

The **APA Sustainable Communities Division** supports planners who are committed to planning for sustainable communities by integrating all aspects of sustainability into our work through the combined economic, social, and ecological factors that shape our communities.



APA

Sustain

Webinar

Award-Winning Sustainability

Part 2

Graphic: City of Austin Planning and Zoning Department, Urban Design Division. South Central Waterfront Vision Framework Plan

December 6, 2017

Thank you to the 2017-2018 Sustainable Communities Division Sponsors!

CLARION



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ASSOCIATES



Robinson+Cole

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Interested in sponsorship?
Contact Merrill St Leger Demian
(Merrill.StLegerDemian@smithgroupjjr.com)

Division Contact Information

Website:

planning.org/divisions/sustainable

Blog: www.sustainableplanning.net

LinkedIn: APA Sustainable Communities Division

Facebook/Twitter: APASCD

Scott Turner, Division Chair & incoming Chair, Matt Bucchin:
APASCD@gmail.com

APA

Sustain



2018 Awards for Excellence in Sustainability

Nominations due:

Friday, January 19, 2018

10 award categories:

- **Community Sustainability or Resilience Plan**
- **State or Regional Sustainability or Resilience Plan**
- Sustainable Policy, Law, or Tool
- Sustainable Urban Design Plan or Development Project
- Sustainable Building Project
- Sustainable Park, Recreation, or Open Space Project
- Sustainable Transportation Project
- Sustainable Green Infrastructure Project
- **Student Sustainability Project or Paper**
- Leadership in Sustainability



THE AMERICAN PLANNING ASSOCIATION SUSTAINABLE COMMUNITIES DIVISION PROUDLY ANNOUNCES THE

FIFTH ANNUAL AWARDS FOR EXCELLENCE IN SUSTAINABILITY

Honoring projects, plans, policies, individuals, and organizations whose work is dedicated to supporting and growing sustainable communities.

American Planning Association Sustainable Communities Division
5th Annual Awards for Excellence in Sustainability
Information Packet

Submissions

Nominations Due: Friday January 19, 2018

Upload to Dropbox: single PDF, 10mb max.

More Information:

- planning.org/divisions/sustainable/awards/
- www.sustainableplanning.net

Questions should be directed via email to the SCD Awards Coordinator:
jenniferk@rhodeside-harwell.com



TODAY

Award-Winning Sustainability, Part 2

Kansas City Downtown Streetcar (MO): Winner of Sustainable Transportation Project Award

- **SCD speaking on behalf of Jennifer Schwaller**

South Central Waterfront Vision Framework Plan (Austin, TX): Winner of Sustainable Urban Design Plan or Development Project Award

- **Lizzy Smith**
- **Alan Holt, AIA**
- **Scott Cataffa, PLA**

Millvale Ecodistrict Pivot Plan (PA): Winner of Sustainability or Resilience Plan or Project Award

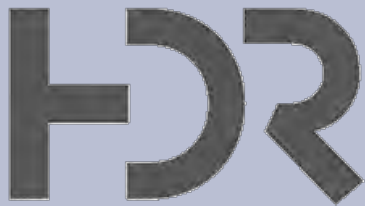
- **Zaheen Hussain**
- **Christine Mondor, AIA, LEED AP**



Graphic: Millvale Ecodistrict Pivot Plan

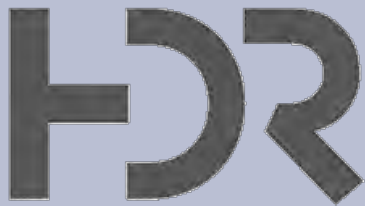
Kansas City Streetcar Project

» Kansas City, MO



Kansas City Streetcar Project

» Kansas City, MO



Partners

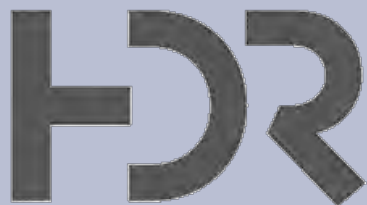
- ✓ City of Kansas City, Missouri
- ✓ KC Streetcar Constructors (Herzog/Stacy & Witbeck)
- ✓ Kansas City Streetcar Authority
- ✓ Burns and McDonnell
- ✓ LTK Engineering Services
- ✓ Maintenance Design Group, LLC
- ✓ RNL Design, Inc.
- ✓ HG Consult, Inc.
- ✓ TREKK Design Group, LLC
- ✓ Confluence
- ✓ Custom Engineering, Inc.



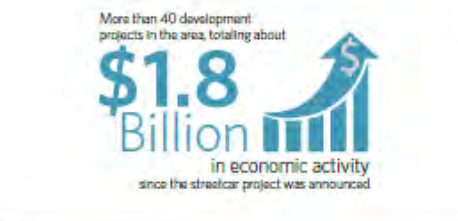
Kansas City Streetcar Project

More information:

- » hdrinc.com/portfolio/kansas-city-streetcar
- » kcstreetcar.org/

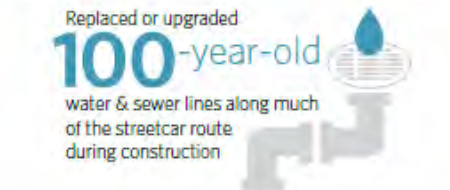


Kansas City Streetcar: Maximizing accessibility, spurring economic development



 **Outstanding Achievement Award** for Excellence in Environmental Document Preparation
U.S. Department of Transportation - Federal Transit Administration

One of only two streetcar systems in the country with



SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN

APA webinar, December 2017



Alan Holt AIA, Principal Planner
City of Austin, Urban Design

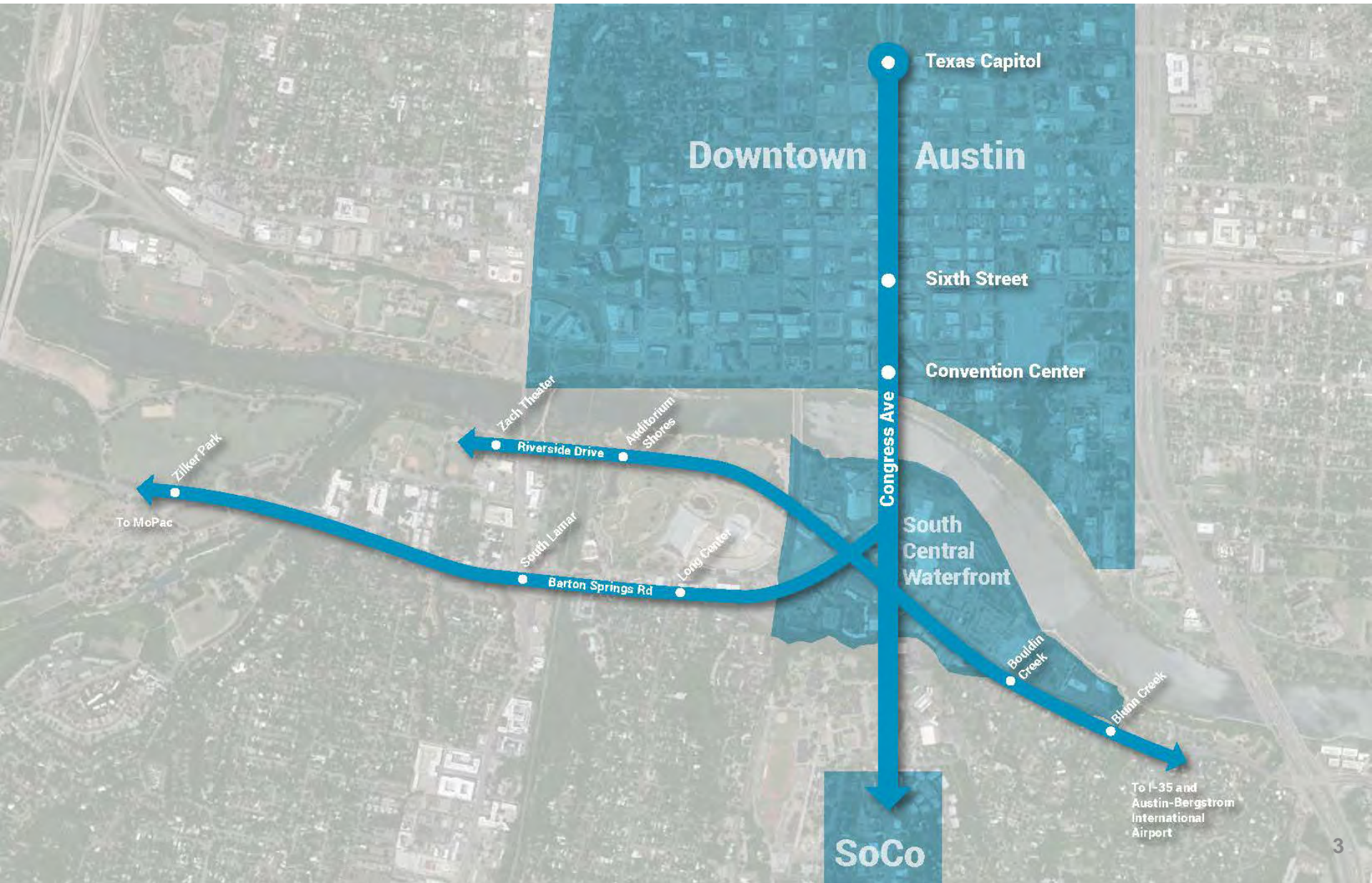
Scott Cataffa ASLA, Principal
CMG Landscape Architecture

Lizzy Smith, Senior Planner
City of Austin, Urban Design

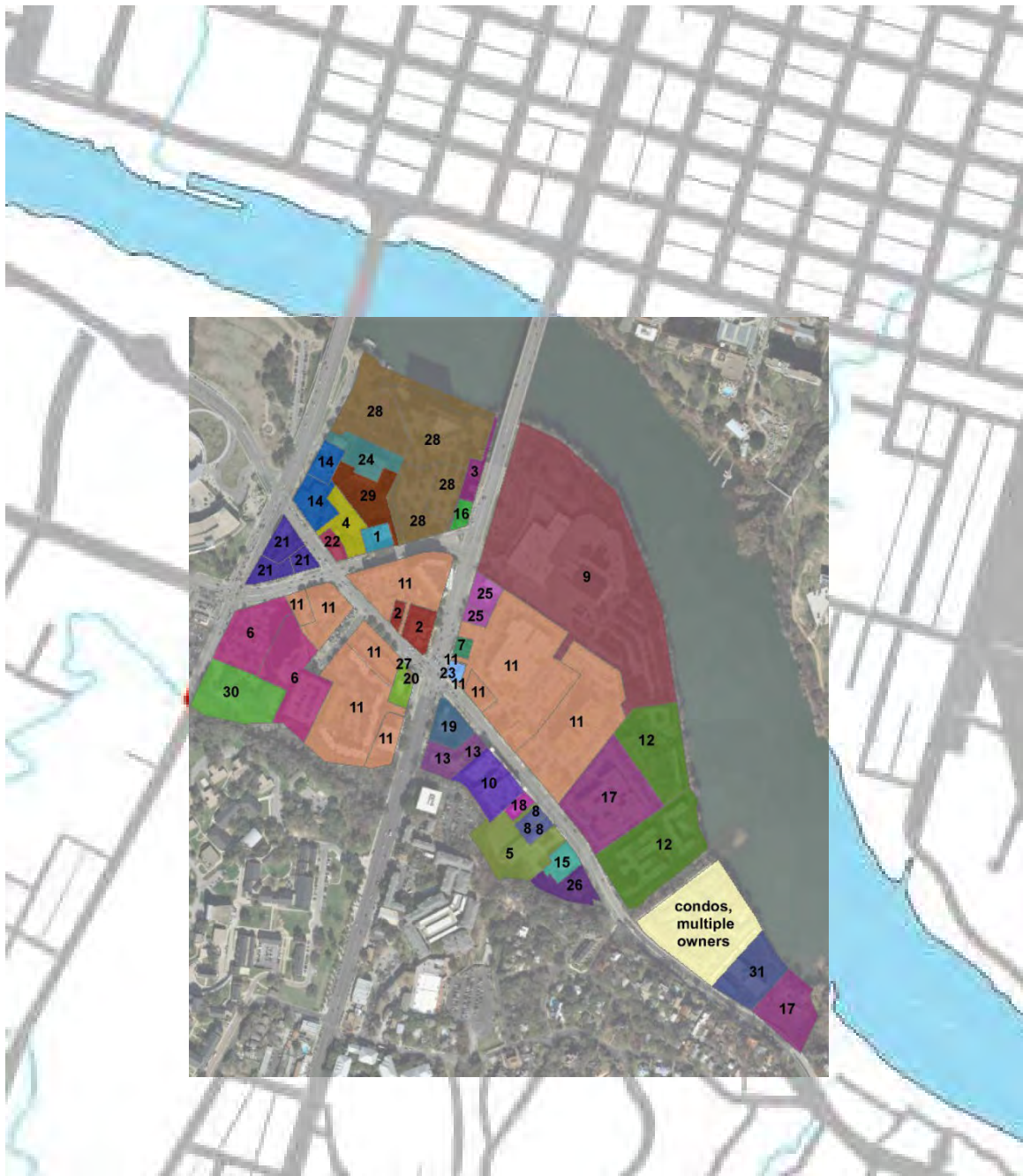
SCW TODAY: Location, Location, Location



SCW TODAY: Location, Location, Location



South Central Waterfront Today



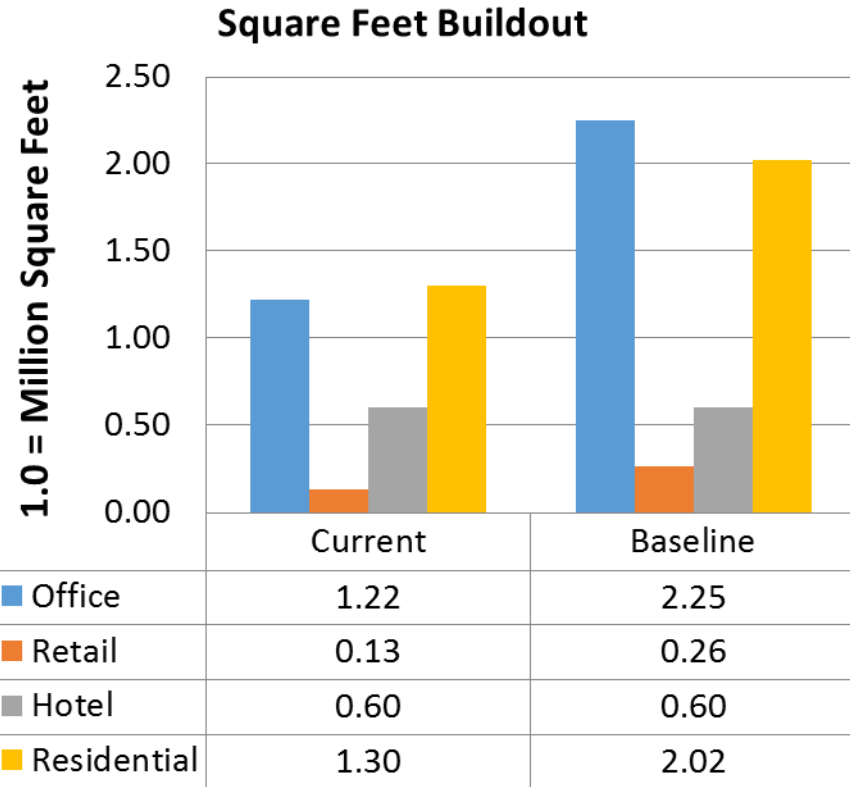
- ❖ Strategic location –
Redevelopment Pressures
- ❖ Lack of Infrastructure,
Connectivity
- ❖ Patchwork of Private Parcels

SCW TOMORROW: Big Changes are Coming



SCW TOMORROW: Under Current Entitlements

*Theoretical
BASELINE
buildout*



- Office
- Retail
- Hotel
- Residential

Existing
Total
3.2 M sf

Theoretical
Baseline
5.1 M sf

- No improved open space
- No improved connectivity
- No affordable housing
- Continued piecemeal development pattern

SCW TOMORROW: Under Current Entitlements



DESIGNING SOUTH SHORE CENTRAL



AUSTIN, TX- 2012

AIA Communities by Design 
ENVISION. CREATE. SUSTAIN.

Imaging a better future: 2013 UT | HUD Study



TEXAS URBAN
FUTURES LAB
University of Texas
School of Architecture



Imaging a better future: 2014 Staff Interim Report

South Central Waterfront Initiative

Interim Draft Vision Framework Report | August 2014



City of Austin

Planning and Development Review Department

Urban Design Division

Imaging a better future: 2015/16 EPA Study



Greening America's Capitals

GREENING THE SOUTH CENTRAL WATERFRONT AUSTIN, TEXAS

Engaging the Community: 1600+ people



| DATE | ATTENDANCE | EVENT |
|---------------------|------------|---|
| February 27, 2012 | 75 | Waterfront Talk with SDAT leader Harris Steinberg |
| June 4, 2012 | 80 | SDAT Roundtables |
| June 4, 2012 | 125 | SDAT Kickoff |
| June 6, 2012 | 170 | SDAT Final Presentation |
| May 13, 2013 | 155 | Sustainable Places Project Presentation |
| January 11, 2014 | 174 | WALKabout #1 |
| January 21, 2014 | 116 | TALKabout #1 |
| February 12, 2014 | 73 | TALKabout #2 |
| March 24, 2014 | 78 | TALKabout #3 |
| April 5, 2014 | 55 | WALKabout #2 |
| April 25 - 28, 2014 | 170 | Vision + Design Intensive |
| May 6, 2015 | 130 | TALKabout #4 |
| July 8, 2015 | 105 | TALKabout #5 |
| August 29, 2015 | 16 | Artists Walkshop #1 |
| September 1-3, 2015 | 125 | EPA Vision + Design Intensive |
| September 24, 2015 | 15 | Artists Walkshop #2 |
| October 18, 2015 | 12 | Artists Walkshop #2 |
| May 1, 2016 | 120 | Open Air Open House |
| May 23, 2016 | 30 | TALKabout #6 |



Engaging the Community: 6 Walkshops



Engaging the Community: 6 Public Lectures



Waterfront Talkabout 3

Dollars & Sense: Smart Strategies to Fund Our Future

Monday, March 24th
7-9 pm | Doors at 6:30 pm
St. David's Episcopal Church | 301 East 8th Street

Light refreshments will be served.



Dollars & Sense: Smart Strategies to Fund Our Future

Dr. Abe Farkas | Director of Development Services at ECONorthwest | Portland, OR

Abe is an expert in strategic planning and crafting urban development partnerships nationwide. He served on Austin's 2012 AIA SDAT.

Rebecca Leonard | President of Design Workshop | Austin, TX

Rebecca's firm, Design Workshop, has won regional and national awards for projects which merge quality place-making design with practical approaches for implementation and funding.

Given market conditions and zoning already in place, over \$1 billion dollars

Waterfront Talkabout 5

Wednesday, July 8th 2015 | 7 pm | Doors at 6:30 pm
Mexican American Cultural Center | 600 River St.
Parking is free in MACC lot



Designing Urban Landscapes For People and Nature



Mel Plaza San Francisco, CA



Yerba Buena San Francisco, CA



Bay Meadows San Mateo, CA



Scott Cataffa, a Principal at CMG Landscape Architecture, a nationally awarded design firm based in San Francisco, will speak on landscape as a framing device for new urban development. He will show examples of how green infrastructure enriches the urban landscape and highlight an innovative funding model for building and

Waterfront Talkabout 4

Wednesday, May 6th 2015 | 7 pm | Doors at 6:30 pm
Mexican American Cultural Center | 600 River St.
Parking is free in MACC lot








Photo credit: D

Waterfront Talkabout 6


Monday, May 23rd 2016 | 6 pm | Doors at 5:30 pm
Texas School for the Deaf | 1102 S. Congress Ave.




Principles for Remaking the Urban Waterfront



Shanghai Bund Shanghai, China




Pittsburgh Riverfront Pittsburgh, PA



Asacura Waterfront Initiative Washington, DC

Alex Krieger, FAIA, an internationally renowned architect, urban designer, Harvard professor, writer, and a global expert on riverfront planning, will speak on the principles for creating vibrant, beautiful, and welcoming waterfronts. Krieger's talk will draw on his considerable contributions to waterfront design and planning - which include his acclaimed work in Boston, Louisville, Washington DC, Pittsburgh, Detroit, Montreal, and the renovation of Shanghai's riverfront Bund.




Mr. Krieger is a principal at NBBJ, a global architecture and planning firm, and a professor at the Harvard Graduate School of Design, where he has served as the head of the Urban Design Program. His many publications include *Remaking the Urban Waterfront* and *10 Principles for Waterfront Development*. He is a frequent advisor to mayors and their planning departments, has served as director for the National Endowment for the Arts' Mayors' Institute on City Design, lectures frequently at conferences and universities in the US and abroad, and was appointed to the US Commission of Fine Arts by President Obama.

A Vision Framework Plan for the South Central Waterfront


The **SCW Vision Framework Plan** is the result of a multiyear effort of planning and community engagement. The Plan sets aspirations and recommendations to help ensure that expanded park spaces, public gathering places, green streets, and affordable housing are central to the future redevelopment of this rapidly changing area. The City Council will consider adopting the Plan at a June 9th public meeting.

Learn about the SCW Vision Framework Plan, and hear from key consultants who have contributed to the making of the plan:




Margaret Robinson PLA, co-founder and Principal of Asakura Robinson, an award-winning landscape architecture, planning, and urban design firm.

Asakura Robinson has helped craft the physical framework for the SCW Plan to create a great public realm for the district.




Dr. Abe Farkas | Director of Development Services at ECONorthwest | Portland, OR.


Abe is an expert in finance, real estate development, and crafting urban development partnerships nationwide. His firm has helped create the financial framework for the SCW Plan. The financial framework sets strategies to fund the vision of a great public realm and engaged creation of



Remaking of Sunan Lyuhua Plaza



South Central Waterfront Vision Plan

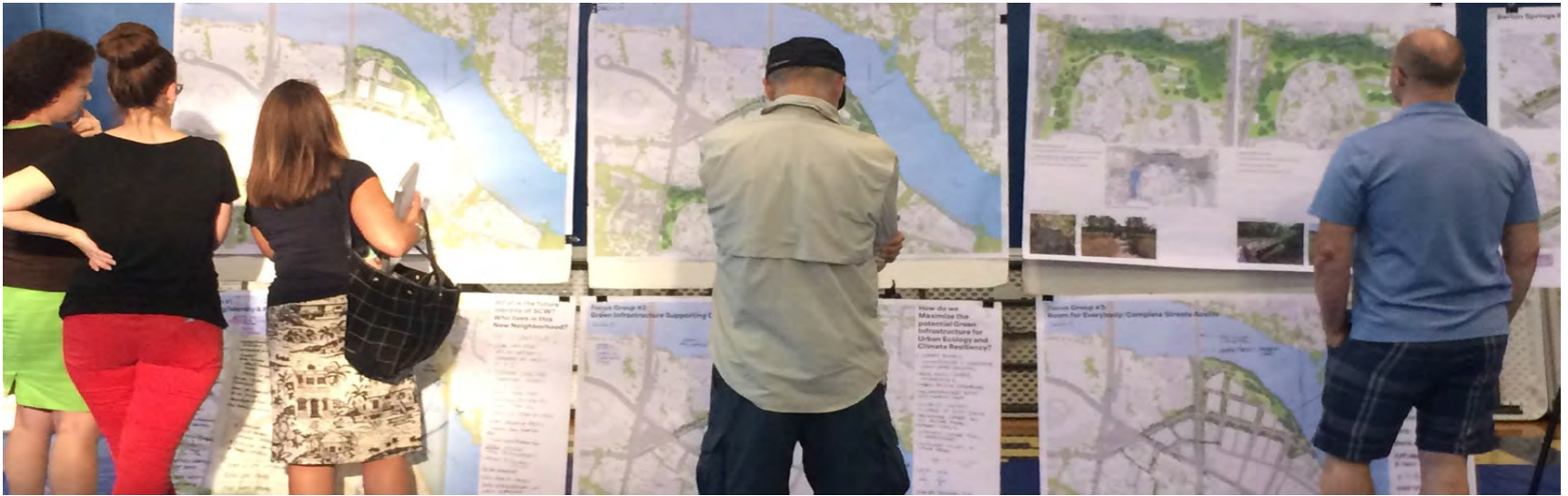


Remaking of 6th Conservation Park

Engaging the Community: Charrettes



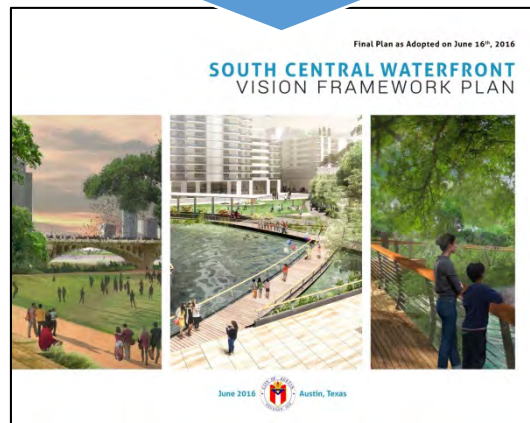
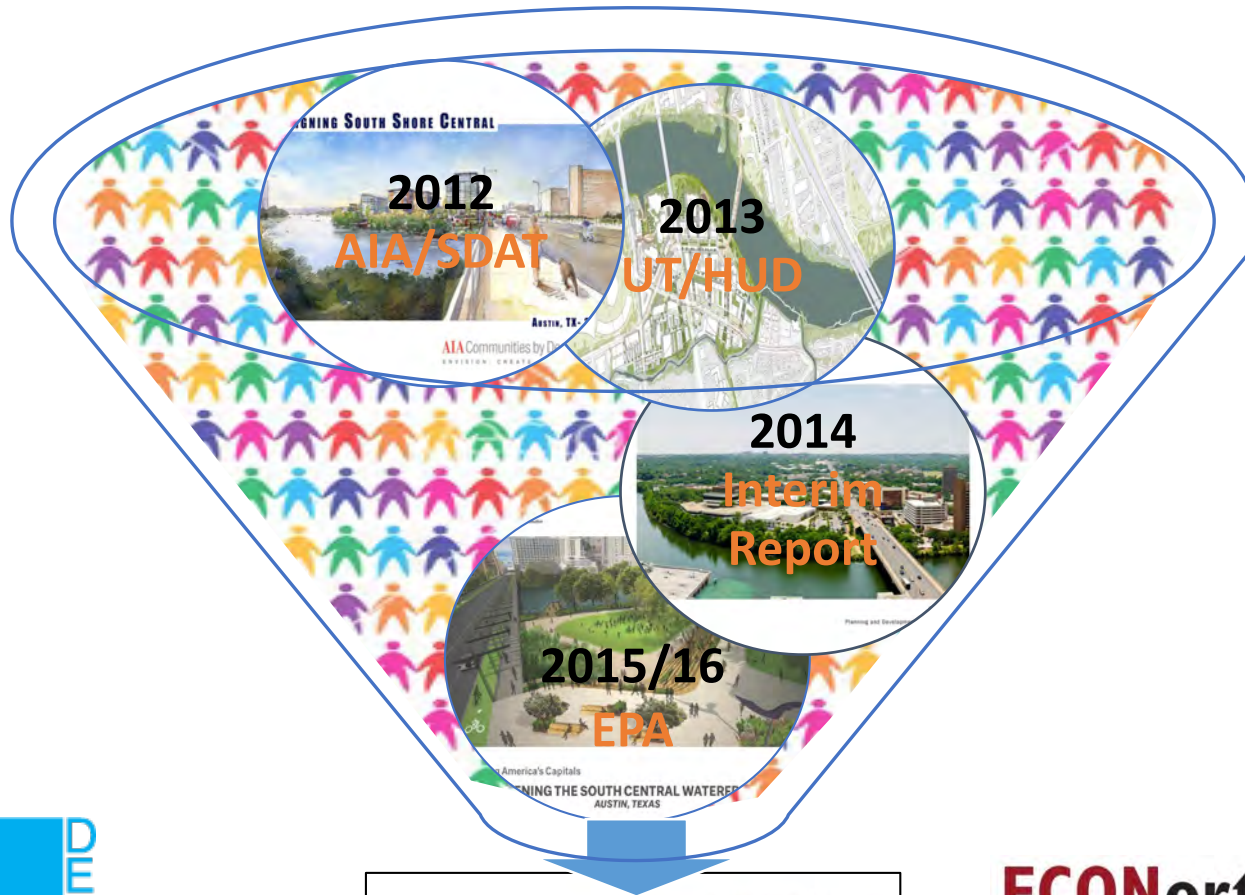
Engaging the Community: Vision Sessions



Engaging the Community: Open Houses



All Together Now: 2016 SCW Vision Framework Plan



mccann adams studio

SCW Plan: 3 requirements for successful transformation

Final Plan as Adopted on June 16th, 2016

SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN



June 2016



Austin, Texas

Public Realm First for Rational Development

1. Expanded Waterfront Open Space
2. Catalyst Open Space, Trails & Green Streets
3. Developer added Green Streets
4. Existing Roadway Improvements
5. Public Realm Framework for development



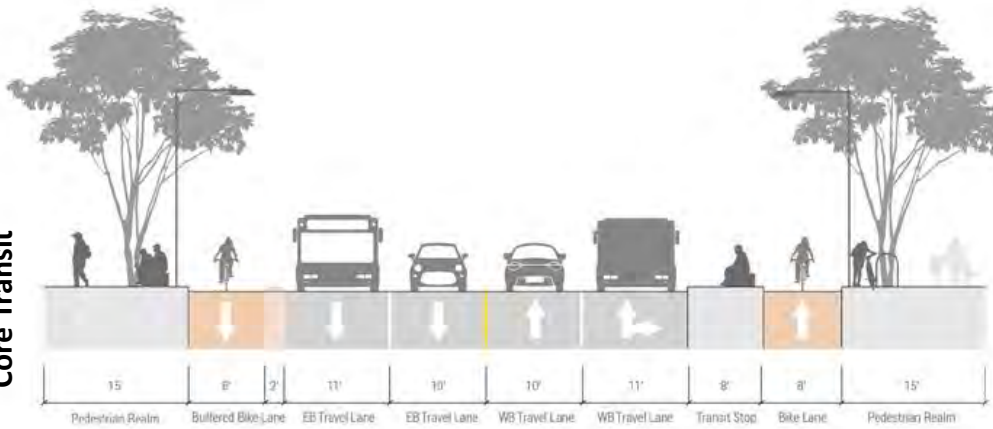
Existing Conditions & Alternative Futures:

The Public Realm (*public right-of-ways + green places*)

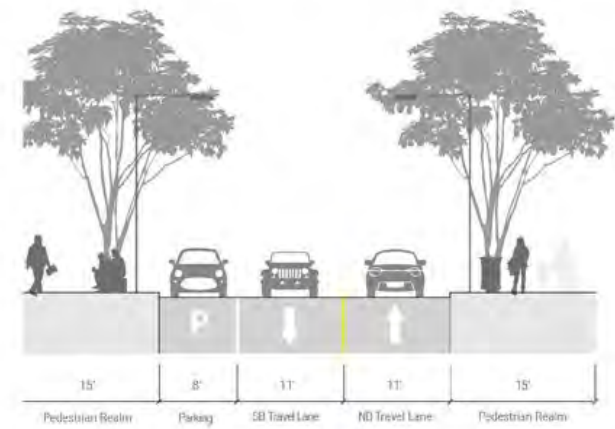


Public Right-of-Ways: Complete Green Streets

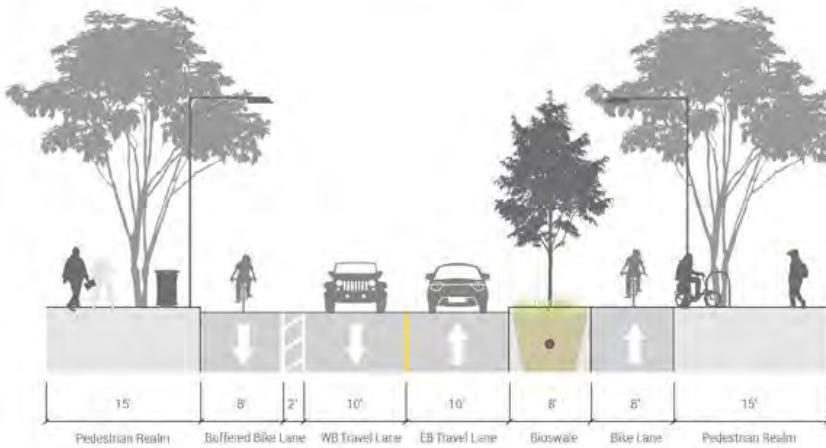
Core Transit



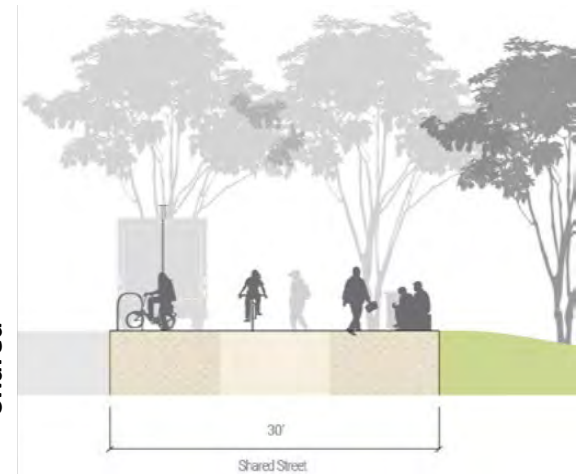
Local



Collector



Shared



Green Streets + Placemakers: The Public Realm



BAGBY STREET - Houston, TX

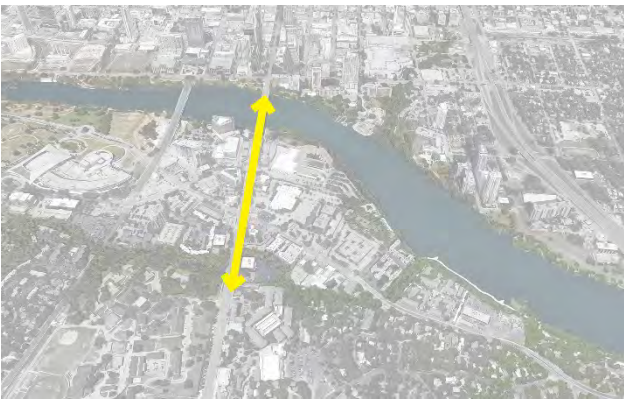
Design Workshop / Asakura Robinson / Walter P Moore



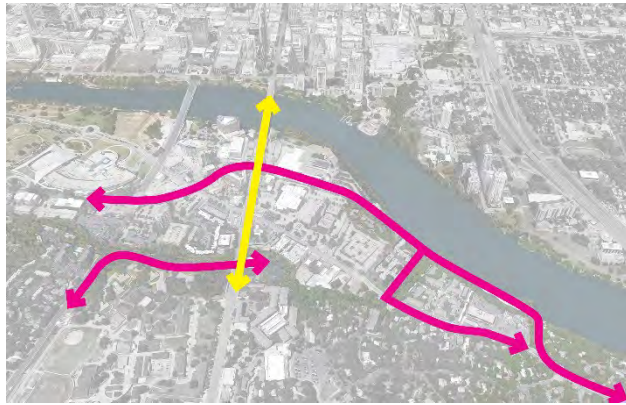
EPA GREENING OF THE SOUTH CENTRAL WATERFRONT REPORT

CMG Landscape Architects

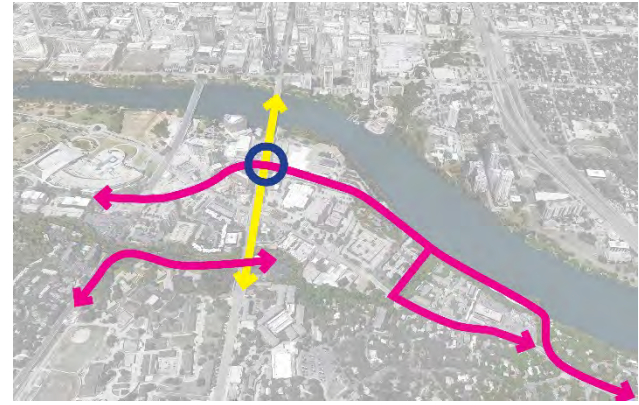
Green Streets + Placemakers: Public Realm Goals



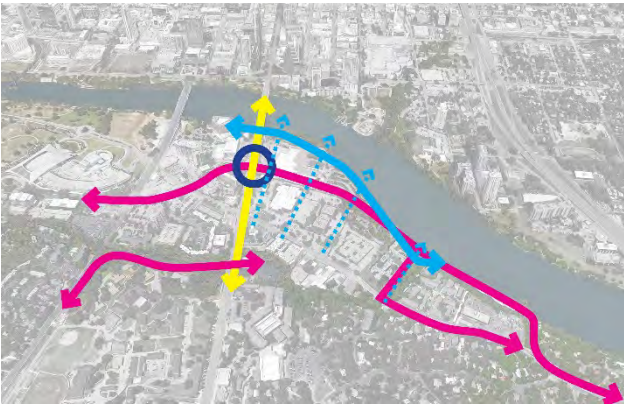
HUMANIZE



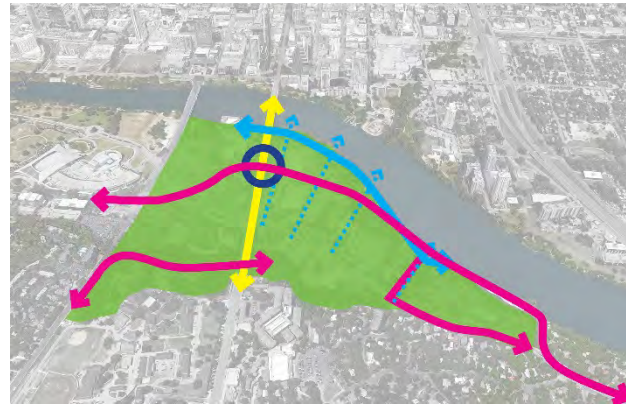
CONNECT



WELCOME



INVITE

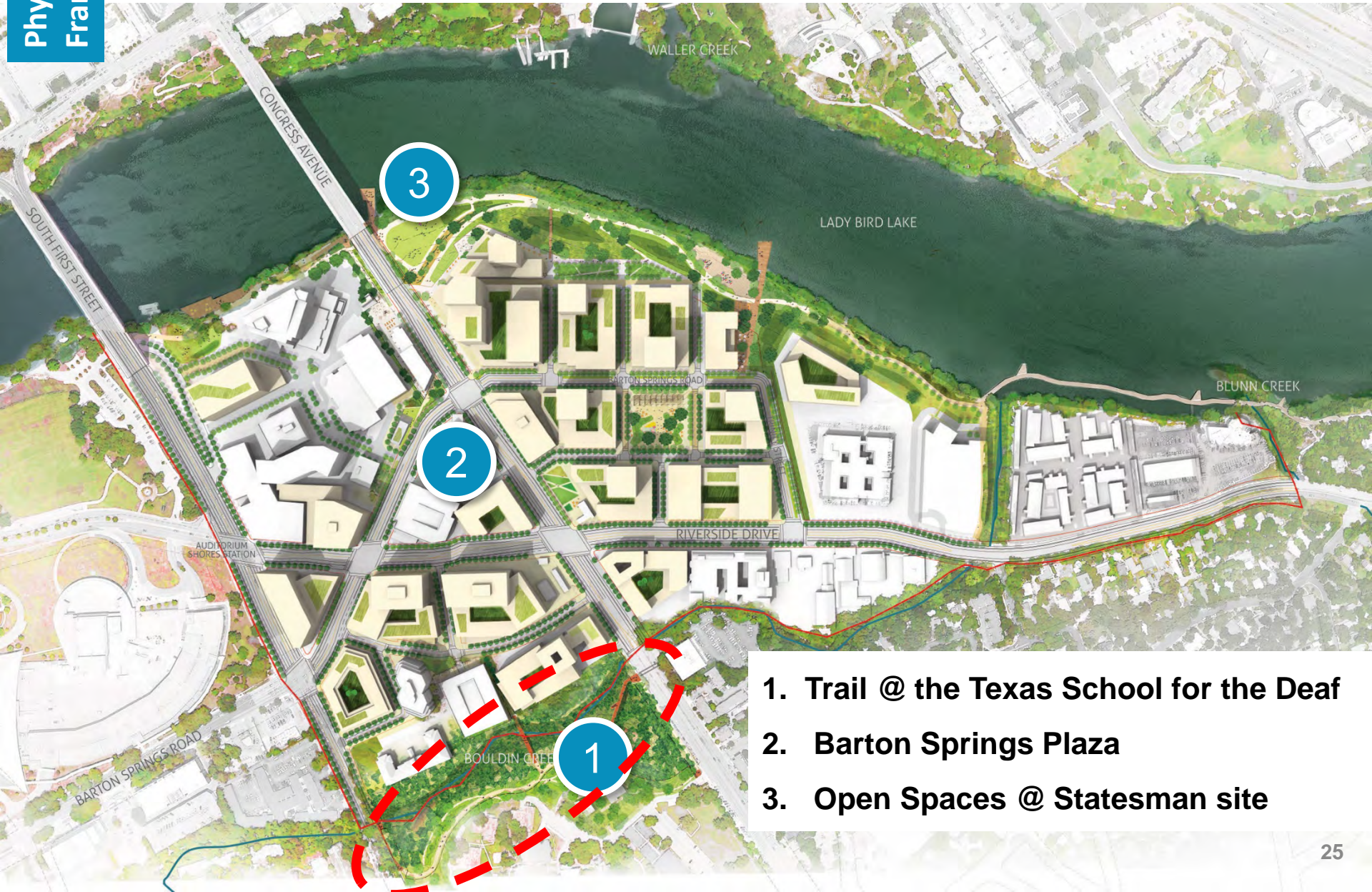


CLEAN



CREATE

Key Placemaking Prospects: Catalyst Anchors



- 1. Trail @ the Texas School for the Deaf
- 2. Barton Springs Plaza
- 3. Open Spaces @ Statesman site

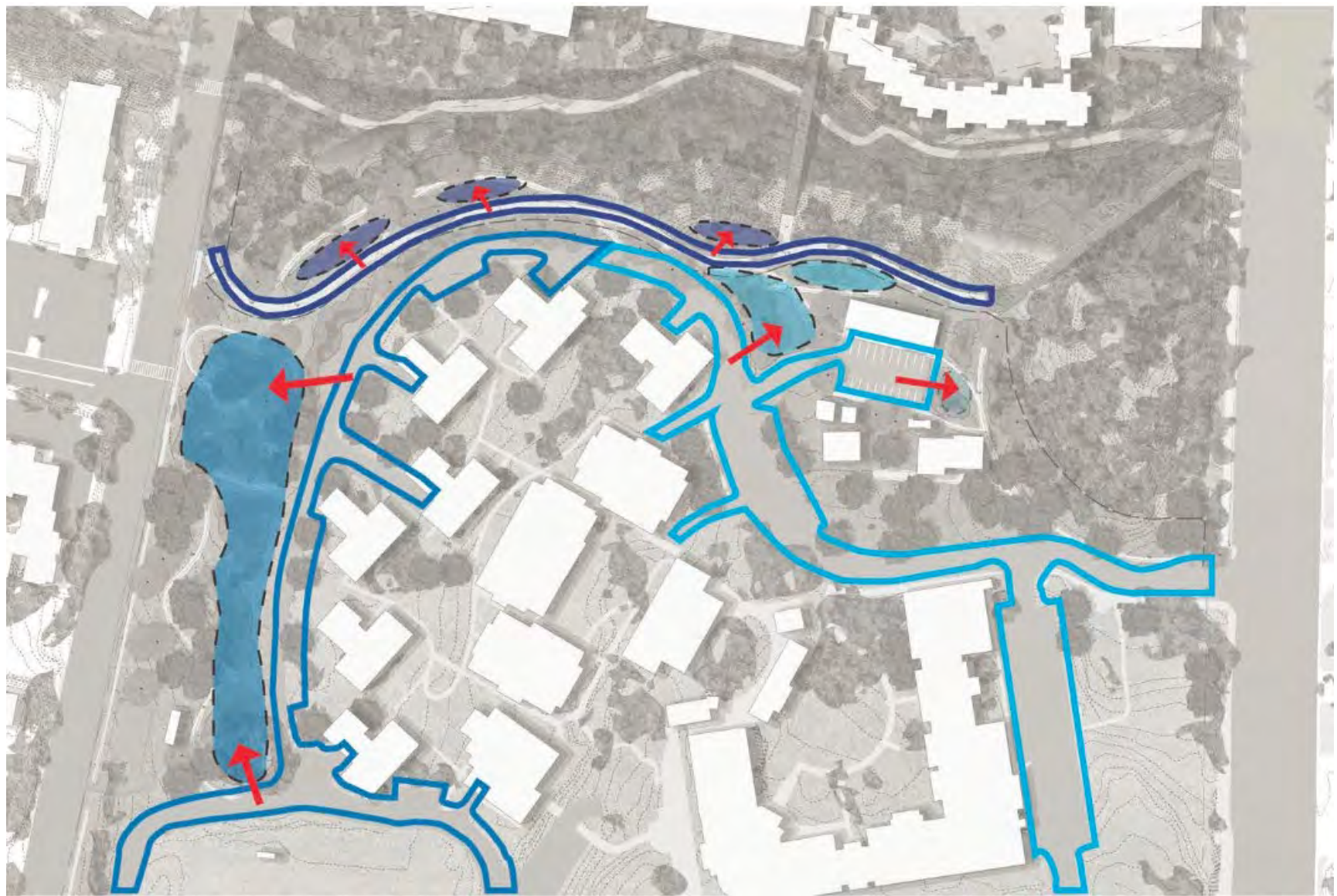
Key Placemaking Prospects: Bouldin Creek Trail



Key Placemaking Prospects: Bouldin Creek Trail



Key Placemaking Prospects: Bouldin Creek Trail

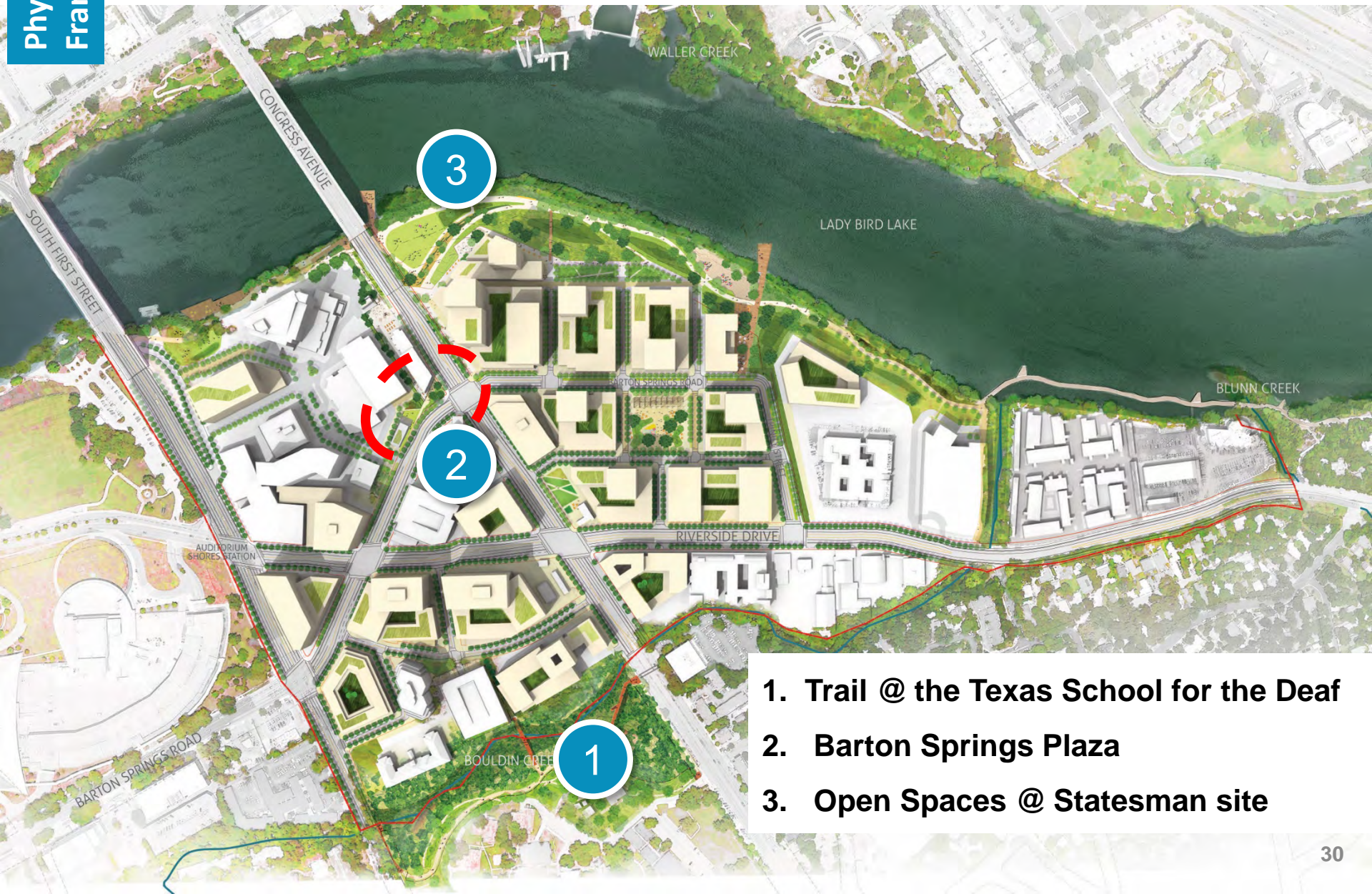


Key Placemaking Prospects: Bouldin Creek Trail



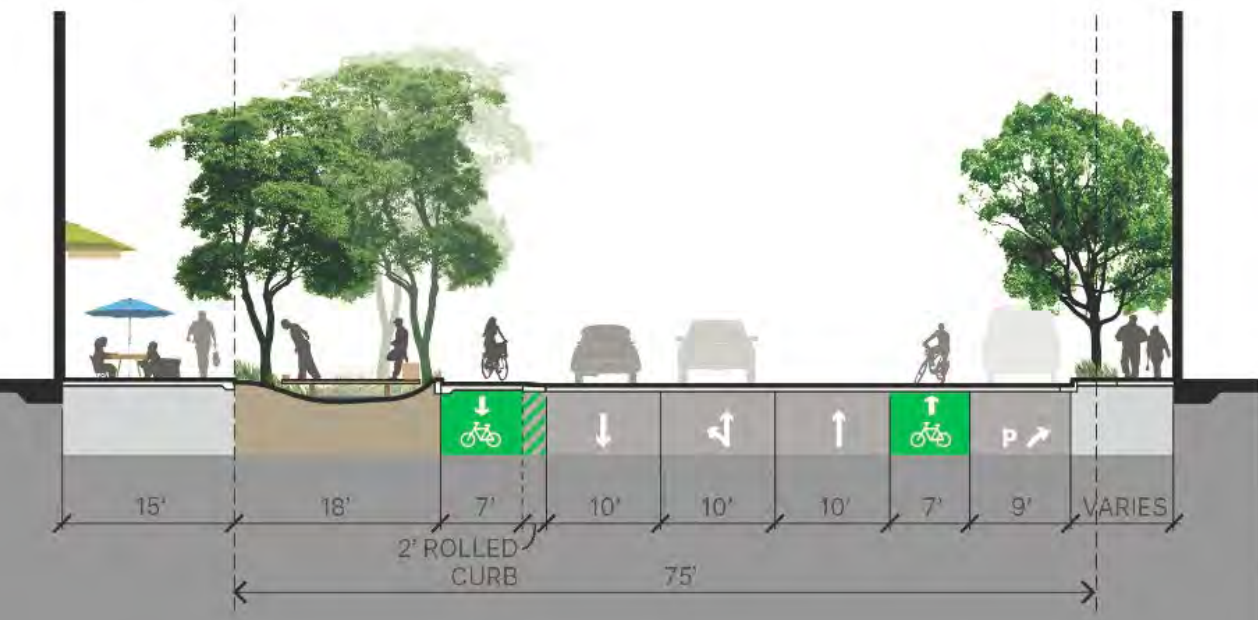
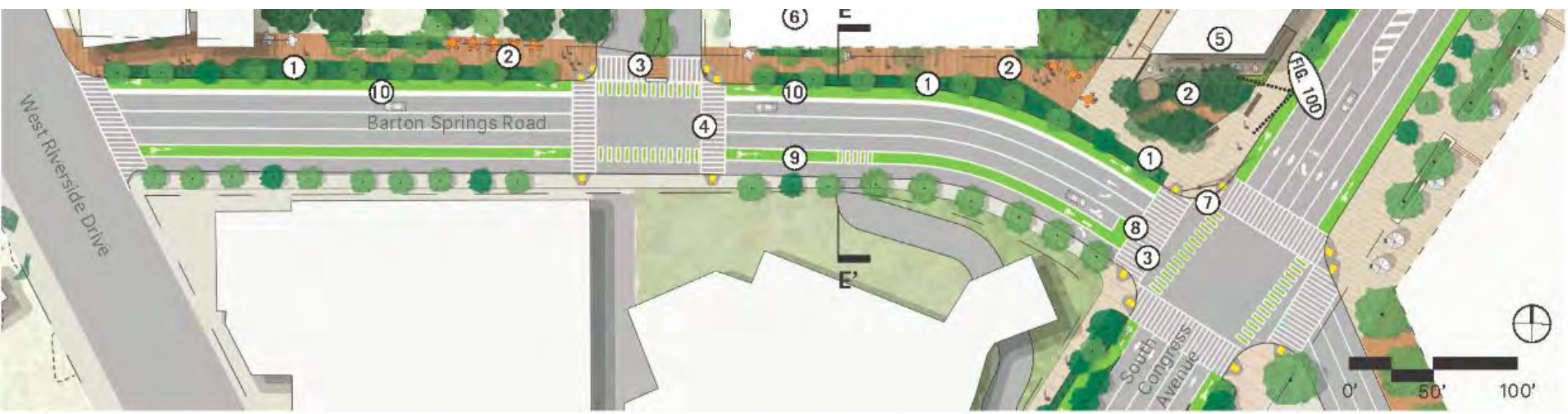
Looking from Congress Avenue to the Texas School for the Deaf
(Bouldin Creek @ right)

Key Placemaking Prospects: Barton Springs Plaza



1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Open Spaces @ Statesman site

Key Placemaking Prospects: Barton Springs Plaza



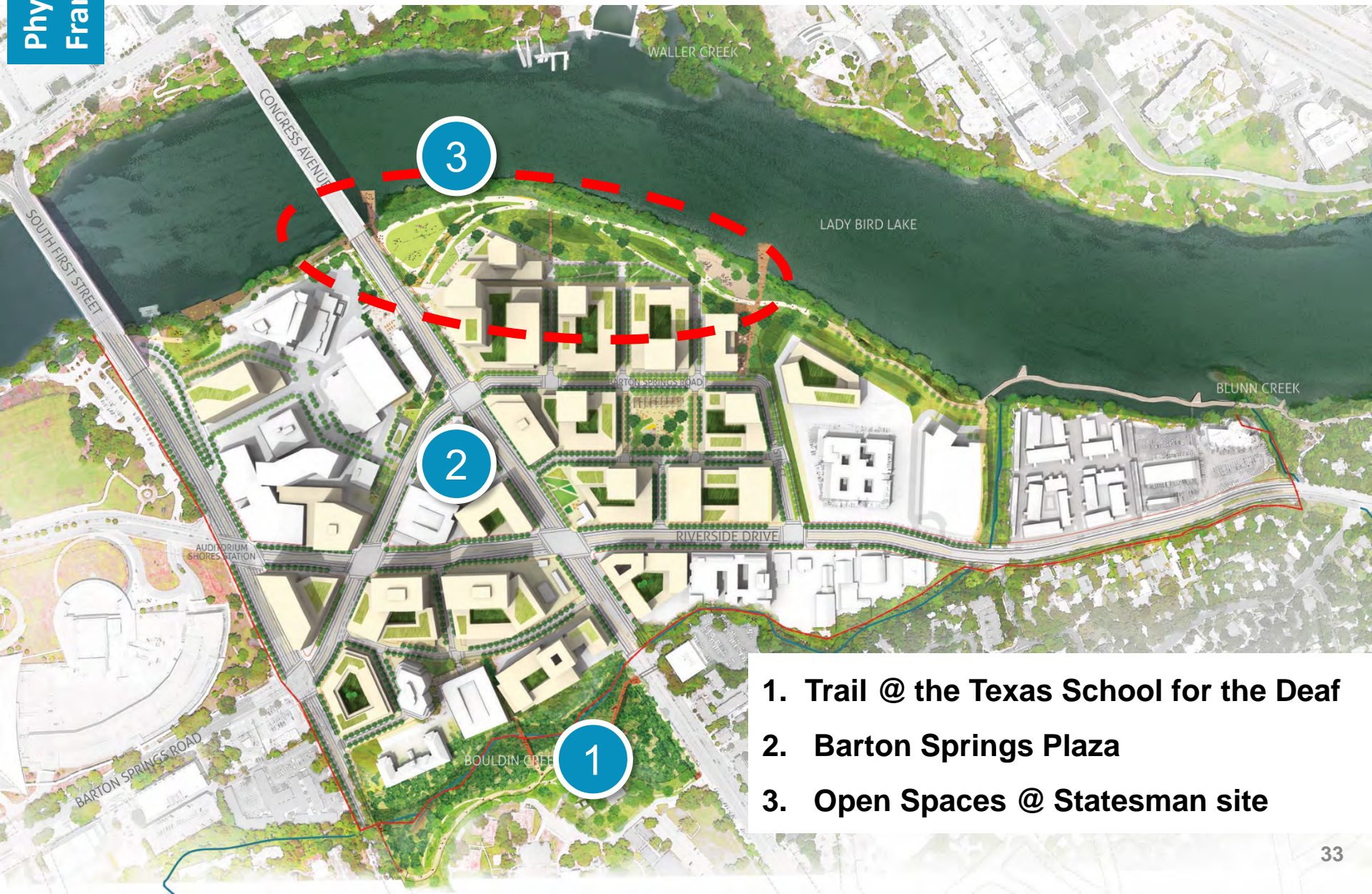
Key Placemaking Prospects: Barton Springs Plaza



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

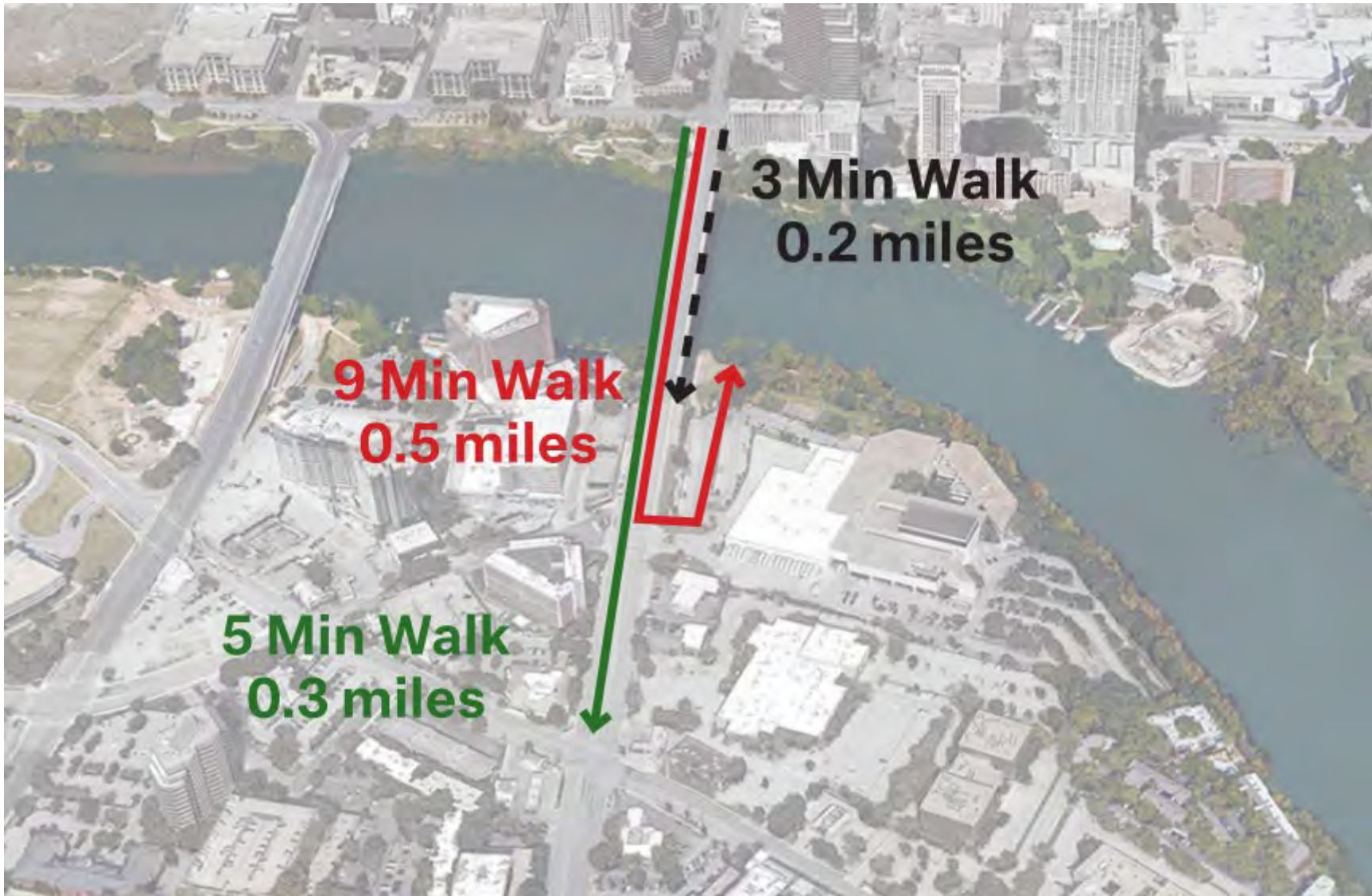
Image from EPA Report & the SCW Plan

Key Placemaking Prospects: Statesman Open Spaces

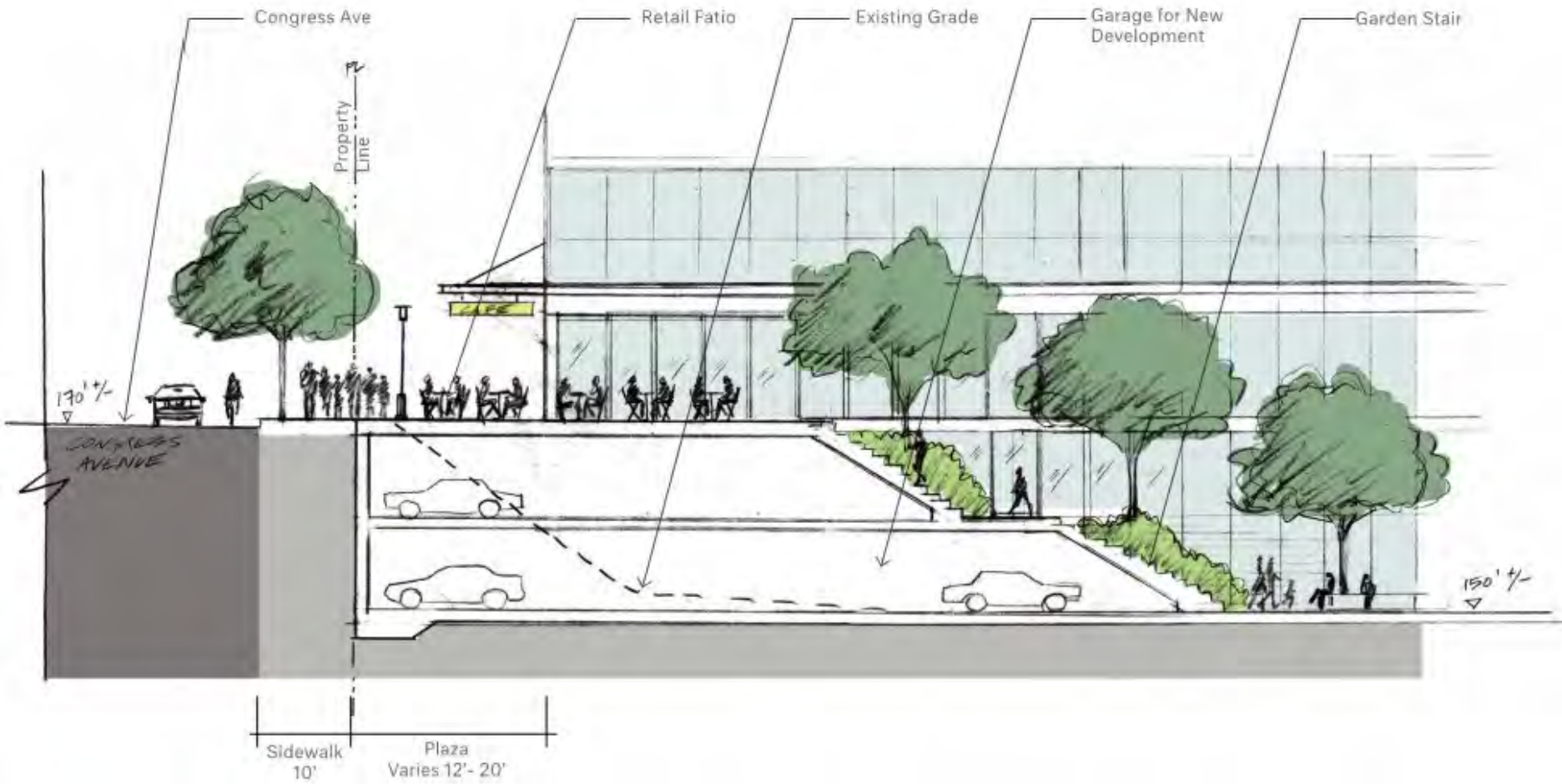


1. Trail @ the Texas School for the Deaf
2. Barton Springs Plaza
3. Open Spaces @ Statesman site

Key Placemaking Prospects: Statesman Open Spaces



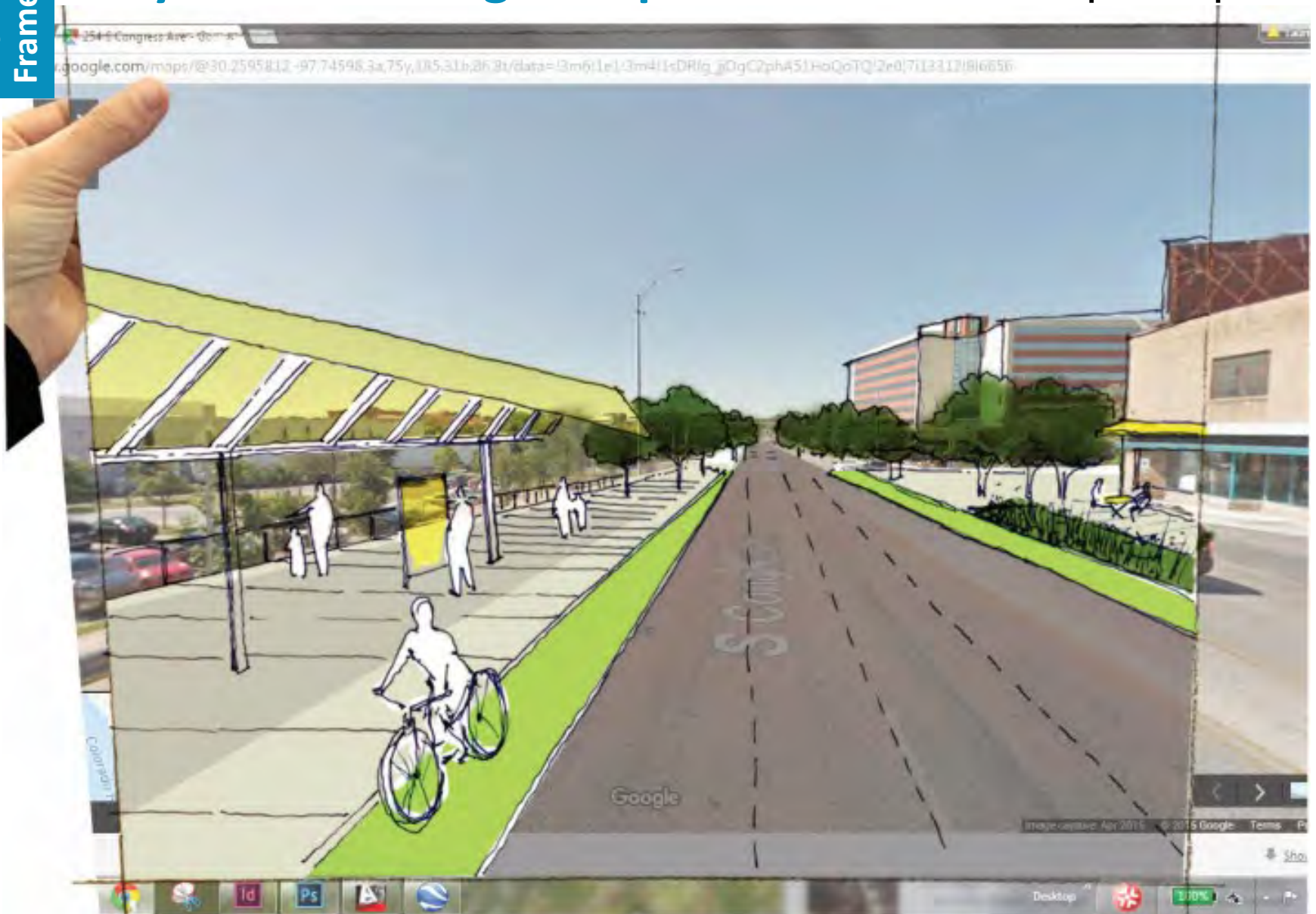
Key Placemaking Prospects: Statesman Open Spaces



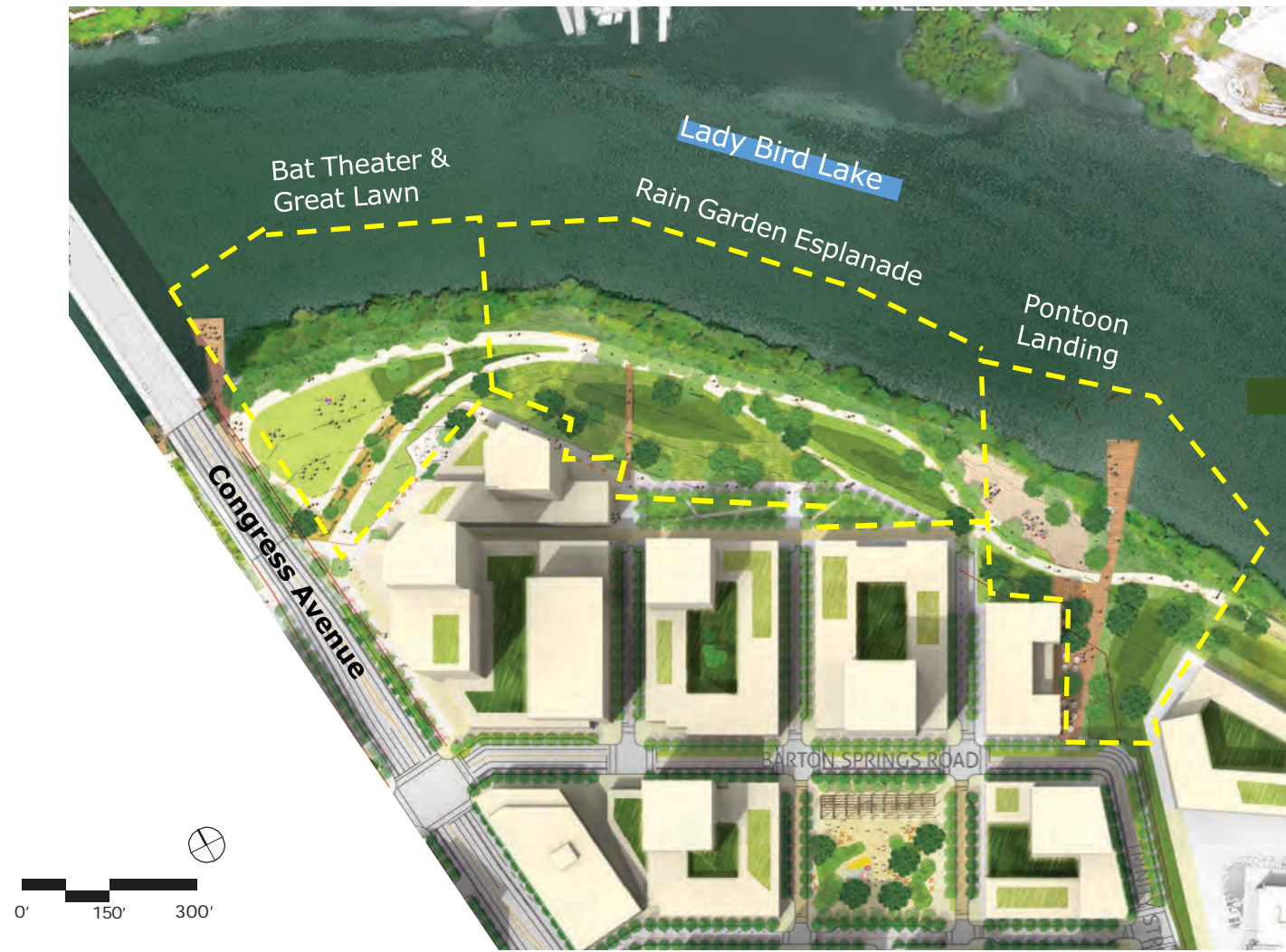
Key Placemaking Prospects: Statesman Open Spaces



Key Placemaking Prospects: Statesman Open Spaces



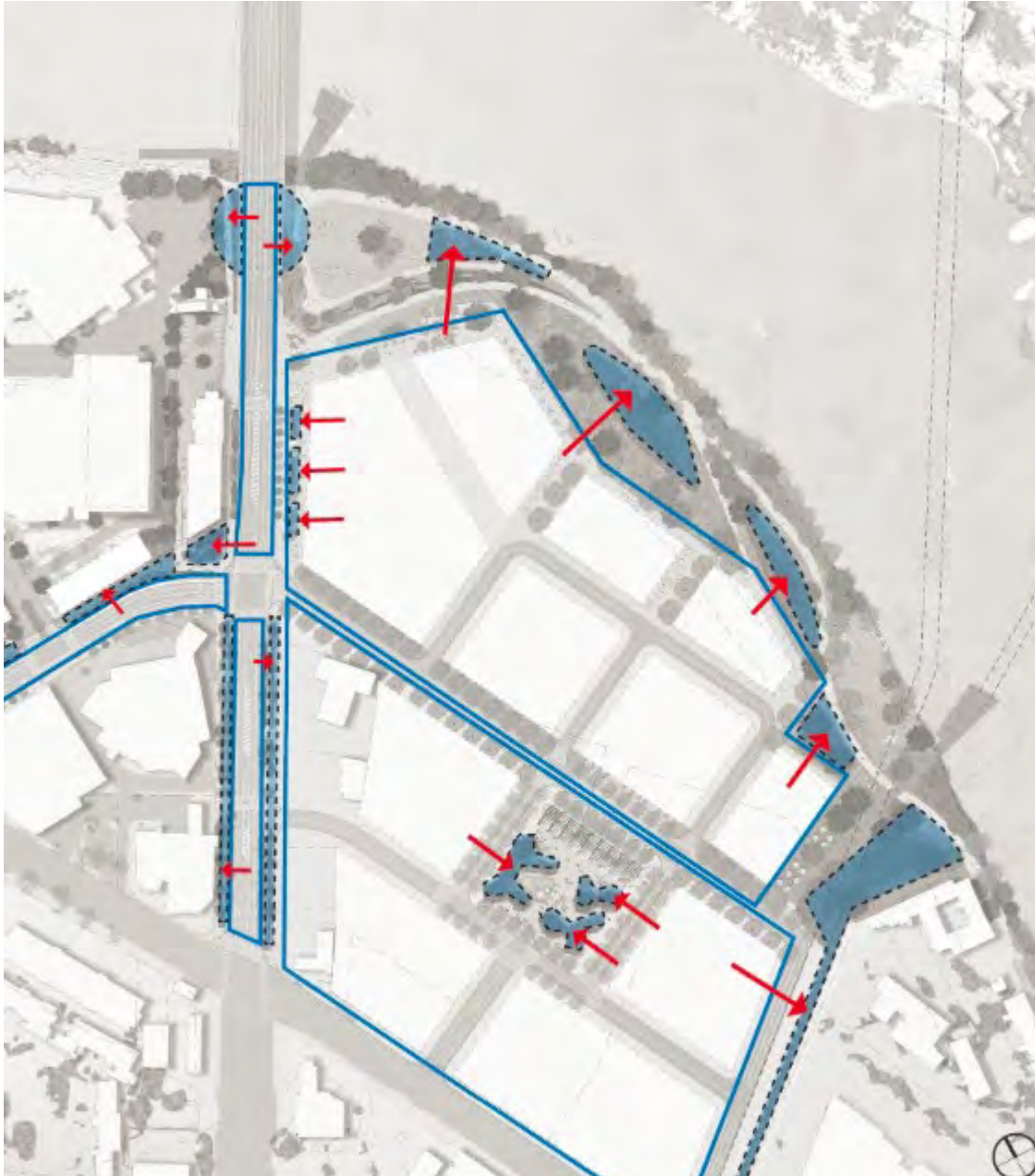
Key Placemaking Prospects: Statesman Open Spaces



Key Placemaking Prospects: Bat Theatre



Key Placemaking Prospects: Wetlands



Key Placemaking Prospects: Wetlands



ACTIVE WATERFRONT ESPLANADE

PASSIVE IMMERSIVE NATURE

Key Placemaking Prospects: Great Lawn



Key Placemaking Prospects: Pontoon Landing



SCW Framework Plan: The three legged stool

Three requirements for successful transformation:

- **A Physical Framework:** green streets, pedestrian connections & open space for a great public realm.

- **A Financial Framework:** district-wide value capture, strategic capital investments and bonus entitlements to fund public realm and affordable housing.

- **A Proactive City Framework:** public-private partnerships and leverage city assets in order to achieve community goals.

Dollars & Sense: The Value of the Public Realm Vision



Dollars & Sense: Funding the Public Realm Vision

Making Density Work: The Financial Toolkit

Transportation Infrastructure

Parks & Open Spaces

20% all new units
Affordable Housing

Privately Funded

Public Improvement District



Transfer of Development Rights



Philanthropy



Publicly Funded

Tax Increment Financing



CIP Funds



Parking Fund



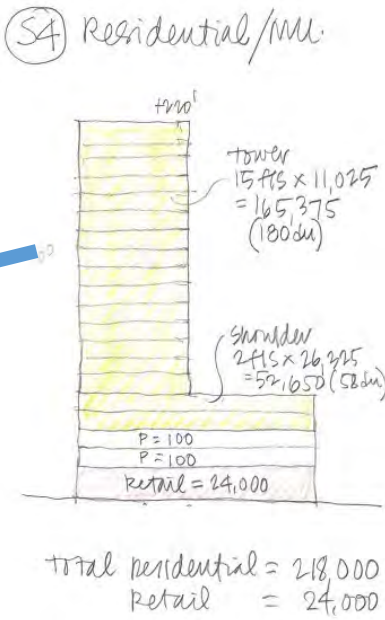
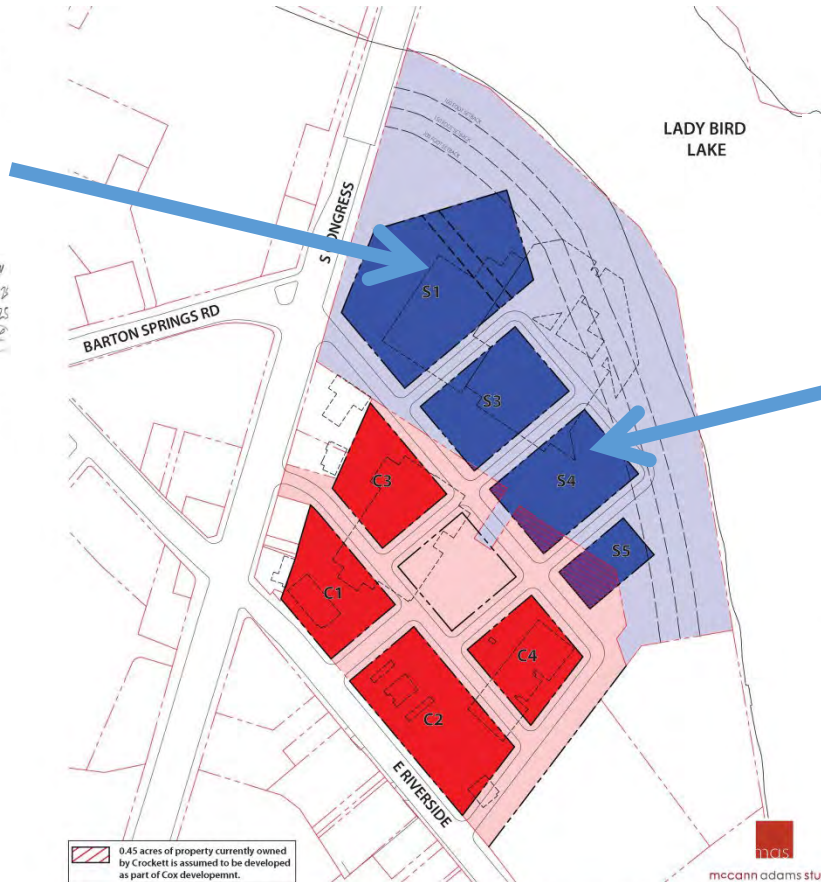
Affordable Housing (tax abatements/credits, REIT)



Total Cost

= \$99 Million

Making Density Work: Test Scenario



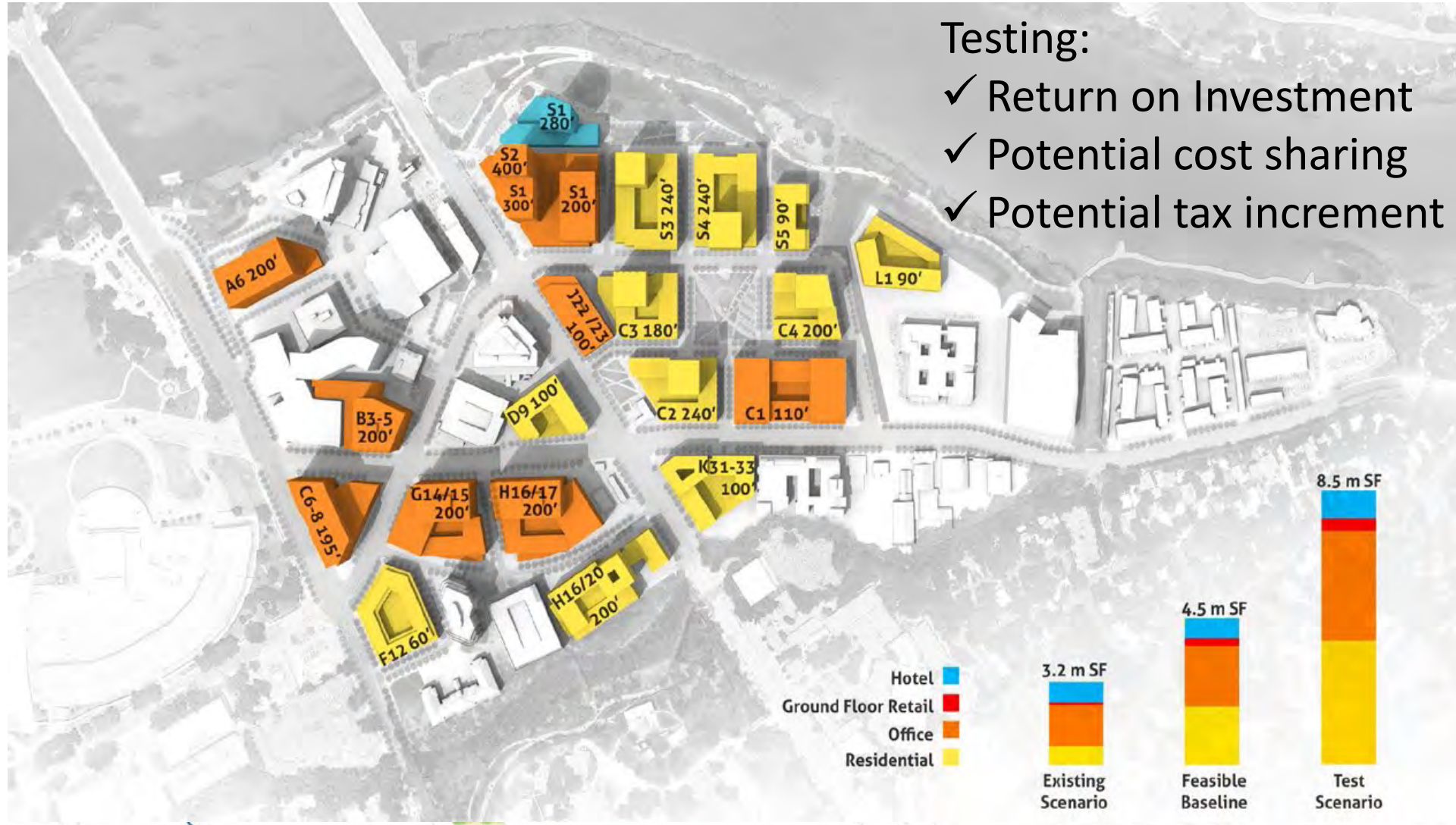
0.45 acres of property currently owned by Crockett is assumed to be developed as part of Cox development.

| PANCEL | SITE AREA GROSS AC | SITE AREA NET/AC | OFFICE | RETAIL | HOTEL | HOTEL | RESIDENTIAL | RESIDENTIAL | TOTAL FLOOR | DENSITY | DENSITY | HEIGHT | PODIUM | PARKING SPACES | TOTAL | PARKING DEMAND | SURPLUS/ DEFICIT | ON-SITE PARKING | OFF-SITE |
|-------------------|--------------------|------------------|---------|---------|---------|-------|-------------|-------------|-------------|---------|---------|--------|--------|----------------|-------|----------------|------------------|-----------------|----------|
| S1 | 1.18 | 0.71 | 333,700 | 29,400 | 0 | 0 | 300,000 | 182 | 816,000 | 8.0 | 300 | 305 | 600 | 1,805 | 1,405 | 0 | 1,400 | 0 | |
| S3 | 1.04 | 0 | 0 | 0 | 0 | 0 | 245,000 | 280 | 217,000 | 6.9 | 90 | 90 | 0 | 360 | 250 | 0 | 360 | 0 | |
| S4 | 1.09 | 0 | 30,000 | 0 | 0 | 0 | 223,375 | 180 | 253,375 | 5.4 | 300 | 300 | 212 | 512 | 660 | 72 | 512 | 0 | |
| S5 | 0.98 | 0 | 0 | 0 | 0 | 0 | 200,750 | 88 | 174,750 | 5.5 | 90 | 90 | 0 | 314 | 114 | 0 | 314 | 0 | |
| Subtotal Cox | 18.85 | 6.36 | 471,400 | 188,000 | 0 | 0 | 970,025 | 1,130 | 1,479,525 | 1.9 | 5.9 | 59 | 1,589 | 812 | 2,401 | 2,124 | 277 | 2,400 | 0 |
| C1 | 1.25 | 0 | 0 | 0 | 0 | 0 | 218,000 | 218 | 218,000 | 5.5 | 240 | 200 | 100 | 300 | 200 | 0 | 200 | 0 | |
| C2 | 2.00 | 0 | 0 | 0 | 0 | 0 | 411,800 | 300 | 0 | 7.0 | 200 | 200 | 0 | 1,104 | 800 | 0 | 200 | 0 | |
| C3 | 1.18 | 0 | 0 | 0 | 0 | 0 | 173,875 | 190 | 197,500 | 3.8 | 180 | 200 | 0 | 200 | 210 | 0 | 200 | 0 | |
| C4 | 1.08 | 0 | 0 | 0 | 0 | 0 | 307,300 | 271 | 233,700 | 4.4 | 150 | 200 | 0 | 600 | 271 | 0 | 200 | 0 | |
| Subtotal Crockett | 12.25 | 0 | 0 | 0 | 0 | 0 | 999,975 | 681 | 1,251,900 | 2.4 | 5.2 | 500 | 1,964 | 900 | 1,964 | 1,700 | 164 | 1,187 | 273 |
| Total | 31.07 | 12.26 | 804,600 | 238,000 | 251,100 | 350 | 1,570,500 | 1,785 | 2,806,200 | 4.5 | 11.1 | 205 | 1,312 | 4,285 | 4,085 | 4,024 | 236 | 3,987 | 273 |

Making Density Work: Test Scenario for Development

Testing:

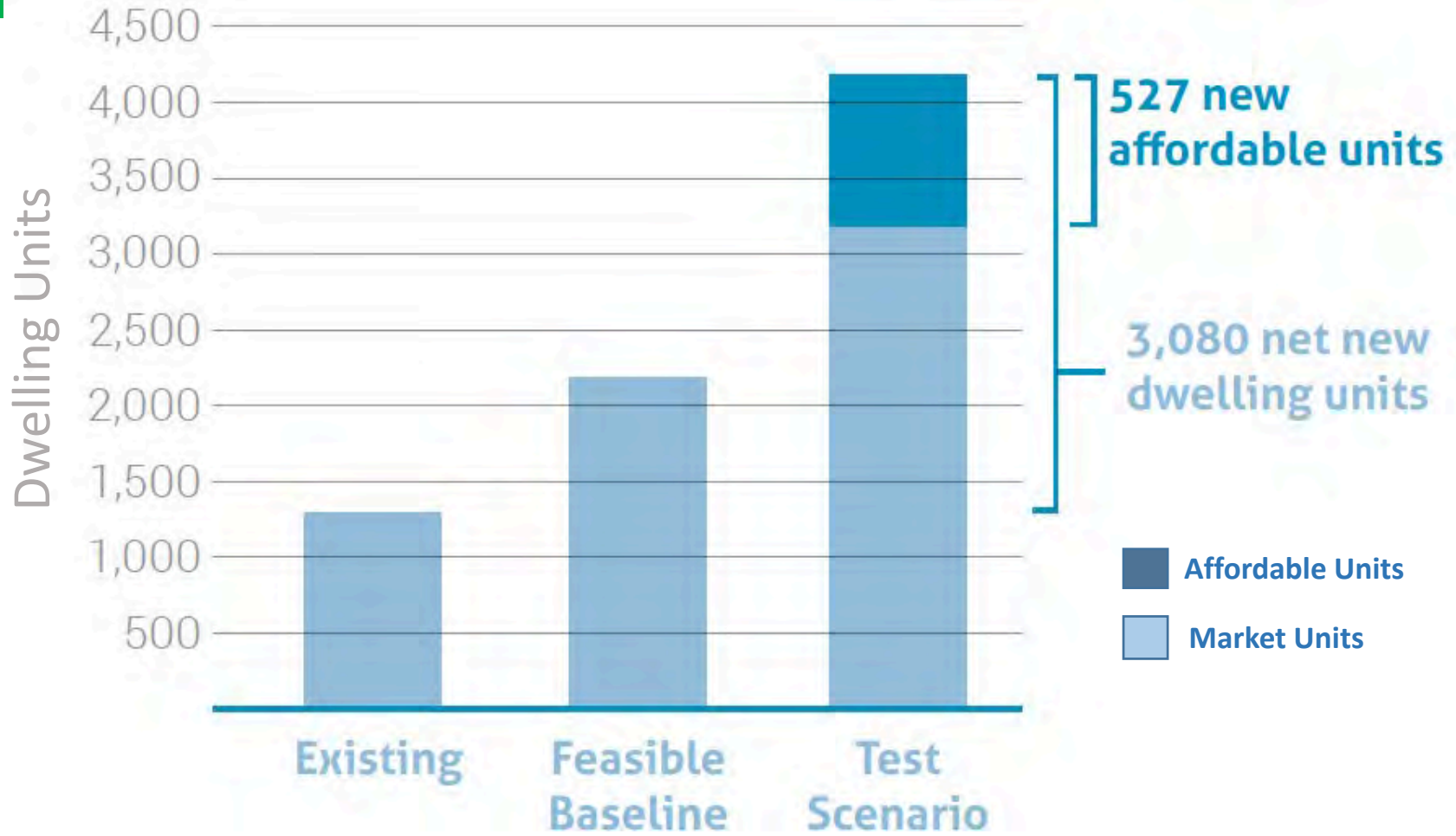
- ✓ Return on Investment
- ✓ Potential cost sharing
- ✓ Potential tax increment



Making Density Work: Fueling the Financial Toolkit



Making Density Work: Housing Potential



The Plan in Action

| | | |
|-------------------------------------|---|--|
| Regulatory Amendments |  | Amend Austin's Comprehensive Plan |
| | In Progress | Adopt SCW Regulating Plan |
| |  | Coordinate with other citywide Master Plans |
| Governance and Organization |  | Mandate a SCW Advisory Board |
| | In Progress | <ul style="list-style-type: none"> Establish Development Corporation |
| |  | <ul style="list-style-type: none"> Create Affordable Housing Implementation Strategy Coordinate with Texas Facilities Commission |
| Capital Improvement Projects | In Progress | Barton Springs Plaza |
| | In Progress | Texas School for the Deaf trail |
| | In Progress | Coordinate with new development to implement Vision |
| Funding Toolkit | In Progress | Establish Public Improvement District |
| | In Progress | Establish Tax Increment Financing District |
| | In Progress | <ul style="list-style-type: none"> Evaluate feasibility of Parking Management District |

Implementation in Pipeline: Bouldin Creek Trail

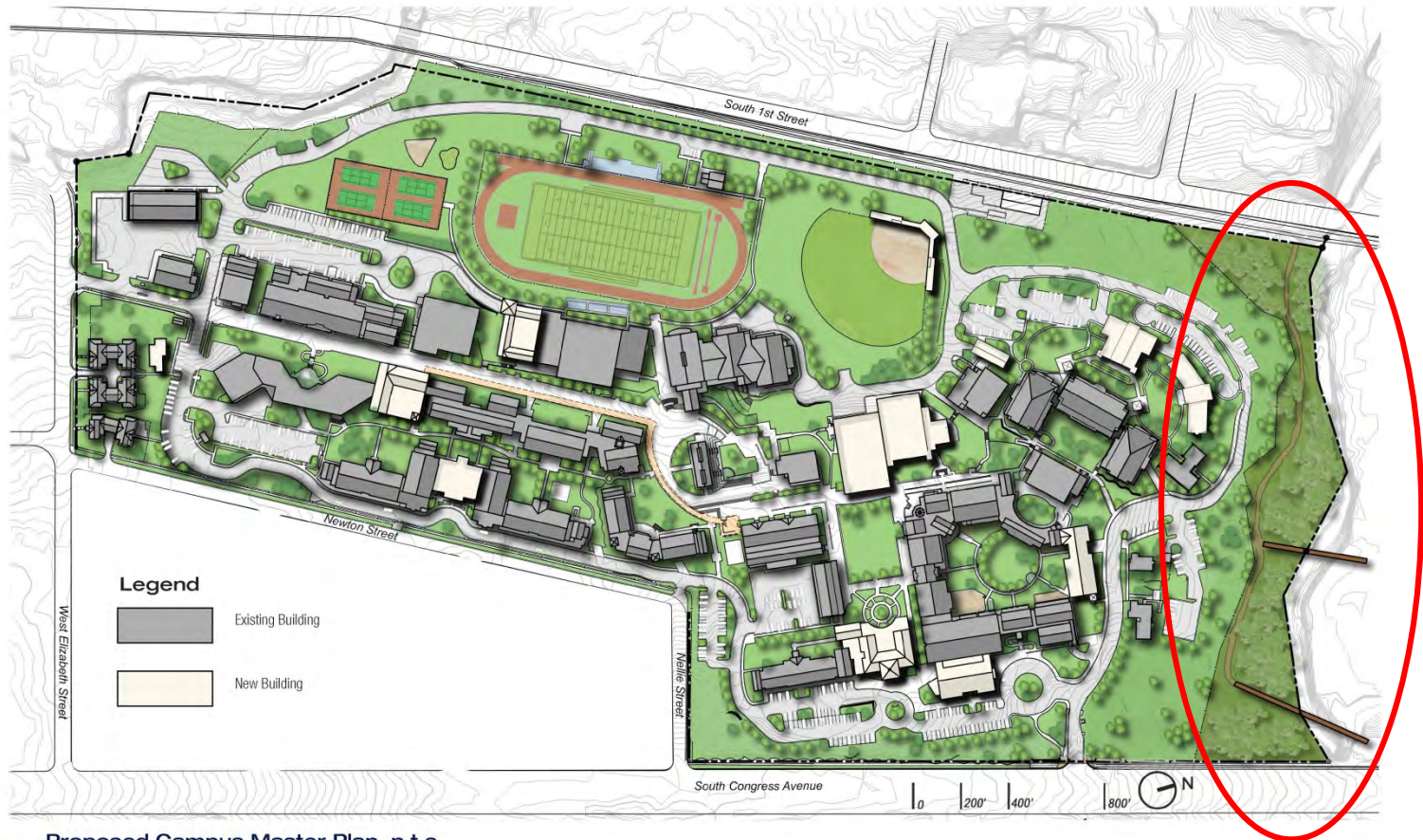
* Image below included in the adopted City of Austin SCW Plan



Implementation in Pipeline: Bouldin Creek Trail

* Image below included in the draft Texas Facilities Commission TSD Master Plan

Texas School for the Deaf | 2016 Campus Master Plan



Proposed Campus Master Plan, n.t.s.

Implementation in Pipeline: Barton Springs Plaza



PopUp Plaza (June 2017)

Implementation in Pipeline: Barton Springs Plaza



PopUp Plaza (June 2017)

Implementation in Pipeline: Barton Springs Plaza



Temporary Plaza design (January 2018)

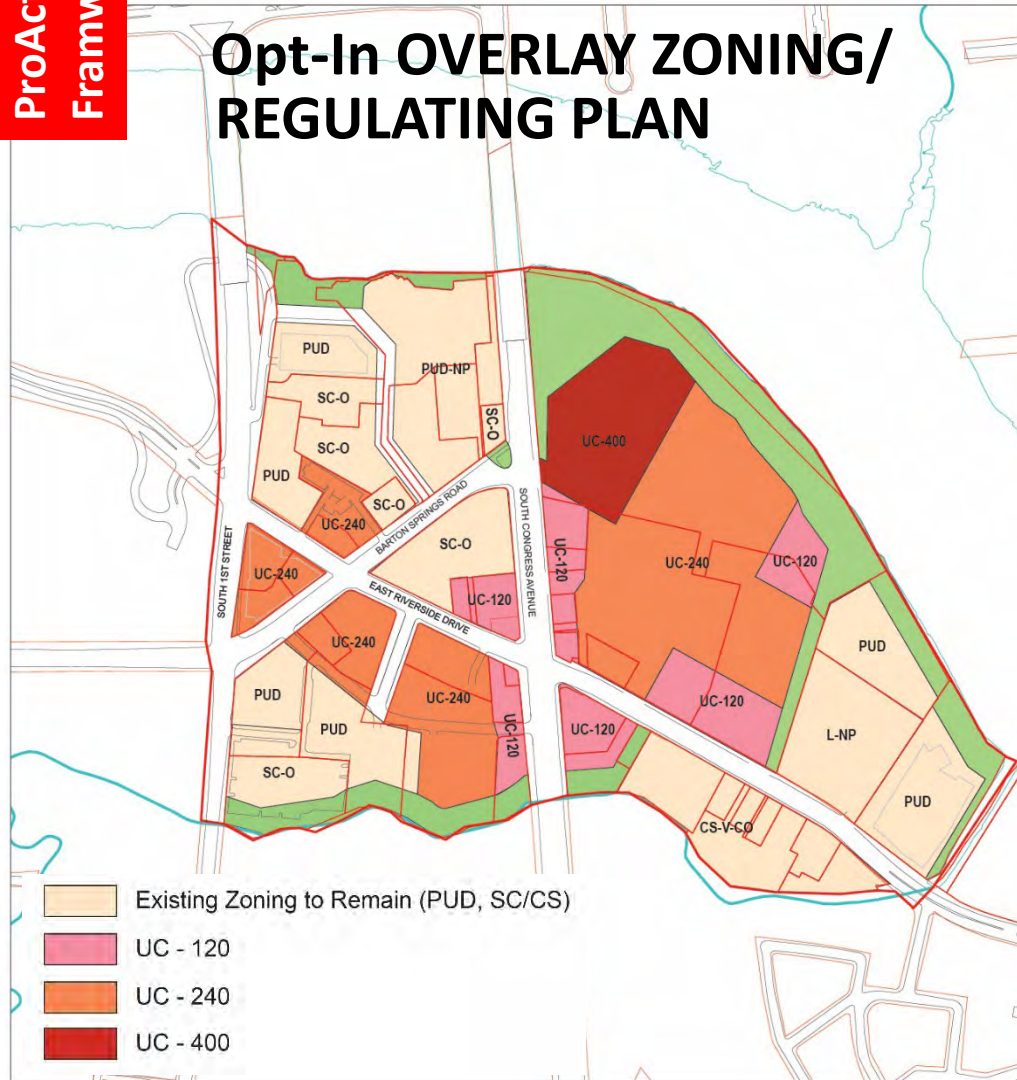
Implementation in Pipeline: Barton Springs Plaza



Temporary Plaza design (January 2018)

Implementation in Pipeline: Regulating Plan

Opt-In OVERLAY ZONING/ REGULATING PLAN



Existing Zoning to Remain

- PUD- Planned Unit Developments
- SC/CS- Medium Density Commercial/Mixed Use with Maximum Height of 60' and Maximum FAR of 2.0

UC – Urban Center 120

- Maximum Height 60 feet or 5 floors, with multiple mid and high-rise elements above 60 feet permitted up to 120' or 10 floors if:
 - Each tower does not exceed 25,000 sf
 - Combined area of floorplates at 6th floor do not exceed 60% of the site area; and
 - Towers above 60' are spaced 120' apart.

UC – Urban Center 240

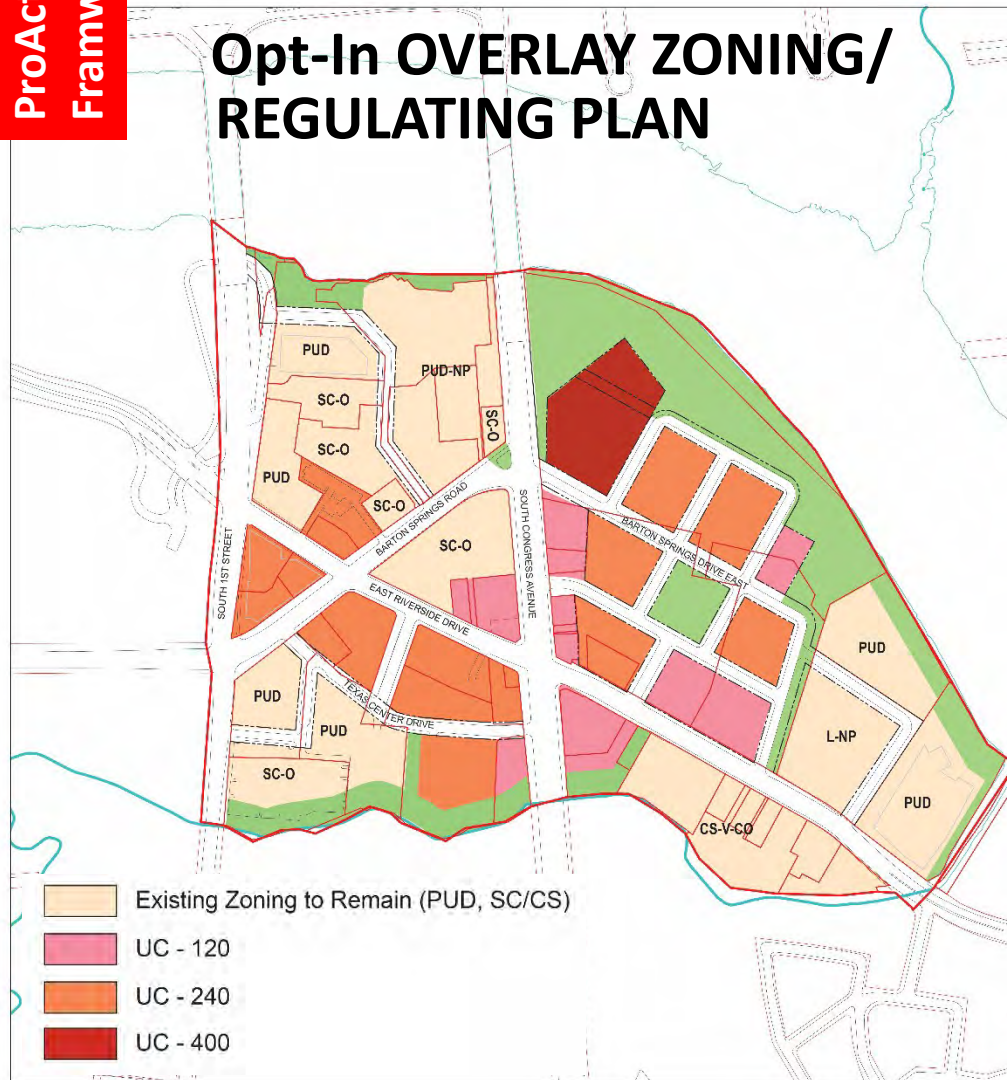
- Maximum Height 60 feet or 5 floors, with multiple mid and high-rise elements above 60 feet permitted up to 240' or 22 floors if:
 - Each tower does not exceed 25,000 sf
 - Combined area of floorplates at 6th floor do not exceed 60% of the site area; and
 - Towers above 60' are spaced 120' apart.

UC – Urban Center 400

- Maximum Height of 90 feet or 8 floors, with multiple high-rise elements above 90 feet permitted up to 400' or 38 floors if:
 - Each tower does not exceed 25,000 sf up to a height of 240'
 - Combined area of floorplates at 9th floor do not exceed 60% of the site area;
 - No floorplate above 240' exceeds 15,000 sf; and
 - Towers between 90' and 240' in height are spaced at least 80' apart; only one tower per lot permitted above 240'

Implementation in Pipeline: Regulating Plan

Opt-In OVERLAY ZONING/ REGULATING PLAN



Existing Zoning to Remain

- PUD- Planned Unit Developments
- SC/CS- Medium Density Commercial/Mixed Use with Maximum Height of 60' and Maximum FAR of 2.0

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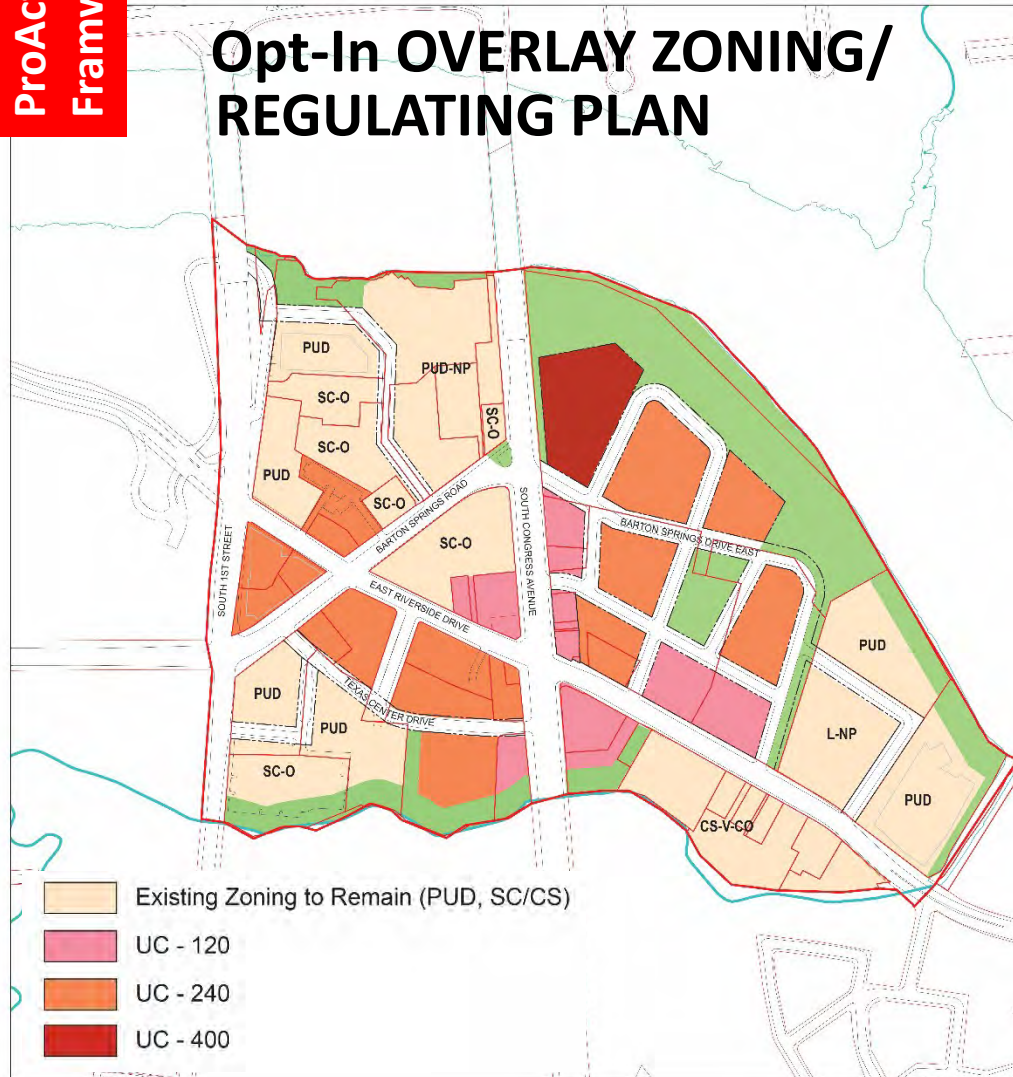
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- Existing Zoning to Remain (PUD, SC/CS)
- UC - 120
- UC - 240
- UC - 400

Implementation in Pipeline: Regulating Plan

Opt-In OVERLAY ZONING/ REGULATING PLAN



Existing Zoning to Remain

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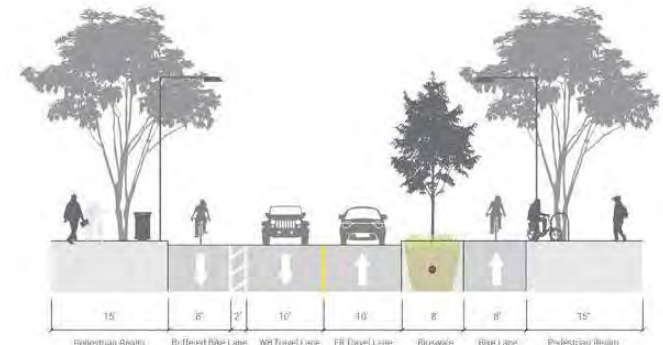
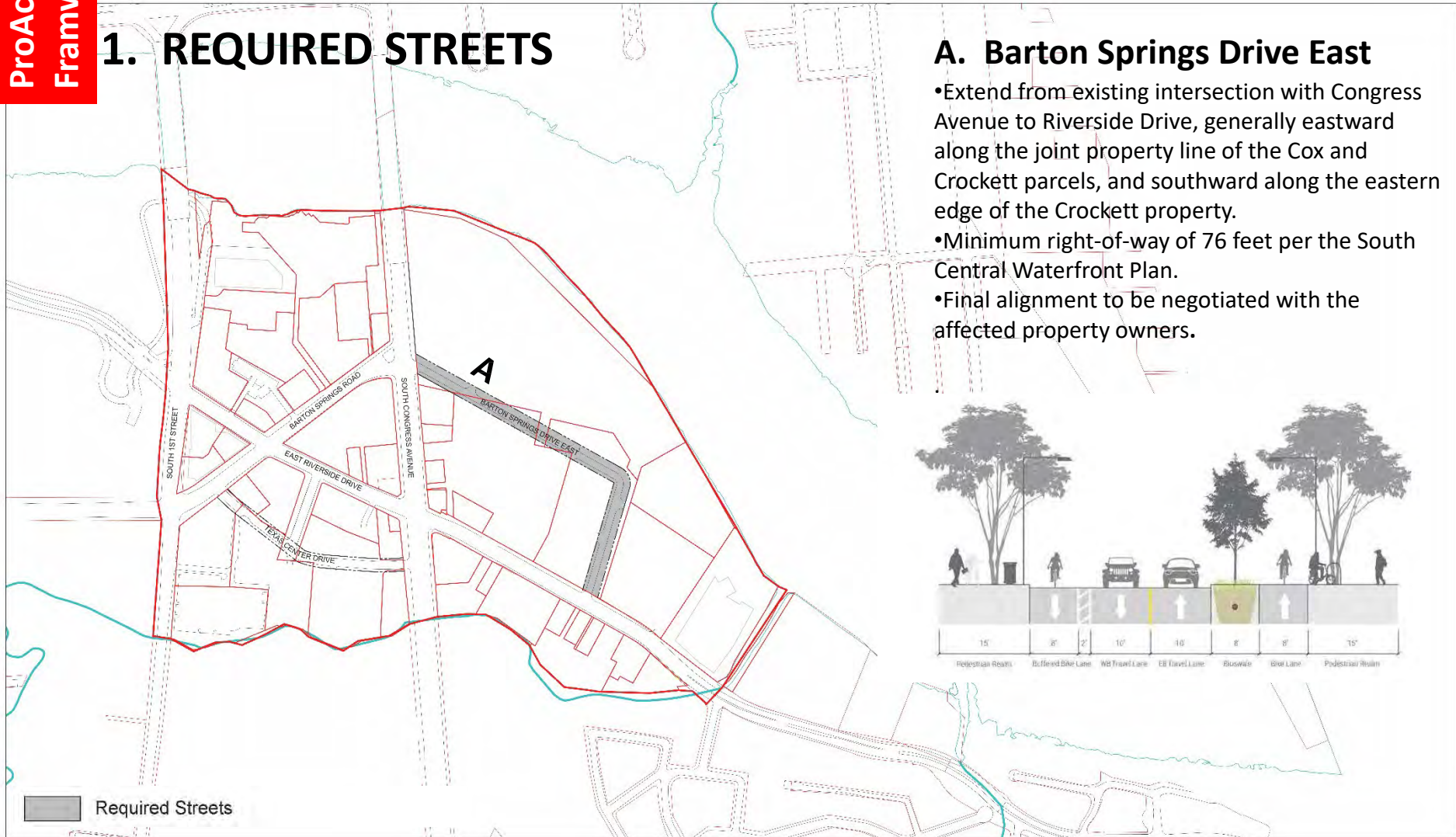
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Implementation in Pipeline: Regulating Plan

1. REQUIRED STREETS

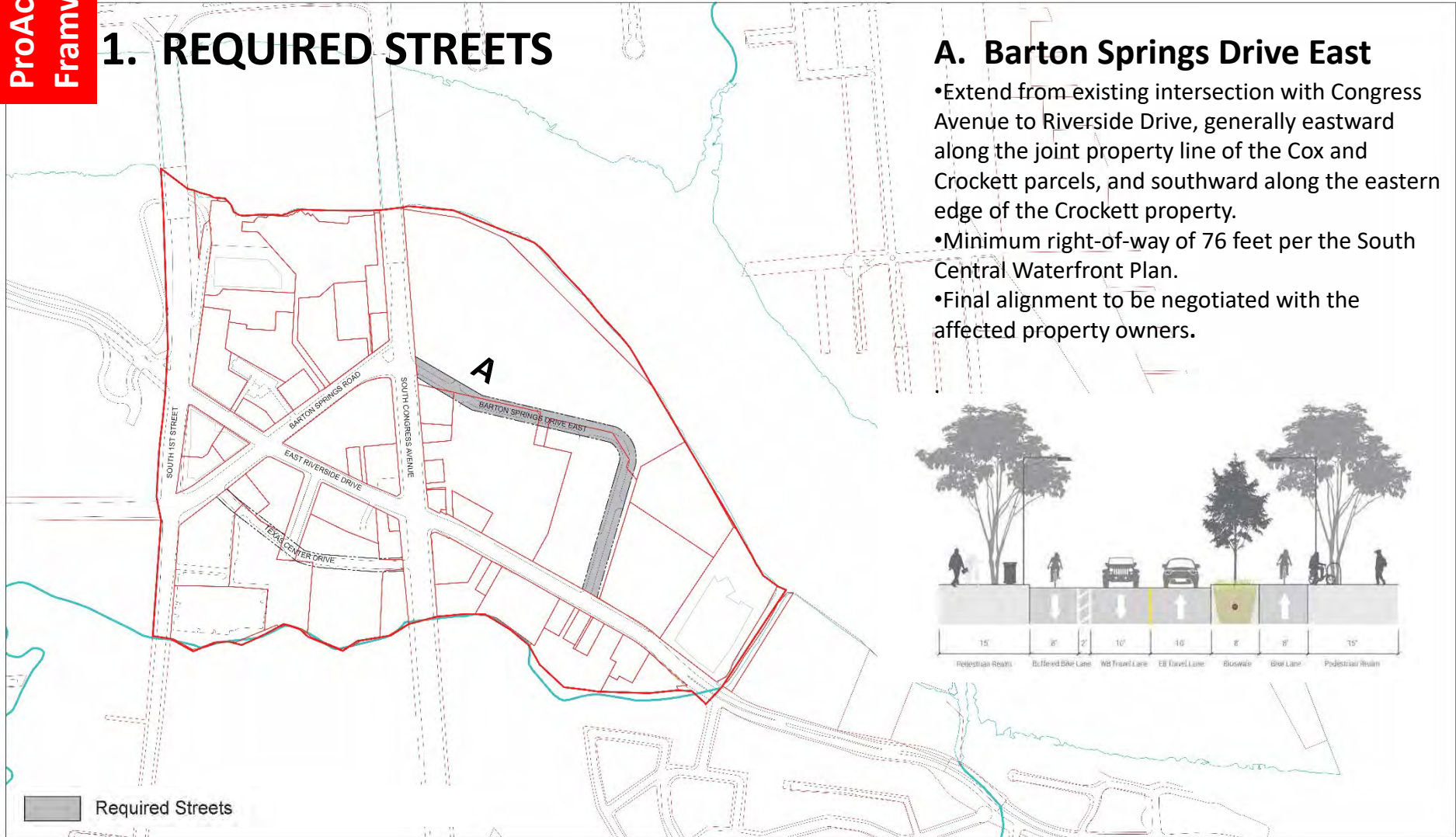
A. Barton Springs Drive East

- Extend from existing intersection with Congress Avenue to Riverside Drive, generally eastward along the joint property line of the Cox and Crockett parcels, and southward along the eastern edge of the Crockett property.
- Minimum right-of-way of 76 feet per the South Central Waterfront Plan.
- Final alignment to be negotiated with the affected property owners.



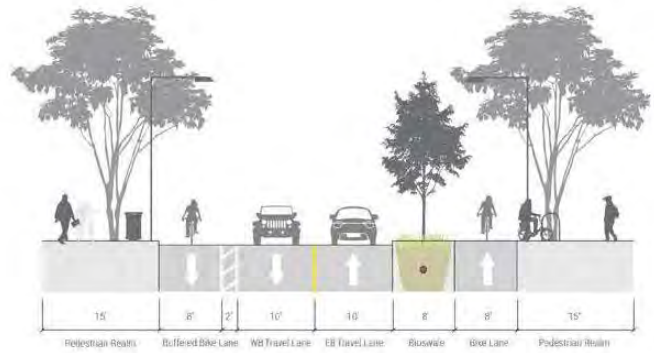
Implementation in Pipeline: Regulating Plan

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Implementation in Pipeline: Regulating Plan

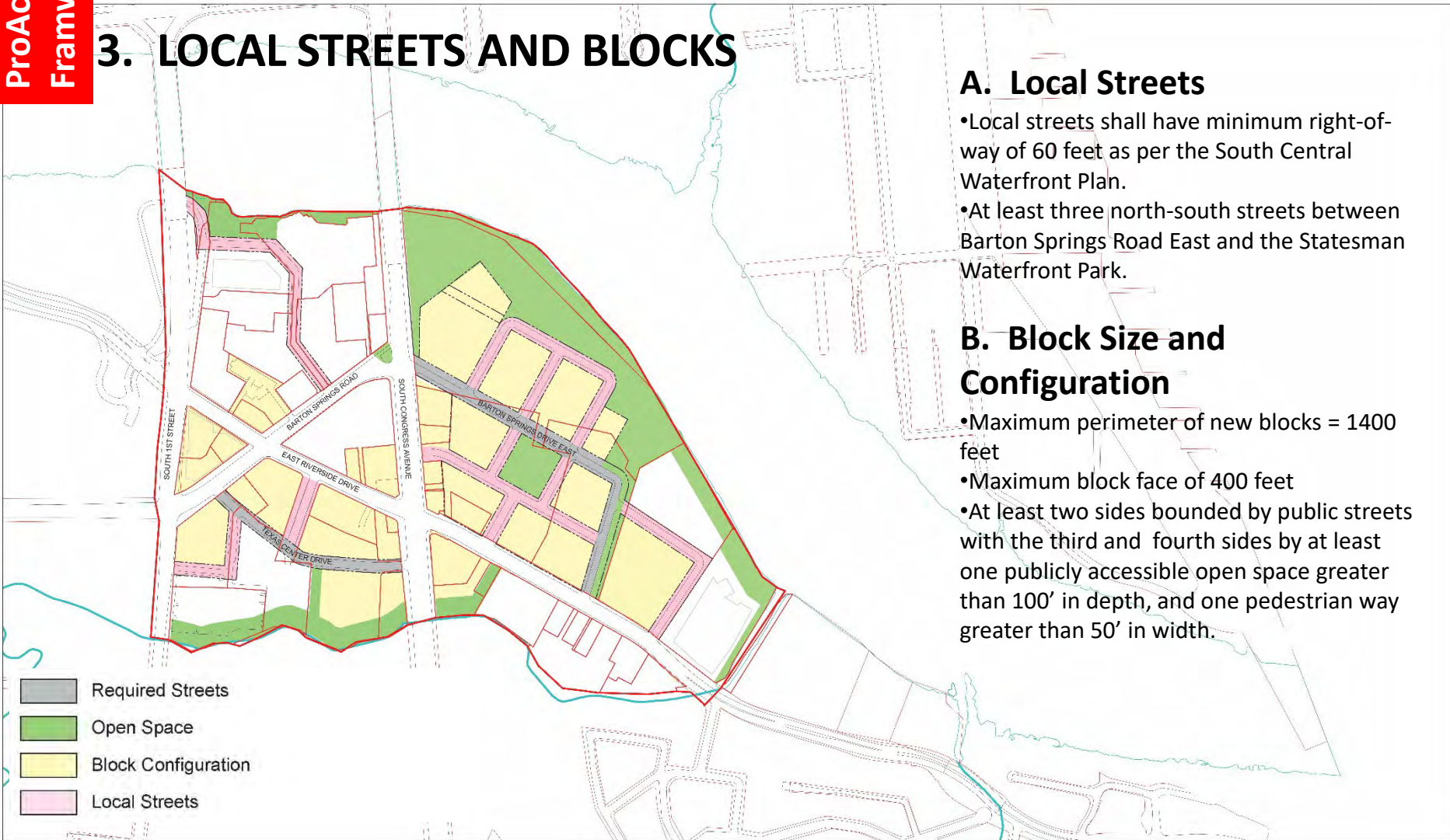
3. LOCAL STREETS AND BLOCKS

A. Local Streets

- Local streets shall have minimum 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.



Implementation in Pipeline: Regulating Plan

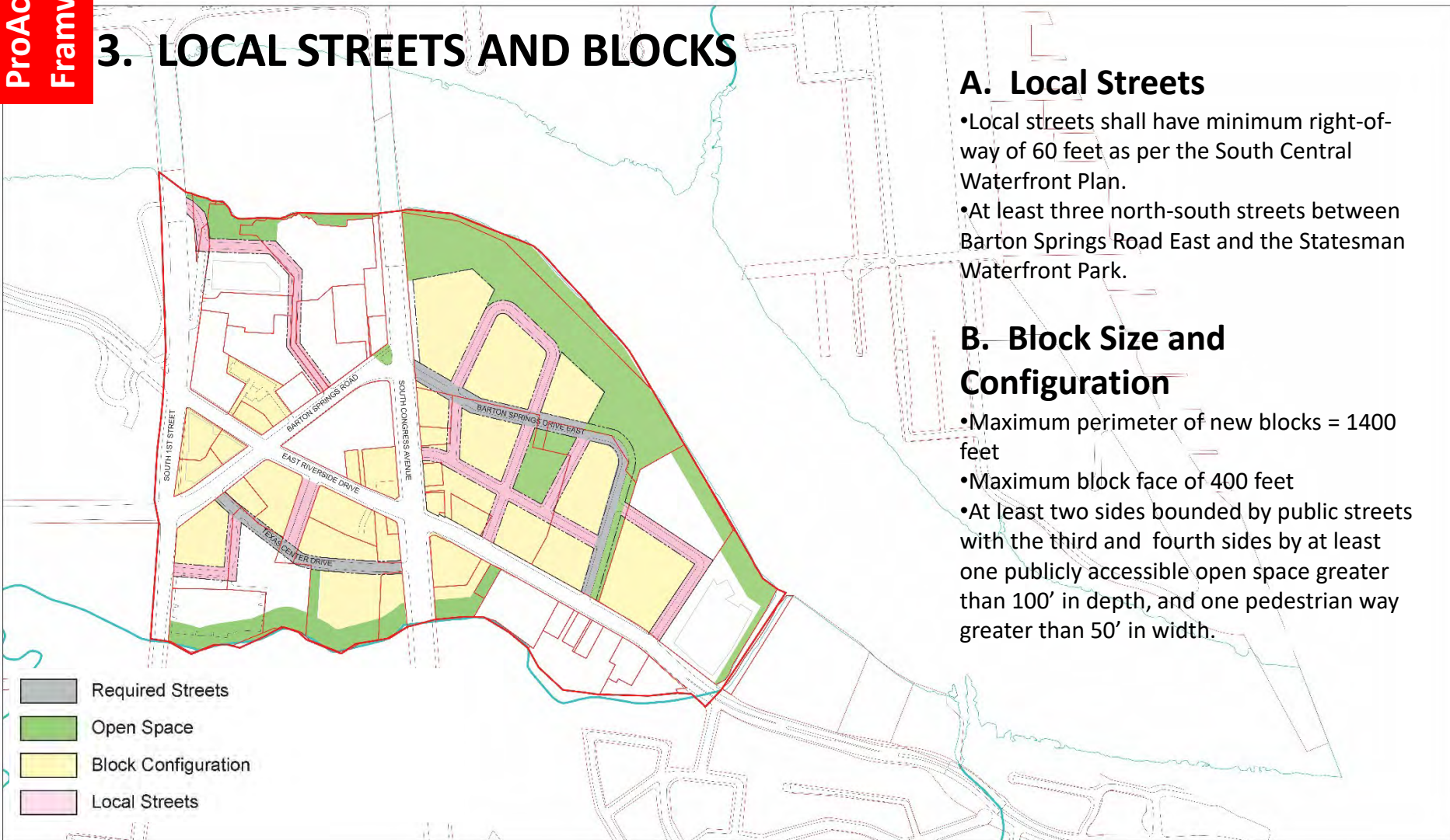
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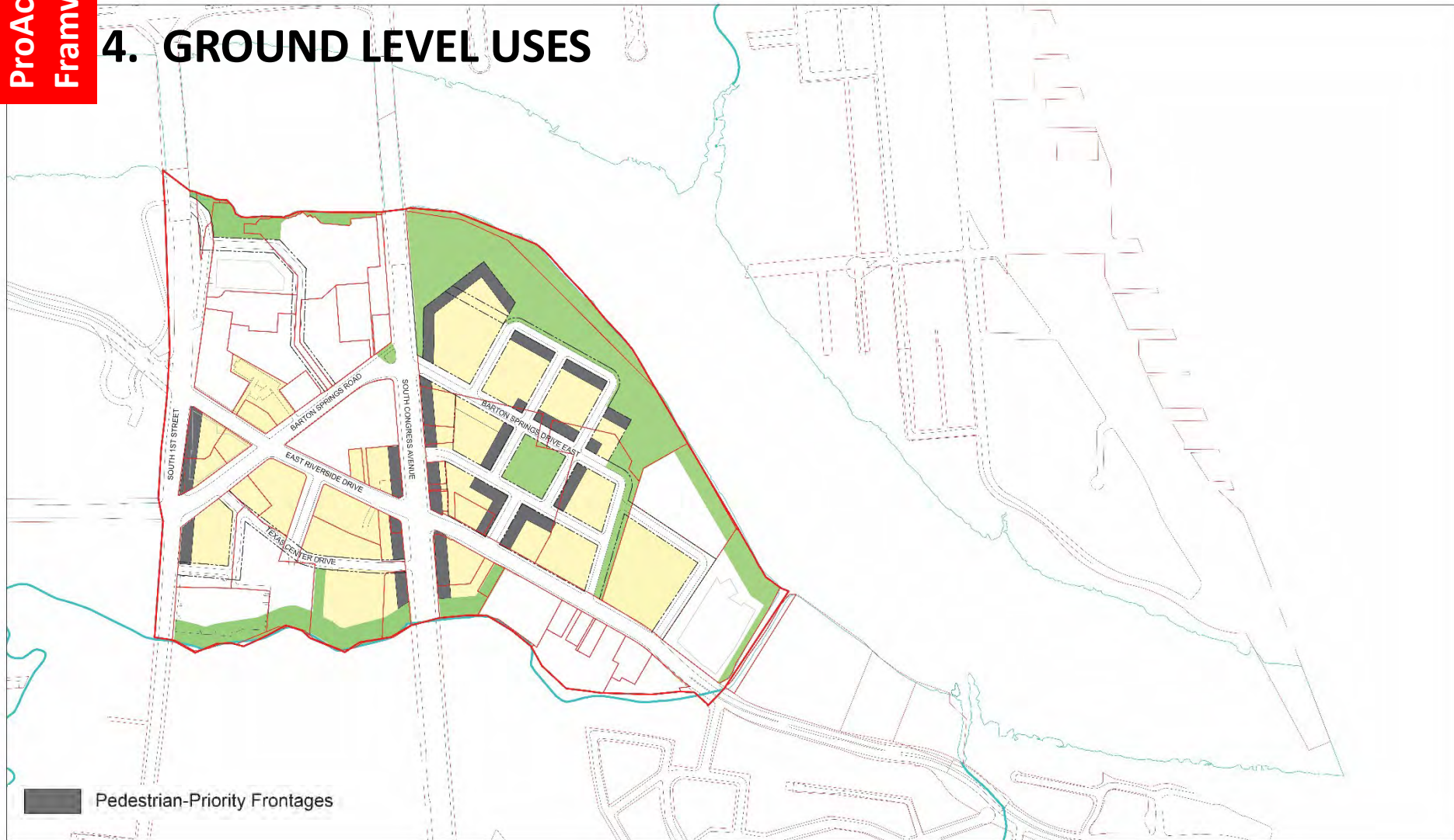
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Implementation in Pipeline: Regulating Plan

4. GROUND LEVEL USES



SCW Vision: Imagining the Future



Stephanie Bower | Architectural Illustration

Contact Information

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