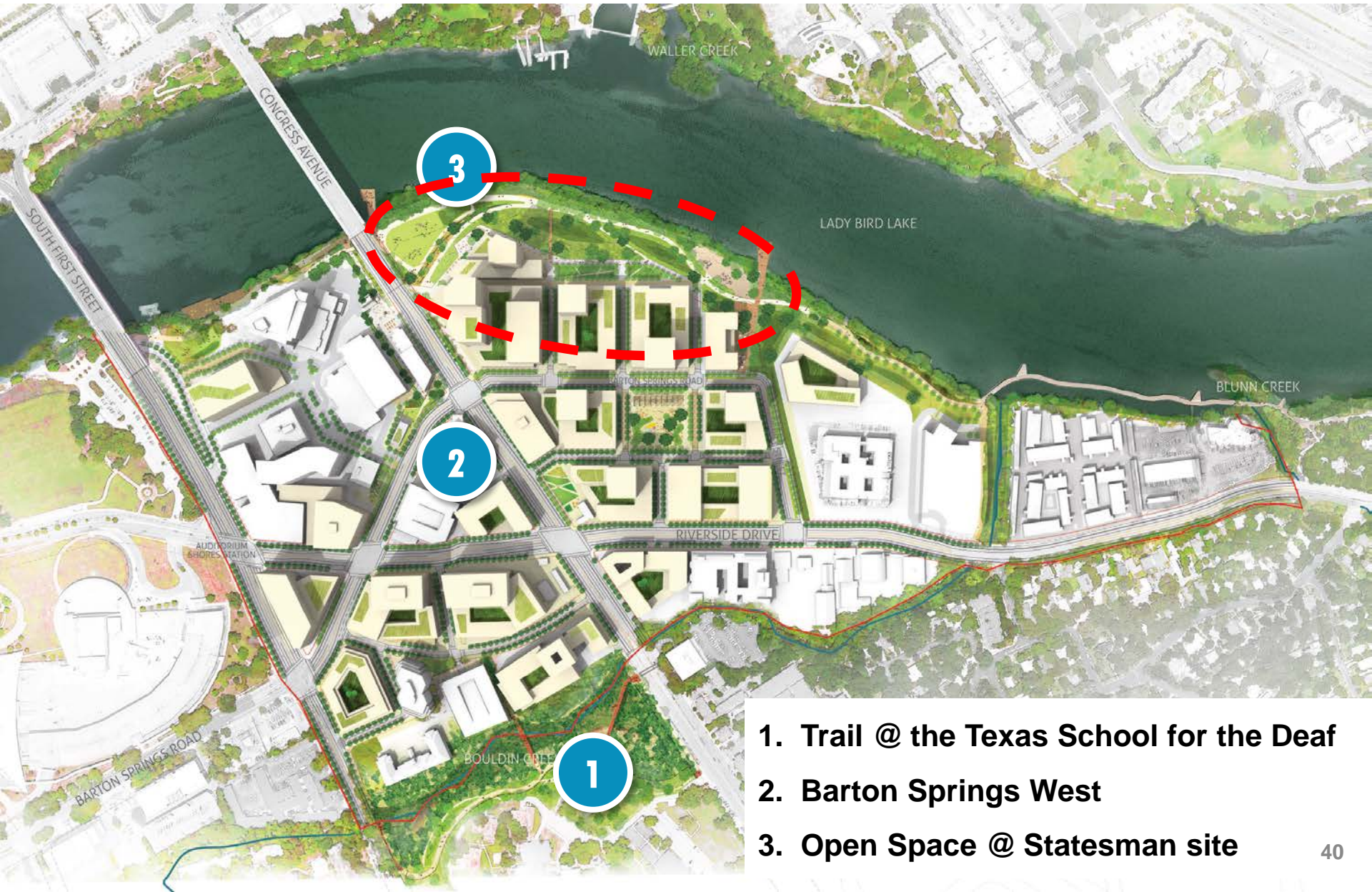


Looking from Congress Avenue towards downtown  
(Barton Springs Road to left)

Image from Lake | Flato  
Fall 2015



# Item D-1 PHYSICAL FRAMEWORK: Partnership Opportunities



1. Trail @ the Texas School for the Deaf
2. Barton Springs West
3. Open Space @ Statesman site



# Item D-1 PHYSICAL FRAMEWORK: The Big Domino

## Wanted: Ideas for redeveloping American-Statesman site

**BUSINESS** By Shonda Novak - American-Statesman Staff

Posted: 5:26 p.m. Monday, Feb. 8, 2016

The Austin American-Statesman's site is in play for redevelopment.

The Cox family, which owns the land and building housing the newspaper's operations, announced Monday that it wants to hear ideas from qualified developers about how they would transform the prime 18.9-acre waterfront site into a mixed-use project that could include "quality public space."

Developers have long coveted the Statesman site, at 305 S. Congress Ave. along the southern banks of Lady Bird Lake and the hike-and-bike trail. Austin real estate developers and city planners have said the property is destined for redevelopment.

The interest in the site, coupled with the city's ongoing efforts to come up with a unified plan to redevelop the larger 97-acre waterfront area along Lady Bird Lake's south shores, have led Cox family members "to consider what the future of the Statesman property may be, including potential redevelopment," the solicitation states.

It says the family wants to hear from developers with "experience in large-scale development and redevelopment projects with significant community interest," and "whose ideas and approach are befitting this unique location."

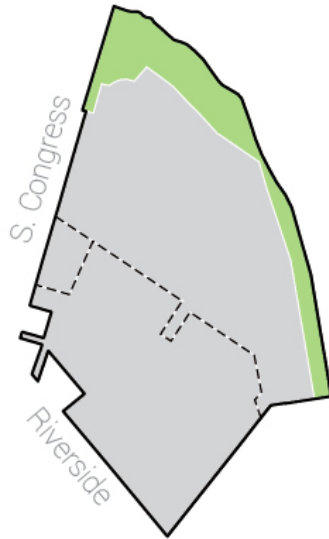


Over the past two years, the city's comprehensive planning initiative for the south waterfront area "has engaged hundreds of Austinites to envision how a coming tidal wave of redevelopment, across multiple land owners, can be coordinated to create a beautiful and vibrant new district with significant benefits to the community," said Alan Holt, a city planner spearheading the effort.

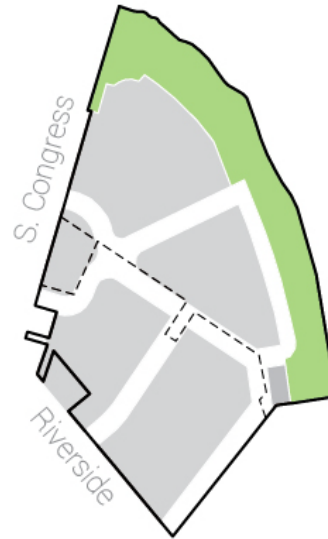
The Statesman site in particular "provides a unique opportunity to contribute a great signature waterfront park to the district, along with a new landscaped system of streets and blocks to provide for pedestrian connections, improved mobility, and a framework for harmonious development on the largest property in the district," Holt said.



# Item D-1 Physical Framework: Scenarios for the Statesman & Crockett



**Existing** (acres)



**Baseline** (acres)



**Vision** (acres)

**Open Space**

**4.3**

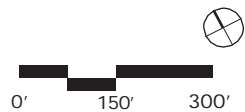
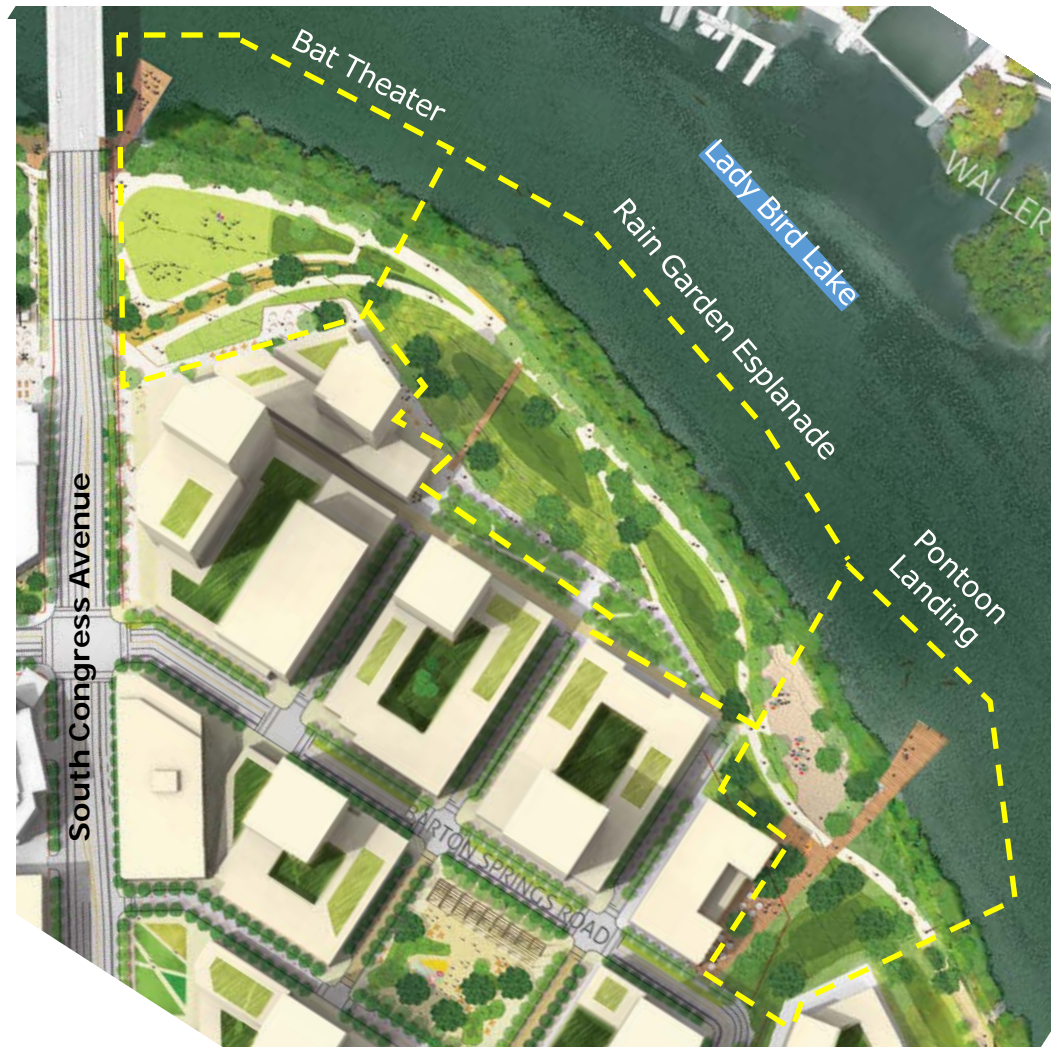
**6.7**

**10.6**



# PHYSICAL FRAMEWORK: Statesman Open Space

Item D-1





Item D-1  
**PHYSICAL FRAMEWORK:** Statesman @  
Congress (Bat Theater)

