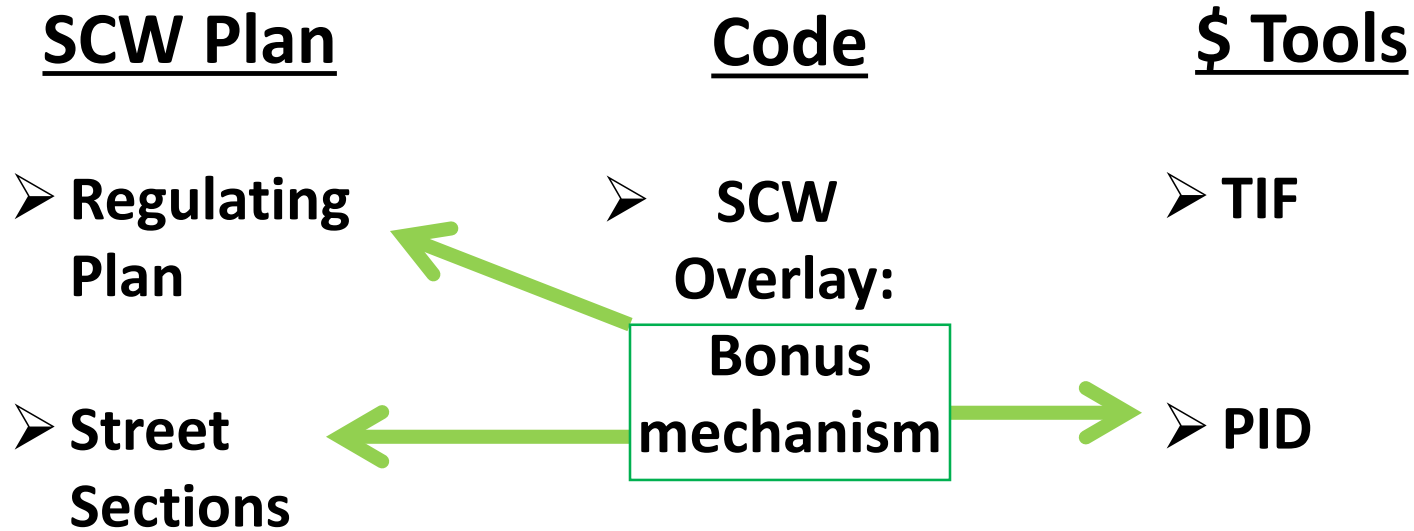


South Central Waterfront: Draft Regulating Plan



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COMPONENTS OF A COMPLETE IMPLEMENTATION SYSTEM



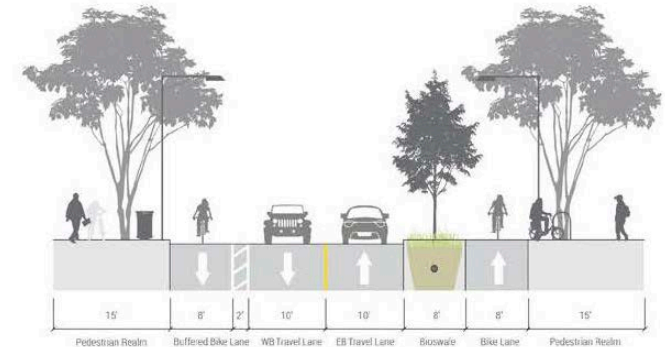
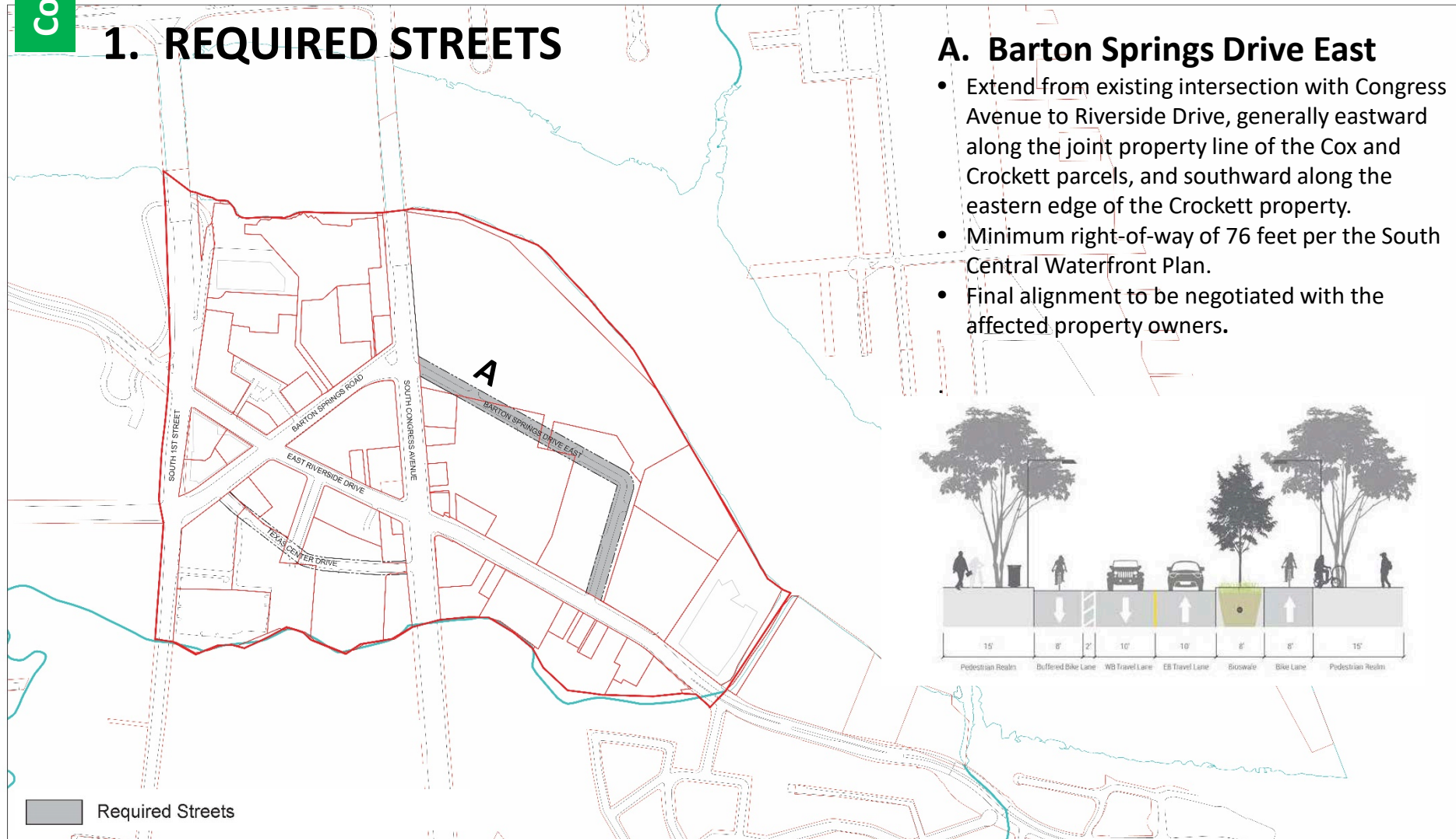
- Connotes individual components to be developed, adopted, amended.

South Central Waterfront: Draft Regulating Plan

1. REQUIRED STREETS

A. Barton Springs Drive East

- Extend from existing intersection with Congress Avenue to Riverside Drive, generally eastward along the joint property line of the Cox and Crockett parcels, and southward along the eastern edge of the Crockett property.
- Minimum right-of-way of 76 feet per the South Central Waterfront Plan.
- Final alignment to be negotiated with the affected property owners.

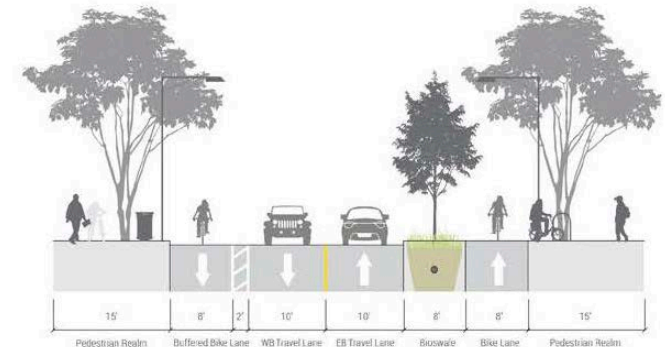


South Central Waterfront: Draft Regulating Plan

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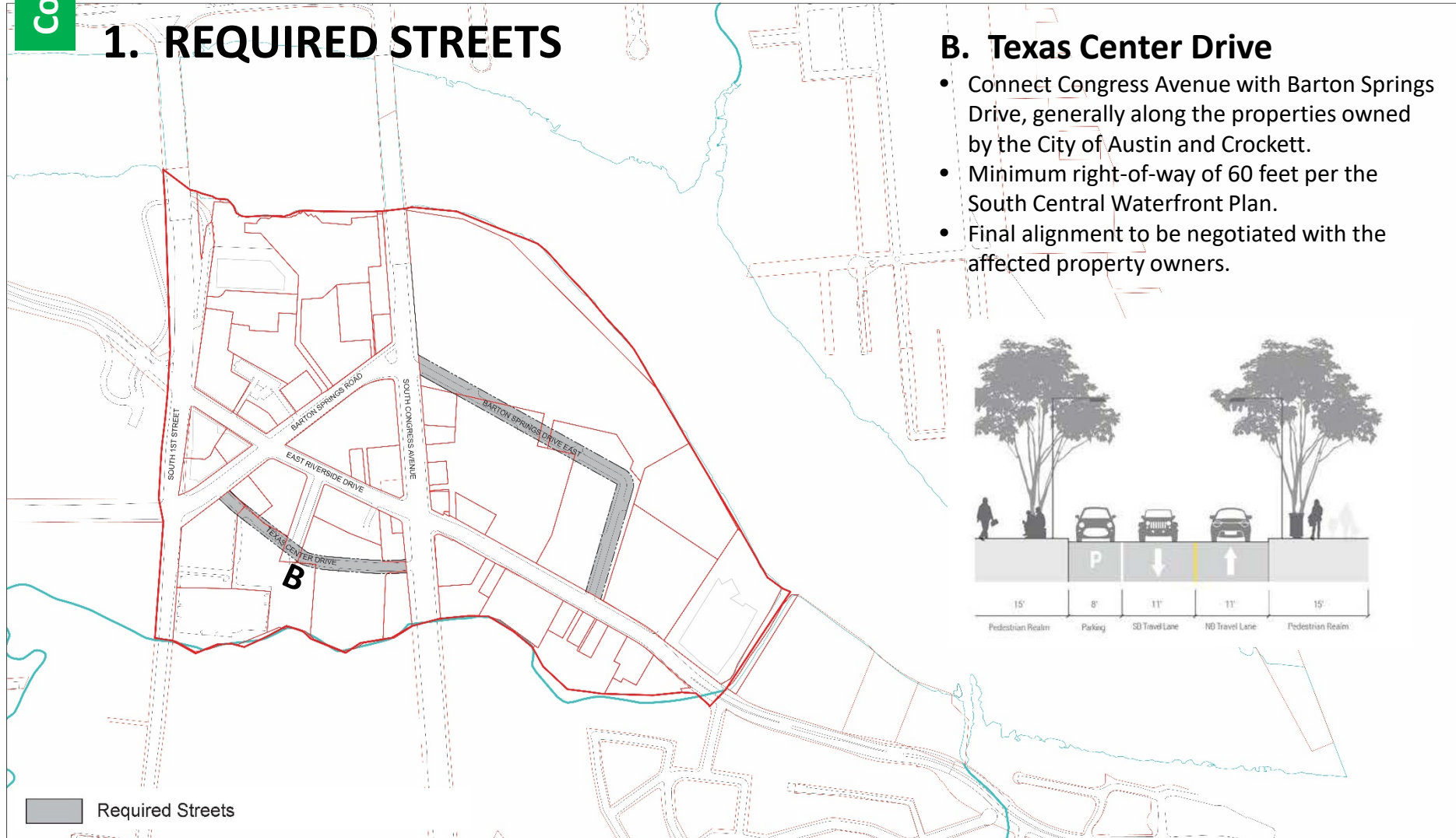
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 Required Streets

South Central Waterfront: Draft Regulating Plan

1. REQUIRED STREETS




South Central Waterfront: Draft Regulating Plan

2. REQUIRED OPEN SPACE

A. Statesman Waterfront Park

- Minimum 9.6 acres
- No development within 150 feet of shoreline
- Minimum 400 LF of public street frontage along park; the remainder shall be provided as a publicly accessible promenade.
- Final boundaries and configuration of the park to be negotiated with the property owner.



 Required Streets
 Open Space

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 Required Streets

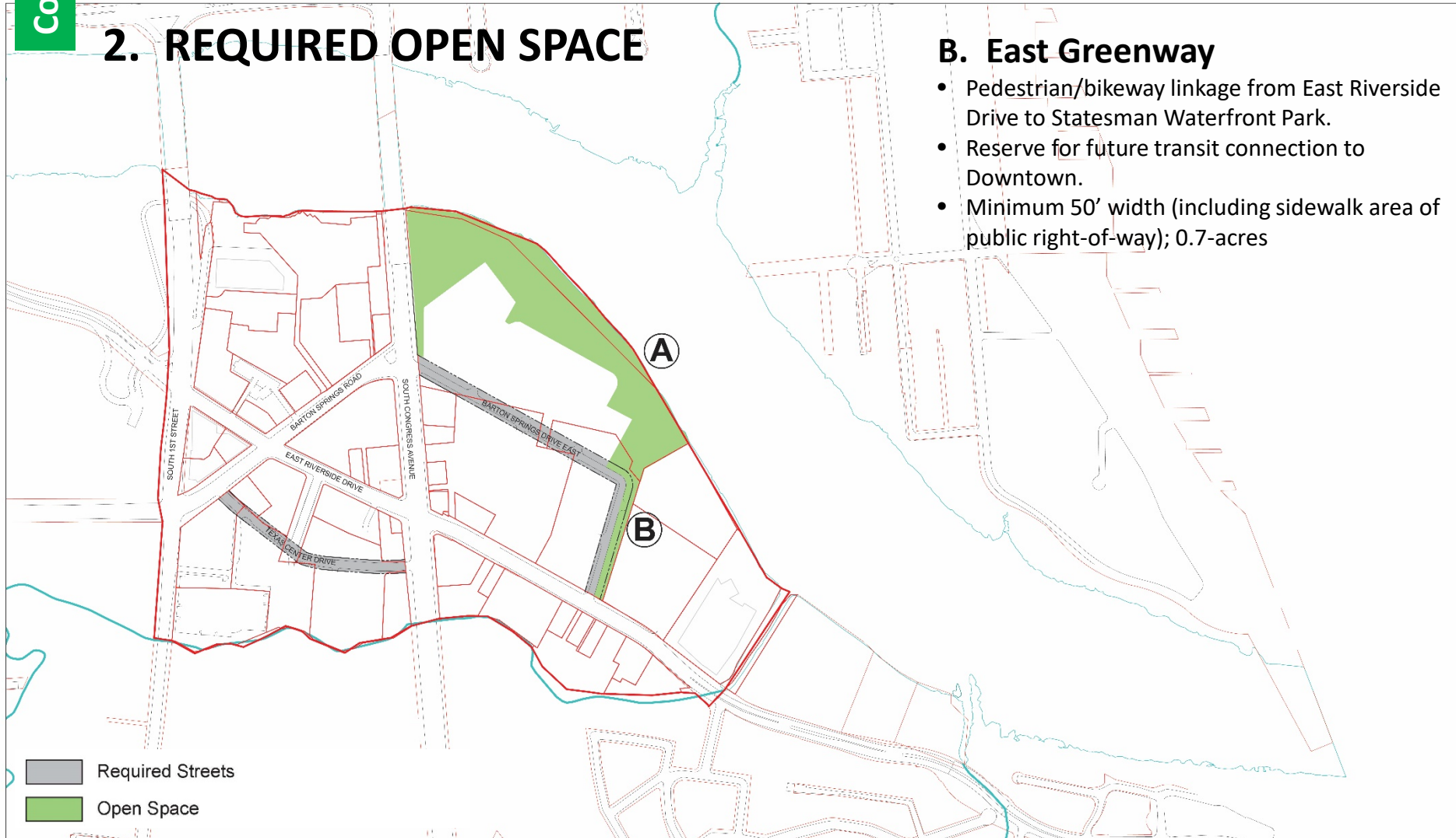
 Open Space

South Central Waterfront: Draft Regulating Plan

2. REQUIRED OPEN SPACE

B. East Greenway

- Pedestrian/bikeway linkage from East Riverside Drive to Statesman Waterfront Park.
- Reserve for future transit connection to Downtown.
- Minimum 50' width (including sidewalk area of public right-of-way); 0.7-acres

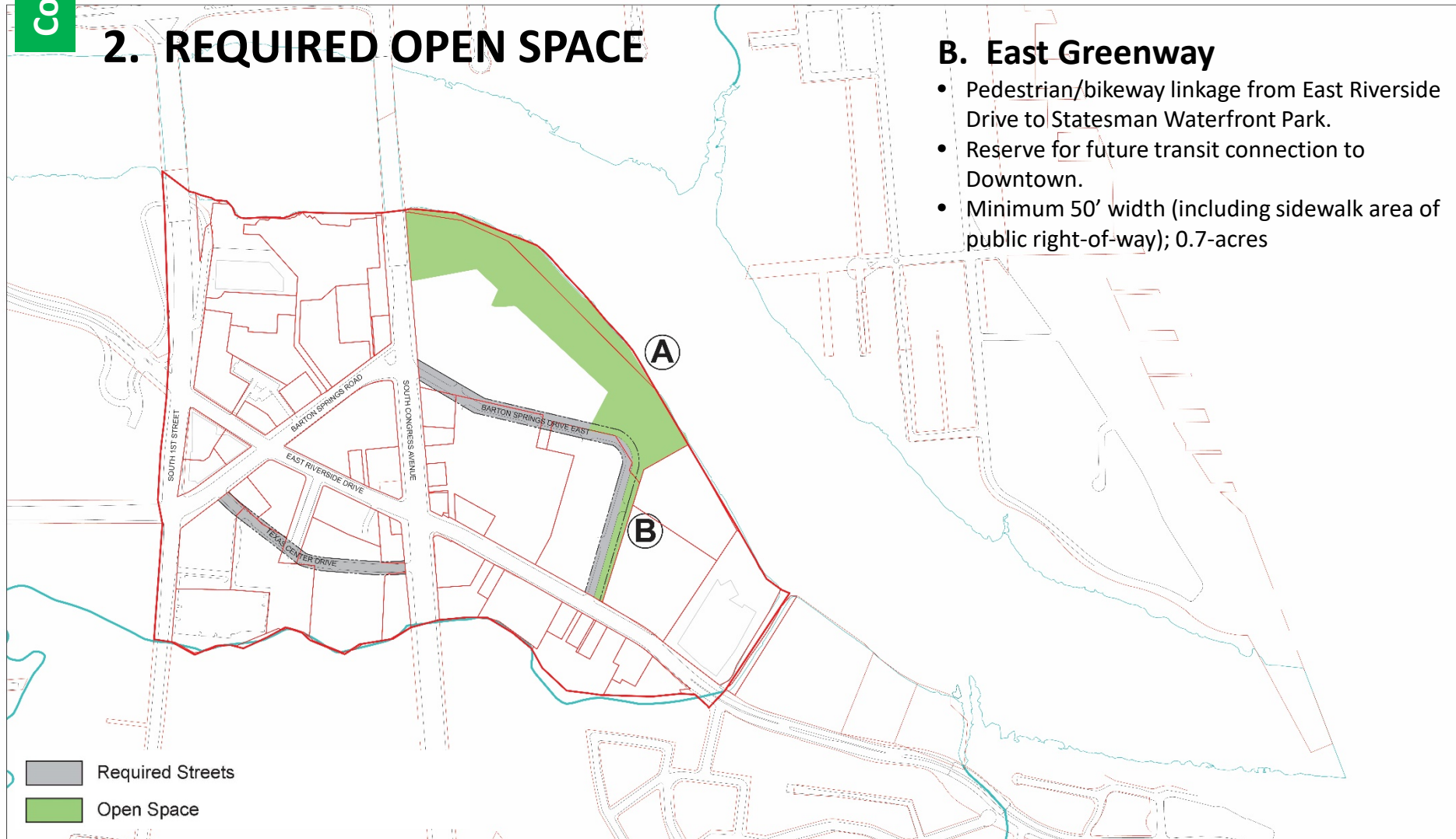


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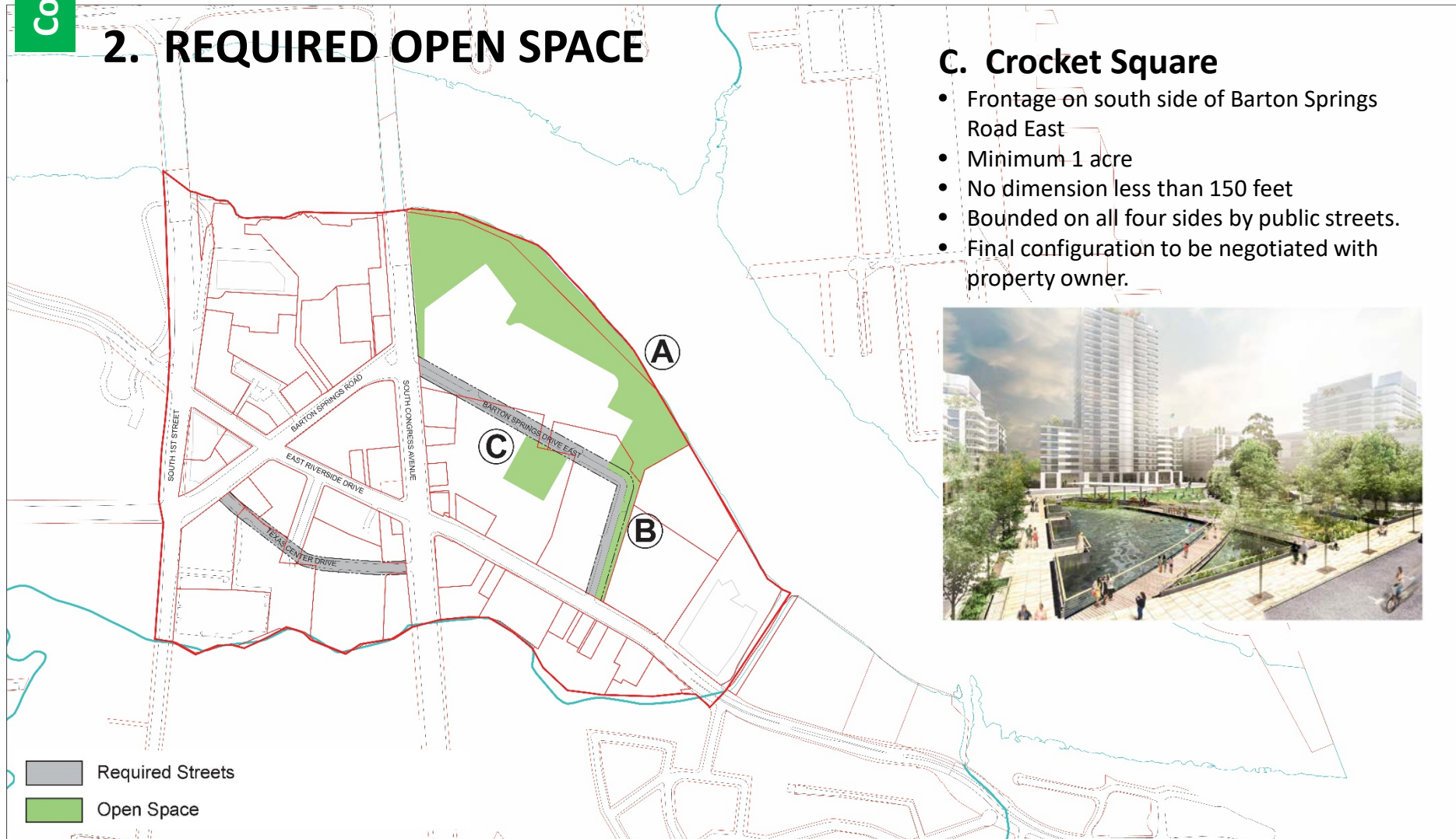


South Central Waterfront: Draft Regulating Plan

2. REQUIRED OPEN SPACE

C. Crocket Square

- Frontage on south side of Barton Springs Road East
- Minimum 1 acre
- No dimension less than 150 feet
- Bounded on all four sides by public streets.
- Final configuration to be negotiated with property owner.

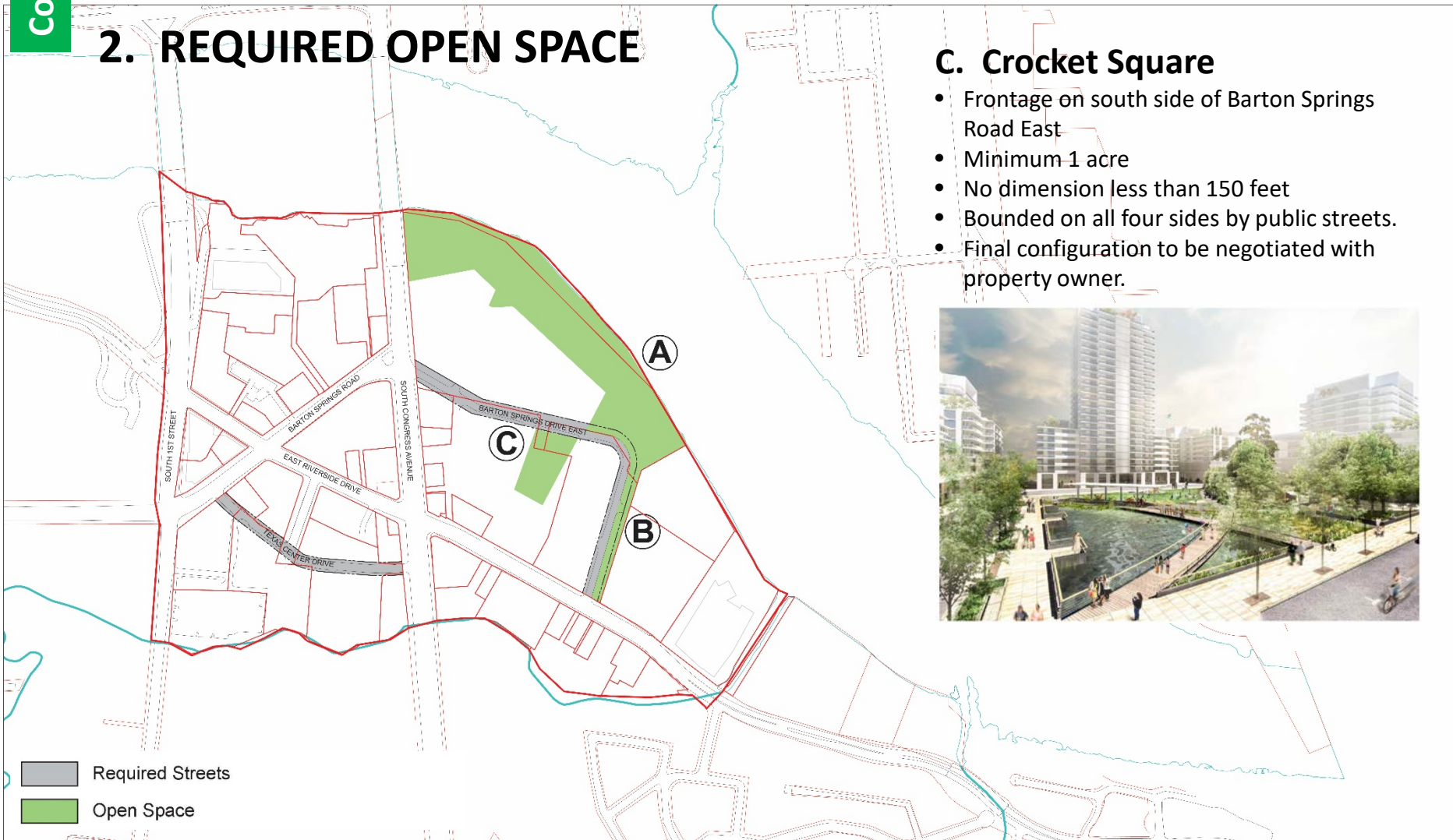


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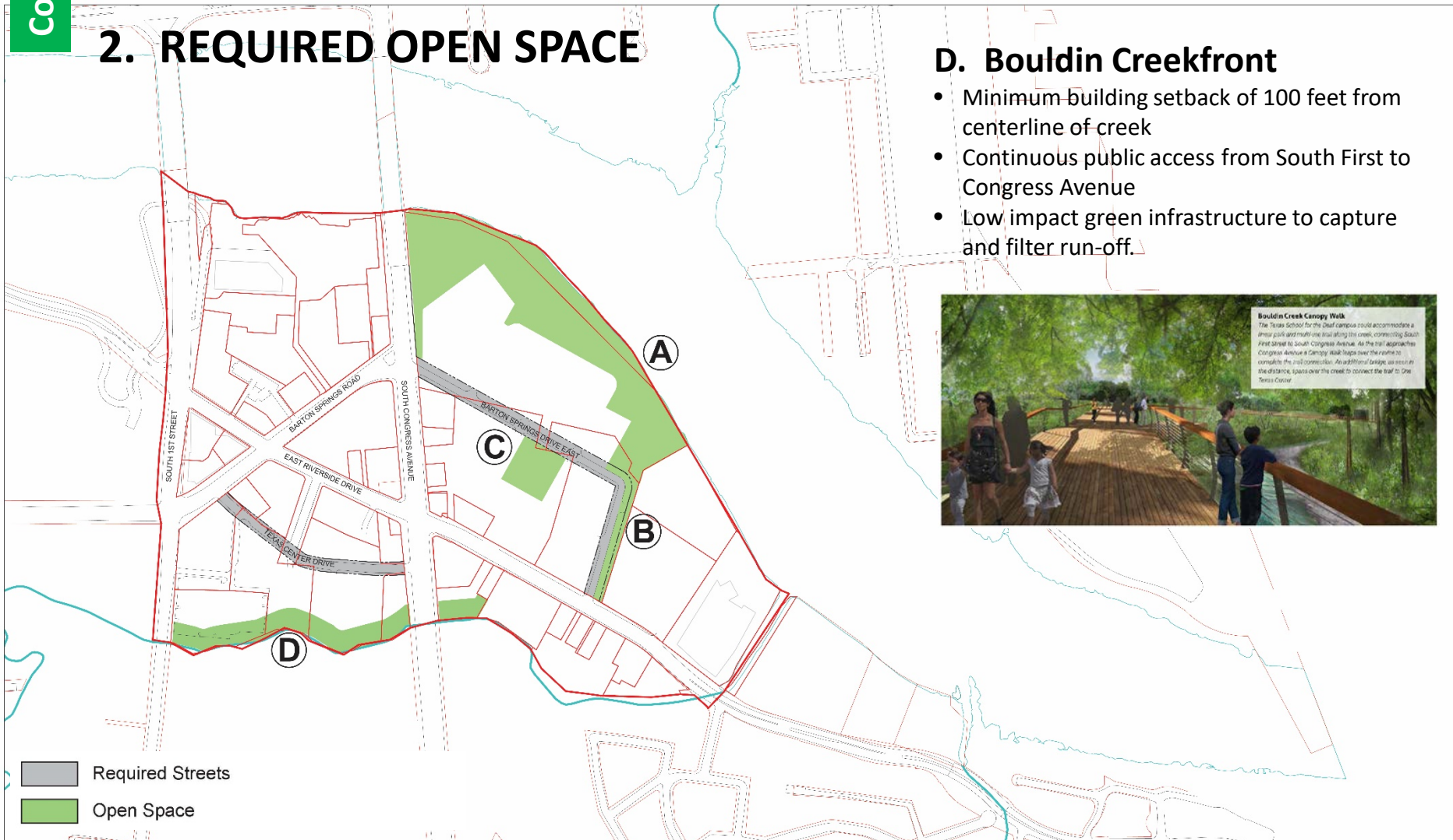
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South Central Waterfront: Draft Regulating Plan

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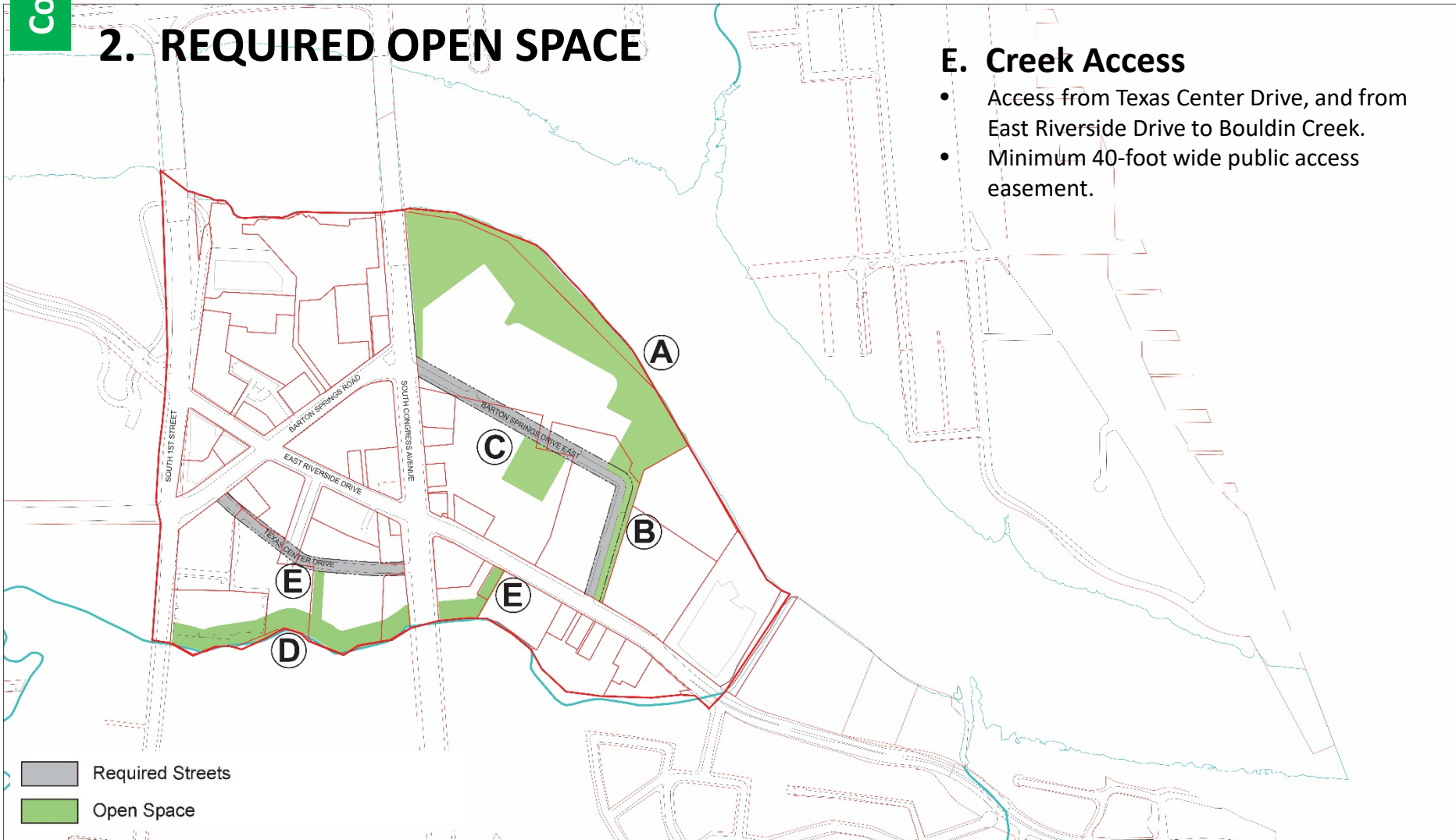


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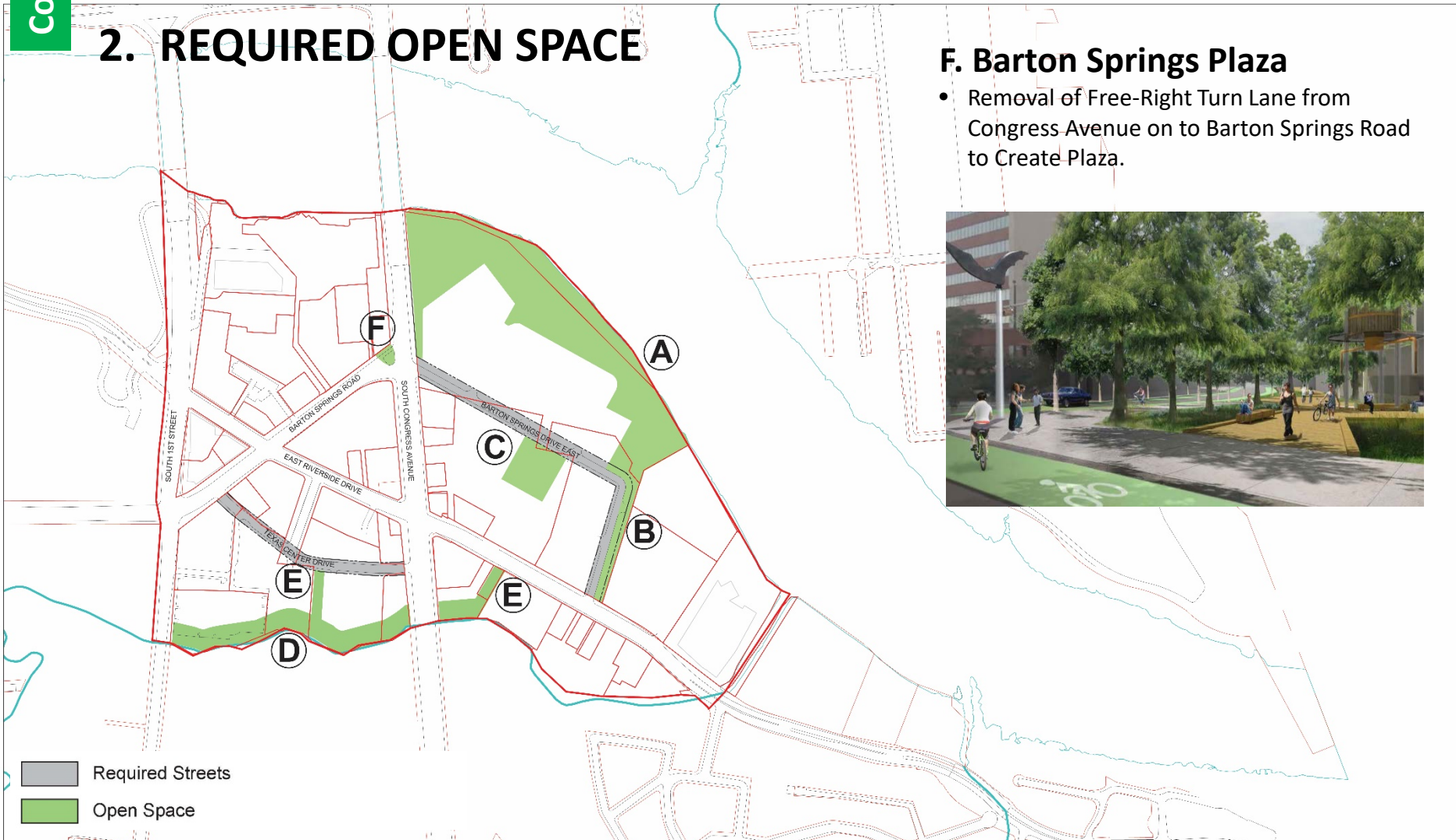
E. Creek Access

- Access from Texas Center Drive, and from East Riverside Drive to Bouldin Creek.
- Minimum 40-foot wide public access easement.



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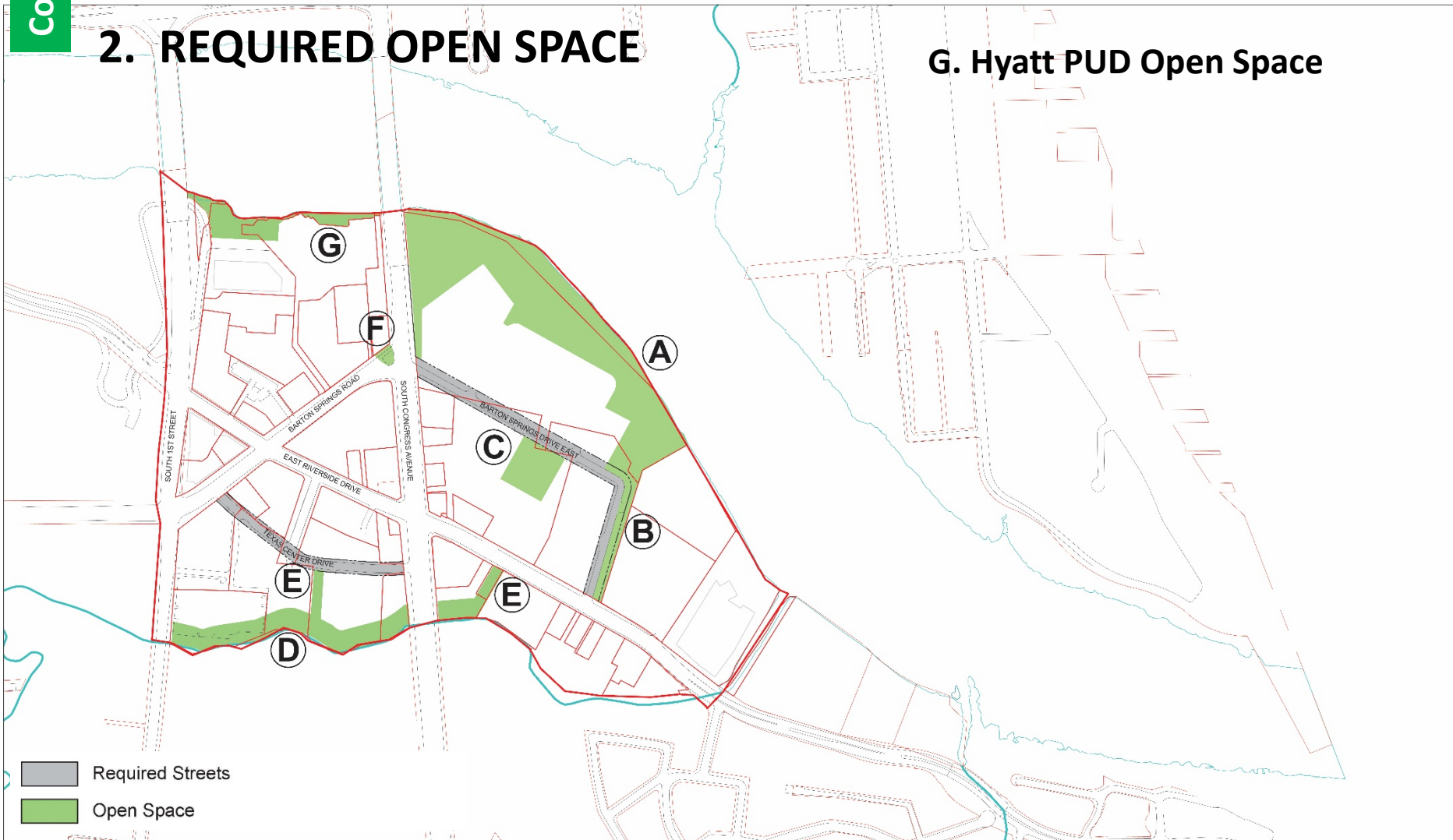
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South Central Waterfront: Draft Regulating Plan

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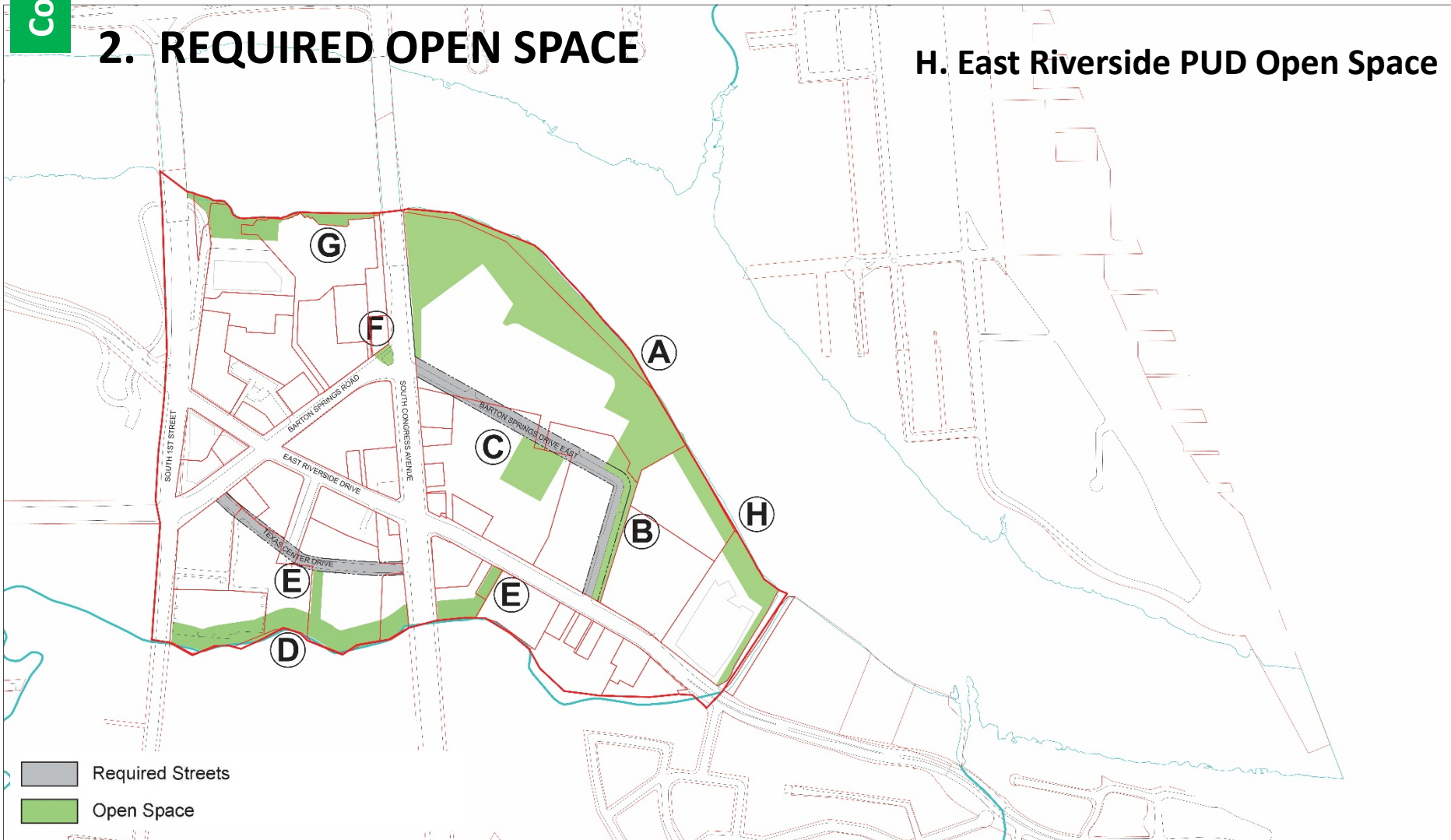
G. Hyatt PUD Open Space



South Central Waterfront: Draft Regulating Plan

2. REQUIRED OPEN SPACE

H. East Riverside PUD Open Space



South Central Waterfront: Draft Regulating Plan

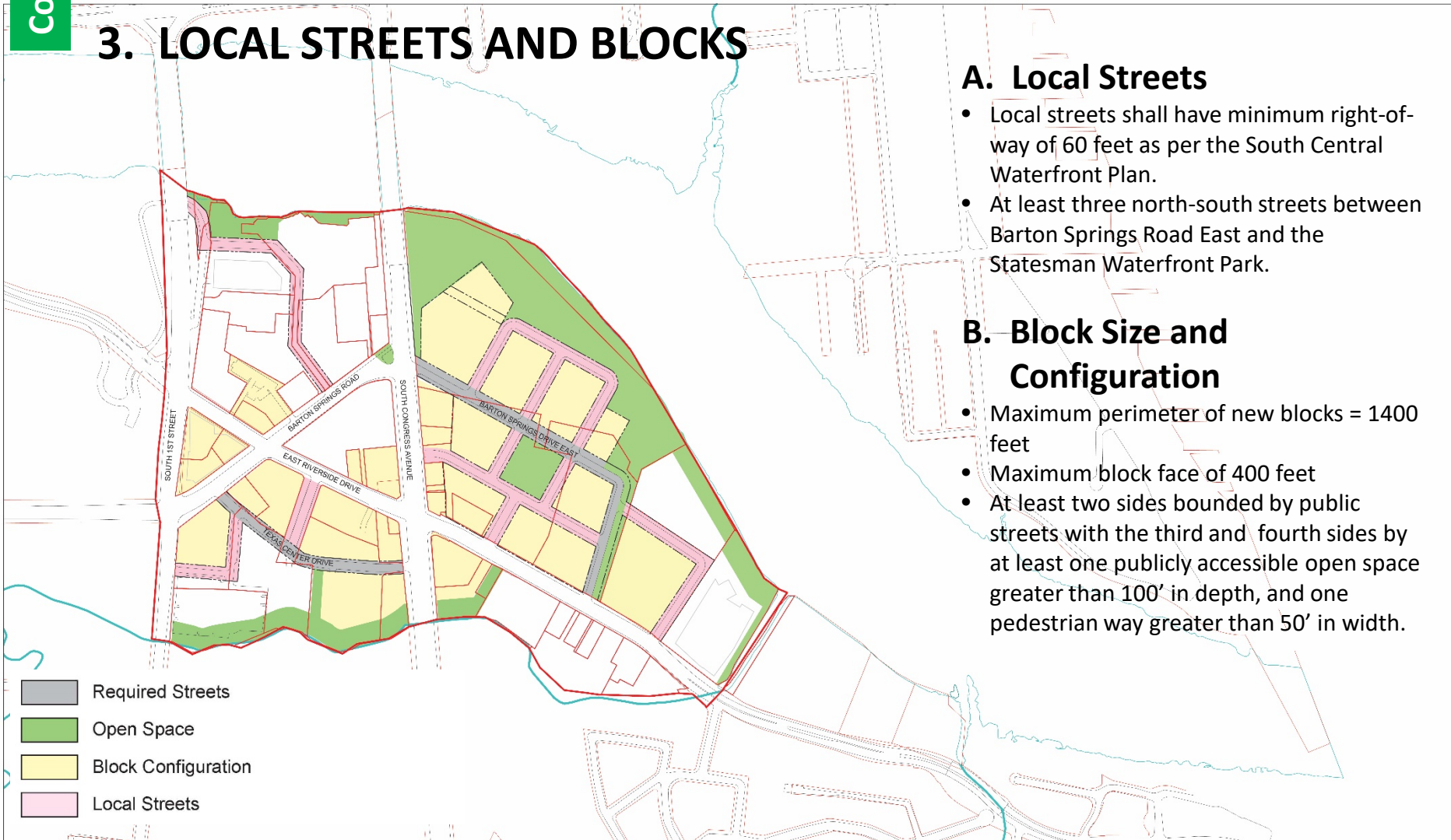
3. LOCAL STREETS AND BLOCKS

A. Local Streets

- Local streets shall have minimum right-of-way of 60 feet as per the South Central Waterfront Plan.
- At least three north-south streets between Barton Springs Road East and the Statesman Waterfront Park.

B. Block Size and Configuration

- Maximum perimeter of new blocks = 1400 feet
- Maximum block face of 400 feet
- At least two sides bounded by public streets with the third and fourth sides by at least one publicly accessible open space greater than 100' in depth, and one pedestrian way greater than 50' in width.



South Central Waterfront: Draft Regulating Plan

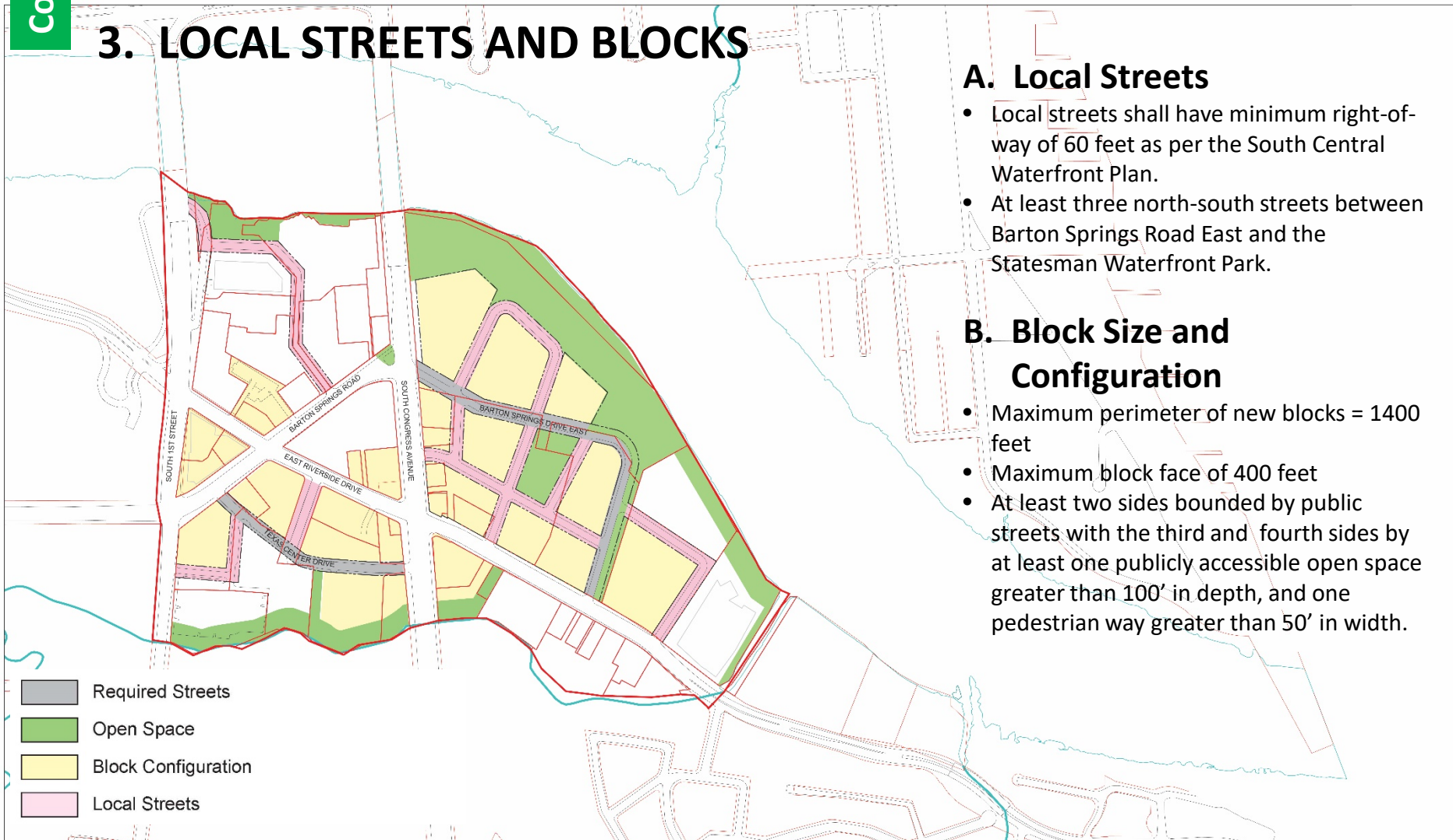
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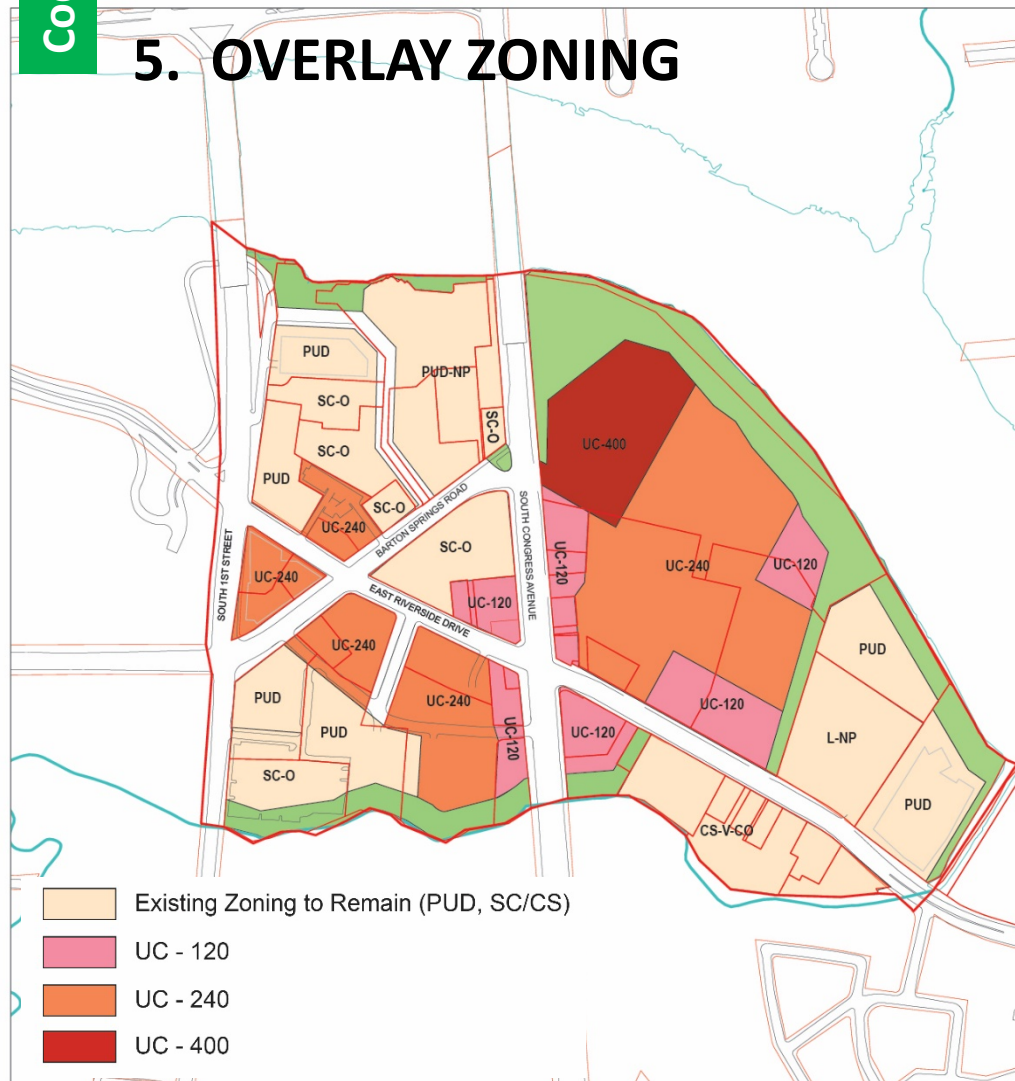
South Central Waterfront: Draft Regulating Plan

4. GROUND LEVEL USES



South Central Waterfront: Draft Regulating Plan

5. OVERLAY ZONING



Existing Zoning to Remain

- PUD- Planned Unit Developments
- SC/CS- Medium Density Commercial/Mixed Use with Maximum Height of 60' and Maximum FAR of 2.0

UC – Urban Center 120

- Maximum Height 60 feet or 5 floors, with multiple mid and high-rise elements above 60 feet permitted up to 120' or 10 floors if:
 - Each tower does not exceed 25,000 sf
 - Combined area of floorplates at 6th floor do not exceed 60% of the site area; and
 - Towers above 60' are spaced 120' apart.

UC – Urban Center 240

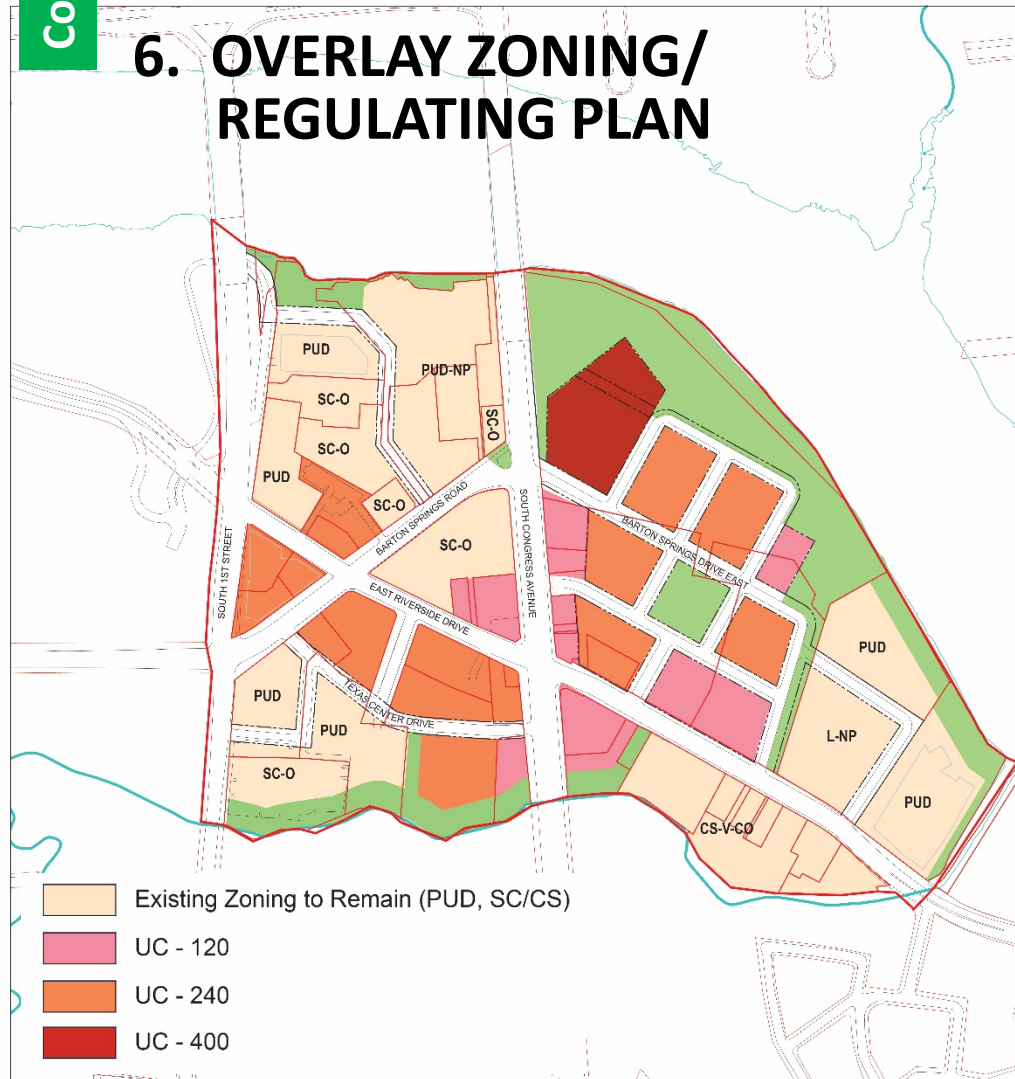
- Maximum Height 60 feet or 5 floors, with multiple mid and high-rise elements above 60 feet permitted up to 240' or 22 floors if:
 - Each tower does not exceed 25,000 sf
 - Combined area of floorplates at 6th floor do not exceed 60% of the site area; and
 - Towers above 60' are spaced 120' apart.

UC – Urban Center 400

- Maximum Height of 90 feet or 8 floors, with multiple high-rise elements above 90 feet permitted up to 400' or 38 floors if:
 - Each tower does not exceed 25,000 sf up to a height of 240'
 - Combined area of floorplates at 9th floor do not exceed 60% of the site area;
 - No floorplate above 240' exceeds 15,000 sf; and
 - Towers between 90' and 240' in height are spaced at least 80' apart; only one tower per lot permitted above 240'

South Central Waterfront: Draft Regulating Plan

6. OVERLAY ZONING/ REGULATING PLAN



Existing Zoning to Remain

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UC – Urban Center 240

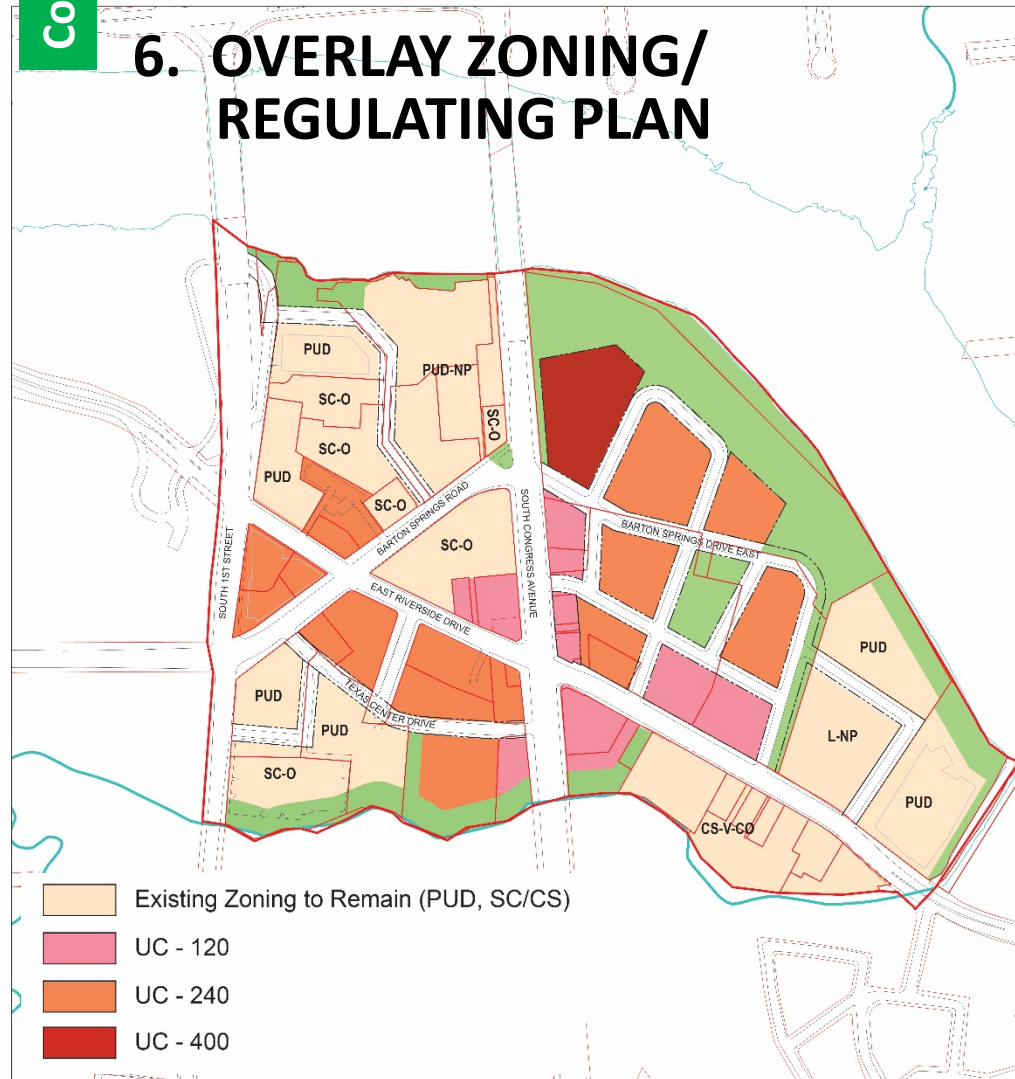
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South Central Waterfront: Draft Regulating Plan

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