


South Central Waterfront Talkabout 2:
Green Spaces | Urban Places
Overview & Introduction Presentation
(presenter: Alan Holt) February 12, 2014

South Central Waterfront Plan Initiative
Waterfront Talkabout 2: **Green Spaces | Urban Places**


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- Welcome & Orientation
- Main Presentations
 - Dean Almy AIA, Director, Urban Design Program | UT/Austin Architecture
 - Daniel Woodroffe RLA, President | dwg. urban landscape architects
- Panel Discussion + Q & A
 - Moderator: Ele McKinney RLA | Eleanor McKinney Landscape Architect
- Poster surveys and informal discussions




South Central Waterfront Area

2



South Central Waterfront Area: **97 Acres**

3



South Central Waterfront Plan Initiative

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Establish a vision and provide recommendations to guide public and private development over the next 20-plus years.

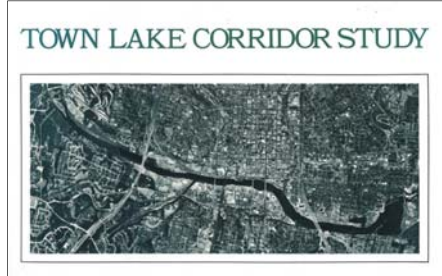
South Central Waterfront Plan Initiative
- A Community Conversation

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Learn / Engage / Explore WINTER	<ul style="list-style-type: none"> ✓ Waterfront <i>Walkabouts</i>: <ul style="list-style-type: none"> □ Explore together, on-the-spot, issues & opportunities ✓ Waterfront <i>Talkabouts</i>: <ul style="list-style-type: none"> □ Learn best practices & see examples from elsewhere □ Active listening / Responsive feedback / Identify priorities
Envision APRIL	<ul style="list-style-type: none"> ✓ Vision Workshop + Design Intensive: <ul style="list-style-type: none"> □ Mapping our preferred future
Endorse MAY	<ul style="list-style-type: none"> ✓ Present Vision Plan to Council
Refine Details SUMMER	<ul style="list-style-type: none"> ✓ Implementation Planning

1985 Town Lake Corridor Study

6

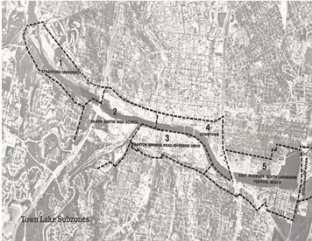


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1985 Town Lake Corridor Study

- Protect & Improve water quality
- Create superior planning & mixing of uses
- Maximize pedestrian connections
- Extraordinary urban design

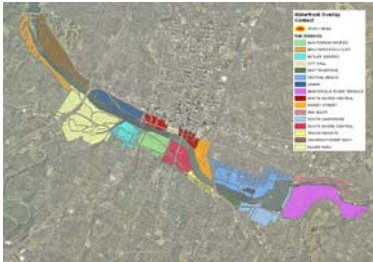


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1986 Combined Waterfront Overlay Ordinance

Established:


- Sub-districts
- Development Regulations
- Original Waterfront Planning Advisory Board (WPAB)



Current 16 Waterfront Overlay sub-districts

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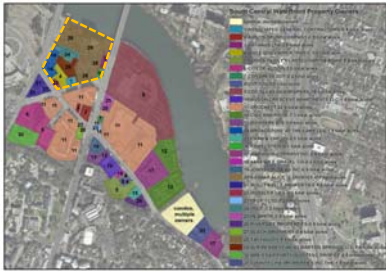
South Central Waterfront Area – “Bone Structure”



33 downtown blocks could fit into the SCW

10


South Central Waterfront Area – Opportunity Lost & Found



9 owners
16 acres
Pretty much done

11

South Central Waterfront Area – Opportunity Lost & Found



2 owners
30 + acres
Yet to happen

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Waterfront Planning Advisory Board sponsored - recent planning for South Central Waterfront

- 2012: AIA/Sustainable Design Assessment Team (SDAT) for South Shore Central
 - Public service of the American Institute of Architects
- 2013: Sustainable Places Project (SPP) Scenario Analysis for South Shore Central
 - Federal grant (HUD) to Central Texas for innovative planning methods



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SDAT: an alternative scenario

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SDAT: an alternative scenario

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1. Street and block pattern

SDAT: an alternative scenario

15

1. Street and block pattern

2. Greenways, public spaces, and pedestrian connections

SDAT: an alternative scenario

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1. Street and block pattern

2. Greenways, public spaces, and pedestrian connections

3. Building pattern

A district-wide system of Green Infrastructure, not individual property decisions, become the organizing principle for transformation.

Another Scenario: Tx Urban Futures Lab

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☐ Green Infrastructure system

☐ Include Urban Rail

Project Connect – potential urban rail crossings into South Central Waterfront

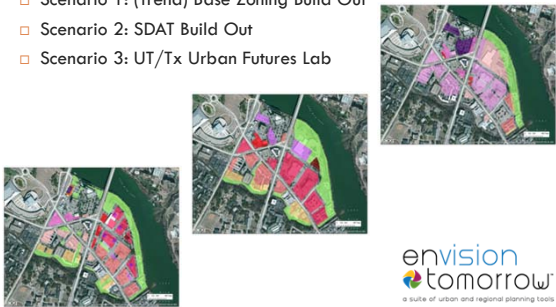
18

4 out of 6 potential crossings land in the South Central Waterfront

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3 Scenarios Modeled and Tested
Using *Envision Tomorrow Plus*

- Scenario 1: (Trend) Base Zoning Build Out
- Scenario 2: SDAT Build Out
- Scenario 3: UT/Tx Urban Futures Lab



envision tomorrow
a suite of urban and regional planning tools

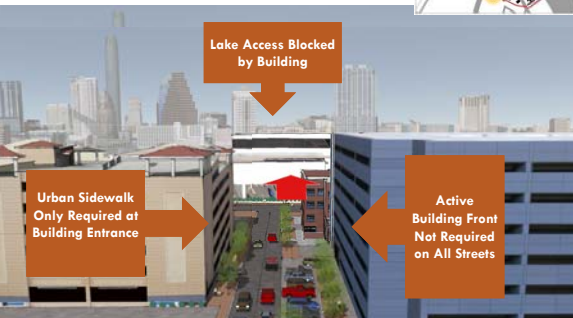
Trend: Base Zone Build-out
current zoning regulations & economic trend



17-Story / 200 ft Buildings
3-Story Building
200' Setback
5-Story (MU wrap) Building
3-Story Buildings
Stepped Back 3-5 story building w/ 50% impervious limit

Trend Mixed Use Residential - 17 Story - 200 Feet
Trend Multifamily, 6-story
Trend Mixed Use Residential - 5 story Wrap
Trend Mixed Use Residential - 5 stories
Trend Mixed Use Residential - 3 stories
Trend Townhome, High Density
Trend Main Street Commercial

Trend: Lake Access is an issue



Lake Access Blocked by Building

Urban Sidewalk Only Required at Building Entrance

Active Building Front Not Required on All Streets


Trend: Lake Access is Not a Guarantee



Urban Sidewalk Only Required Along Building Edges


Scenario 2: (SDAT)
South Shore Central Vision

- Unified vision
- Significant increase of open space
- Improved connectivity and linkage to lake



envision tomorrow
a suite of urban and regional planning tools

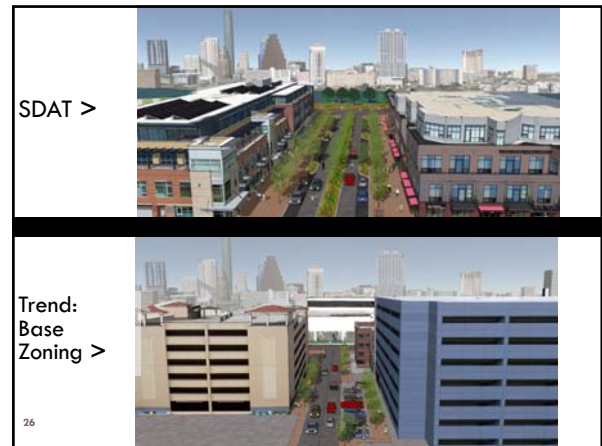
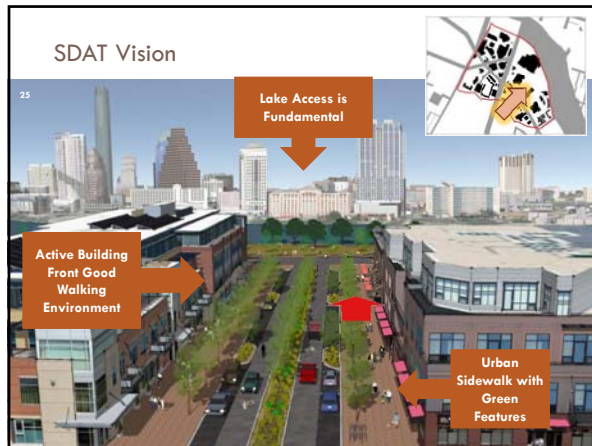
Scenario 2: SDAT build-out



12-Story Buildings
Waterfront setback doubled
Green corridor required
6-Story Buildings
8-Story Buildings

Trend Mixed Use Residential - 17 Story - 200 Feet
Trend Multifamily, 6-story
Trend Mixed Use Residential - 5 story Wrap
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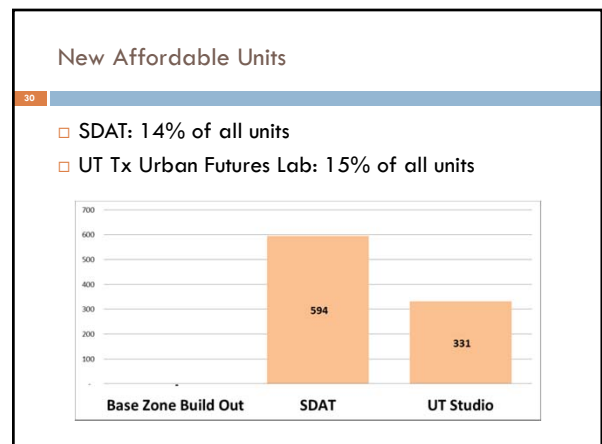
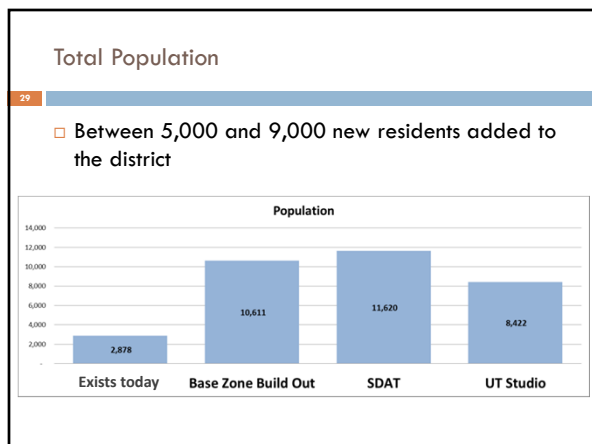


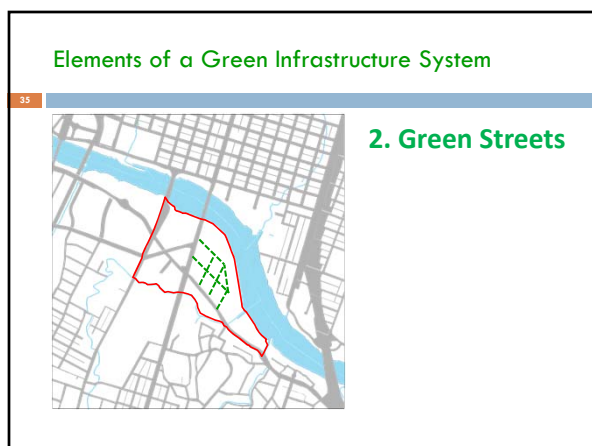
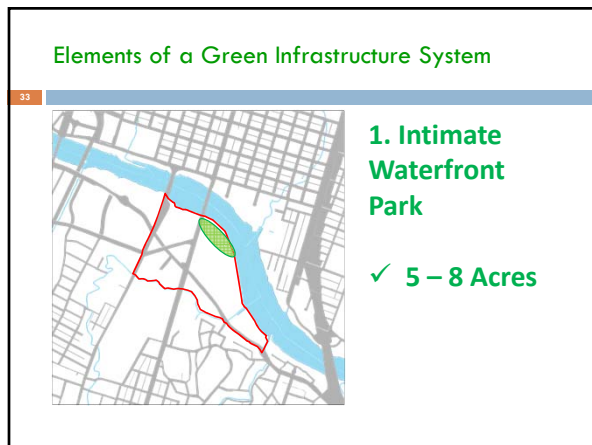
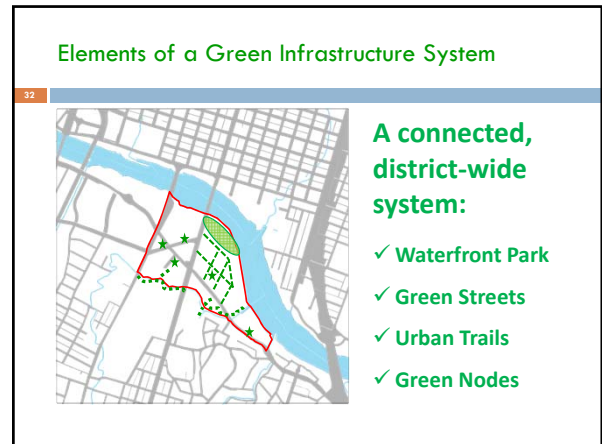
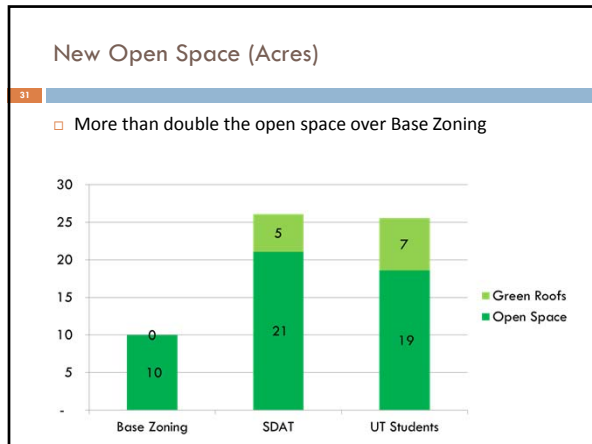
Scenario 3: UT/School of Architecture
Tx Urban Futures Lab

envision tomorrow
a vision of 2030 with regional planning & design

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- Broad mix of building types, including point towers
- Larger units, targeted at families
- Affordable units mixed with market rate
- Included Urban Rail





Elements of a Green Infrastructure System

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2. Urban Trail

- ✓ Connect to neighborhoods, access creeks

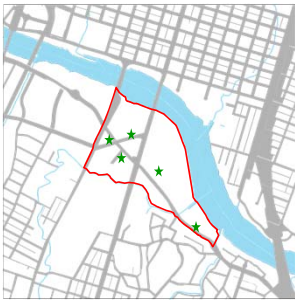
Urban Trail

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Elements of a Green Infrastructure System


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3. Green Nodes throughout

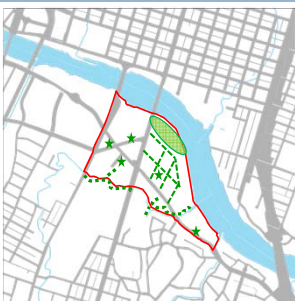
Green Nodes

40



Elements of a Green Infrastructure System

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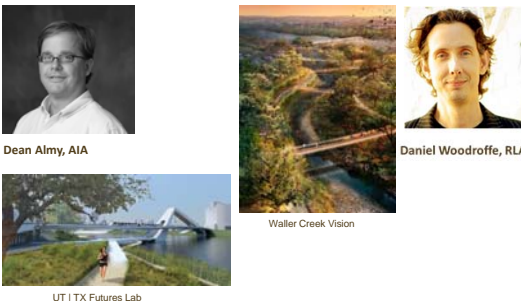


A connected, district-wide system:

- ✓ Waterfront Park
- ✓ Green Streets
- ✓ Urban Trails
- ✓ Green Nodes

Green Spaces | Urban Places: speakers

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Dean Almy, AIA

Daniel Woodroffe, RLA

Waller Creek Vision

UT | TX Futures Lab

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Green Spaces | Urban Places:
panel discussion

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Panel Discussion
Tonight's Moderator

Ele McKinney, RLA