

**Physical Framework**

**Key Placemaking Prospects:** Barton Springs Plaza



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

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**Physical Framework**

**Key Placemaking Prospects:** Barton Springs Plaza

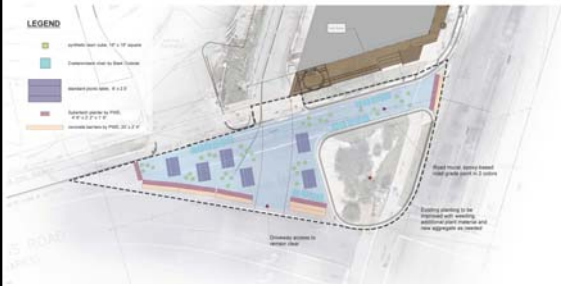


PopUp Plaza (June 3, 2017)

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**Physical Framework**

**Key Placemaking Prospects:** Barton Springs Plaza



Temporary Plaza design (April 2018)

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**Physical Framework**

**Key Placemaking Prospects:** Barton Springs Plaza




Temporary Plaza design (2:00 pm, April 10, 2018)

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**Physical Framework**

**Key Placemaking Prospects:** Catalyst Anchors

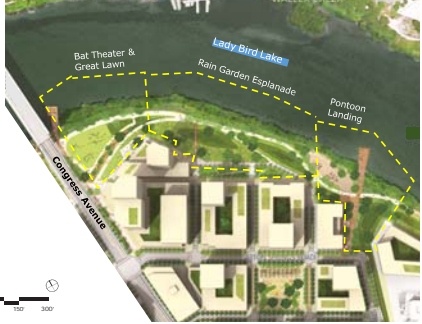


1. Barton Springs Plaza  
2. Open Spaces @ Statesman site

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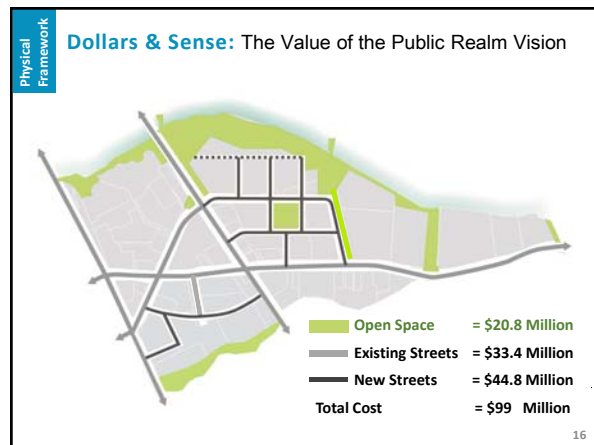
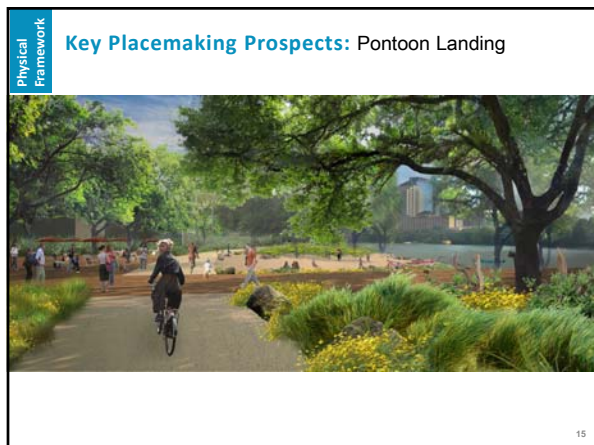
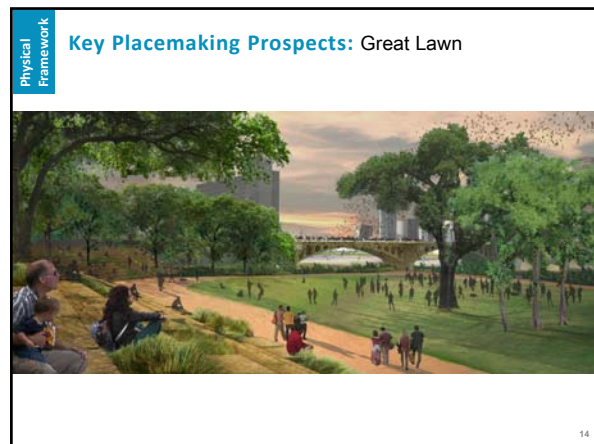
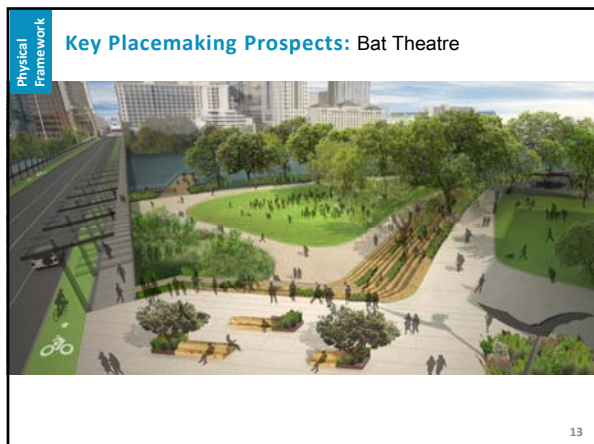
**Physical Framework**

**Key Placemaking Prospects:** Statesman Open Spaces



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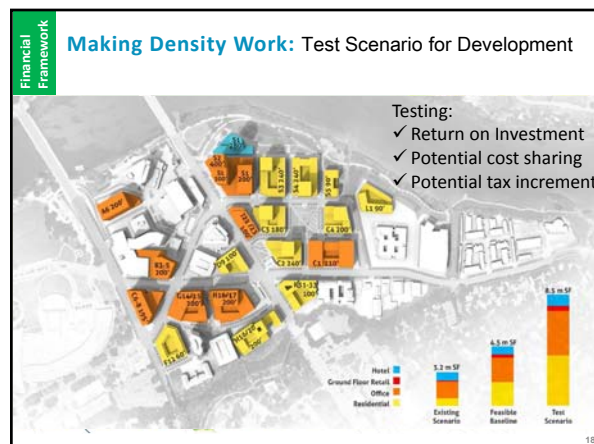
**Financial Framework**

**Dollars & Sense: Funding the Public Realm Vision**

**Making Density Work: The Financial Toolkit**

	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing 20% all new units
<b>Privately Funded</b>			
Community Amenity Fee	✓	✓	✓
Public Improvement District (PID)	Operations & Maintenance	Operations & Maintenance	
Philanthropy		✓	✓
<b>Publicly Funded</b>			
Tax Increment Financing	✓	✓	✓
CIP Funds	✓	✓	
Parking Fund	✓		✓
Affordable Housing (tax abatements/credits, REIT)			✓

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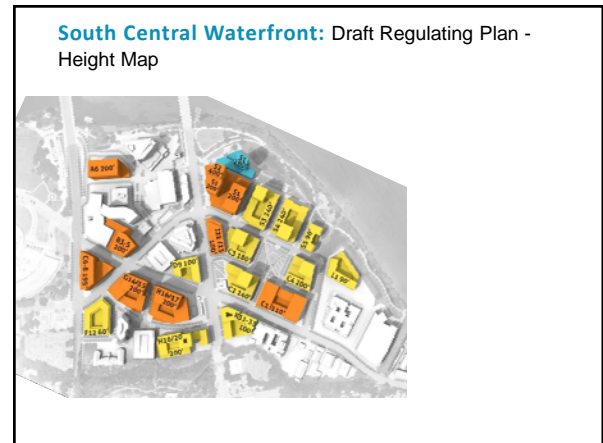
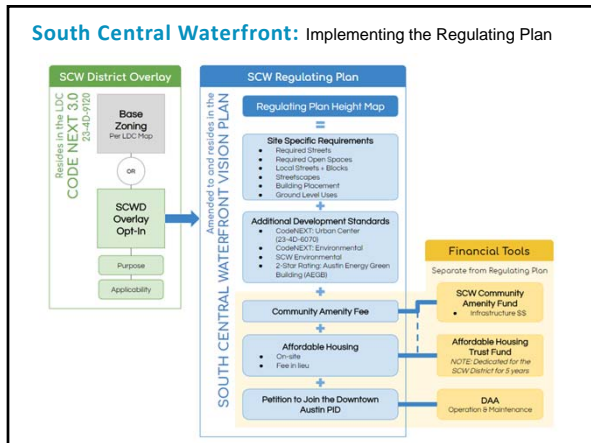
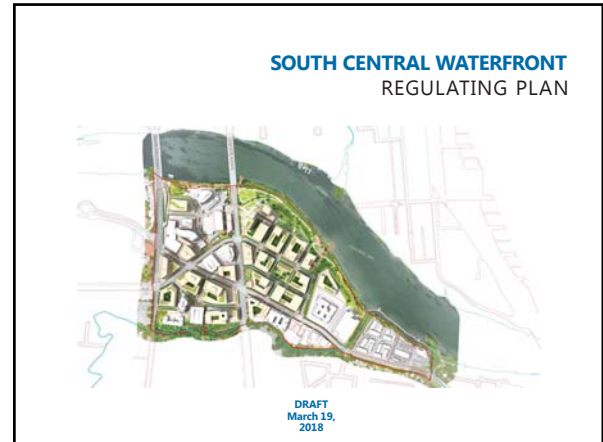


ProActive City Framework

### The Plan in Action

<b>Regulatory Amendments</b>	✓ Amend Austin's Comprehensive Plan
	<span style="background-color: yellow;">In Progress</span> Adopt SCW Regulating Plan
<b>Governance and Organization</b>	✓ Coordinate with other citywide Master Plans
	✓ Mandate a SCW Advisory Board
	• Establish Development Corporation
<b>Capital Improvement Projects</b>	<span style="background-color: red;">In Progress</span> Create Affordable Housing Implementation Strategy
	<span style="background-color: red;">In Progress</span> Coordinate with Texas Facilities Commission
	<span style="background-color: red;">In Progress</span> Barton Springs Plaza
<b>Funding Toolkit</b>	<span style="background-color: red;">In Progress</span> Texas School for the Deaf trail
	<span style="background-color: red;">In Progress</span> Coordinate with new development to implement Vision
	<span style="background-color: red;">In Progress</span> Establish Public Improvement District
	<span style="background-color: red;">In Progress</span> Establish Tax Increment Financing District
	• Evaluate feasibility of Parking Management District

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### South Central Waterfront: Draft Regulating Plan

#### URBAN CENTER (UC) ZONE

**UC – 85 feet to 240 feet**

- Maximum 25,000 sf tower floorplate above 85 feet
- Combined area of towers not to exceed 60% of the site area; and
- Towers above 85' are spaced at least 120' apart.

**UC – 240 to 400 feet**

- Maximum 15,000 sf tower floorplate above 240 feet
- Combined area of floorplates not to exceed 60% of the site area; and
- Towers between 85' and 400' in height are spaced at least 80' apart

REGULATING PLAN HEIGHT MAP

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### South Central Waterfront: Draft Regulating Plan - Site-Specific Development Standards

The Illustrative Vision Plan depicts an idealized long range public realm vision.

The Regulating Plan provides site-specific but flexible Development Standards to achieve the essence of the Public Realm Vision.

South Central Waterfront Illustrative Plan

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### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



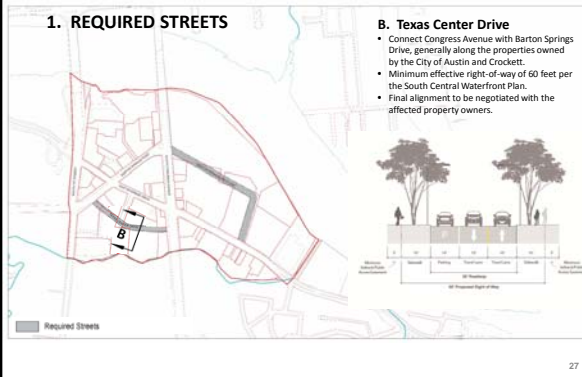
### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



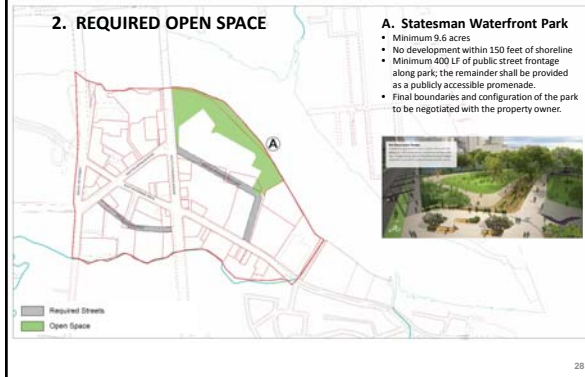
### South Central Waterfront: Draft Regulating Plan

#### 1. REQUIRED STREETS



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE



### South Central Waterfront: Draft Regulating Plan

#### 2. REQUIRED OPEN SPACE

