

Final Plan as Adopted on June 16th, 2016

SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN



June 2016

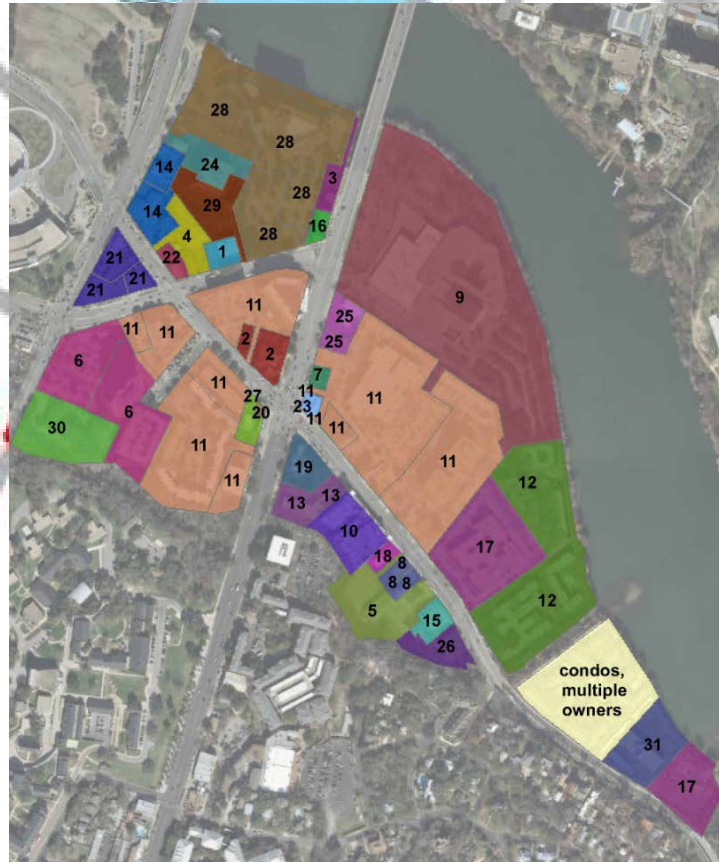


Austin, Texas

Parks & Recreation Board, March 28, 2017

Alan Holt AIA, Principal Planner | Urban Design, PAZ

South Central Waterfront Today



- ❖ Strategic location – Redevelopment Pressures
- ❖ Lack of Infrastructure, Connectivity
- ❖ Patchwork of Private Parcels

South Central Waterfront Vision Framework Plan

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.

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



Existing Conditions & Alternative Futures:

The Public Realm *(open spaces & public right-of-ways)*

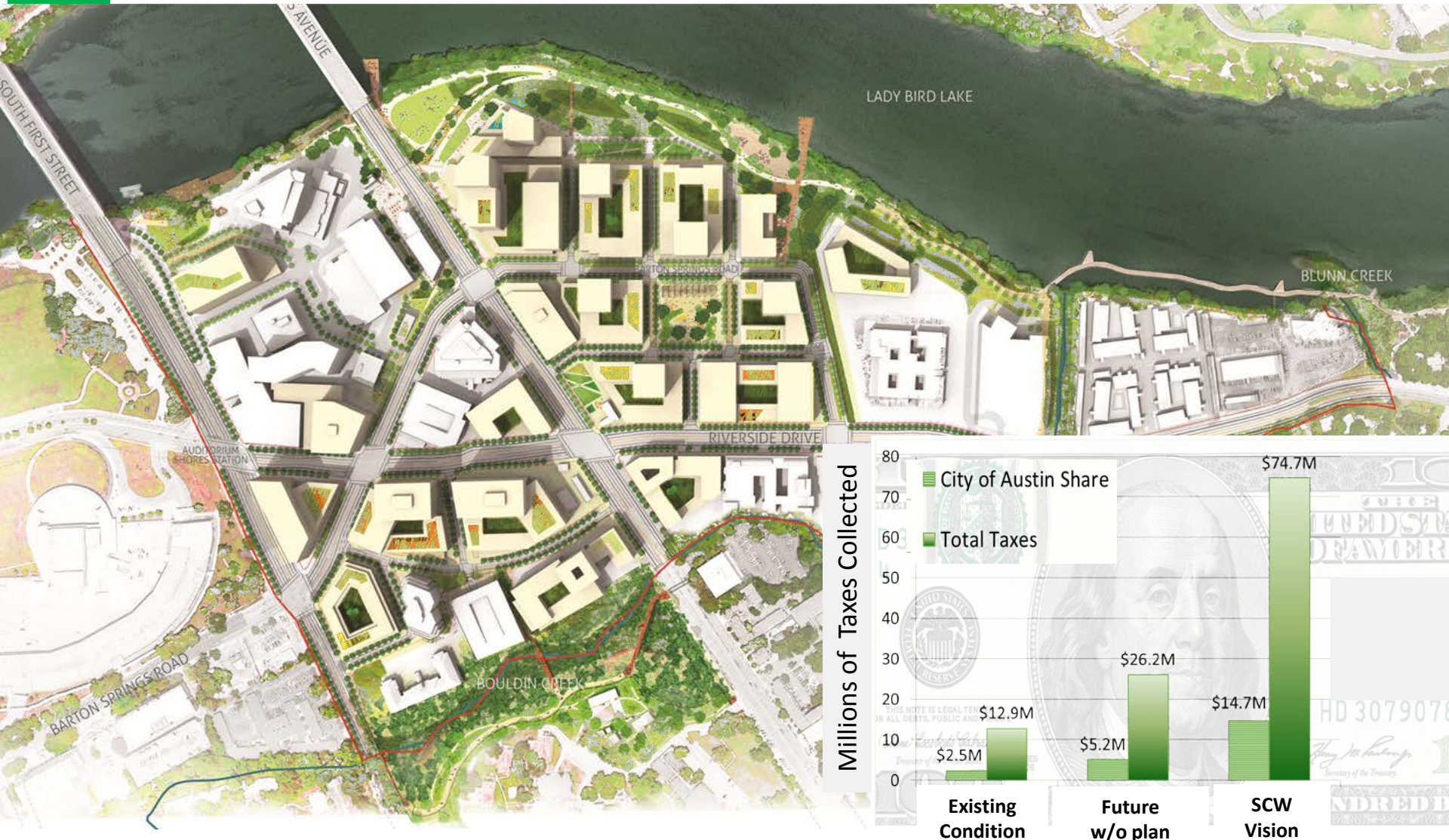


Dollars & Sense: Funding the Public Realm Vision

Making Density Work: The 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)			✓

Making Density Work: Fueling the Financial Toolkit



SCW Initiative: Imagining the Future



Stephanie Bower | Architectural Illustration

Key Placemaking Prospects: Barton Springs Plaza



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

Key Placemaking Prospects: Bat Theatre

