

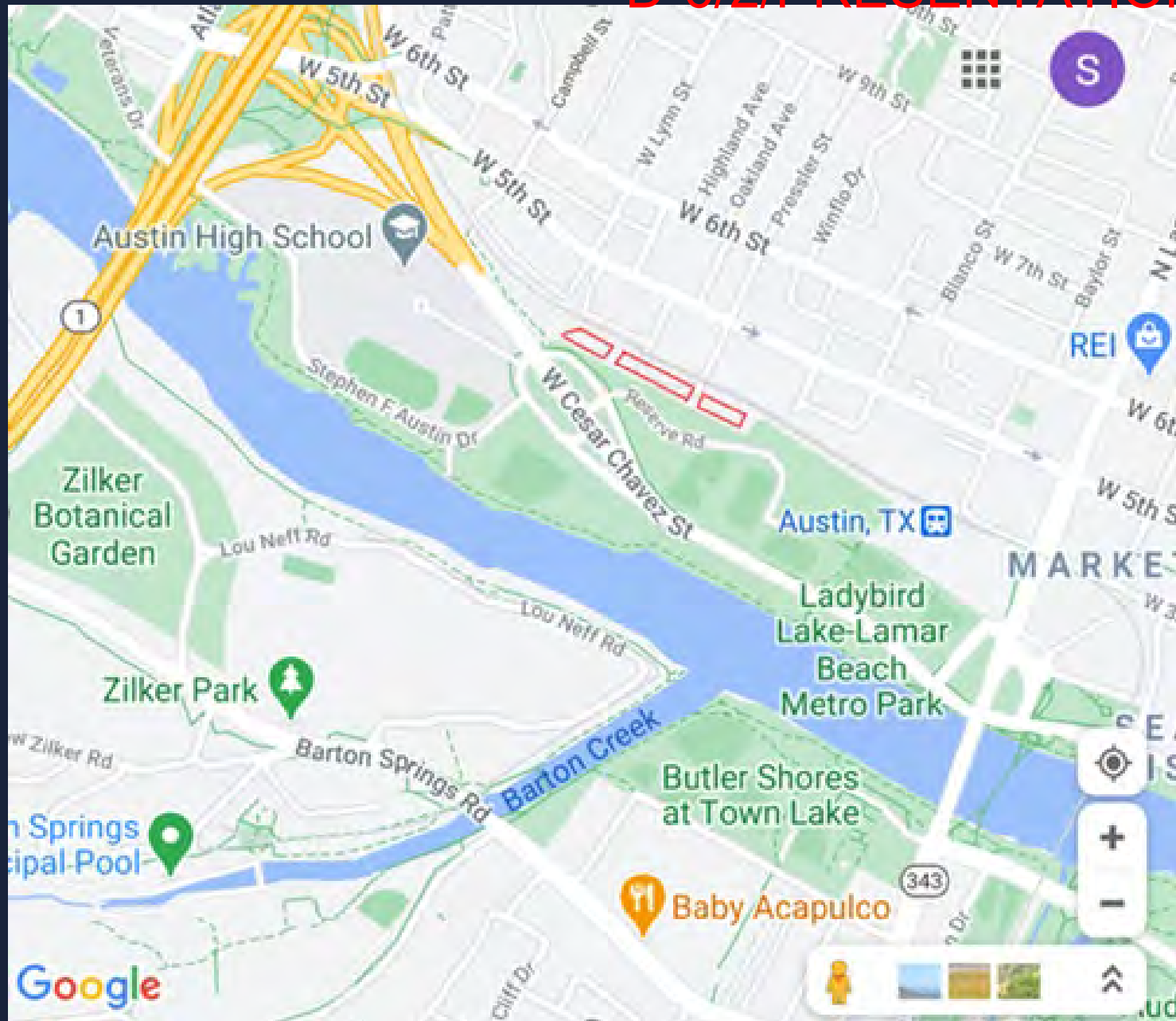
300 Pressler St

301 Pressler St

1505 W. 3rd Street

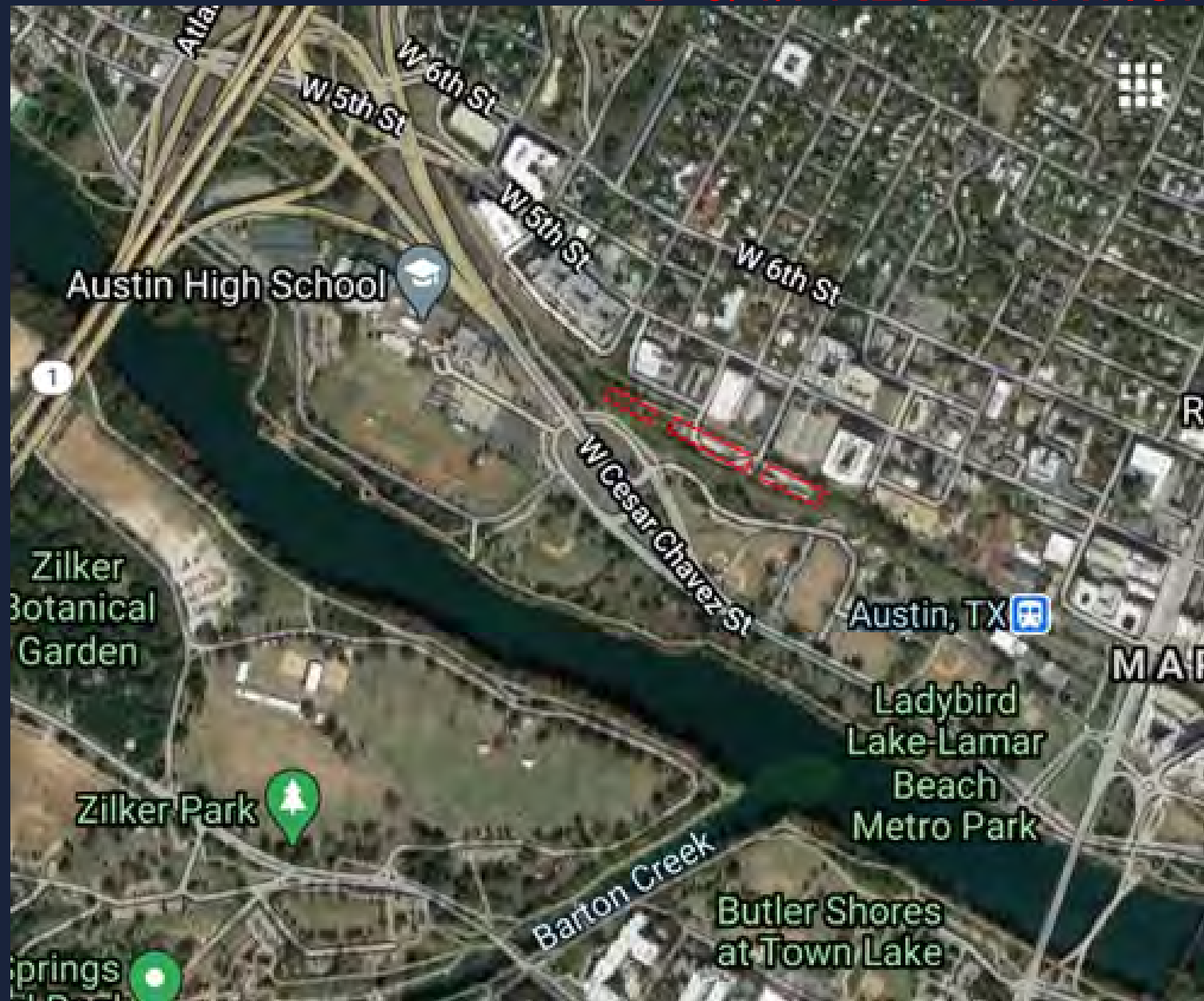
MULTI-FAMILY DEVELOPMENT



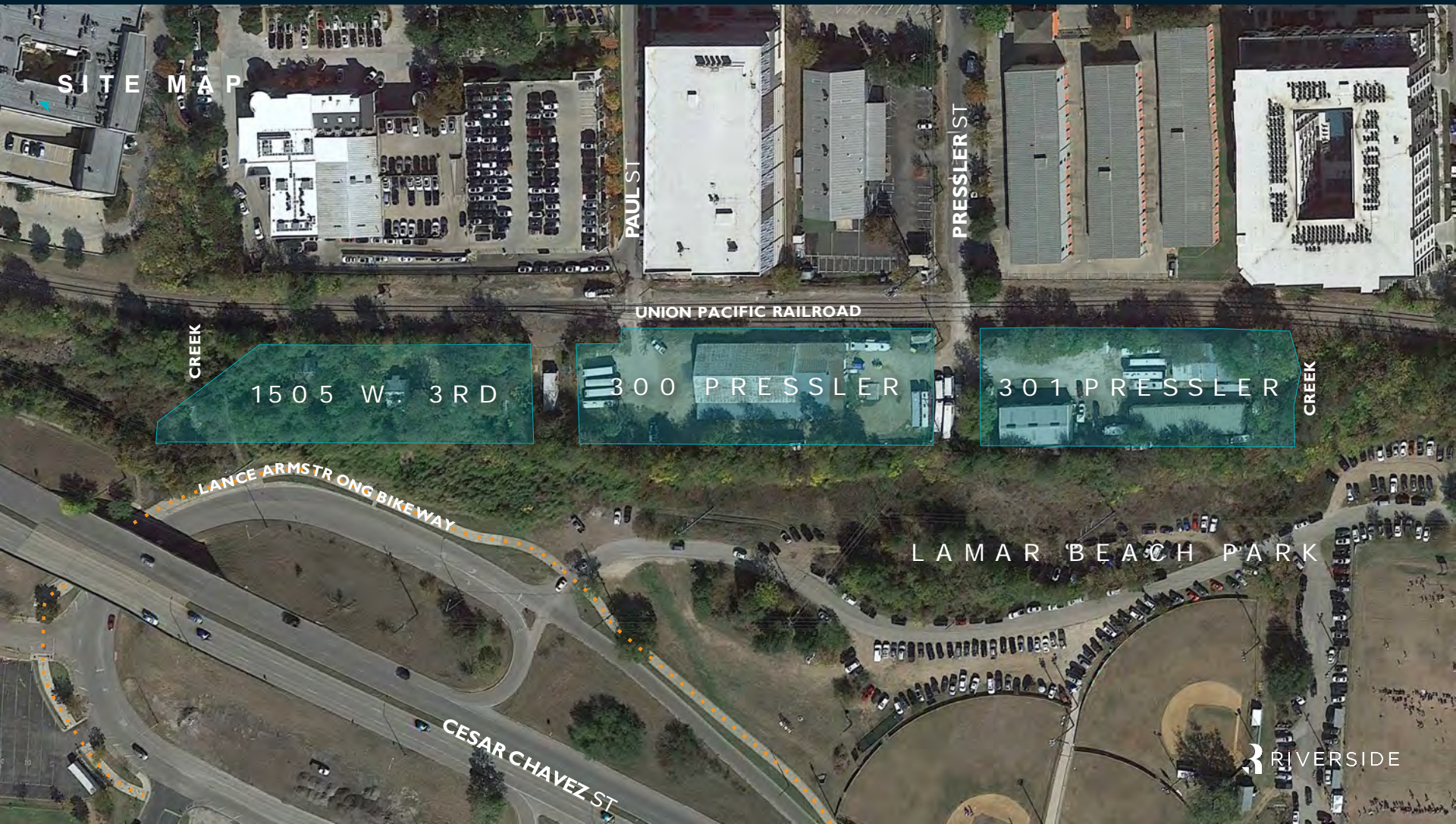


# D-6/3/PRESENTATION





# D-6/5/PRESENTATION



# D-6/6/PRESENTATION



Pressler Street

Paul Street

Park Improvement Area

Reserve Road



# D-6/8/PRESENTATION

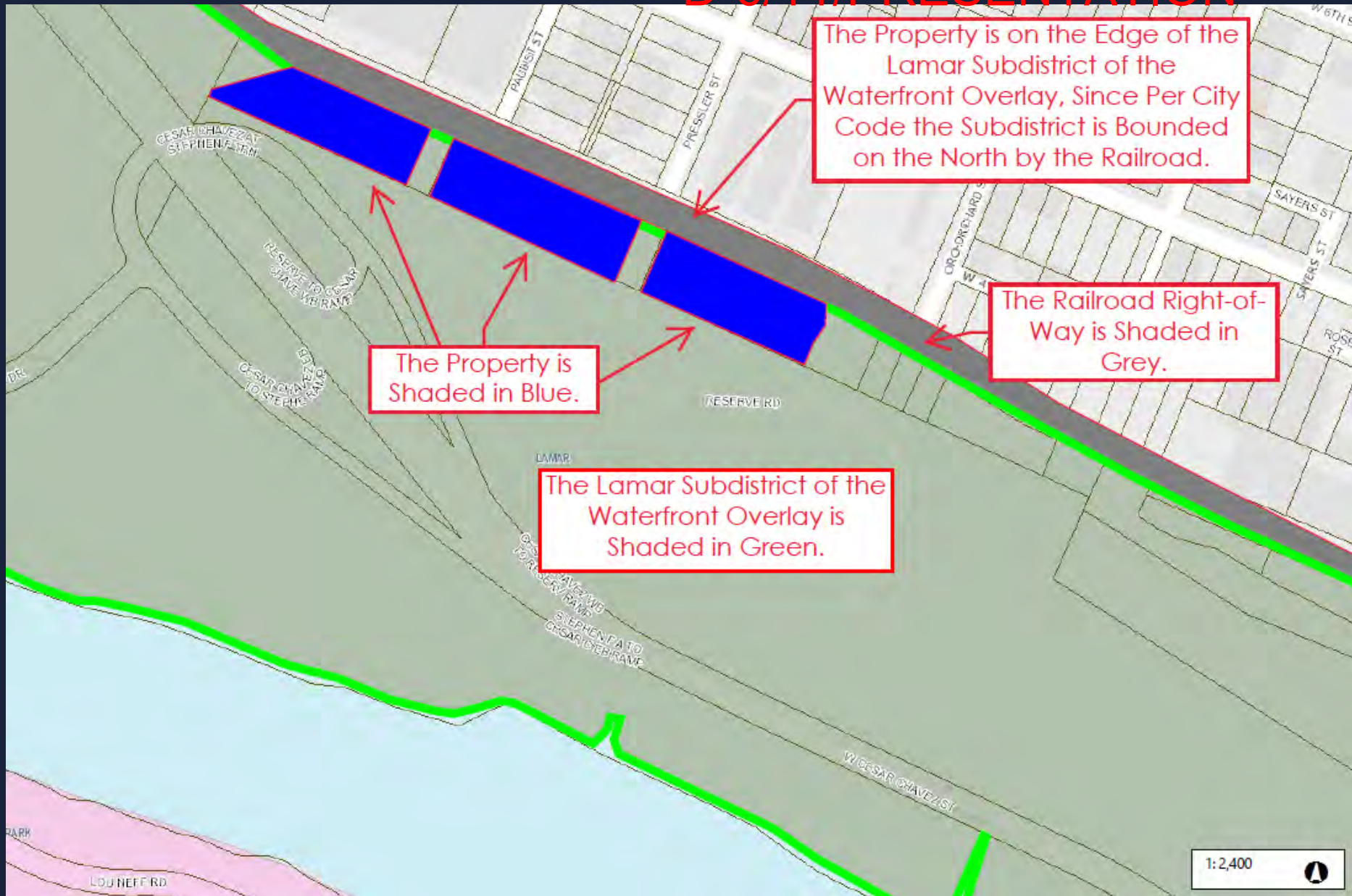


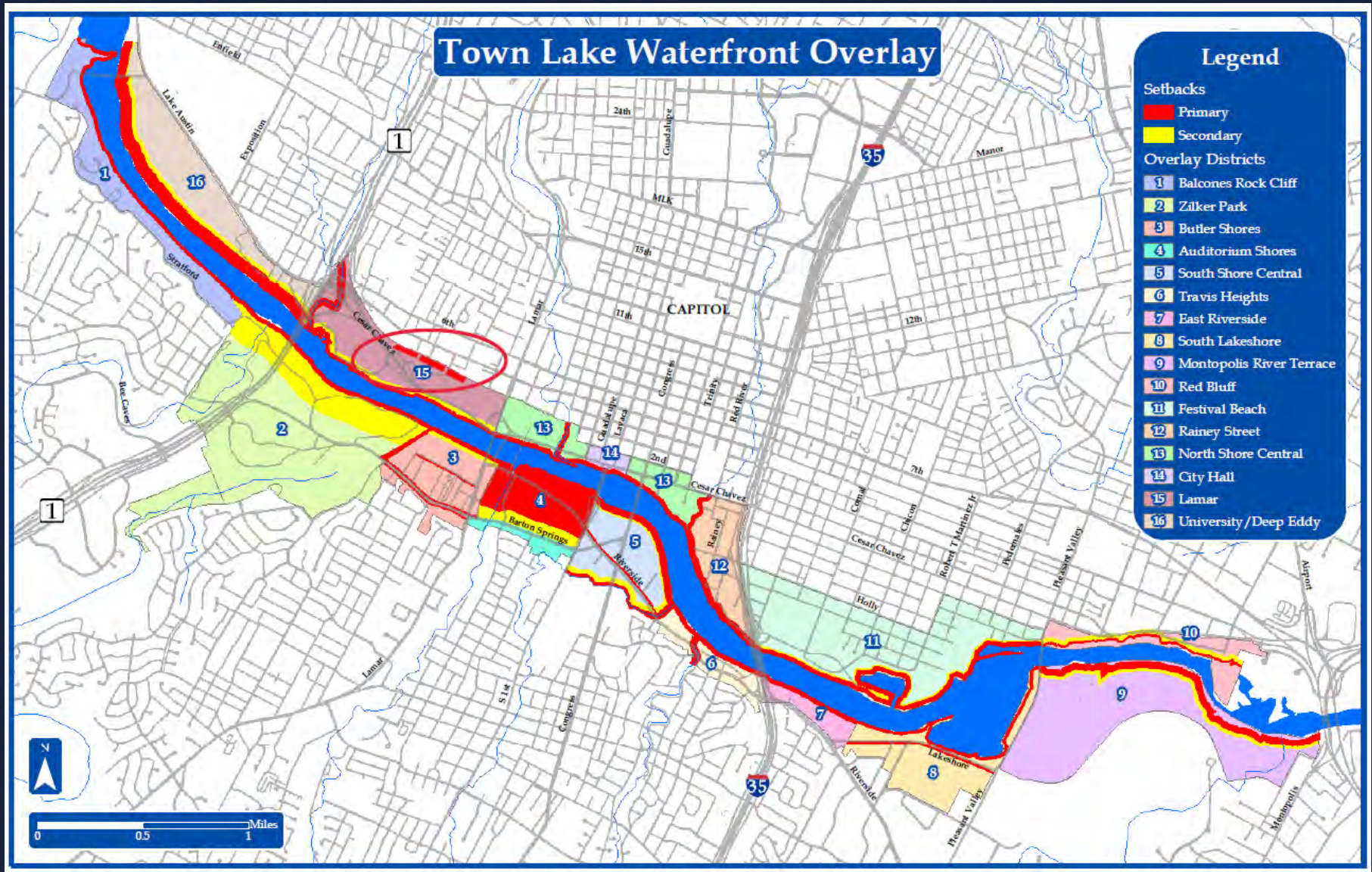


## VARIANCE REQUEST

Exceed Maximum Height allowed in the Lamar Beach Subdistrict of the Waterfront Overlay from 60 feet to 75 feet

# D-6/11/PRESENTATION





## PROJECT PLAN

- \*Work with and be compatible with the park
- \*Aid in resolving connectivity and mobility issues for Old West Austin
- \*Resolve the barrier created by the Union Pacific railroad tracks
- \*Preserve Large Trees
- \*Create new parking for P.A.R.D.
- \*Provide extraordinary public amenities

## PROJECT PLAN

\*Developer has worked with the City of Austin since 2017

Austin Water

Austin Energy

Austin Transportation Department

Parks and Recreation Department and Parks Board

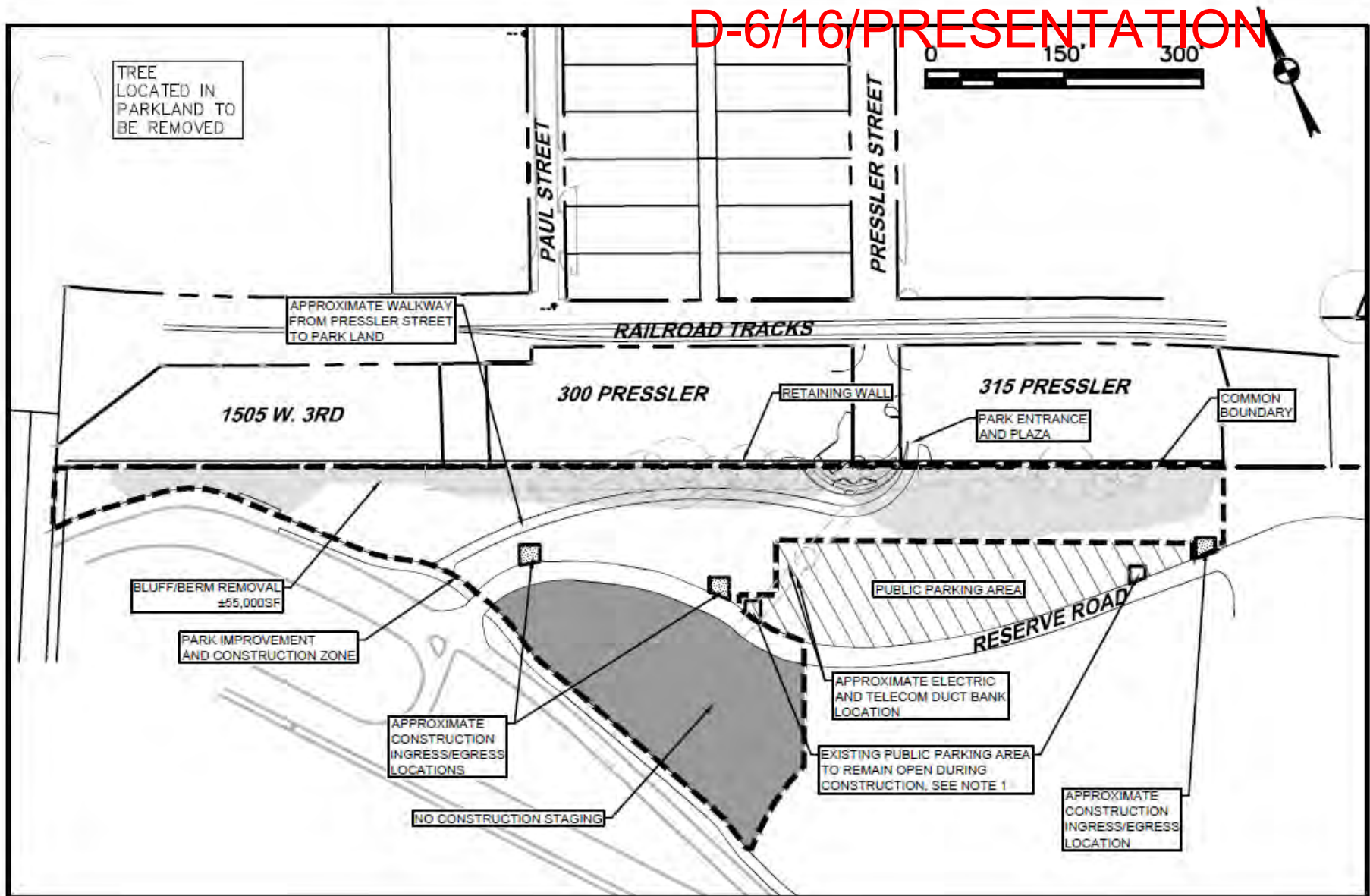
\*Parkland Improvement Agreement

\*Quiet Crossing and Safety Enhancement Agreement

\*Community Facilities Agreement

## PUBLIC IMPROVEMENTS AND AMENITIES

- Union Pacific Quiet Crossing and Safety Installation
- Bike and Pedestrian Trail Created from Pressler St to Lance Armstrong Bikeway
- Public Trailhead at Terminus of Pressler at the Park with seating and ADA accessibility
- Lamar Beach Park Beautification Project
  - Includes mass grading, ~4,900 linear feet of rock walls, and ~750 inches of new trees planted
- Burying and Improving Existing Utilities
  - 6 utility borings under the Union Pacific right-of-way
  - Overhead Austin Energy Line Placed Underground
  - Upgraded Water and Wastewater Lines with enhanced service to Old West Austin



## NOTES:

NOTE 1: CONTRACTOR TO STABILIZE PUBLIC PARKING AREA ENTRANCE/EXIT PRIOR TO CONSTRUCTION.

NOTE 2: ANY DAMAGE TO RESERVE RD CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO EXISTING CONDITION OR BETTER.

NOTE 3: NO CONSTRUCTION DELIVERY OR HAULING ON WEEKENDS OR AFTER 4PM M-F WITHOUT PRIOR AUTHORIZATION BY PARO WITH A TWO-WEEK ADVANCED

**LANDDEV**  
CONSULTING, LLC

4201 WEST FARMER LN., SUITE C-100  
AUSTIN, TX 78727  
737.899.9595

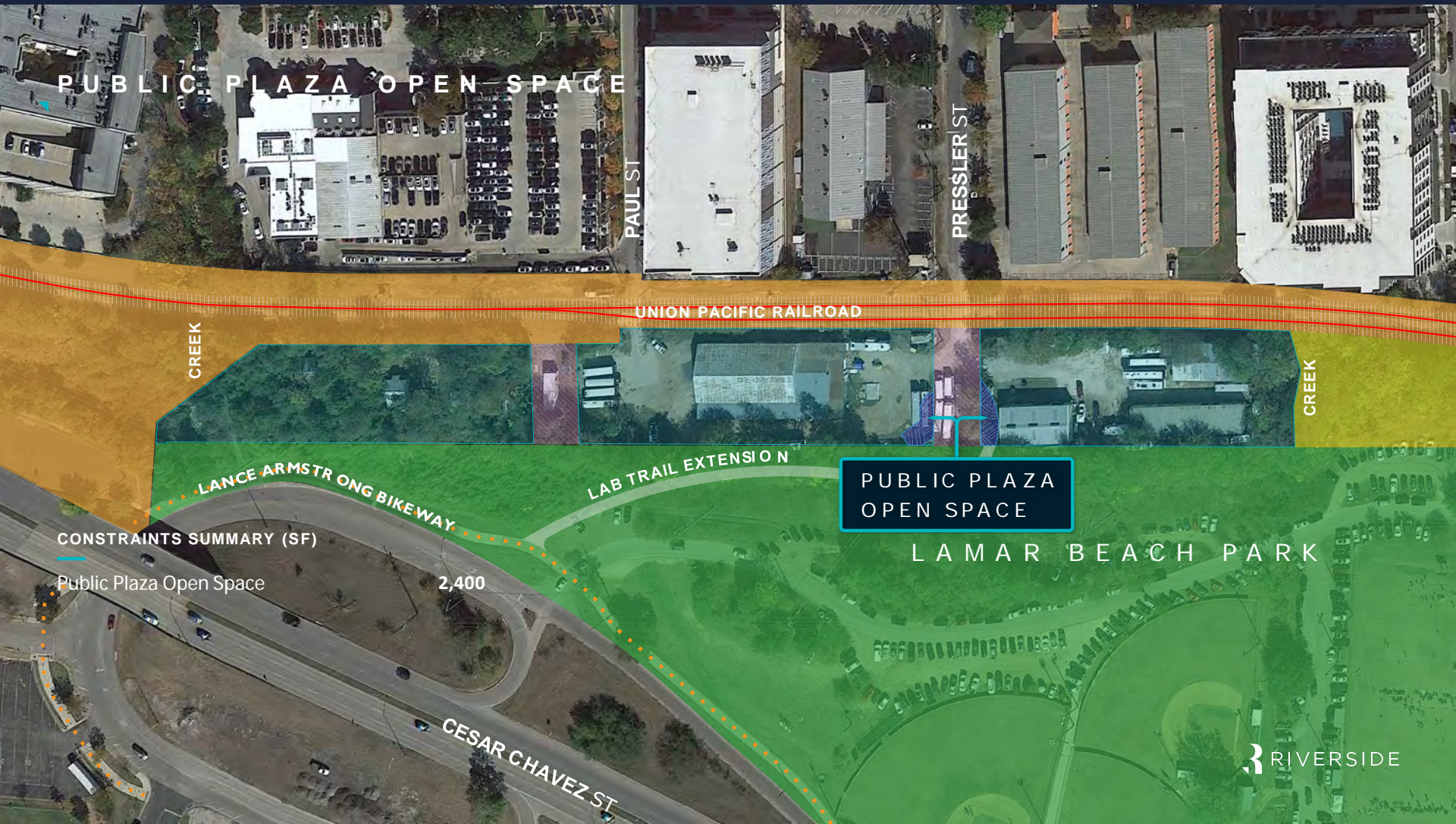
**EXHIBIT B IMPROVEMENT PLAN  
3RD STREET & PRESSLER**

2020-06-19

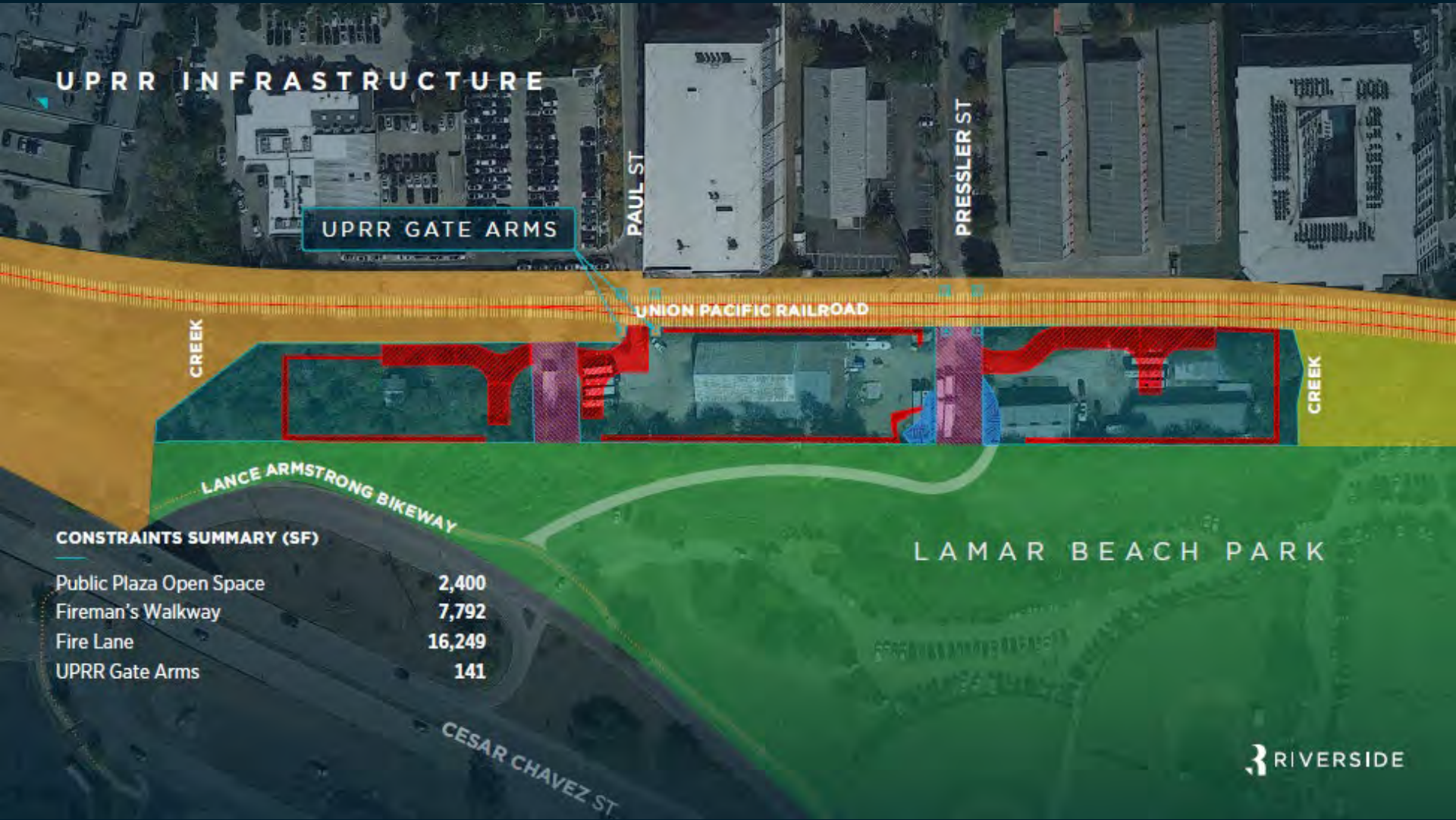


PRESSLER STREET PLAZA AND TRAIL















## PROPOSED UTILITIES

ELECTRIC EASEMENT

PAUL ST

PRESSLER ST

UNION PACIFIC RAILROAD

CREEK

CREEK

LANCE ARMSTRONG BIKEWAY

WATERLINE EASEMENT

### CONSTRAINTS SUMMARY (SF)

Public Plaza Open Space	2,400
Fireman's Walkway	7,792
Fire Lane	16,249
UPRR Gate Arms	141
Heritage Trees	2,948
Drainage Easements	3,258
Drainage Easement (Off-site Conveyance)	238

Erosion Hazard Zone	1,994
Sloped Creek Bank	2,775
Wastewater Easement	5,752
Waterline Easement	2,800
Electric Easement	1,110

### LAMAR BEACH PARK

 RIVERSIDE



### PROMOTION OF THE 1989 *TOWN LAKE COMPREHENSIVE PLAN*

- The Town Lake Corridor Study called for “a long-range comprehensive plan for the Corridor.”
- The resulting Town Lake Comprehensive Plan identified issues and set forth goals that the proposed project would help to address, including:
  - “Downtown-oriented housing for professionals, employees, and students was perceived to be a strong need by almost all sectors interviewed.”
  - “Presently, the Town Lake parklands and the image of the total Corridor suffer from a lack of continuity.”
  - “Existing amenities should be enhanced and expanded, including Hike and Bike Trail extensions and crossings.”
  - “Roadways and pedestrian paths should make the lake more accessible physically and visually.”

# PROMOTION OF THE 1986 TOWN LAKE CORRIDOR STUDY'S GOALS AND POLICIES

ACCESS GOAL 6.00 Provide maximum visual and physical access to the waterfront; encourage pedestrian access to and use of the corridor.

- *Policy 6.05 Design street ends to relate to the waterfront.*
- *Policy 6.06 Encourage land uses which reduce dependency on the automobile.*
- *Policy 6.07 Encourage land uses which are of a pedestrian scale and pedestrian oriented.*
- *Policy 6.08 Locate parking structures underground whenever possible.*
- *Policy 6.13 Award density bonuses for projects which underwrite capital/ operating expenses to expand transit routes or provide pedestrian/ bicycle amenities.*

## Planned Project:

- Project would address issue stated in the Corridor Study: “... There is also poor pedestrian access to the waterfront from old West Austin.”
- The current dead-end of Pressler Street is to be extended so that it will relate and provide access to the waterfront for pedestrians, cyclists, and runners.
- Parking to be subterranean only.
- Substantial roadway, trail, and sidewalk improvements at applicant's expense will create new north-south access to bus routes on E. 5<sup>th</sup> and E. 6<sup>th</sup> Streets, the Lance Armstrong Bikeway, and the Hike and Bike Trail.

# PROMOTION OF THE 1986 TOWN LAKE CORRIDOR STUDY'S GOALS AND POLICIES

PARKLANDS GOAL 7.00 Establish Town Lake as a Great Central Park,  
serving as a centerpiece for the Austin Park System.

*Policy 7.05 Expand the hike and bike trail system around the lake.*

### **Planned Project:**

- Improvements to the Lamar Beach Park, which is adjacent to the south of the property, and which is a designated Neighborhood Park in the Town Lake Corridor Study.
- New connectivity to the trail system, including the Ann and Roy Butler Hike and Bike Trail and the Lance Armstrong Bikeway.

NEARBY PROPERTY OVER 60' HEIGHT



LADY BIRD LAKE

CAPSTAR PLAZA  
100' HEIGHT

SUBJECT PROPERTY

RIVERSIDE

NEARBY PROPERTY OVER 60' HEIGHT

THE CLARK  
75' HEIGHT

LADY BIRD LAKE

SUBJECT PROPERTY

RIVERSIDE





75' HEIGHT  
6 LEVELS

## HEIGHT COMPARISON | 60' VS 75'



60' HEIGHT  
5 LEVELS



75' HEIGHT  
6 LEVELS



## PROPOSED REZONING

- Would rezone from CS-CO-NP and LI-CO-NP to LI-PDA-NP
- CS-MU site development regulations
- CS-MU permitted, conditional, and prohibited uses
- Exception to Increase Maximum Height from 60' to 75'

HEIGHT COMPARISON | 60' VS 75'



60' HEIGHT  
5 LEVELS



75' HEIGHT  
6 LEVELS