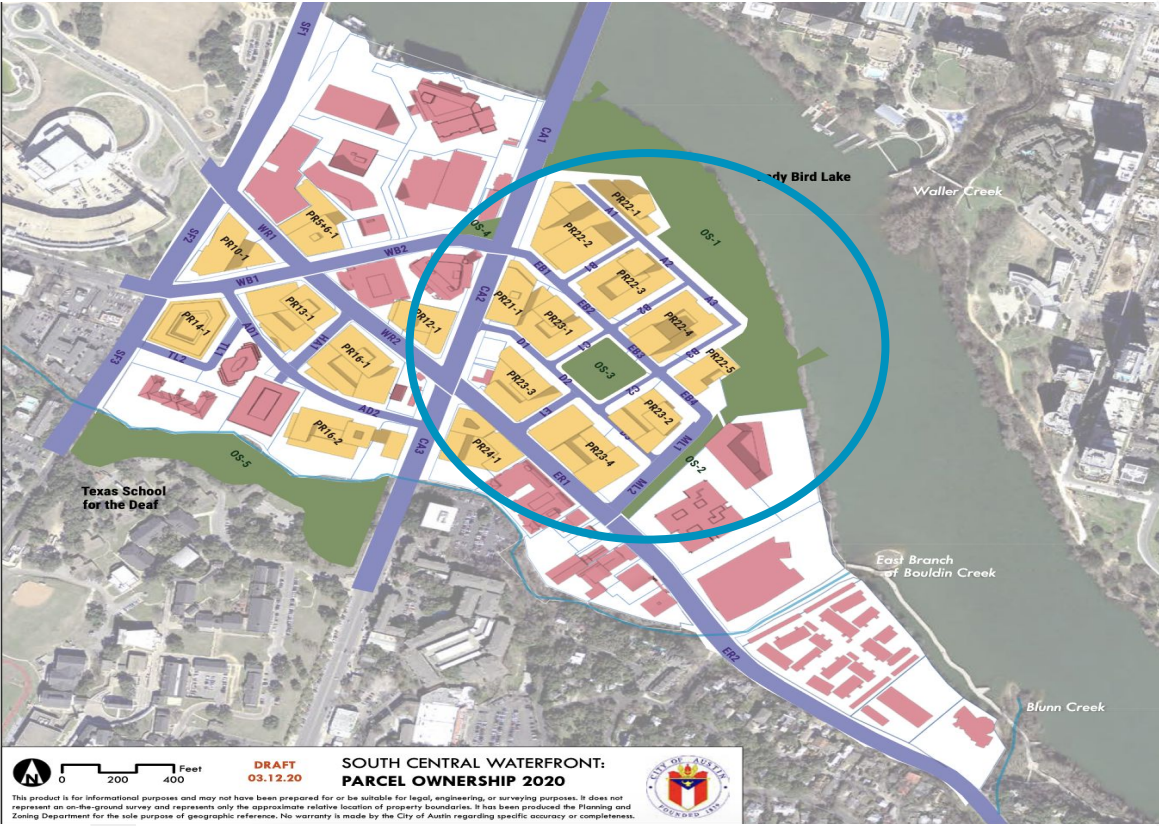


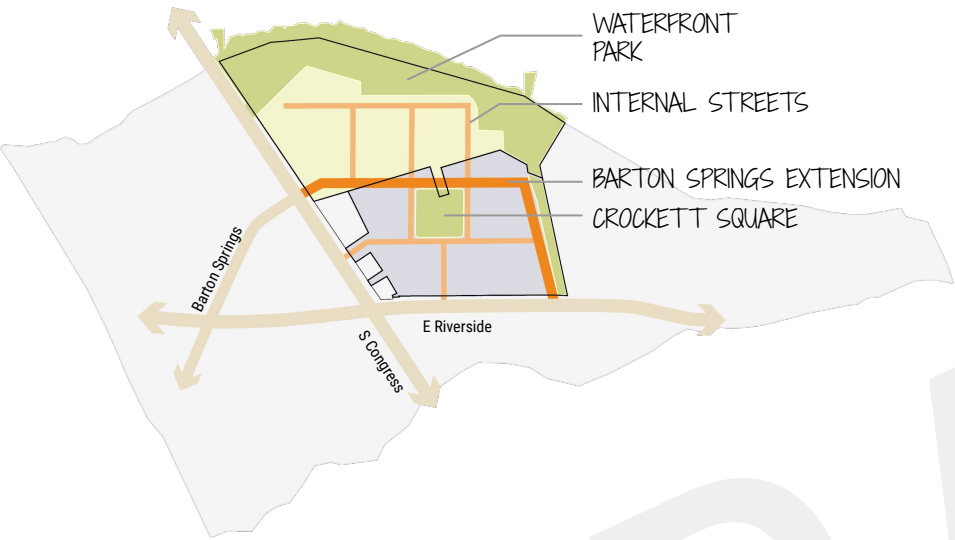
2016 PLAN vs 2020 MODIFIED PLAN

2020 Modified Plan focuses on two properties - Statesman & Crockett. Combined, these two properties reflect 30 acres or roughly 30% of the properties in the SCW District. In the SCW Vision, these two properties contribute 65% of District's Open Space through the Waterfront Park Sequence and Crockett Square; 70% of District's New Streets - most notably extension of Barton Springs Road and accommodating the proposed alignment of CapMetro's Blue Line; and 62% of Projected District Buildout.

A fundamental difference between the 2016 Physical Framework and the 2020 Modified Physical Framework is in the location and alignment of future streets and the open space network on the two largest properties – colloquially known as the Statesman Site and the adjacent Crockett Property.



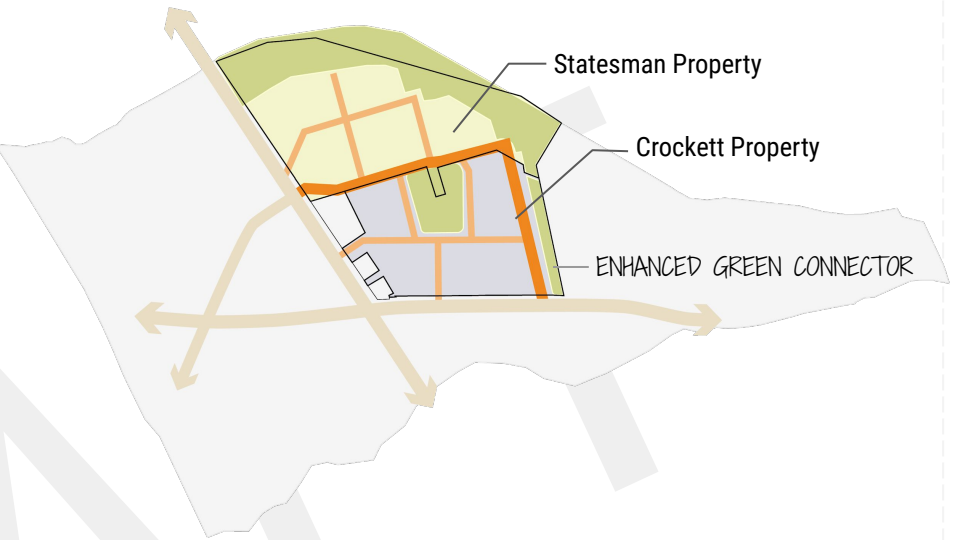
2016 SCW Plan



- Block Structure reflects idealized district vision
- Barton Springs Alignment:
 - 1.6 acres dedicated right-of-way, primarily on the “Crockett” property
 - Requires co-development and City intervention and funding to complete as envisioned.
- Open Space Requirements (flexible layout):
 - Waterfront Park - 7.0 acres park
 - Plazas @ “Statesman” - 2.6 acres
 - Plaza @ “Crockett” - Crockett Square - 1.3 acre

The 2016 Physical Framework assumed a co-development of these two properties that would allow for the primary new collector street, East Barton Springs Road, to cross both properties but primarily built on the Crockett Property. According to the adopted SCW Plan in 2016, this new street and its location would have been facilitated by a recommended development corporation and funded through recommended tax-increment financing. Given that neither of these recommendations have been initiated, the 2016 recommended street alignment has not been secured and the opportunity has been lost, due to market timing on development.

2020 Modified SCW Plan



- Block Structure follows the flexible guidelines laid out in the 2016 Plan and reflects on-the-ground realities
- Barton Springs Alignment:
 - 1.6 acres dedicated right-of-way, primarily on the “Statesman” property
- Open Space Requirements (flexible layout):
 - Waterfront Park - 7.0 acres - flexible layout
 - Plazas @ “Statesman” - 1.8 acres
 - Plaza @ “Crockett” - Crockett Square - 1.6 acres
 - Enhanced Green Connector @ “Crockett” - 0.6 acres

• In contrast, the 2020 Modified Physical Framework places the new collector road fully on the Statesman site, as allowed for in the flexibility provided in the draft SCW Regulating Plan and as proposed in the current Planned Unit Development (PUD) application for the Statesman site. Within the 2020 Modified Physical Framework, the overall amount of open spaces and district serving streets that the adopted SCW Plan calls for are inserted and achieved across these two properties, but with a rebalancing of plazas and trails between the two properties.





2020 IMPLEMENTATION UPDATE > Modified SCW PLAN

(The Big Shift)



2016 SCW Plan

- Block Structure reflects idealized district vision
- Barton Springs Alignment:
 - Requires City Leadership to facilitate cooperation between two major property owners - Cox & Crockett
 - Requires City Initiative and Public Funding to complete the construction
- Open Space Requirements:
 - Park & Pedestrian Plazas - 9.6 acres; flexible layout
 - Crockett Square - 1 acre plaza; flexible layout + Green Connector



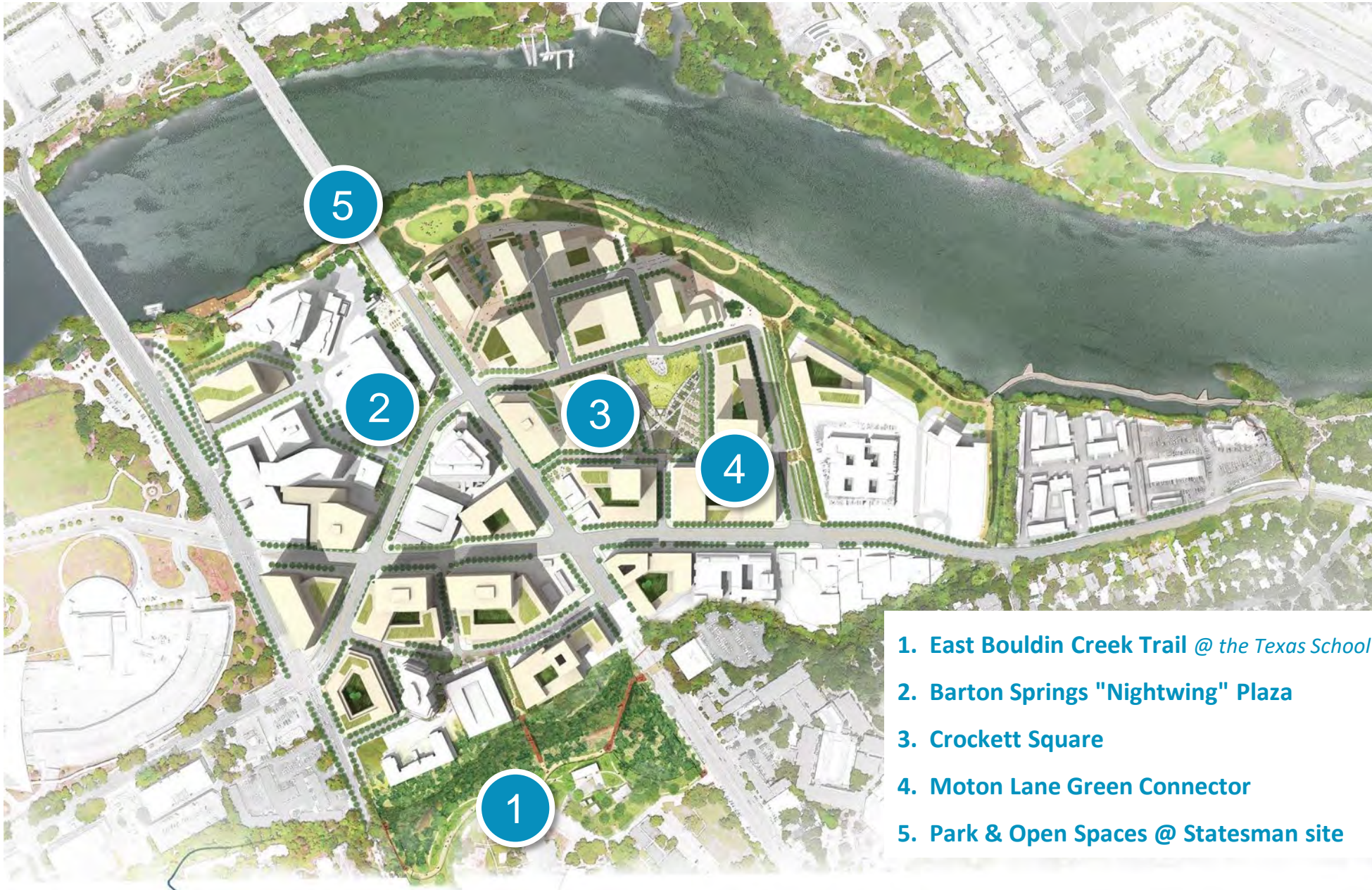
2020 Modified SCW Plan

- Block Structure follows the flexible guidelines laid out in the 2016 Plan and reflects on-the-ground realities
- Barton Springs Alignment:
 - follows property boundary between Cox & Crockett
 - Barton Springs on Cox property consistent w/ 2019 PUD proposal
 - This shift requires Cox to dedicate ~1.6 acres to Barton Springs Rd. that would otherwise have been on Crockett
- Open Space Requirements:
 - Key Open Spaces change slightly to accommodate the altered grid structure
 - Cox Property requirement ~ 9 acres Park & Pedestrian Plazas
 - Crockett Property - 1.3 acre plaza; flexible layout + Green Connector



CATALYST OPEN SPACES > Placemaking Anchors – The Heart of the Plan

2020
Update



1. East Bouldin Creek Trail @ the Texas School for the Deaf
2. Barton Springs "Nightwing" Plaza
3. Crockett Square
4. Moton Lane Green Connector
5. Park & Open Spaces @ Statesman site



2020 IMPLEMENTATION UPDATE > Multimodal Transportation Network

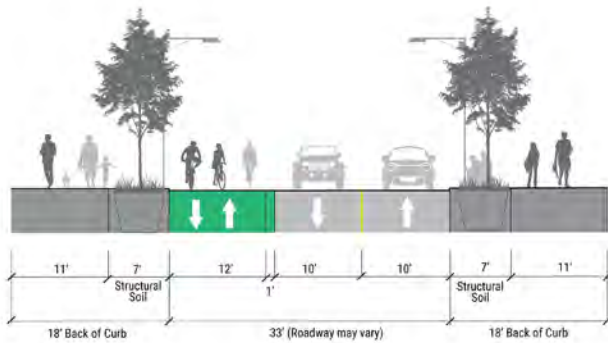




2020 IMPLEMENTATION UPDATE >

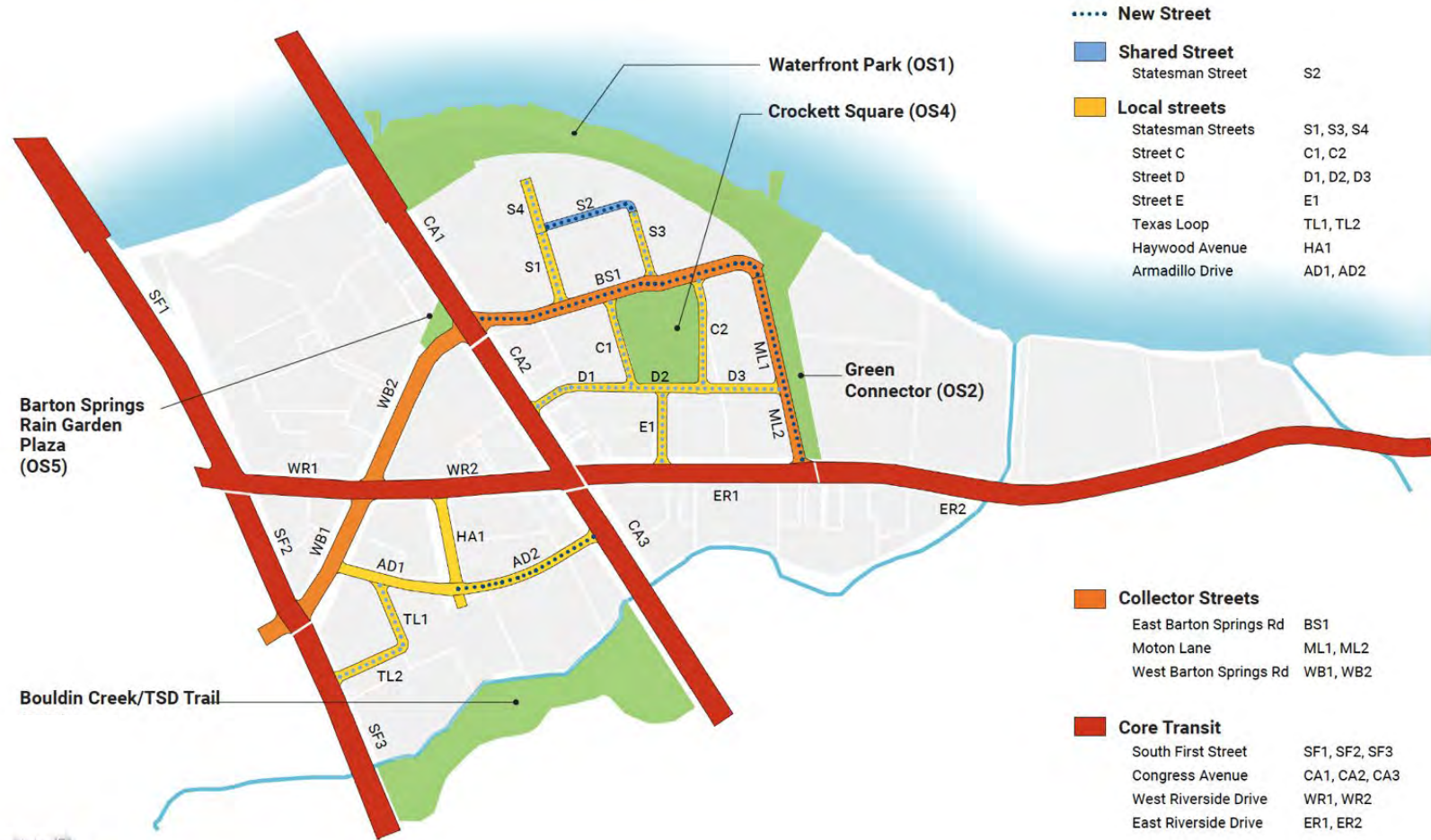
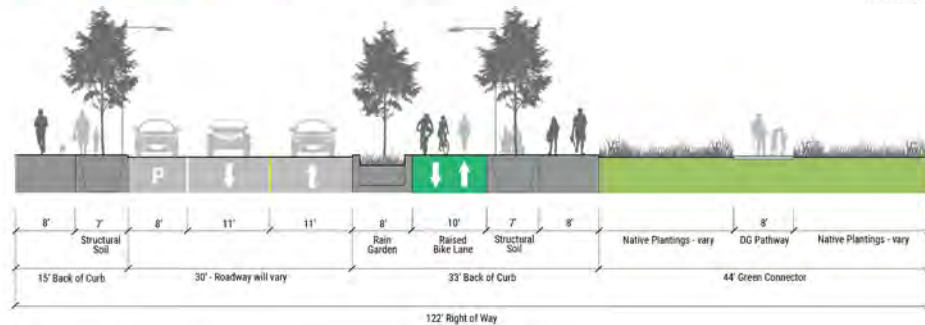
7 Street Classifications & 5 Catalyst Open Spaces

Shared Street

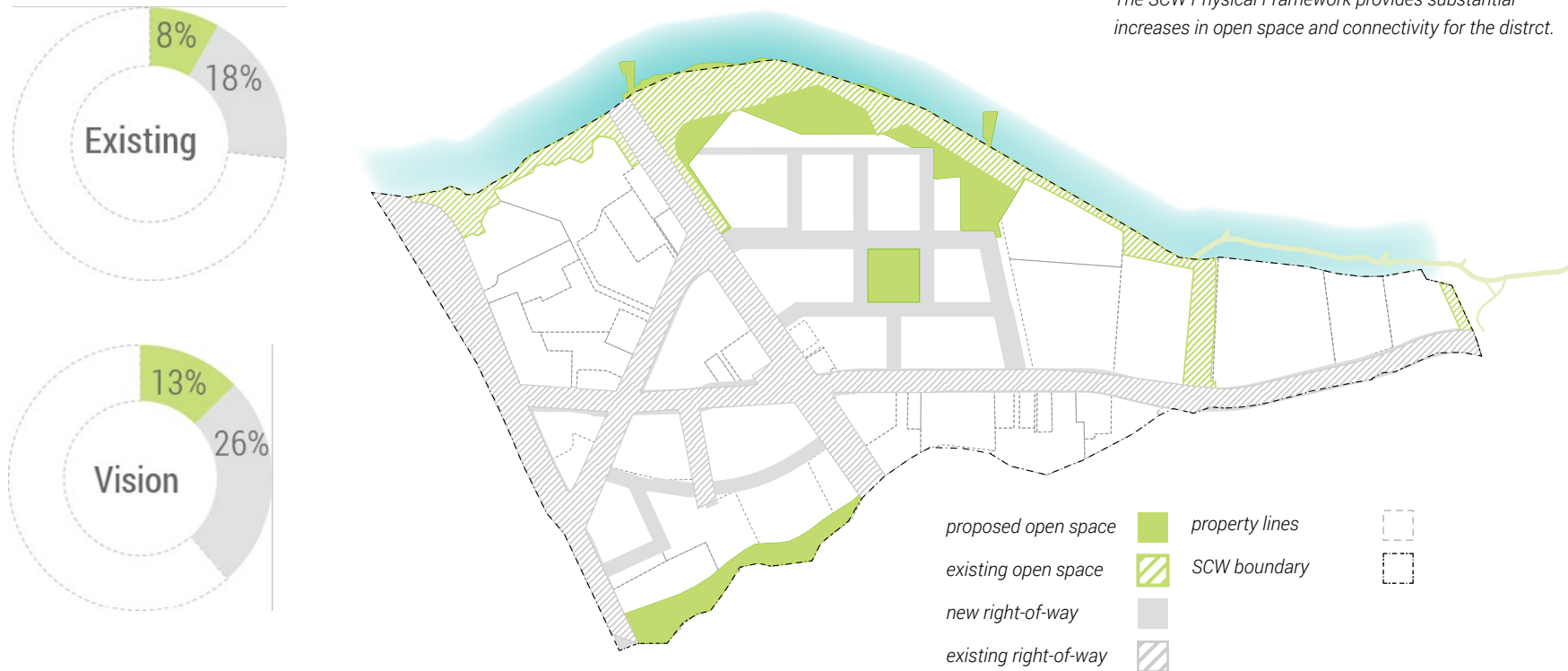


Collector New - 2

Section ML1 (J) - Moton Lane



The SCW Physical Framework provides substantial increases in open space and connectivity for the district.



Open Space	1. Waterfront Park	2. Bouldin Creek	3. Crocket Plaza	4. Rain Gardens
Size (ac)	9.6	6.6	1.8	1.2
Key Features	Bat Viewing Pier Amphitheater Terrace Cafe Kayak Launch & Rentals Pavilion Deck & Cafe Water Quality Ponds Wetland Preserve	Trails and Boardwalks Canopy Walk Bridge to One Texas Center Disc Golf Course Bus Shelter and Bouldin Creek Overlook	Performative and Educational Wetland Green Lawn and Amphitheater Marketplace and Cafe Fountain Plaza and Splashpad	Rain Gardens Ground Floor Retail and Outdoor Seating Sculpture Enhanced Pedestrian and Bike Crossings

South Central Waterfront Public Realm Preliminary Estimate of Probable Costs
March 2, 2016

Overall Park Areas

Name	Code	Area (SF)	Area (ac)	Unit	Unit Cost	Total
Waterfront Park	OS2	418,619	9.61	SF	\$ 15.62	\$ 6,537,119
Bouldin Creek Congress to First	OS3	286,189	6.61	SF	\$ 15.80	\$ 4,521,908
Cox Crocket Plaza	OS4	60,548	1.39	SF	\$ 59.36	\$ 3,594,075
Barton Springs Rain Garden	OS5	36,590	0.84	SF	\$ 21.07	\$ 771,026
Grand Total		801,947	21.58	SF	\$ 19.23	\$ 15,424,128

Waterfront Park Detailed Breakdown

Item	Code	Area (sq ft)	Area (ac)	Unit	Unit Cost	Total Cost
Boardwalk		47,613	1.09	SF	\$ 15.00	\$ 714,195
Softscape		137,029	3.15	SF	\$ 6.00	\$ 822,174
Trail		59,823	1.37	LF	\$ 10.00	\$ 598,230
Hardscape/Plaza		76,660	1.76	SF	\$ 25.00	\$ 1,916,500
Riverfront / Wetland		52,722	1.21	SF	\$ 20.00	\$ 1,054,440
Amenities						
Bat Viewing Pier		1		EA	\$ 75,000.00	\$ 75,000
Amphitheater		1		EA	\$ 250,000.00	\$ 250,000
Entry Plaza with Interpretive Features		1		EA	\$ 50,000.00	\$ 50,000
Overlook Cafe Terrace		1		EA	\$ 125,000.00	\$ 125,000
Pontoon Bridge Landing Pier		1		EA	\$ 125,000.00	\$ 125,000
Natural beach and kayak launch		1		EA	\$ 35,000.00	\$ 35,000
Pavilion deck and beer garden		1		EA	\$ 60,000.00	\$ 60,000
Kayak and bike rentals		1		EA	\$ 40,000.00	\$ 40,000
Water Quality Pond		44,772	1.03	SF	\$ 15.00	\$ 671,580
Waterfront Park Total	OS2	418,619	9.61	AC	\$ 15.62	\$ 6,537,119

Bouldin Creek / TSD Detailed Breakdown (Includes TSD Property)

Item	Code	Area (sq ft)	Area (ac)	Unit	Unit Cost	Total Cost
Boardwalk		32,551	0.75	SF	\$ 15.00	\$ 488,265
Softscape		93,680	2.15	SF	\$ 6.00	\$ 562,080
Trail		40,898	0.94	LF	\$ 10.00	\$ 408,980
Hardscape/Plaza		52,409	1.20	SF	\$ 25.00	\$ 1,310,225
Riverfront / Wetland		36,043	0.83	SF	\$ 20.00	\$ 720,860
Amenities		286,189		SF	\$ 2.00	\$ 572,378
Water Quality Pond		30,608	0.70	SF	\$ 15.00	\$ 459,120
Bouldin Creek / TSD Total	OS3	286,189	6.57	AC	\$ 15.80	\$ 4,521,908

Cox / Crocket Plaza Detailed Breakdown

Item	Code	Area (sq ft)	Area (ac)	Unit	Unit Cost	Total Cost
Boardwalk		6,887	0.16	SF	\$ 15.00	\$ 103,305
Softscape		3,820	0.09	SF	\$ 6.00	\$ 22,920
Trail		8,653	0.20	LF	\$ 10.00	\$ 86,530
Hardscape/Plaza		1,088	0.02	SF	\$ 25.00	\$ 27,200
Riverfront / Wetland		7,324	0.17	SF	\$ 20.00	\$ 146,480
Amenities						
Market Canopy		8,300		SF	\$ 35.00	\$ 290,500
Rain Garden		16,000		SF	\$ 20.00	\$ 320,000
Splash Pad		2,000		SF	\$ 125.00	\$ 250,000
Water Quality Pond		6,476	0.15	SF	\$ 15.00	\$ 97,140
Central Water Storage Cistern		1,500,000	N/A	Gal	\$ 1.50	\$ 2,250,000
Cox / Crocket Plaza Total	OS4	60,548	1.39	AC	\$ 59.36	\$ 3,594,075

Barton Springs Rain Garden Detailed Breakdown

Item	Code	Area (sq ft)	Area (ac)	Unit	Unit Cost	Total Cost
Boardwalk		20,000	0.46	SF	\$ 15.00	\$ 300,000
Softscape		4,995	0.11	SF	\$ 6.00	\$ 29,970
Hardscape		3,795	0.09	SF	\$ 25.00	\$ 94,875
Rain Garden		7,800	0.18	SF	\$ 35.00	\$ 273,000
Amenities		36,590		SF	\$ 2.00	\$ 73,181
Barton Springs Rain Garden Total	OS5	36,590	0.84	AC	\$ 21.07	\$ 771,026



Great Lawn

Better integrating the stormwater ponds into the park design creates more space for viewing Lady Bird Lake, the city skyline, and the Mexican free tail bats. This view shows the Bat Observation Theater along the northwestern length of the park which incorporates the amphitheater at the base of the Congress Avenue Bridge.



Pontoon Landing

The Pontoon Landing includes a pier where the proposed Waller Creek pontoon bridge could land on the south shore. A naturalized beach provides recreational water access. A pavilion at this location could serve the neighborhood with amenities such as restrooms, refreshments, and bike and kayak rentals.



CATALYST OPEN SPACES> Waterfront Park: Plaza Overlook Great Lawn

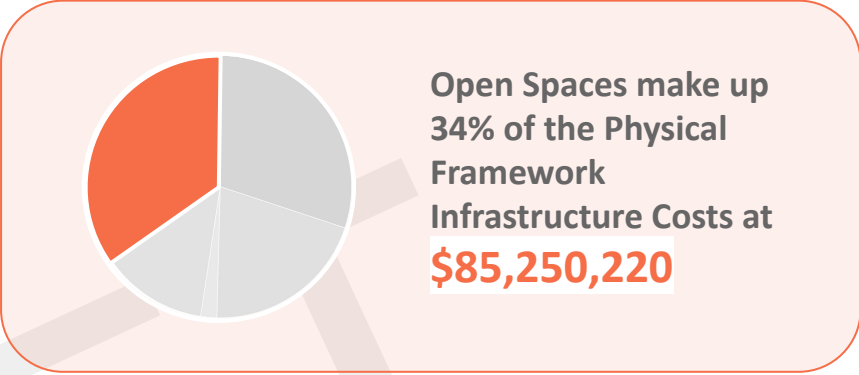
2016 Plan
(page 54)



2020 MODIFIED OPEN SPACES

The SCW Framework Plan will add approximately 17 acres of open space to the South Central Waterfront. These new parks, plazas and trails serve as destinations for recreation as well as amenities for people who will live and work in the neighborhood. In addition, each park incorporates innovative strategies coordinated across the district to ensure that stormwater is managed and treated before flowing into Bouldin Creek and Lady Bird Lake.

SCW Plan identifies four major open space opportunities that anchor the district’s public realm. The interconnected network of green streets and trails connect these open spaces.



Code	Major Open Spaces	Acres	Direct Costs*	Indirect Costs	Total Cost
OS1	Waterfront Park & Plazas	8.79	\$33,048,700	\$19,697,025	\$52,745,725
OS2	Green Connector	0.58	\$1,450,153	\$864,291	\$2,314,444
OS3	Bouldin Creek Trail	5.22	\$5,596,072	\$3,335,259	\$8,931,331
OS4	Crockett Square	1.6	\$10,820,000	\$6,448,720	\$17,268,720
OS 5	Nightwing Plaza	0.17	\$2,500,000	\$1,490,000	\$3,990,000
TOTAL OPEN SPACE COSTS					\$85,250,220

