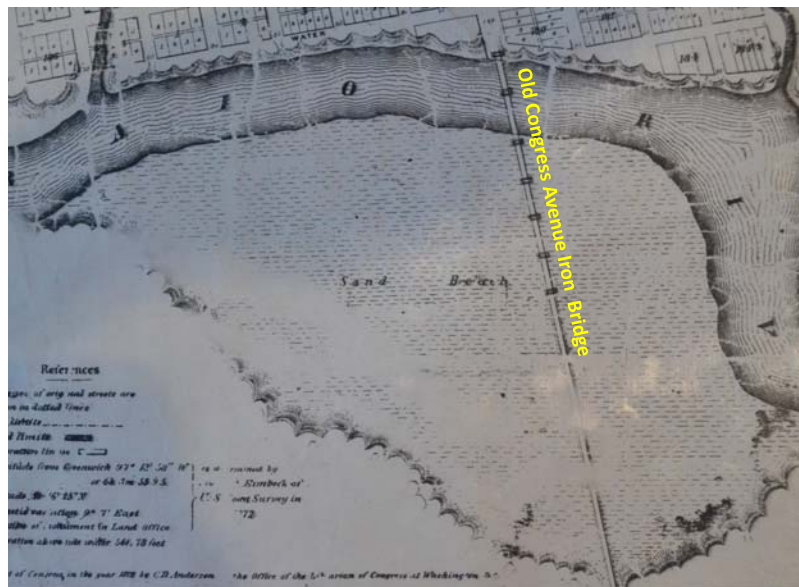


SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN

Design Commission – December 19, 2016



SCW YESTERDAY: Sand Beach (1872 Survey)



SCW YESTERDAY: “New” 1910 Concrete Bridge



Image courtesy of *Austin History Center*

3

SCW YESTERDAY: Cattle and Spinach



Image courtesy of *Austin History Center*

4

SCW YESTERDAY: 1930 Flood



Image courtesy of Austin History Center

5

SCW YESTERDAY: 1949 Zoning Map

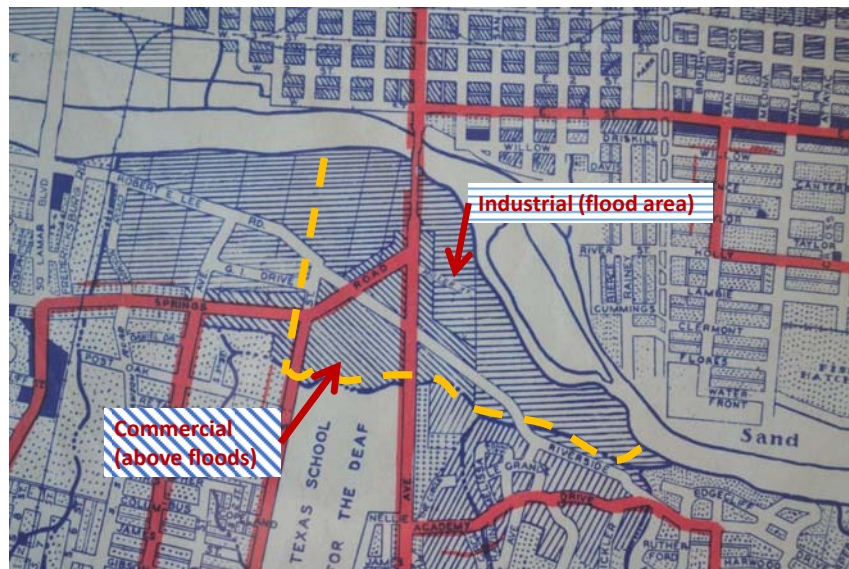


Image courtesy of Austin History Center

6

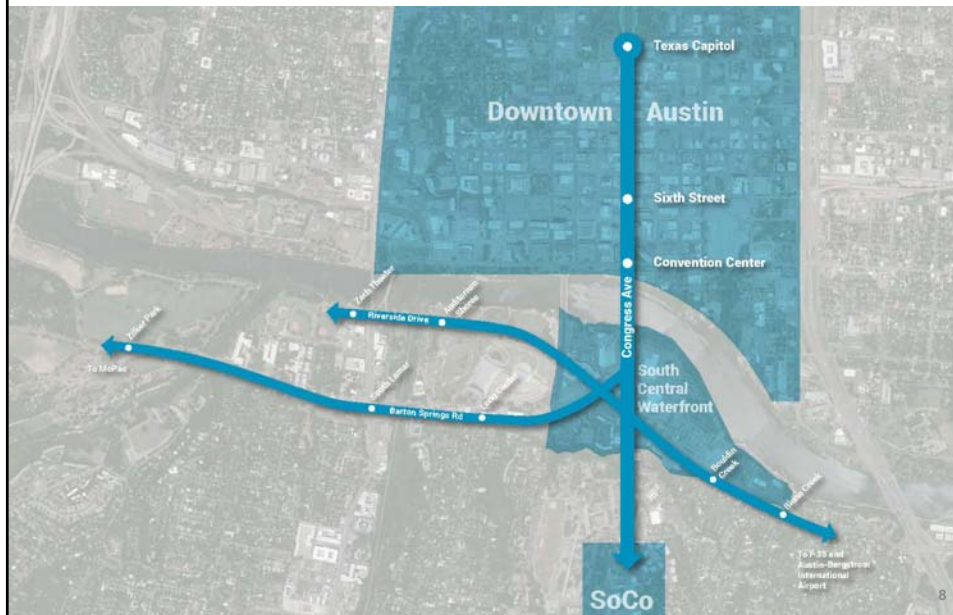
SCW YESTERDAY: 1950's



Image courtesy of Austin History Center

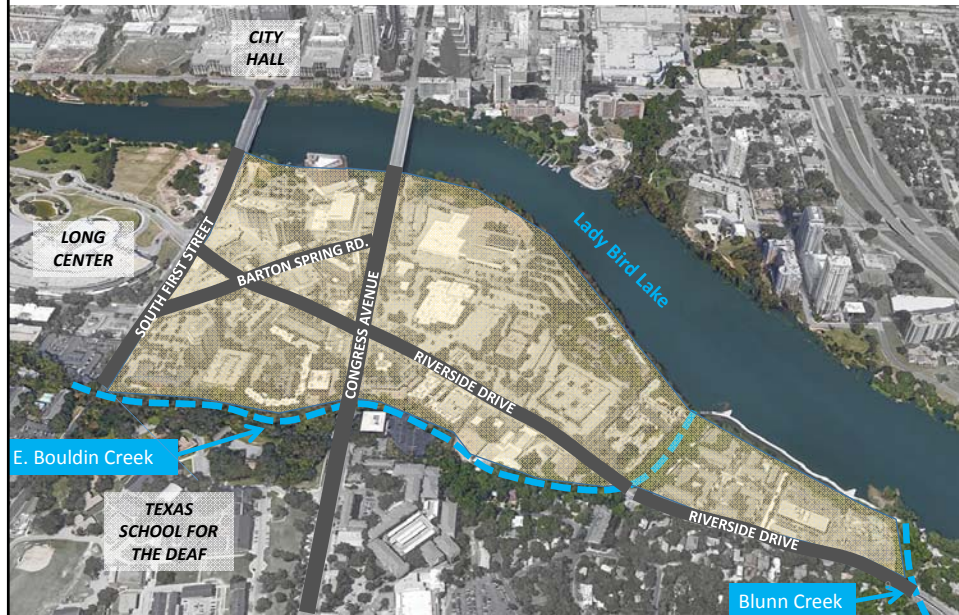
7

SCW TODAY: Location, Location, Location



8

SCW TODAY: X marks the spot



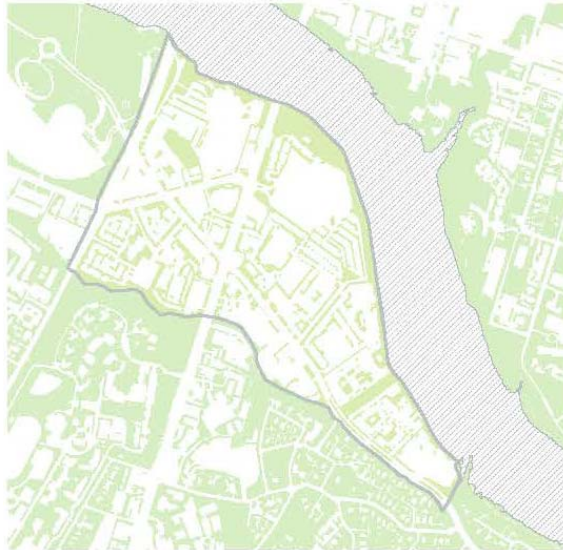
SCW TODAY: Bone Structure



118 acres* equals
33 downtown blocks

* Gross total acreage of properties, right-of-way, & easements.

SCW TODAY: Skin Condition



81 %
Impervious
Cover

SCW TODAY: Meager Open Space & Public Realm



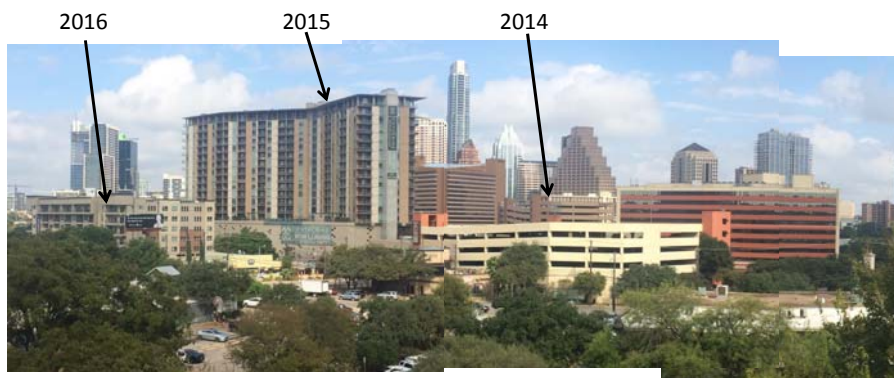
SCW TODAY: A Patchwork of Parcels



32 private properties + 1 city-owned @ One Texas Center

13

SCW TODAY: Change is Happening



14

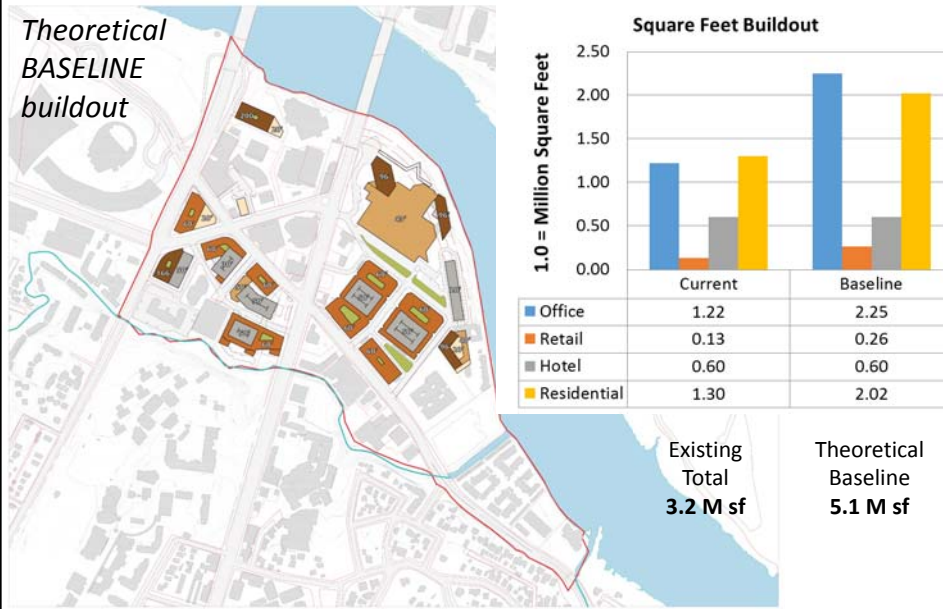
SCW TOMORROW: Bigger Changes are Coming

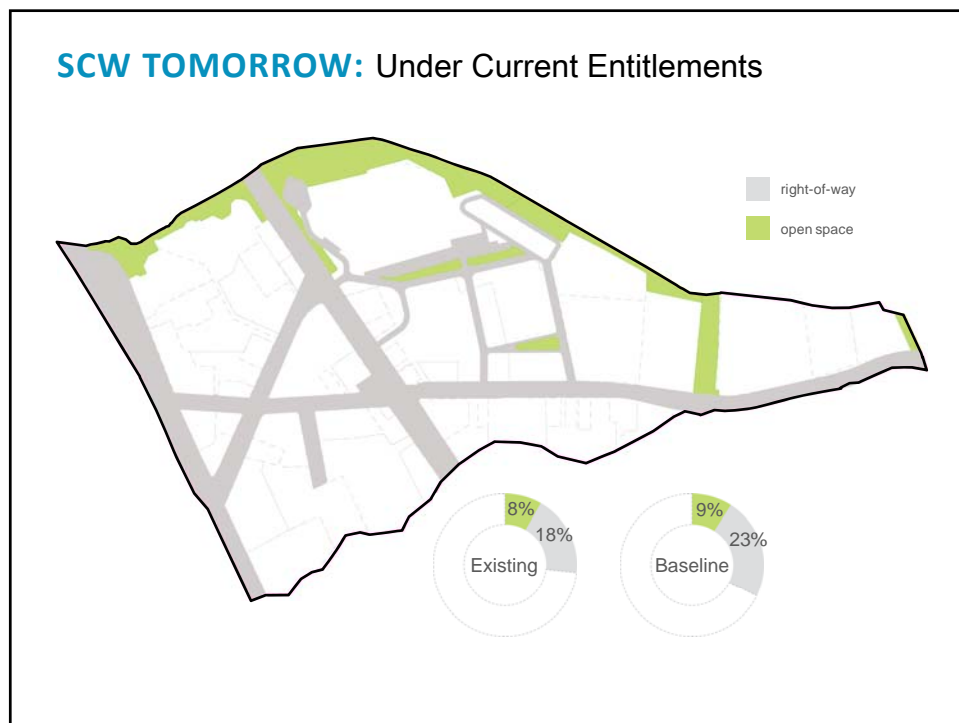
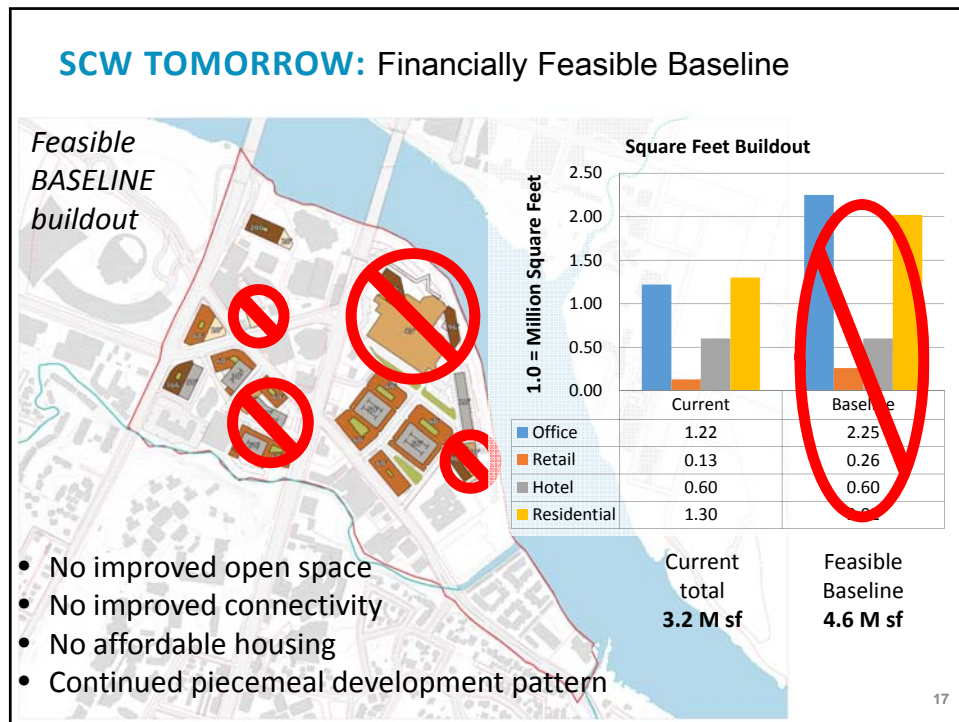


15

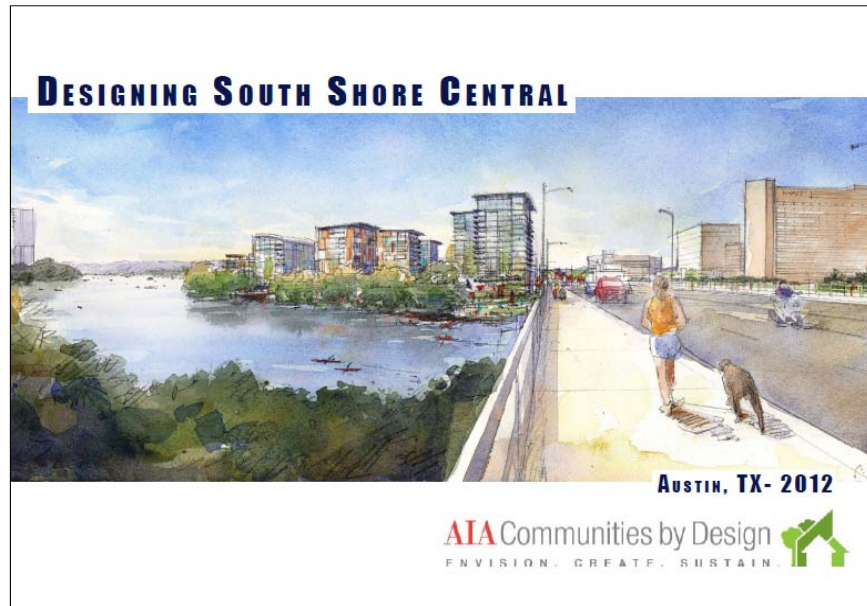
SCW TOMORROW: Under Current Entitlements

*Theoretical
BASELINE
buildout*





Imaging a better future: 2012 AIA | SDAT



19

Imaging a better future: 2013 UT | HUD Study



TEXAS URBAN
FUTURES LAB
University of Texas
School of Architecture



20

Imaging a better future: 2014 Interim Report

South Central Waterfront Initiative
Interim Draft Vision Framework Report | August 2014



City of Austin
Planning and Development Review Department
Urban Design Division

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Imaging a better future: 2015/16 EPA Study

 United States
Environmental Protection
Agency

March 2016
www.epa.gov/smartgrowth



Greening America's Capitals

GREENING THE SOUTH CENTRAL WATERFRONT
AUSTIN, TEXAS

22

Engaging the Community: 6 Walkshops



23

Engaging the Community: 6 Public Lectures

Waterfront Talkabout 3
Dollars & Sense: Smart Strategies to Fund Our Future
 Monday, March 24th
 7-9 pm | Doors at 6:30 pm
 St. David's Episcopal Church | 301 East 8th Street
 Light refreshments will be served.

Dollars & Sense: Smart Strategies to Fund Our Future
Dr. Abe Farkas | Director of Development Services at ECDHoffman | Portland, OR
 Abe is an expert in strategic planning and crafting urban development partnerships nationwide. He arrived in Austin in 2012 and is now.

Rebecca Leonard | President of Design Workshop | Austin, TX
 Rebecca's firm, Design Workshop, has won regional and national awards for projects which merge quality place-making design with practical approaches for implementation and funding.

(Waterfront conference and second day of lecture, with \$1 million raised)

Waterfront Talkabout 4
 Wednesday, May 4th 2015 | 7 pm | Doors at 6:30 pm
 Mexican American Cultural Center | 600 River St.
 Parking is free in MAATC lot.

Principles for Remaking the Urban Waterfront
Alex Krieger, FAIA, is a nationally renowned architect, urban designer, landscape architect, writer, and a global expert on waterfront planning. He based on the principles for creating vibrant, healthy, and welcoming waterfronts. He has been a key contributor to waterfront design and planning, which include the economic revitalization of the waterfront in Boston, Louisville, Washington DC, Pittsburgh, Denver, Cleveland, and the renovation of St. Louis's waterfront.

(Alex Krieger is a principal of HKS, is a past president of the American Institute of Architects, and is the recipient of the National Award of Merit from the American Institute of Architects. He is also a past president of the American Society of Landscape Architects. He has been a key contributor to waterfront design and planning, which include the economic revitalization of the waterfront in Boston, Louisville, Washington DC, Pittsburgh, Denver, Cleveland, and the renovation of St. Louis's waterfront.)

Waterfront Talkabout 5
 Wednesday, July 8th 2015 | 7 pm | Doors at 6:30 pm
 Mexican American Cultural Center | 600 River St.
 Parking is free in MAATC lot.

Designing Urban Landscapes For People and Nature
Scott Calafatis, a Principal at CMAC Landscape Architecture, is a nationally renowned landscape architect and urban designer. He has been a key contributor to waterfront design and planning, which include the economic revitalization of the waterfront in Boston, Louisville, Washington DC, Pittsburgh, Denver, Cleveland, and the renovation of St. Louis's waterfront.

Waterfront Talkabout 6
 Monday, May 23rd 2016 | 8 pm | Doors at 6:30 pm
 Texas School for the Deaf | 1102 S. Congress Ave.

A Vision Framework Plan for the South Central Waterfront
 The **SCW Vision Framework Plan** is the result of a collaborative effort of planning and community engagement. The Plan sets priorities and recommendations for high-impact waterfront public spaces, public gathering places, green streets, and affordable housing are central to the future redevelopment of the rapidly changing area. The City Council will consider adopting the Plan at a June 15th public meeting.

Learn about the SCW Vision Framework Plan, and hear from key consultants who have contributed to the making of the plan.

Margaret Robinson, P.A., is a founder and principal at Robinson, Robinson, an award-winning landscape, architecture, planning, and urban design firm.

Ashley Robinson has helped craft the vision framework for the SCW Plan. To create a great public realm for the district.

Dr. Abe Farkas | Director of Development Services at ECDHoffman | Portland, OR
 Abe is an expert in finance, real estate development, and crafting urban development partnerships nationwide. His firm has helped create the financial framework for the SCW Plan. The financial framework was designed to fund the vision of the plan.

24

Engaging the Community: Charrettes



25

Engaging the Community: Vision Sessions



26

Engaging the Community: Open Houses



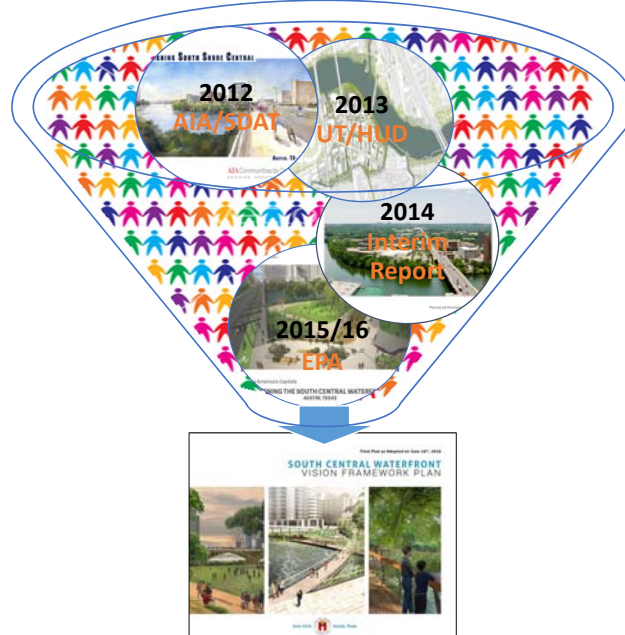
27

Engaging the Community: 1600+ people

DATE	ATTENDANCE	EVENT
February 27, 2012	75	Waterfront Talk with SDAT leader Harris Steinberg
June 4, 2012	80	SDAT Roundtables
June 4, 2012	125	SDAT Kickoff
June 6, 2012	170	SDAT Final Presentation
May 13, 2013	155	Sustainable Places Project Presentation
January 11, 2014	174	WALKabout #1
January 21, 2014	116	TALKabout #1
February 12, 2014	73	TALKabout #2
March 24, 2014	78	TALKabout #3
April 5, 2014	55	WALKabout #2
April 25 - 28, 2014	170	Vision + Design Intensive
May 6, 2015	130	TALKabout #4
July 8, 2015	105	TALKabout #5
August 29, 2015	16	Artists Walkshop #1
September 1-3, 2015	125	EPA Vision + Design Intensive
September 24, 2015	15	Artists Walkshop #2
October 18, 2015	12	Artists Walkshop #2
May 1, 2016	120	Open Air Open House
May 23, 2016	30	TALKabout #6

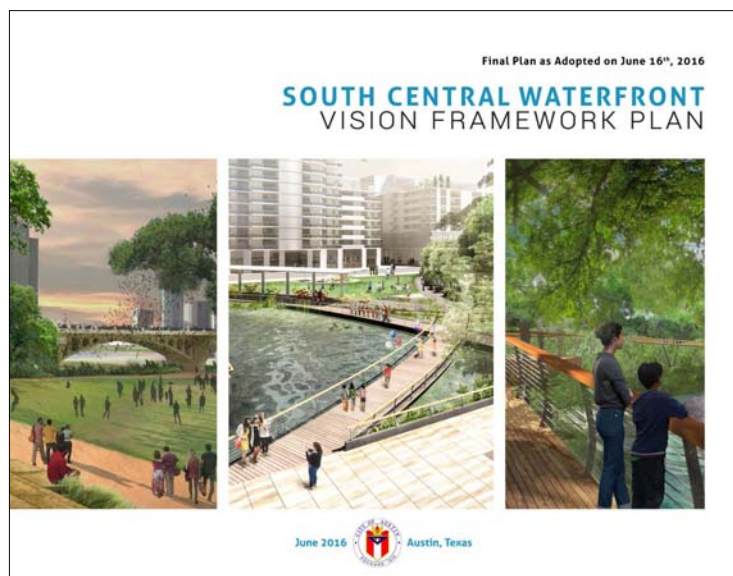
28

All Together Now: 2016 SCW Vision Framework Plan



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SCW Framework Plan: Adopted June 2016



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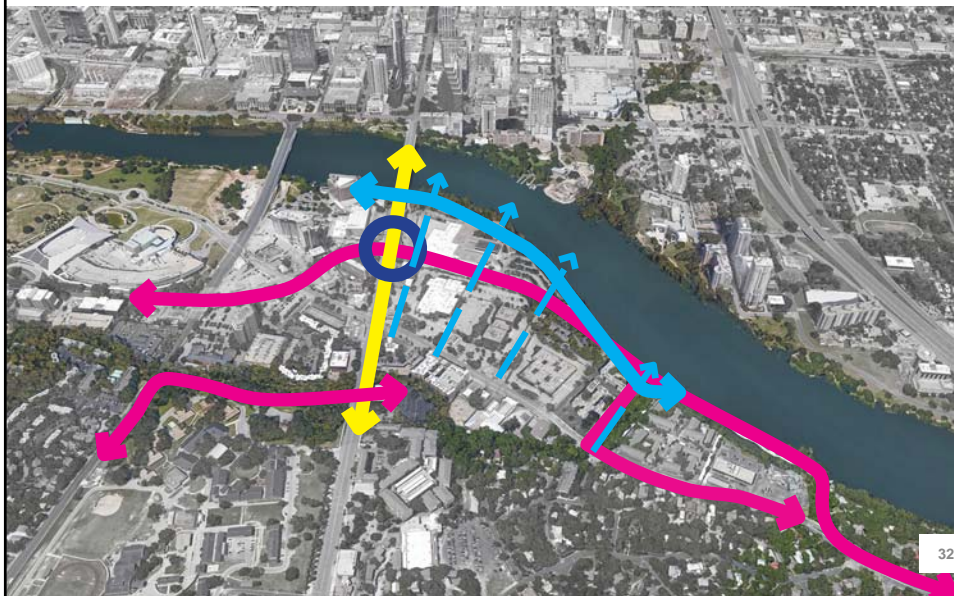
SCW Framework Plan: The three legged stool

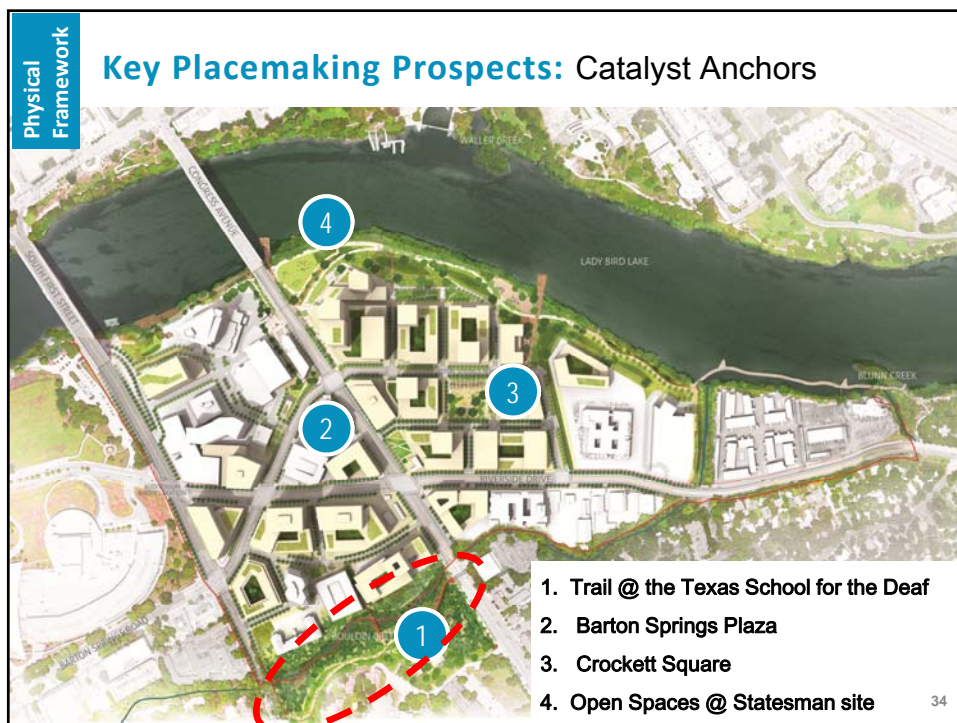
Three requirements for successful transformation:

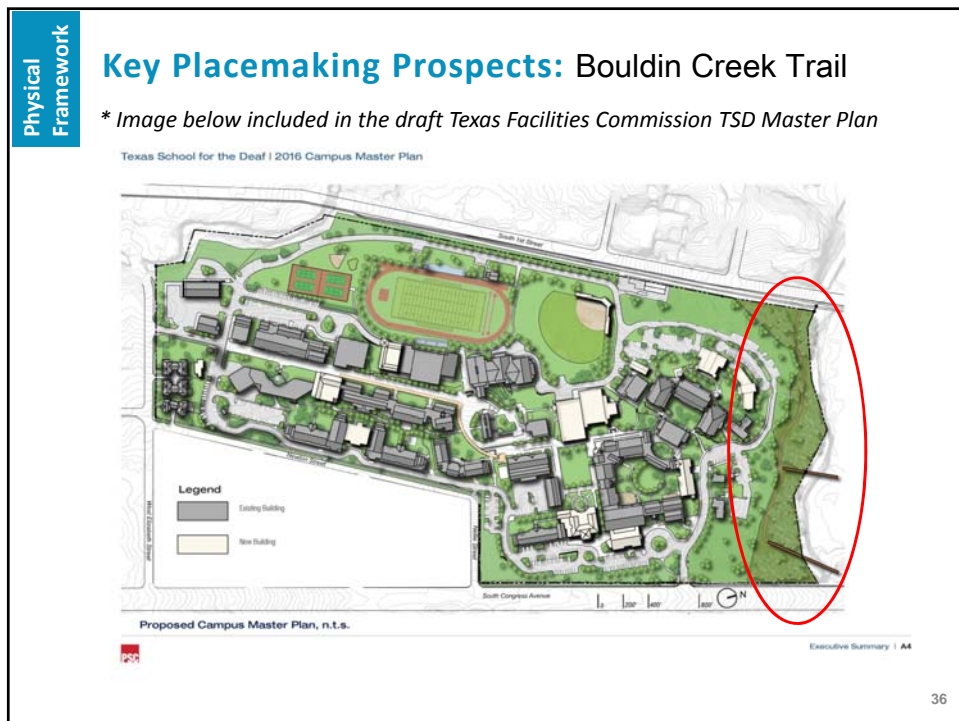
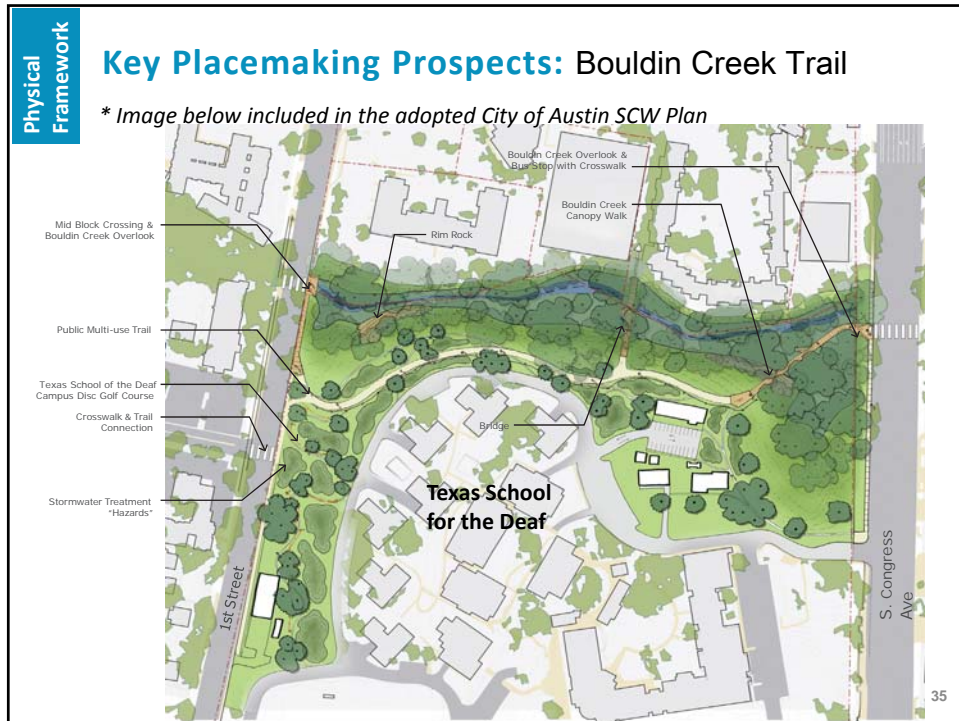
- **A Physical Framework:** green streets, pedestrian connections & open space for a great public realm.
- **A Financial Framework:** district-wide value capture, strategic capital investments and bonus entitlements to fund public realm and affordable housing.
- **A Proactive City Framework:** public-private partnerships and leverage city assets in order to achieve community goals.

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PHYSICAL FRAMEWORK: A network of streets, pedestrian connections and open spaces for a great public realm



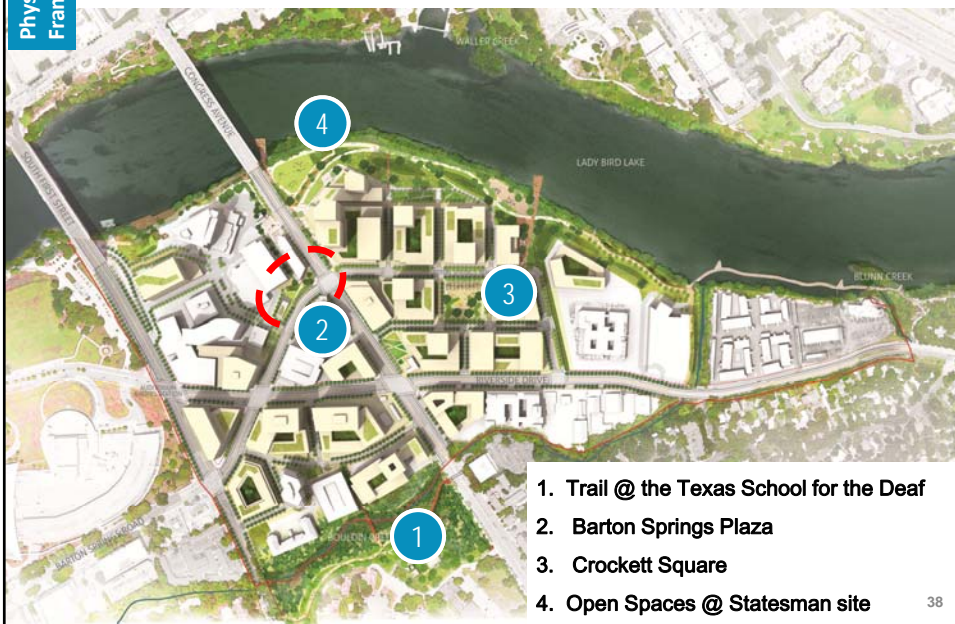




Key Placemaking Prospects: Bouldin Creek Trail

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

37

Key Placemaking Prospects: Barton Springs Plaza

1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site

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Physical Framework

Key Placemaking Prospects: Barton Springs Plaza

An architectural rendering of Barton Springs Plaza. In the foreground, a green-painted bike lane with a white bicycle symbol runs along the left side. A person is riding a bicycle in this lane. To the right of the bike lane is a paved pedestrian walkway. Further right, there are several large, mature green trees. People are walking and sitting on a low wooden bench. In the background, a modern building with a flat roof and large windows is visible. The sky is clear and blue.

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

Image from EPA Report
& the SCW Plan

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Physical Framework

Key Placemaking Prospects: Barton Springs Plaza

An architectural rendering of Barton Springs Plaza from a different angle. A modern building with a light-colored, textured facade and large windows is the central focus. A large, orange, abstract sculpture is mounted on the building's exterior. In front of the building, there are trees and a paved area where people are walking. A white pickup truck is parked near the building. The sky is clear and blue.

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

Image from Lake|Flato
Fall 2015

40

Physical Framework

Key Placemaking Prospects: Barton Springs Plaza

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

Image from Lake|Flato
Fall 2015

41

Physical Framework

Key Placemaking Prospects: Crockett Square

1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site

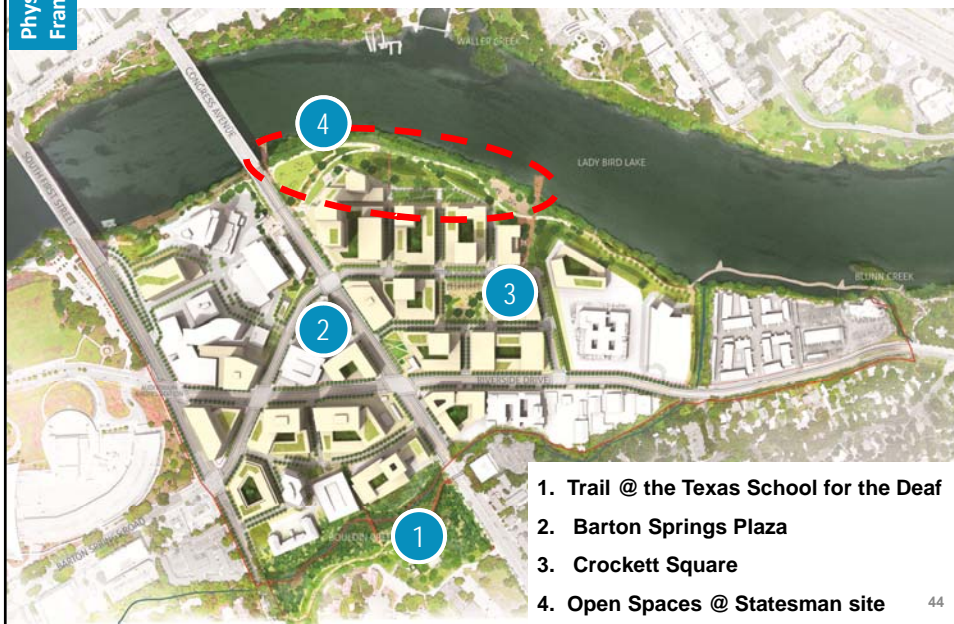
42

Key Placemaking Prospects: Crockett Square



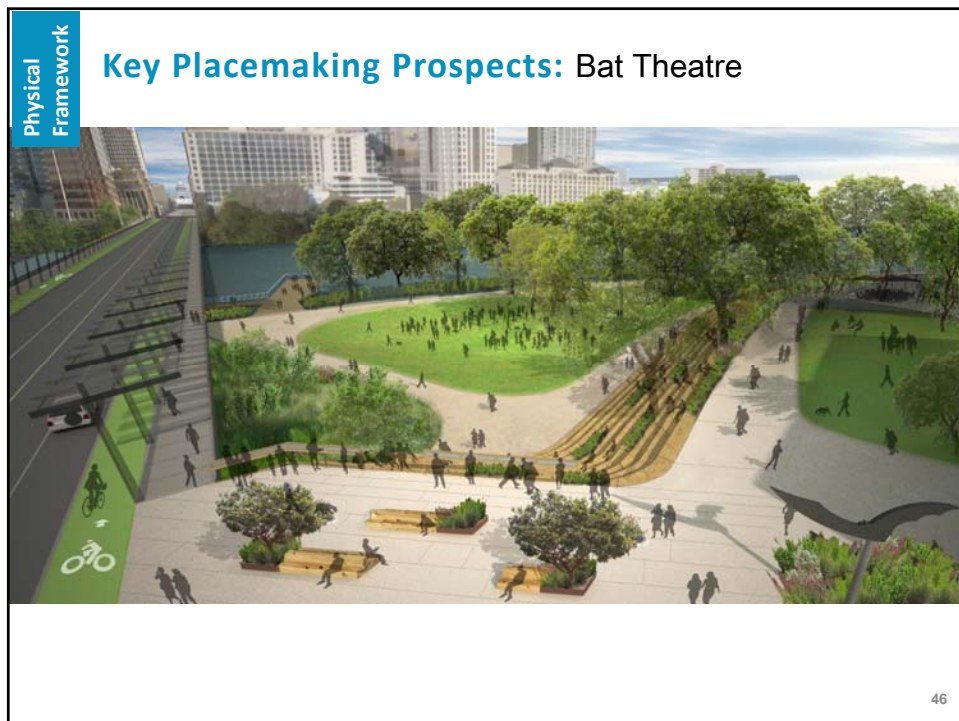
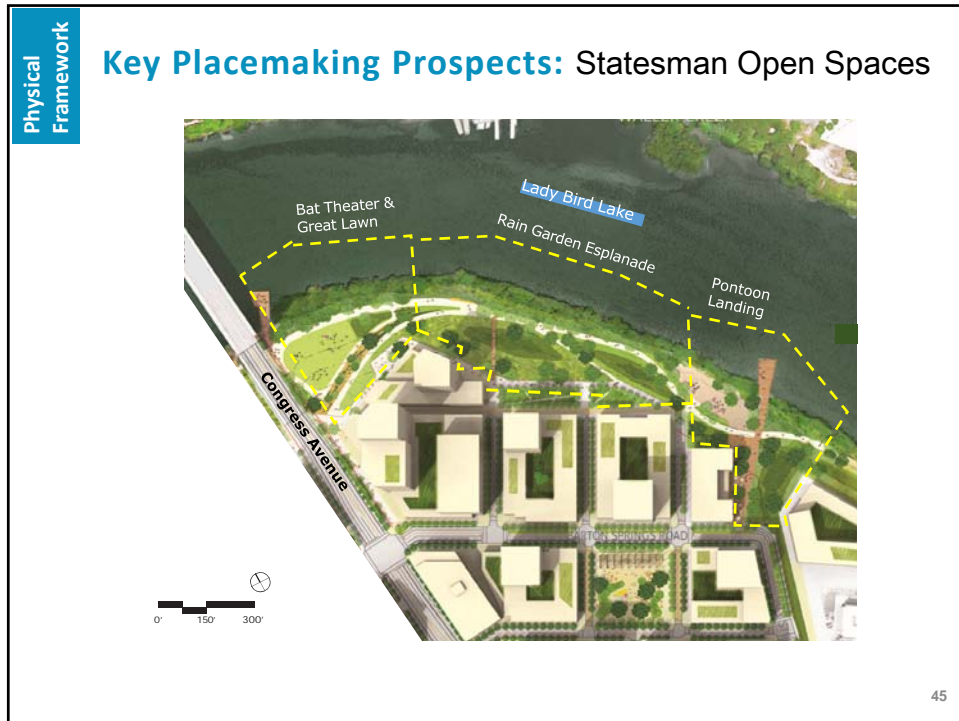
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Key Placemaking Prospects: Statesman Open Spaces



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Crockett Square
4. Open Spaces @ Statesman site

44



Key Placemaking Prospects: Great Lawn



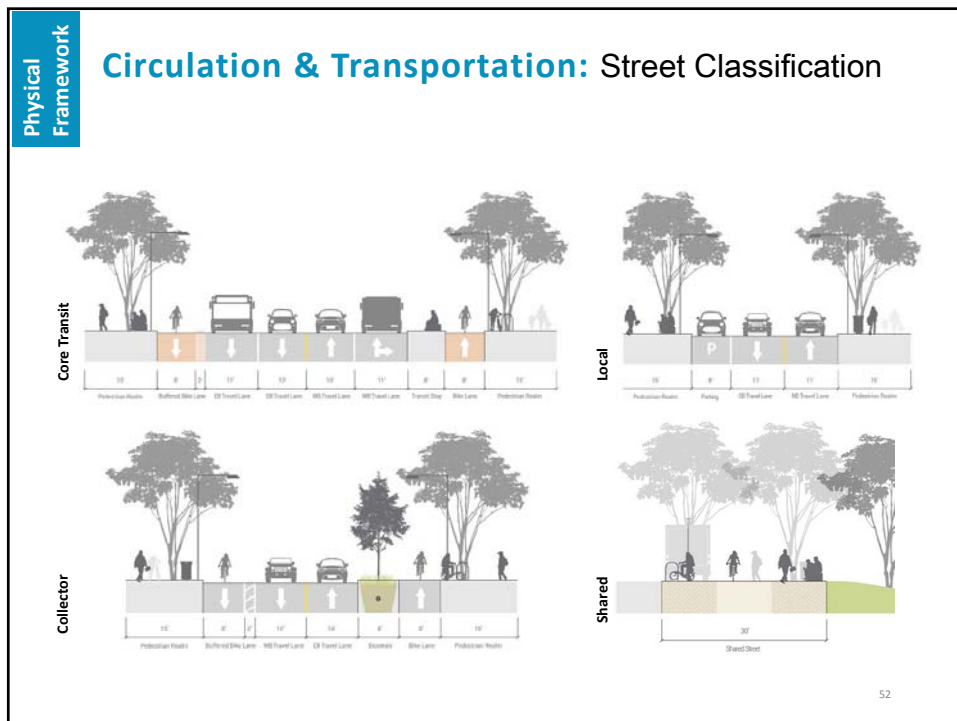
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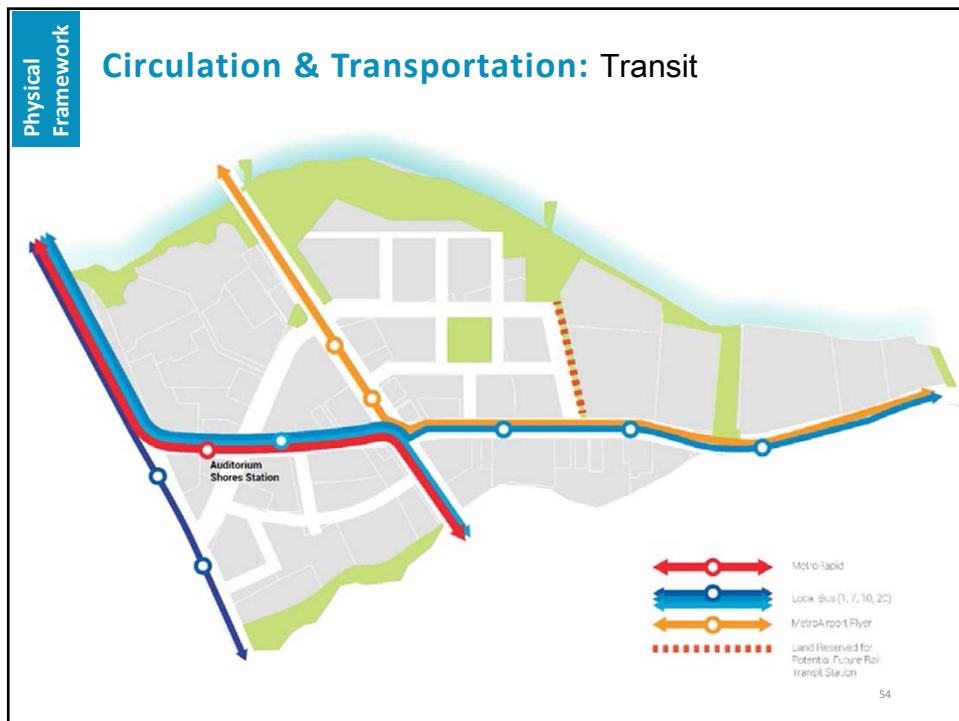
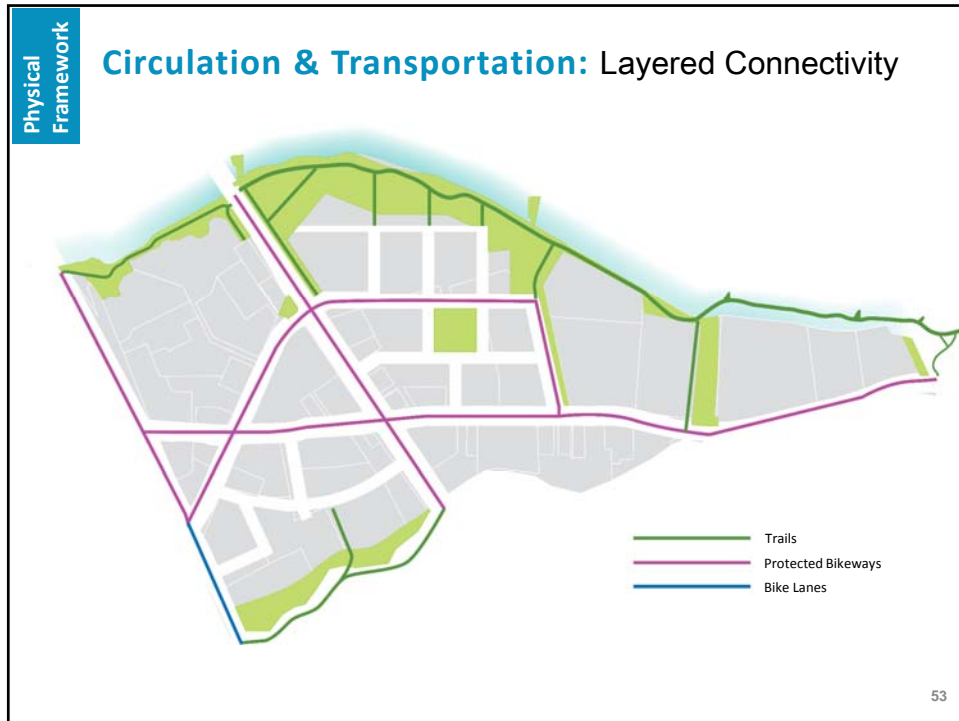
Key Placemaking Prospects: Pontoon Landing

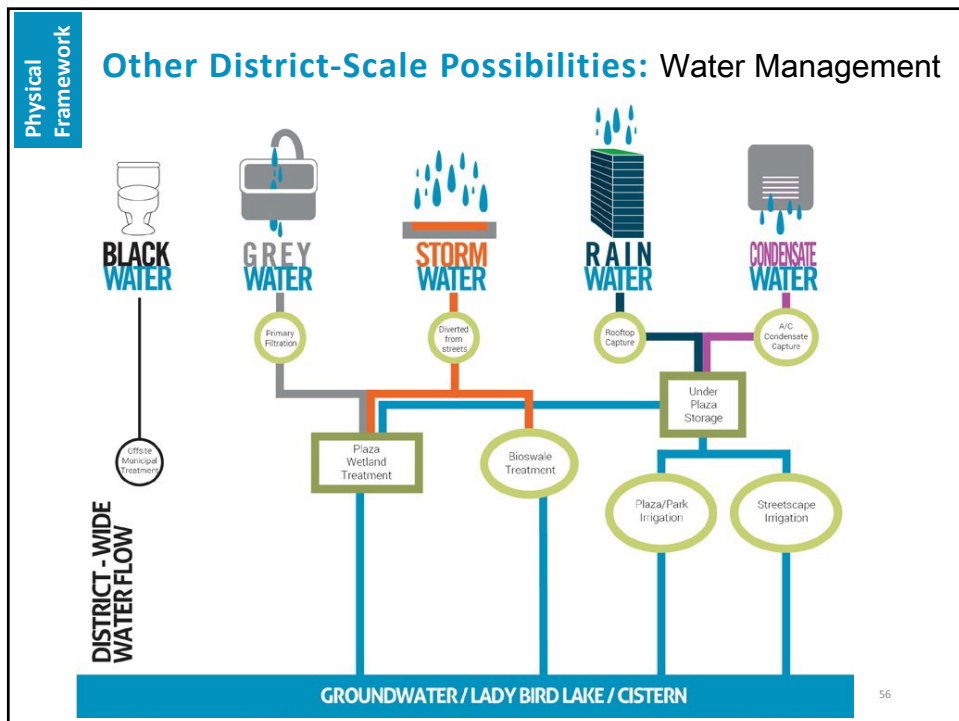
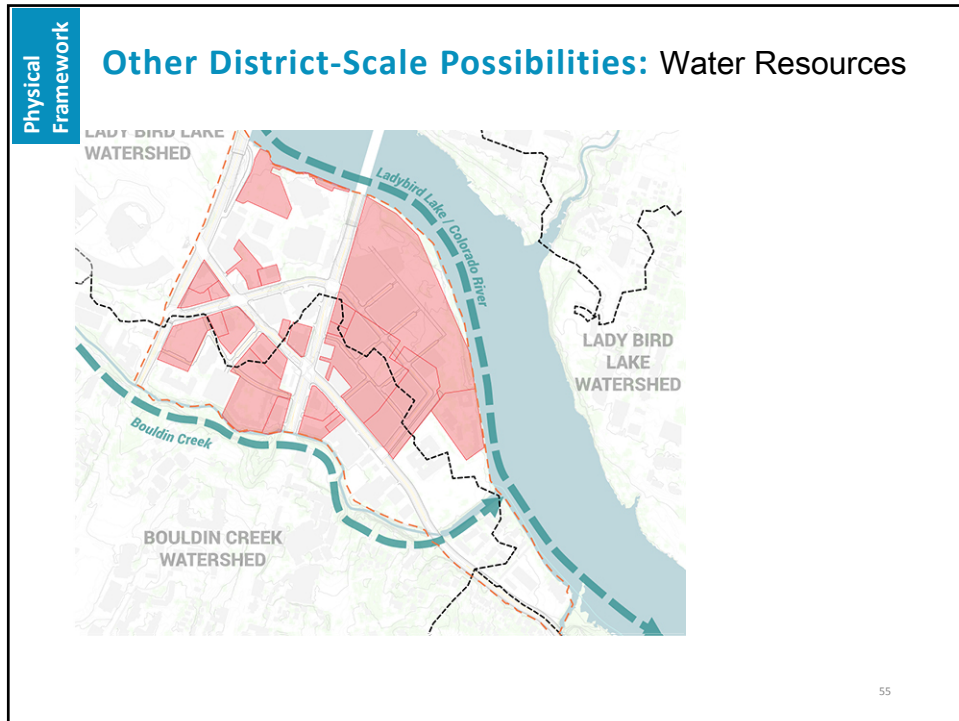


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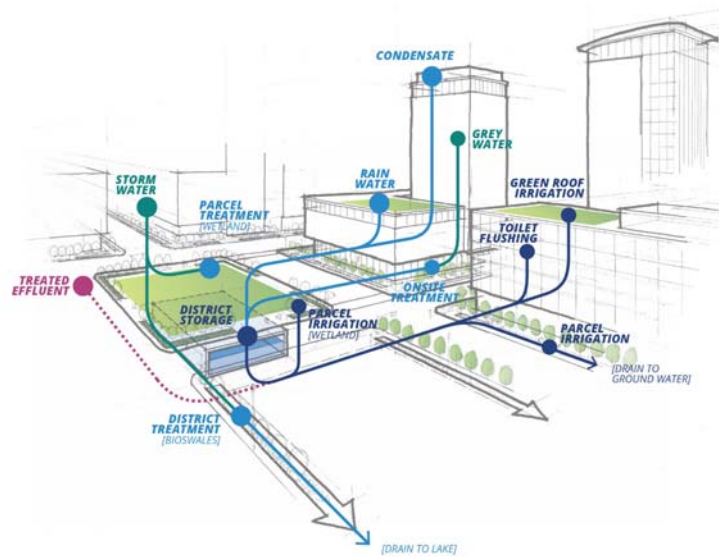








Other District-Scale Possibilities: Integrated Systems



57

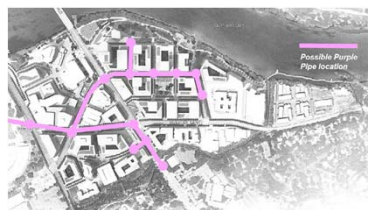
Other District-Scale Possibilities: Water Resources



Building Rainwater Reuse



District Stormwater Reuse



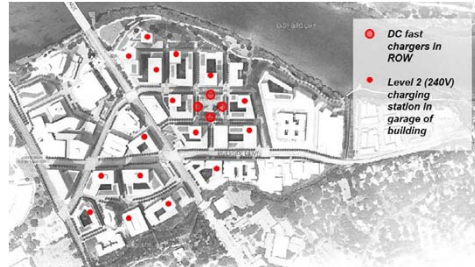
Reclaimed Water



District Cooling

58

Other District-Scale Possibilities: Electric



District Solar



District Charging (PEV)

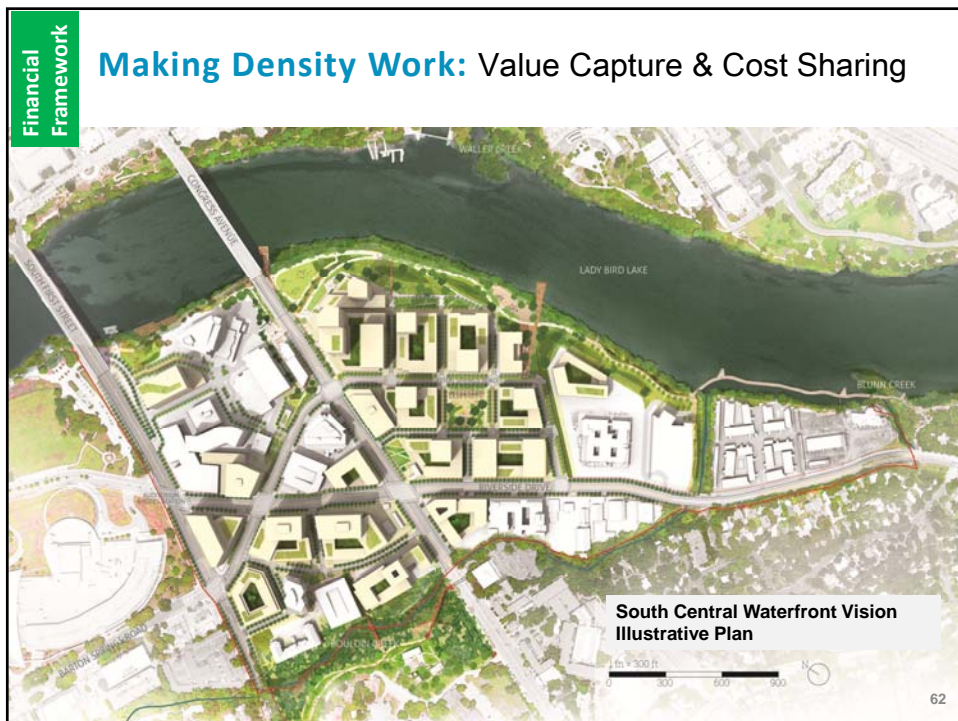
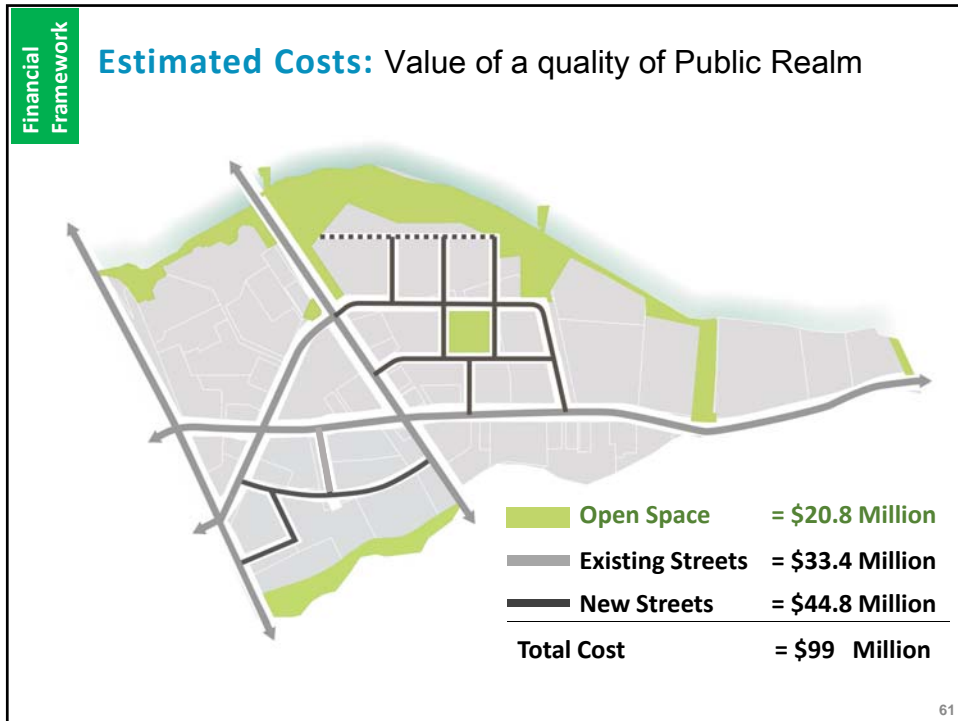
59

SCW Framework Plan: The three legged stool

Three requirements for successful transformation:

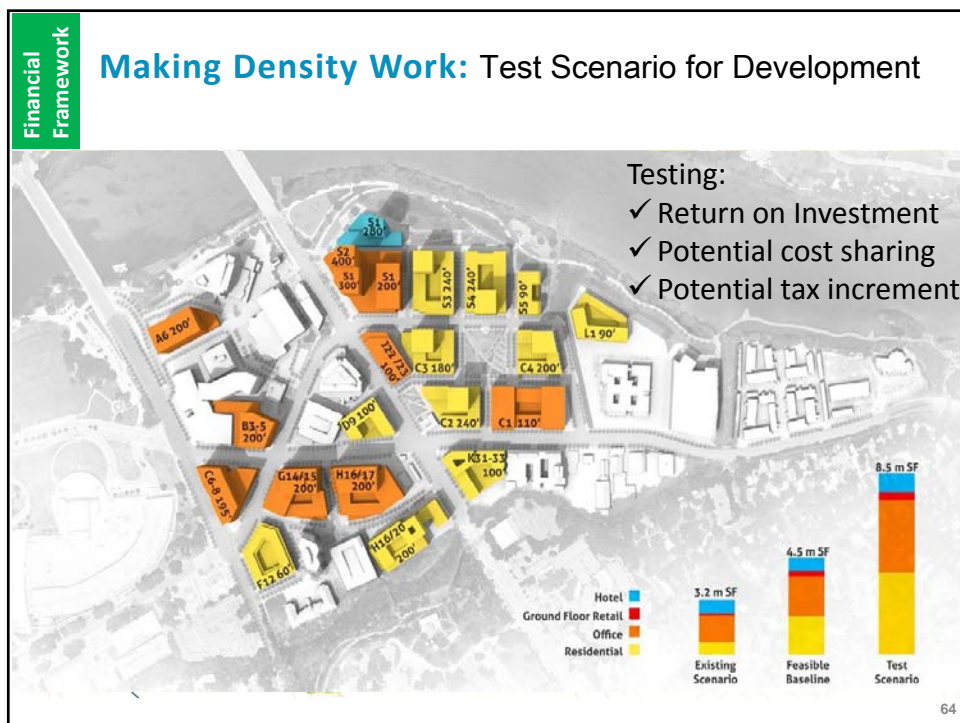
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60

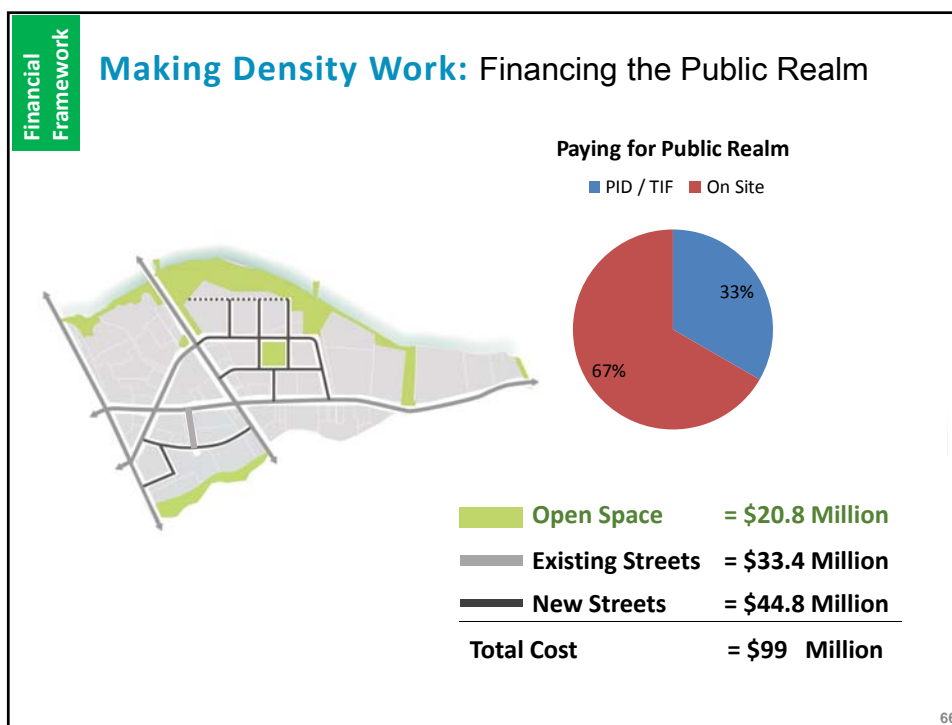
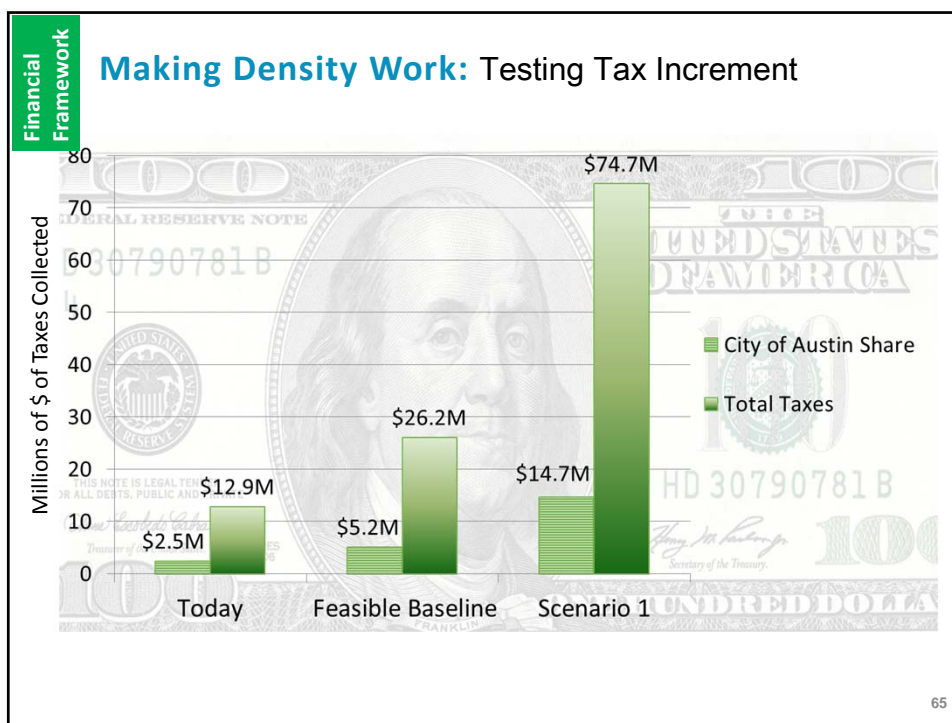


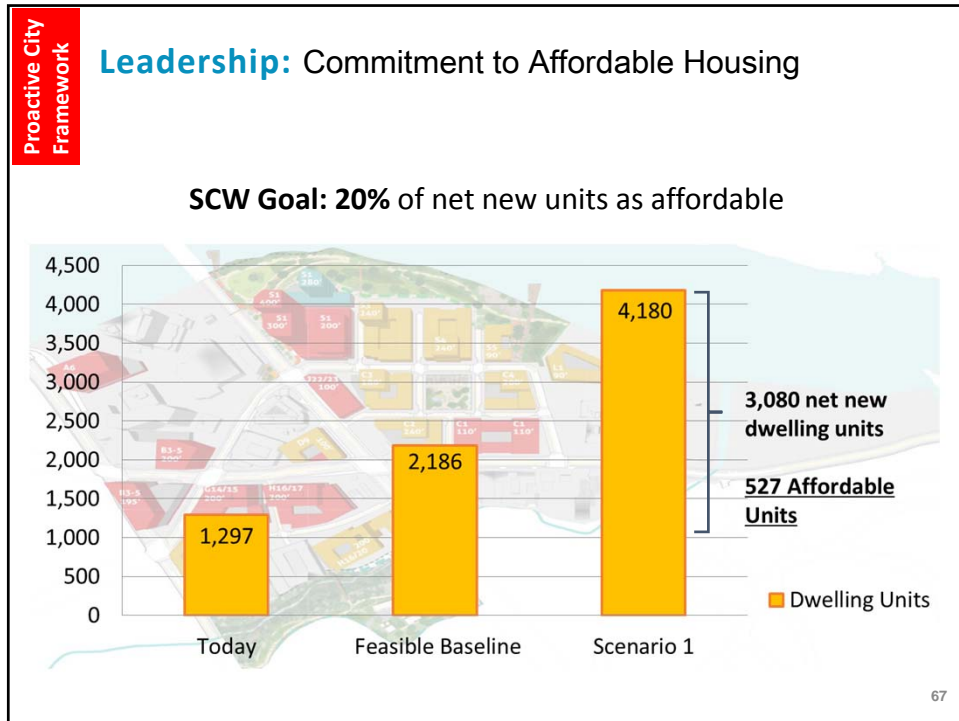
Financial Framework	Making Density Work: Financial Toolkit		
	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing
Privately Funded			
Public Improvement District	✓	✓	✓
Transfer of Development Rights		✓	✓
Philanthropy		✓	✓
Publicly Funded			
Tax Increment Financing	✓	✓	✓
CIP Funds	✓	✓	
Parking Fund	✓		✓
Affordable Housing (tax abatements/credits, REIT)			✓

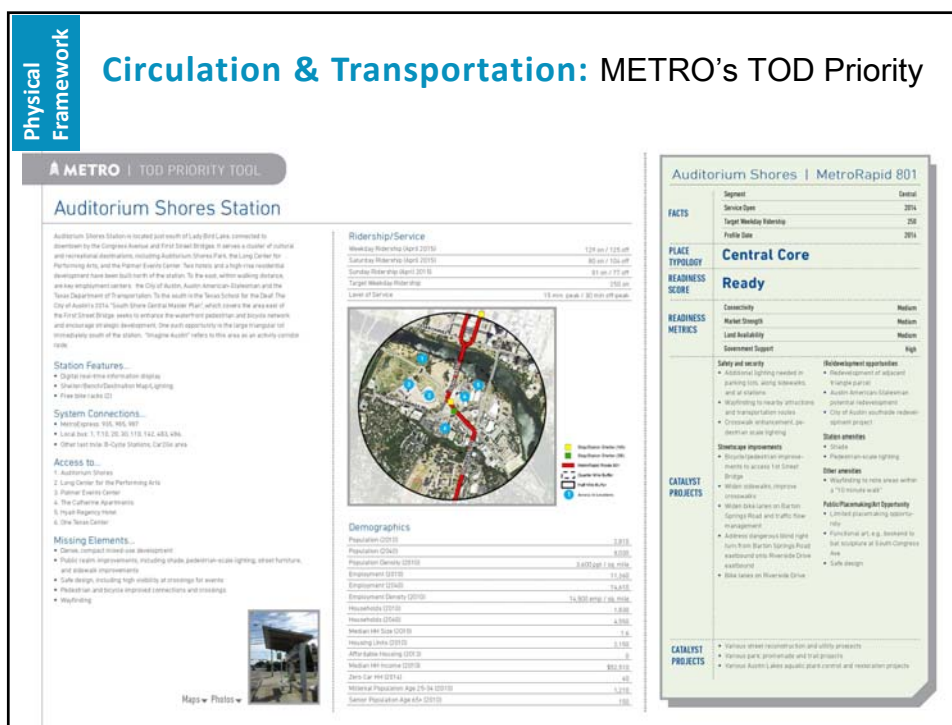
63

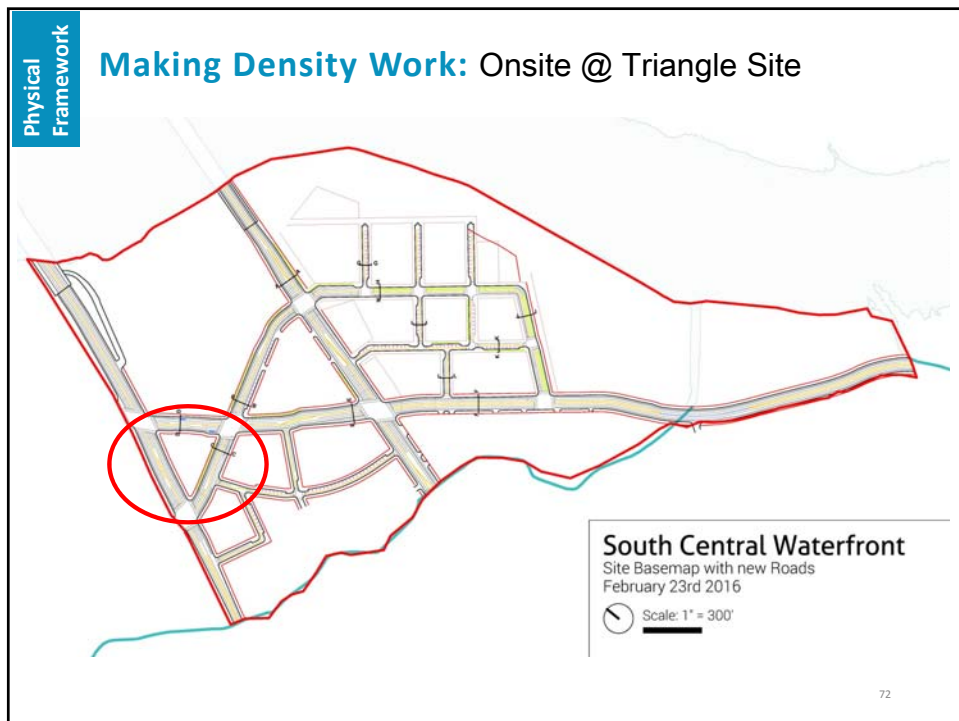
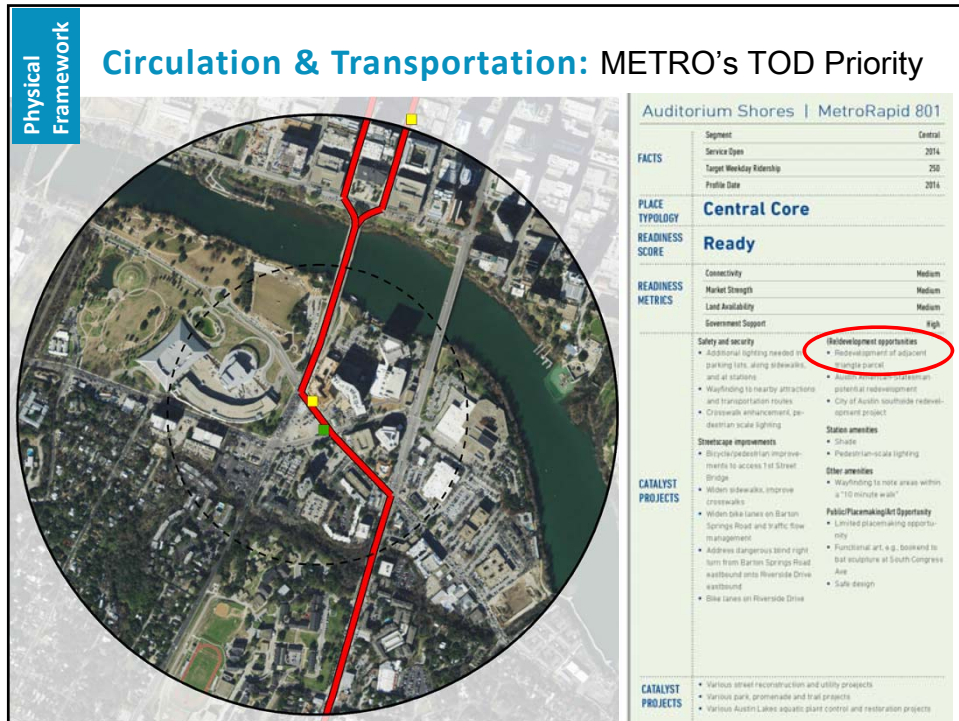


64

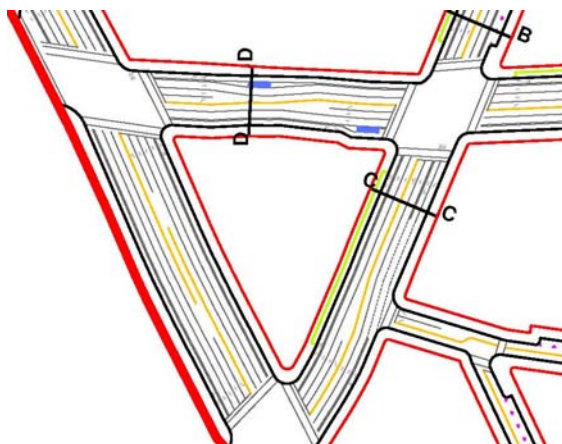








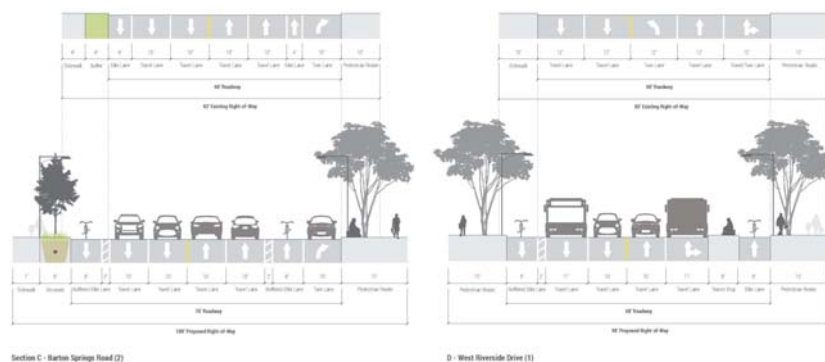
Making Density Work: Onsite @ Triangle Site



ROW dedication on
Riverside Drive and
Barton Springs Road for
mobility and green
infrastructure

73

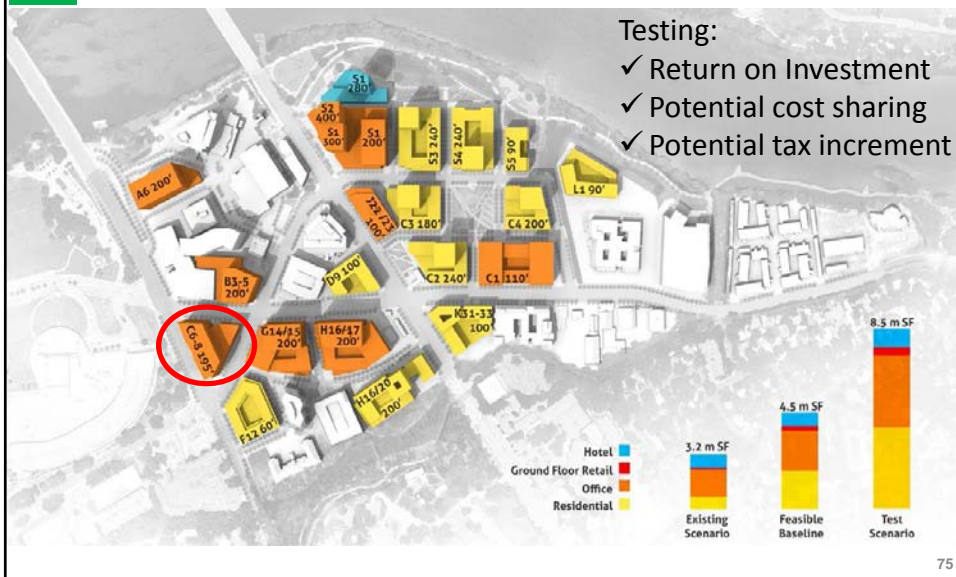
Making Density Work: Onsite @ Triangle Site



ROW dedication on Riverside Drive and Barton Springs Road for mobility
and green infrastructure

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Making Density Work: Test Scenario @ Triangle Site



Making Density Work: Test Scenario @ Triangle Site

Attachment 4: Test Scenario Results

Up to **\$3.1 M** in funding for onsite and offsite Master Plan improvements & benefits

Parcel	A6 Office	B3, B4, B5 Office	C6, C7, C8 Office	D9 Office	E13, E15 Office	F15, F17, F20 Office	G3 Sub-Parcel Office	H2 Sub-Parcel Office	I7 Sub-Parcel Office	J4 Sub-Parcel Office	K5 Sub-Parcel Office	L1 Office
Area FUD?	3,715	1,715	1,800	0.82	0	1,24	1,96	6,00	2,30	0.73	1.40	1.40
Entertainment Assumptions												
FAR	2.4	3.5	4.7	3.7	3.2	5.3	3.0	8.5	8.4	7.0	7.0	4.5
Height (Stories)	13	13	14	9	9 to 6	15	15 to 18	17 to 26	24	7 to 21	7 to 21	8
Use Mix												
Office SF	360,000	260,000	270,526	0	10,000	347,600	371,000	812,900	0	0	0	0
Hotel SF	0	0	0	0	0	0	0	0	264,200	0	0	0
Residential SF	30,000	10,000	21,048	8,000	10,000	10,000	33,000	38,000	13,000	26,000	26,000	13,000
Residential SF												
Total SF	390,000	270,000	301,574	38,000	20,000	377,600	404,000	850,900	297,200	430,000	430,000	13,000
Residential Units												
Market Residential Units	0	0	0	150	0	0	344	0	0	430	430	430
Affordable Residential Units	0	0	0	0	150	0	86	0	0	0	0	80
Total Units	0	0	0	150	150	0	430	0	0	430	430	510
Affordable Housing Subsidy	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Per Unit Subsidy	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Parking												
Surface	0	0	0	0	0	0	0	0	0	0	0	0
Structure	170	620	772	222	528	416	824	919	240	287	287	540
Underground	0	0	0	0	0	0	0	0	0	0	0	0
Total Spaces	170	620	772	222	528	416	824	919	240	287	287	540
Development Cost												
Building Cost	\$109 M	\$40 M	\$109 M	\$95 M	\$31 M	\$123 M	\$268 M	\$281 M	\$109 M	\$143 M	\$143 M	\$30 M
Parcel Infrastructure Cost	\$0.2 M	\$0.3 M	\$0.3 M	\$0.2 M	\$0.3 M	\$1.3 M	\$4.8 M	\$1.7 M	\$0.3 M	\$3.8 M	\$3.8 M	\$0.3 M
Developer Master Planning Fee	\$3.8 M	\$2.6 M	\$3.1 M	\$1.6 M	\$1.7 M	\$3.6 M	\$7.9 M	\$8.5 M	\$2.7 M	\$4.6 M	\$4.6 M	\$1.1 M
Financial Results												
Return on Cost	8.1%	8.1%	8.2%	7.0%	7.0%	8.1%	7.6%	8.1%	86/A	7.0%	7.0%	7.0%
Building Value	\$141 M	\$109 M	\$137 M	\$71 M	\$39 M	\$156 M	\$337 M	\$364 M	\$149 M	\$177 M	\$177 M	\$39 M
Total Land Value	\$32 M	\$18 M	\$17 M	\$8 M	\$7 M	\$18 M	\$33 M	\$40 M	\$13 M	\$8 M	\$8 M	\$3 M
Total Value	\$173 M	\$127 M	\$154 M	\$79 M	\$46 M	\$174 M	\$370 M	\$404 M	\$162 M	\$185 M	\$185 M	\$42 M
Residual Land Value / SF	\$200	\$200	\$180	\$125	\$50	\$200	\$125	\$200	\$125	\$125	\$125	\$5

SCW Initiative: www.austintexas.gov/waterfront

