

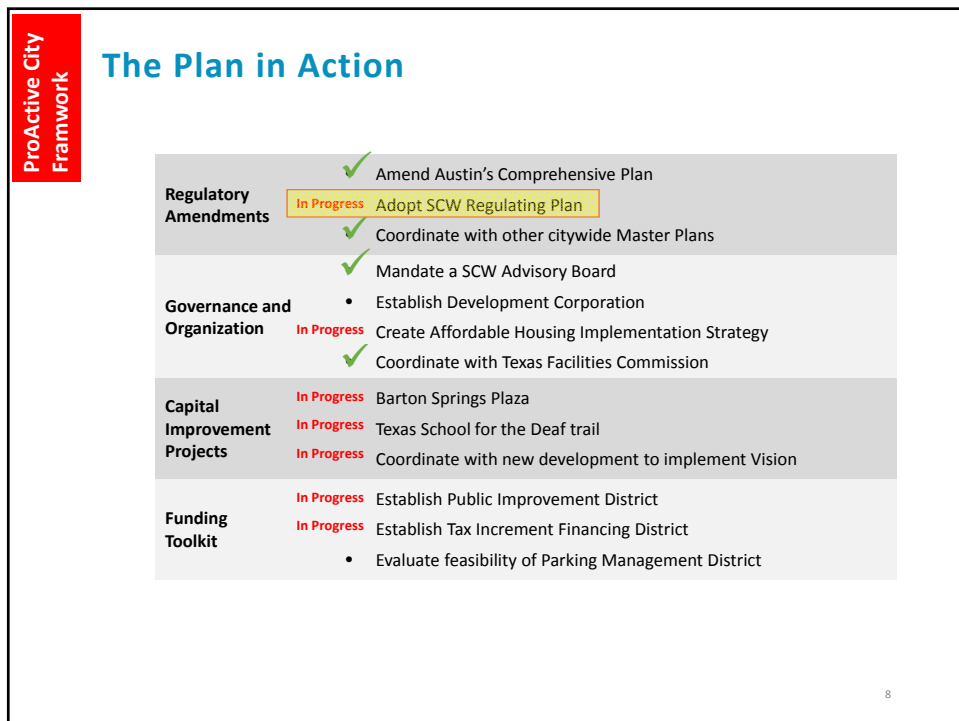
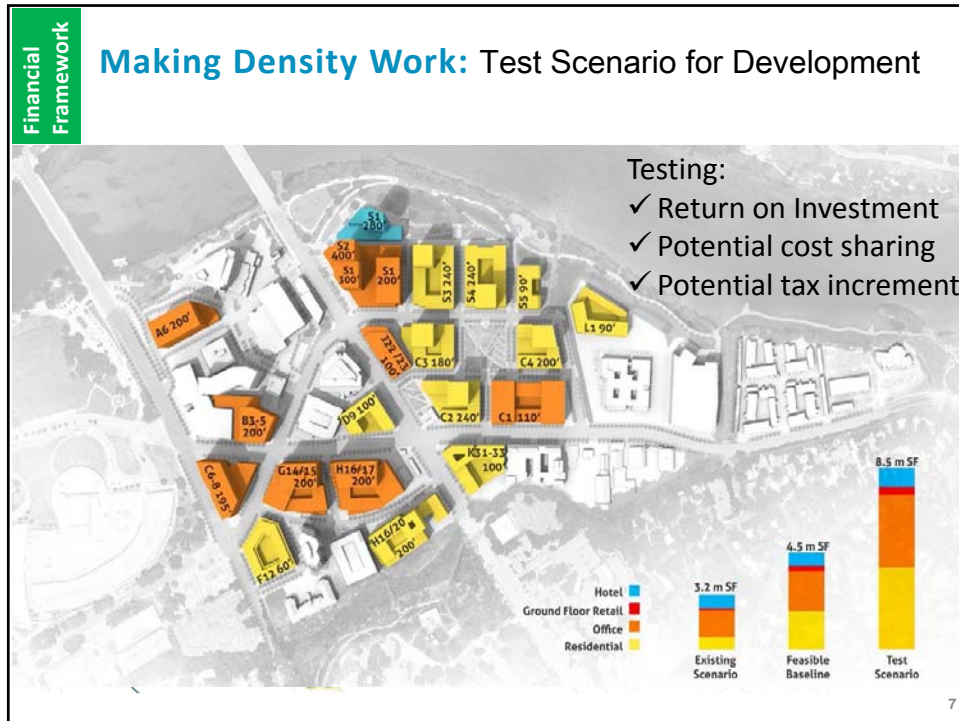
**Financial Framework**

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

#### Making Density Work: The Financial Toolkit

	Transportation Infrastructure	Parks & Open Spaces	Affordable Housing <b>20% all new units</b>
<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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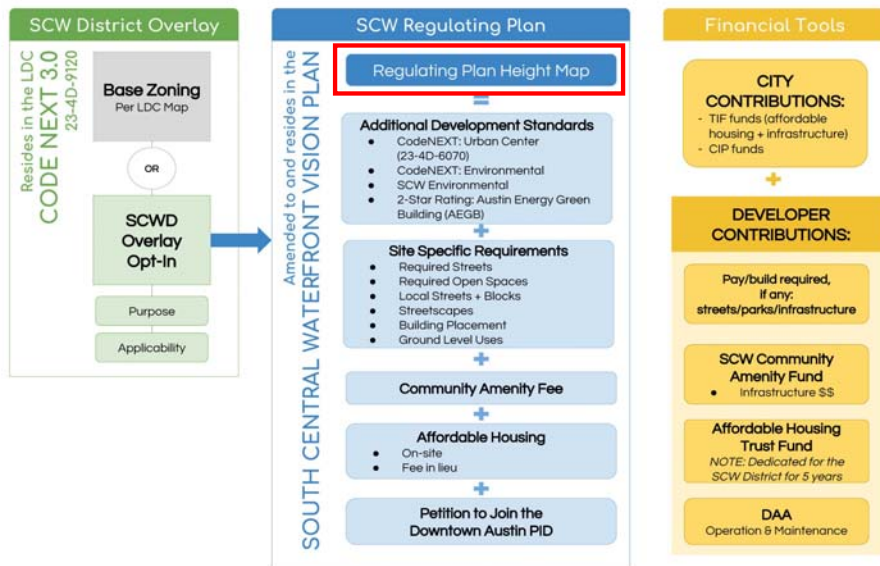


## SOUTH CENTRAL WATERFRONT REGULATING PLAN



DRAFT  
March 19,  
2018

### South Central Waterfront: Implementing the Regulating Plan



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## South Central Waterfront: Draft Regulating Plan - Height Map



## South Central Waterfront: Draft Regulating Plan



### URBAN CENTER (UC) ZONE

#### UC – 85 feet to 240 feet

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

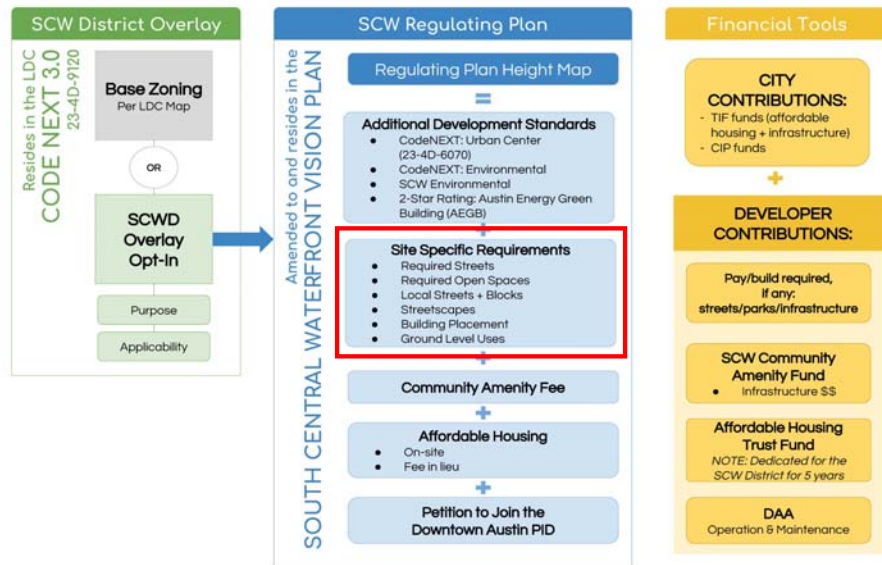
#### UC – 240 to 400 feet

- 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

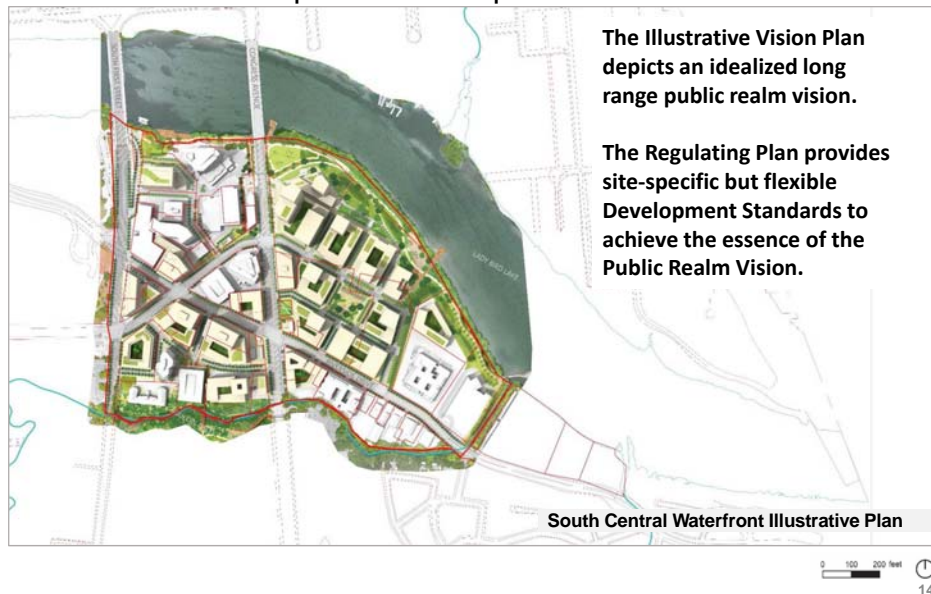
12

## South Central Waterfront: Implementing the Regulating Plan



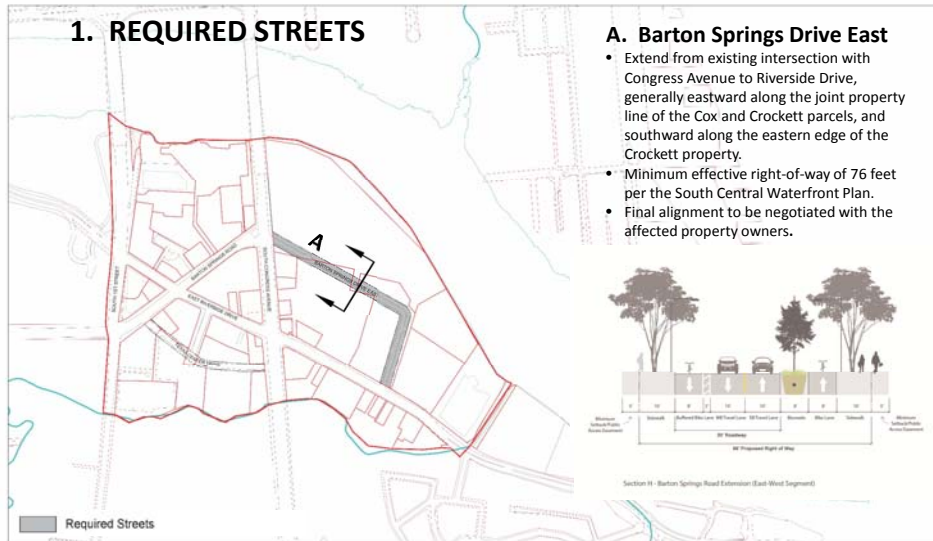
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## South Central Waterfront: Draft Regulating Plan - Site-Specific Development Standards



## South Central Waterfront: Draft Regulating Plan

### 1. REQUIRED STREETS



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## South Central Waterfront: Draft Regulating Plan

### 1. REQUIRED STREETS

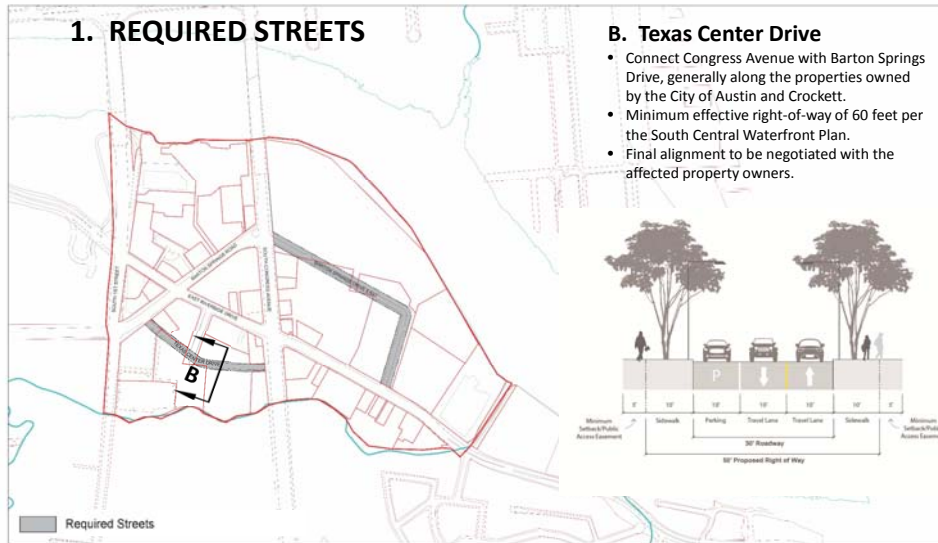


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## South Central Waterfront: Draft Regulating Plan

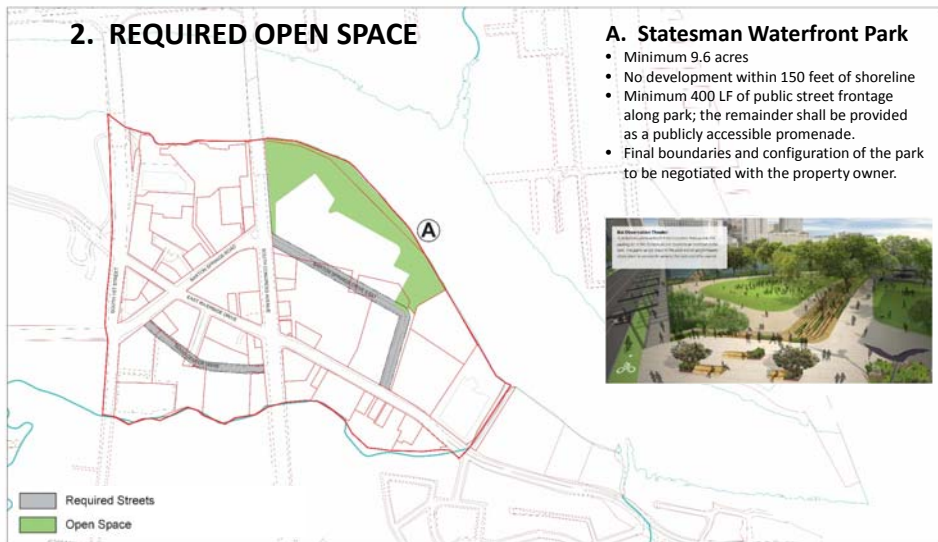
### 1. REQUIRED STREETS



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## South Central Waterfront: Draft Regulating Plan

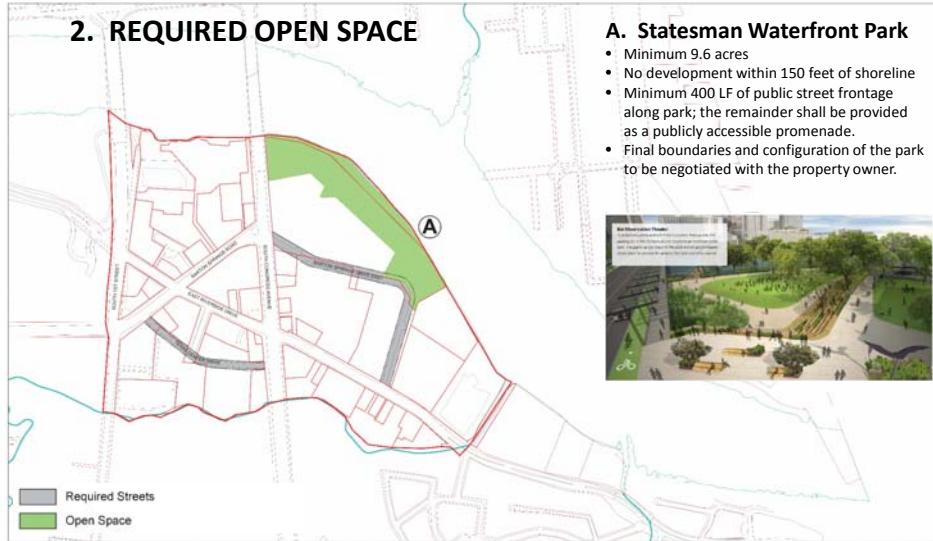
### 2. REQUIRED OPEN SPACE



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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



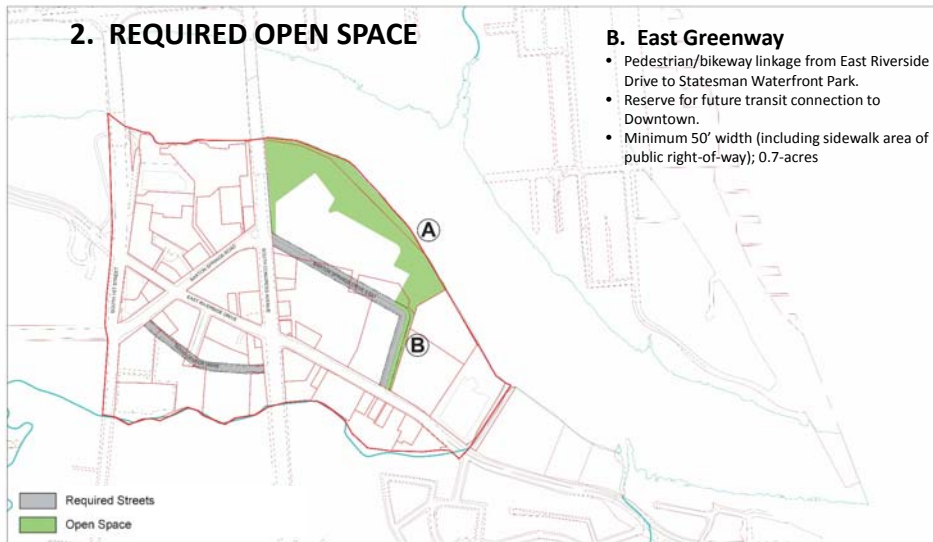
#### A. Statesman Waterfront Park

- 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.

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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



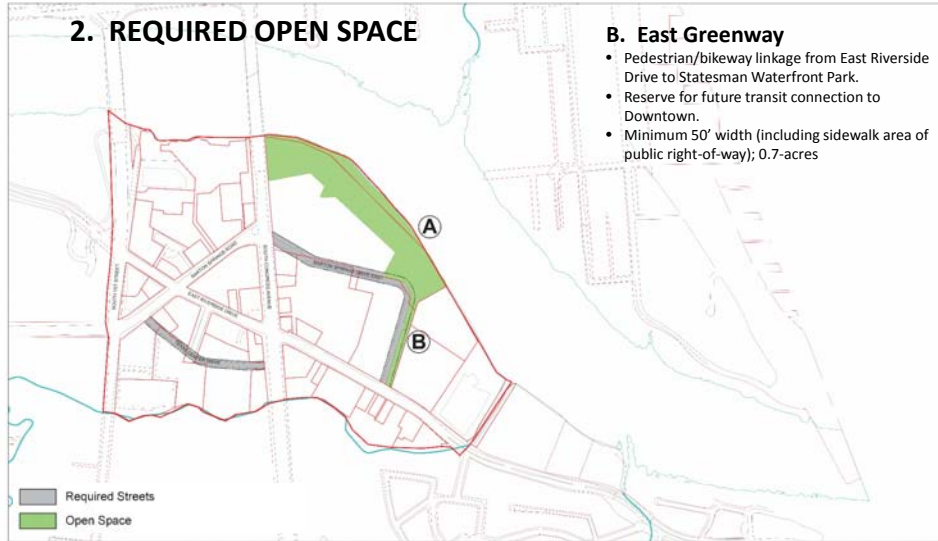
#### B. East Greenway

- 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



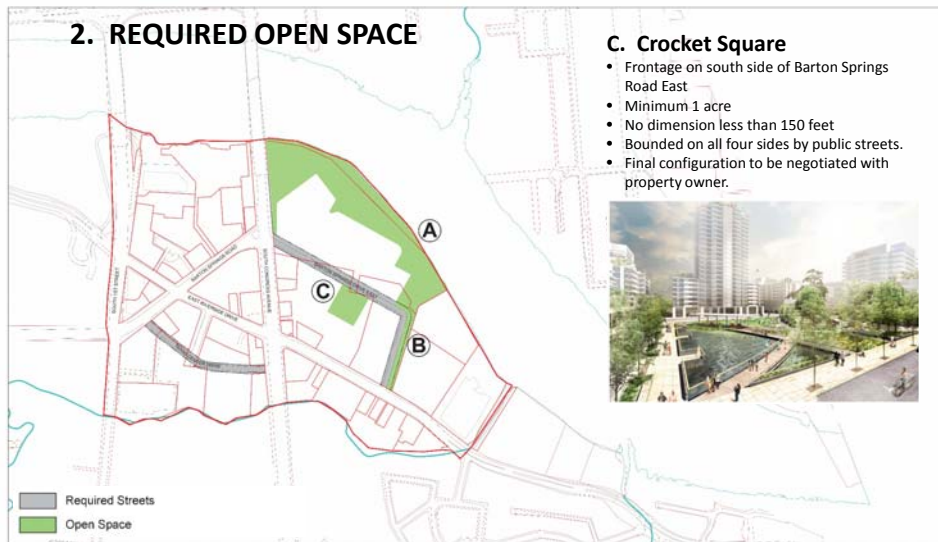
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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



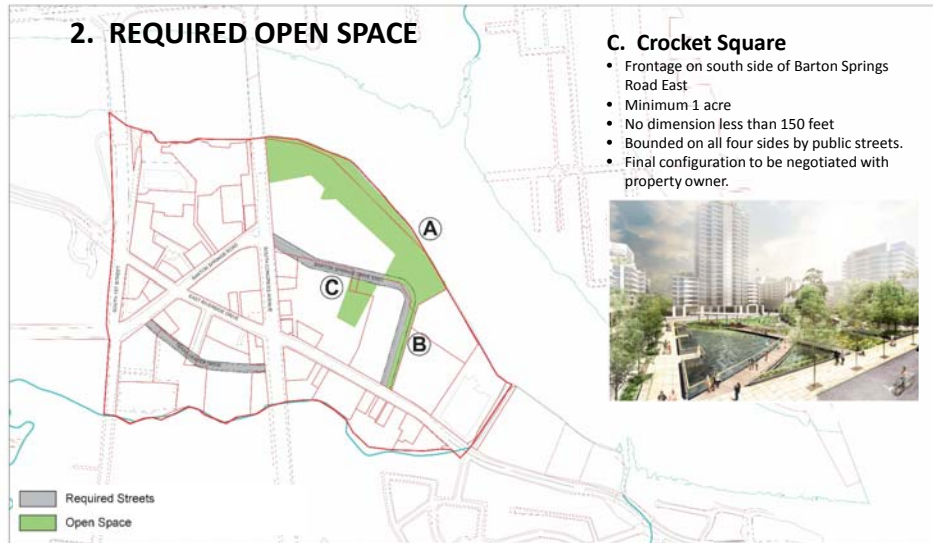
#### C. Crocket Square

- 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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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



#### C. Crocket Square

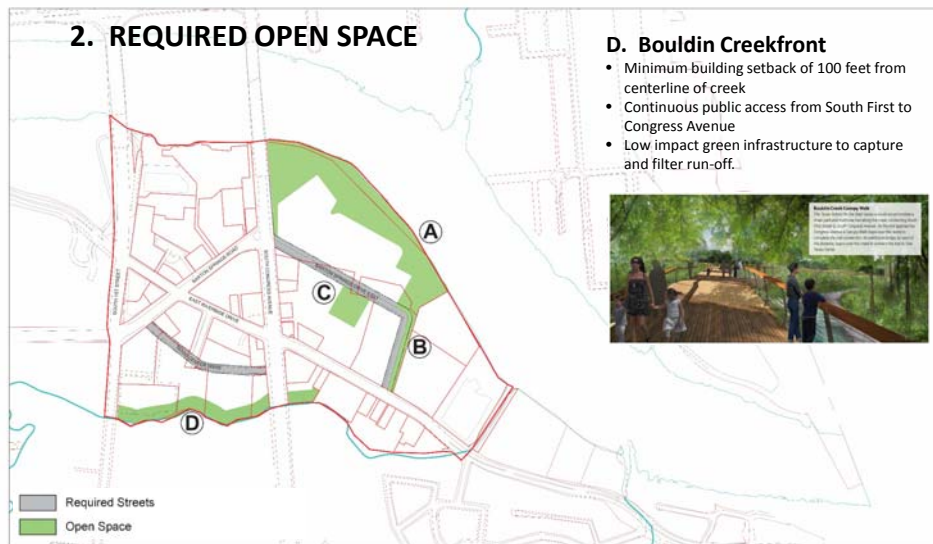
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- Minimum 1 acre
- No dimension less than 150 feet
- Bounded on all four sides by public streets.
- Final configuration to be negotiated with property owner.



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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



#### D. Bouldin Creekfront

- Minimum building setback of 100 feet from centerline of creek
- Continuous public access from South First to Congress Avenue
- Low impact green infrastructure to capture and filter run-off.

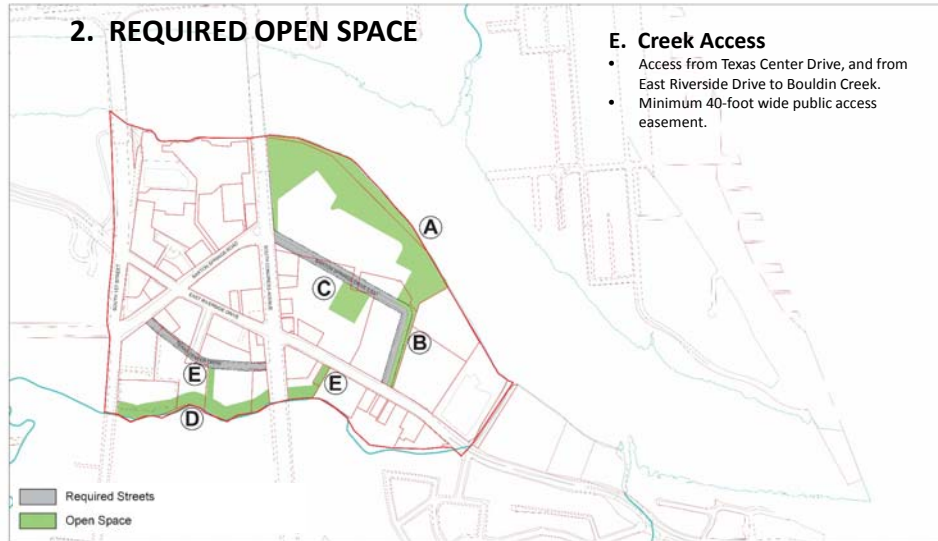


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## South Central Waterfront: Draft Regulating Plan

### 2. REQUIRED OPEN SPACE



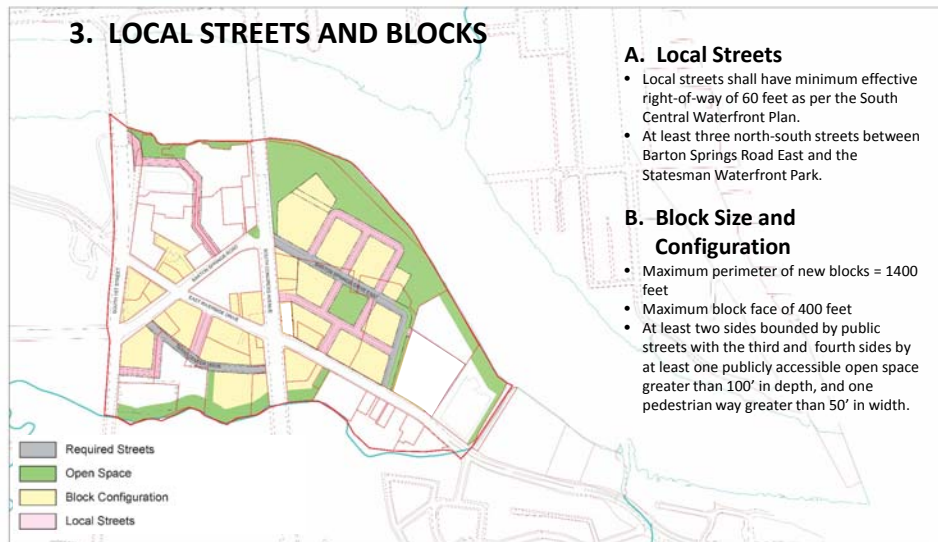
#### E. Creek Access

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

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## South Central Waterfront: Draft Regulating Plan

### 3. LOCAL STREETS AND BLOCKS



#### A. Local Streets

- Local streets shall have minimum effective 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.

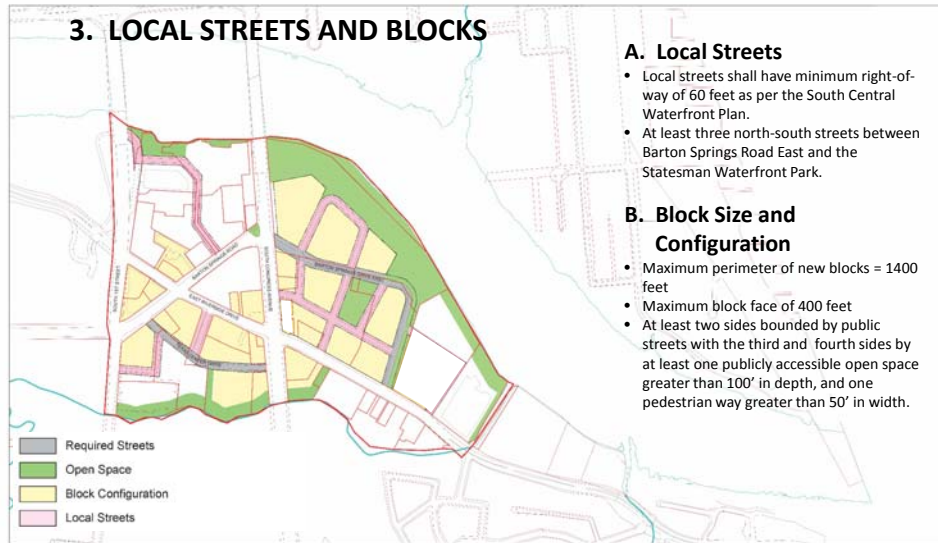
#### B. Block Size and Configuration

- 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.

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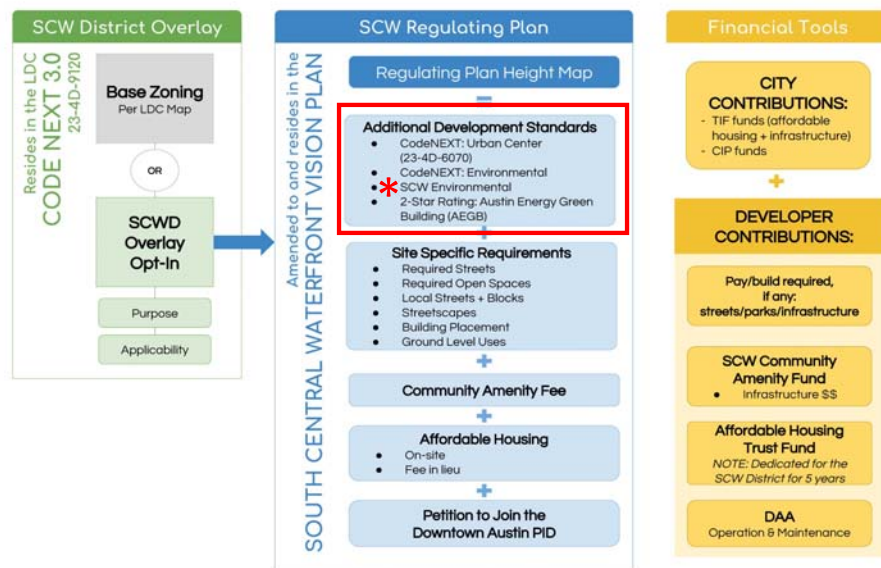
## South Central Waterfront: Draft Regulating Plan

### 3. LOCAL STREETS AND BLOCKS



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## South Central Waterfront: Implementing the Regulating Plan



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## South Central Waterfront: Draft Regulating Plan

### E. ENVIRONMENTAL STANDARDS *(for ALL PROJECTS)*

1. Tree Protection
  - 100% Preservation of heritage trees
2. Street Trees
  - 1,000 CF minimum soil volumes
  - Underground utilities required
3. Lake and Creek Protection
  - Comply with CWQZ standards
  - Trail 50' min from Lake & Creeks & restore CWQZ
4. Water Quality Controls
  - On-site controls required; no fee-in-lieu
  - New streets must be green streets
  - Provide green stormwater controls for adjacent existing streets
5. Landscaping
  - Green walls along creeks
  - Non-potable water for irrigation
  - Integrated Pest Management
  - Limited turf areas
6. Reclaimed Water
  - Required hookup if within 250'
  - Installation of reclaimed main for future hookup if further than 250'
  - No reclaimed water for irrigation within CWQZ or flood plain