

PROJECT GOALS



Meet highest environmental standards.



Create a walkable mixed-use activity center.



Connect the site to its surroundings.



Express the South Austin character.



Position the project for the future.

THE PLAN

- Reduce Impervious Cover from 84% to 54% and comply with SOS Ordinance.
- Convert 13.7 acres of parking lot and buildings to green space (36% Of the Site).
- Create destination quality public space (parks and streets).
- Develop at transit-supportive densities.
- Include a mix of uses and heights of up to 275'.
- Commit to 10% of bonus area as affordable housing.



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Bike-Friendly Collector

BARTON CREEK GREENBELT

Internal Circulator Route - Residential

Internal Circulator Route - Commercial

LOOP 360

S. LAMAR BOULEVARD

CAPITAL METRO METRORAPID BUS STOP


SITE METRICS

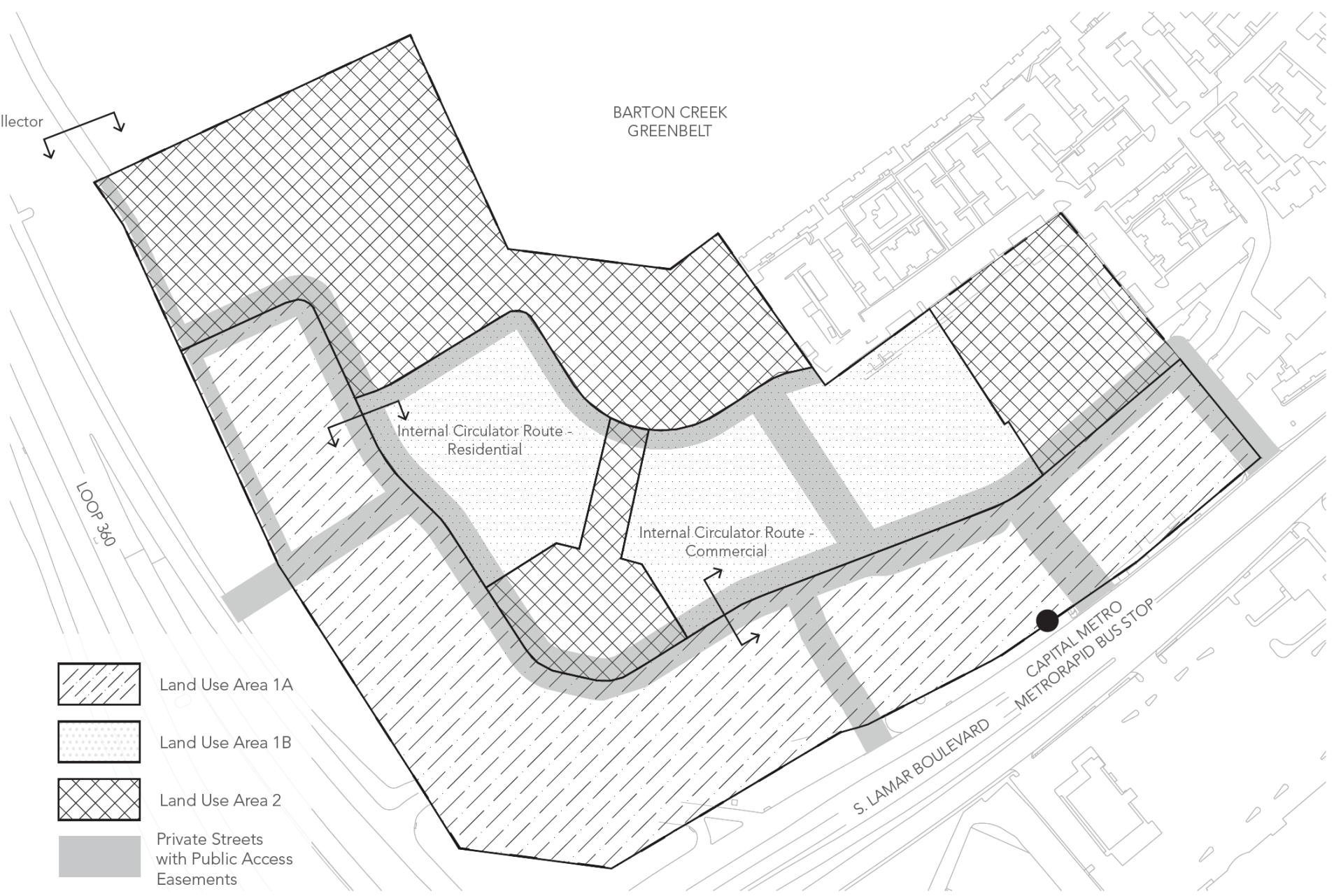
Total Site Area	37.6 Acres / 1,637,856 Sq. ft.
Minimum Lot Size	5,750 square feet
Minimum Lot Width	50 feet
Maximum Impervious Cover*	54%
Maximum Building Coverage*	40%
Maximum Floor Area Ratio*	1.9 : 1
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

LAND USE AREA METRICS

	Land Use Area 1A	Land Use Area 1B	Land Use Area 2
Acreeage	15.3	8.6	13.7
Maximum Height	275'	160'	28'

*Maximum Impervious Cover, Building Coverage, and Floor-To-Area is based on Gross Site Area of all of the land within the PUD and will be higher on a parcel by parcel basis.

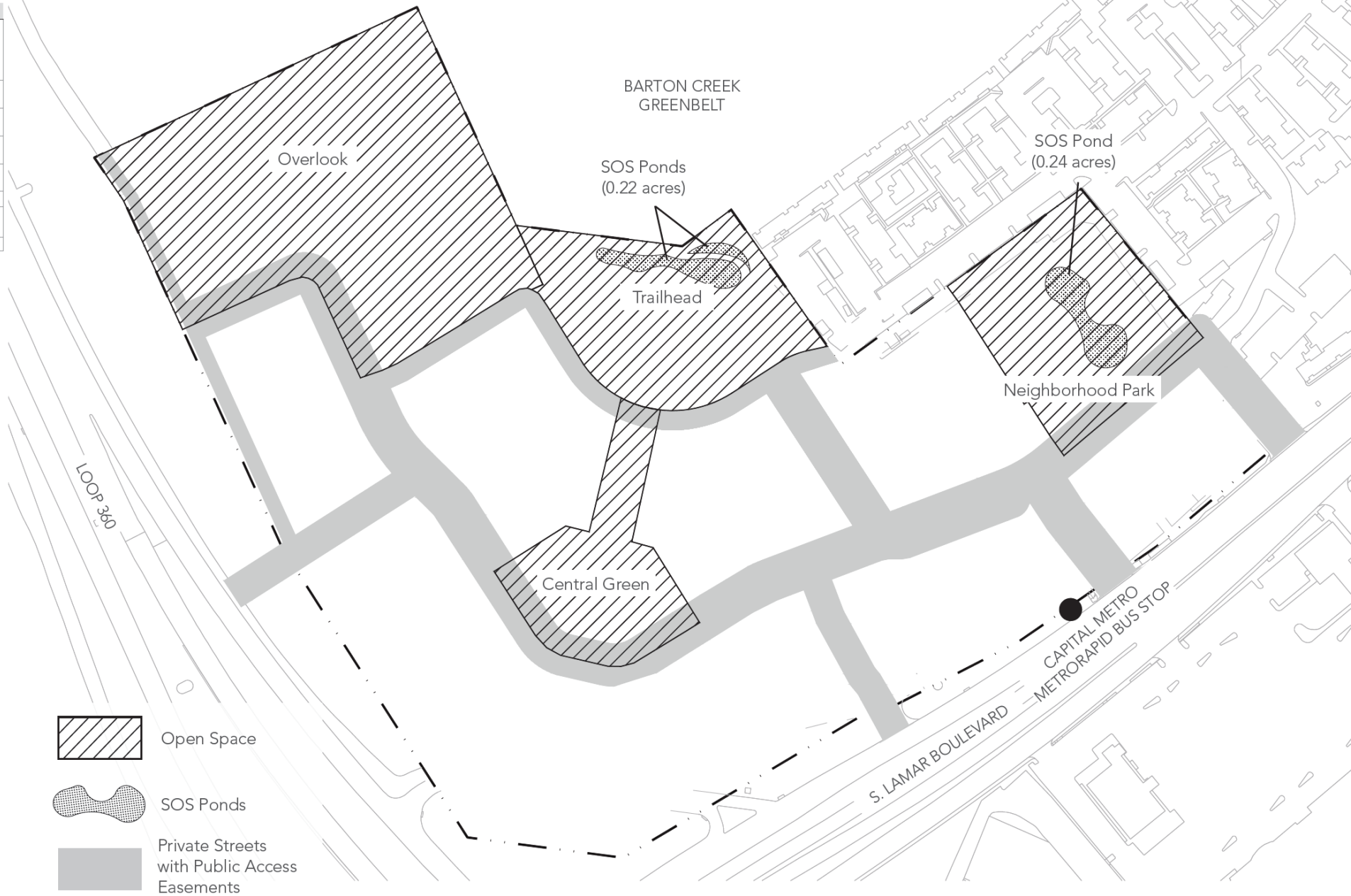
-  Land Use Area 1A
-  Land Use Area 1B
-  Land Use Area 2
-  Private Streets with Public Access Easements



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Name	Acres	Open Space	Restored Landscape	Publicly Accessible	Private Parkland Credited Acres*
Overlook	6.7	Yes	Yes	Yes	6.1 acres
Trailhead	2.7	Yes	Yes	Yes	2.4 acres
Central Green	1.8	Yes		Yes	
Neighborhood Park	2.5	Yes		Yes	
Total	13.7	13.7	9.4	13.7	8.4
% of Site (37.6 acres)	36.4%	36.4%	25.0%	36.4%	22.3%

*See Private Parkland Credit Calculation Table



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