

# 305 South Congress

December 14, 2021

[305southcongress.com](https://305southcongress.com)

# Building on the South Central Waterfront Vision

## South Central Waterfront Goals:

- Establish a lively, attractive pedestrian environment
- Expand open space and create great public places
- Enhance connections to and along the waterfront
- Provide 527 new affordable housing units





# 305 South Congress

Welcoming everyone to the south  
waterfront of Lady Bird Lake

305 South Congress represents

**18.86 acres**

of the **118 acres** in the  
South Central Waterfront Plan

305 South Congress contributes  
**62%** of district's open space \*

\* % outlined in the SCW Financial Analysis  
& Calculator : September 23, 2020





# Existing Conditions

Downtown Austin

Barton Springs Road

Congress Avenue

305 South Congress Site

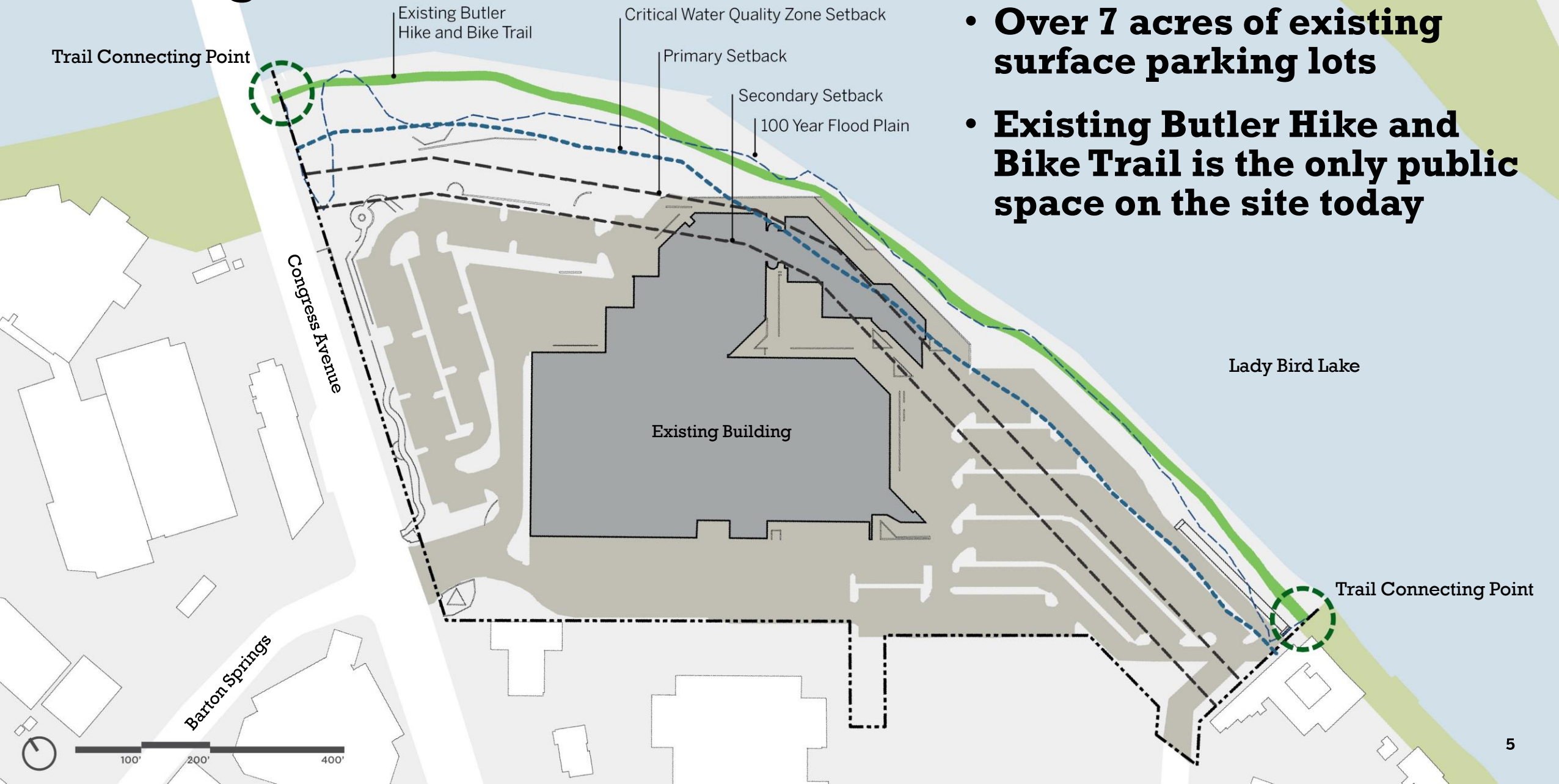
Lady Bird Lake

Butler Hike and Bike Trail

View looking northwest



# Existing Conditions







Pier

Water Steps

Prairie Terraces

Lady Bird Lake

Great Lawn

Boardwalk

Nature Play

Butler Hike  
and Bike Trail

Future Project Connect  
Blue Line

Congress Avenue

Laneway B

Laneway A

Laneway C

Barton Springs Road



100' 200' 400'



# Comparing the Public Realm Space



## 2016 South Central Waterfront Plan

Park Space	6.70 acres*
Plazas	2.59 acres
Barton Springs	0.72 acres
Internal Roadways	1.69 acres

**Total 11.70 acres**

\* total does not include piers which equal 0.29 acres



## 305 South Congress Plan

Park Space	6.53 acres*
Plaza	1.59 acres minimum
Barton Springs	1.92 acres
Internal Roadways	1.77 acres

**Total 11.81 acres**

\* Total does not include pier / boardwalk which equals 0.33 acres

Dedicated park land is 6.53 acres which includes 0.56 acres of inundated land

# Comparing the Public Realm Space



**2016 South Central Waterfront Plan**  
Based on 20.40 acres



**305 South Congress Plan**  
Actual site is 18.86 acres



# Enhancing Connections



# Dynamic and Walkable



Illustration of Laneway B



# Existing Road Network



Lady Bird Lake

305 South Congress  
Project Site

Congress Avenue

Barton Springs Road

East Riverside Drive



# New Site Connections

- Extend Barton Springs Road east of Congress Avenue
- Design Barton Springs Road extension with four travel lanes and protected bike lanes
- Create an internal roadway network

- Proposed Internal Drive
- Proposed Barton Spring Road Extension
- Existing Road

Lady Bird Lake

Congress Avenue

Barton Springs Road

Barton Springs Road Extension

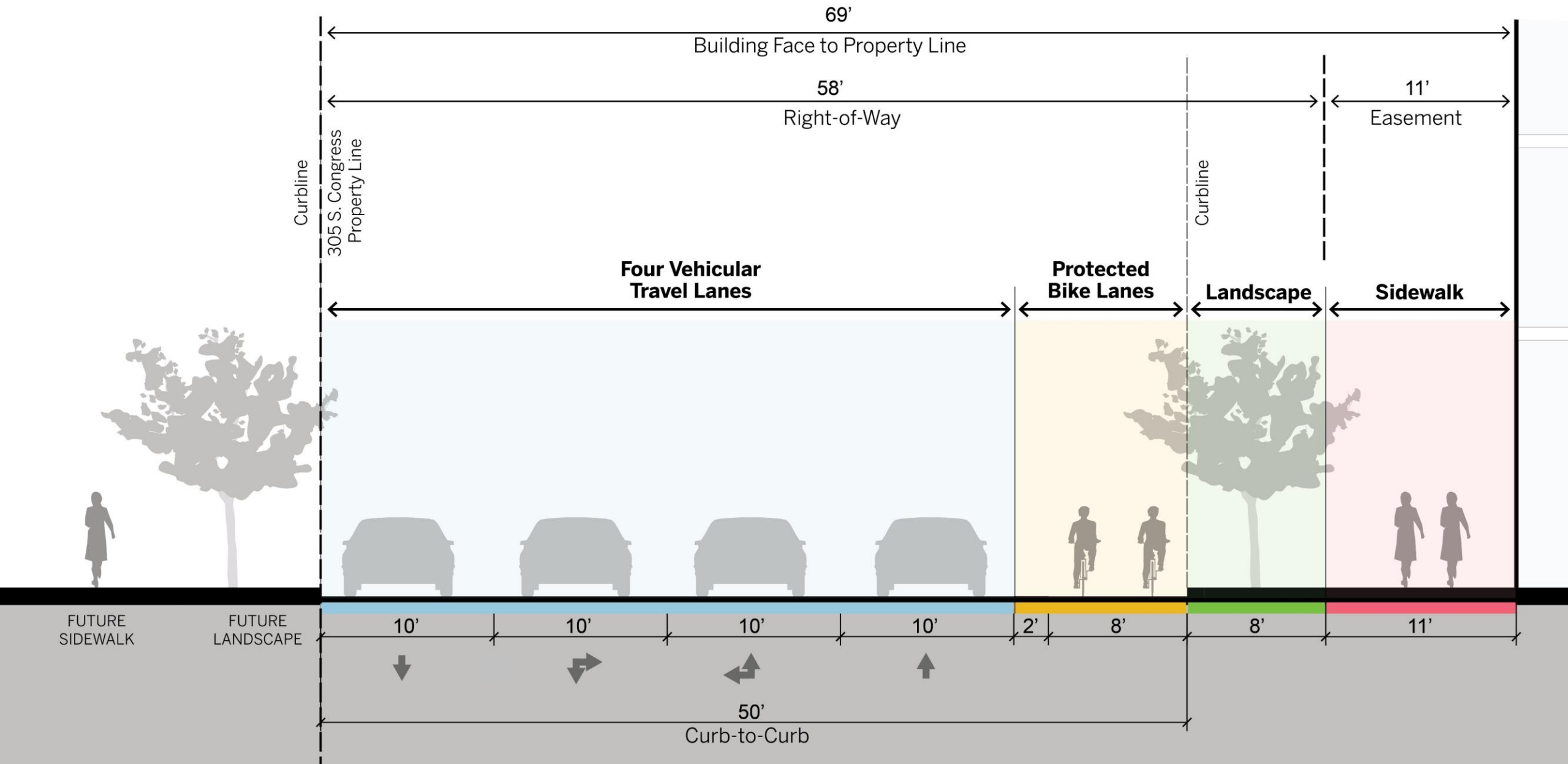
East Riverside Drive





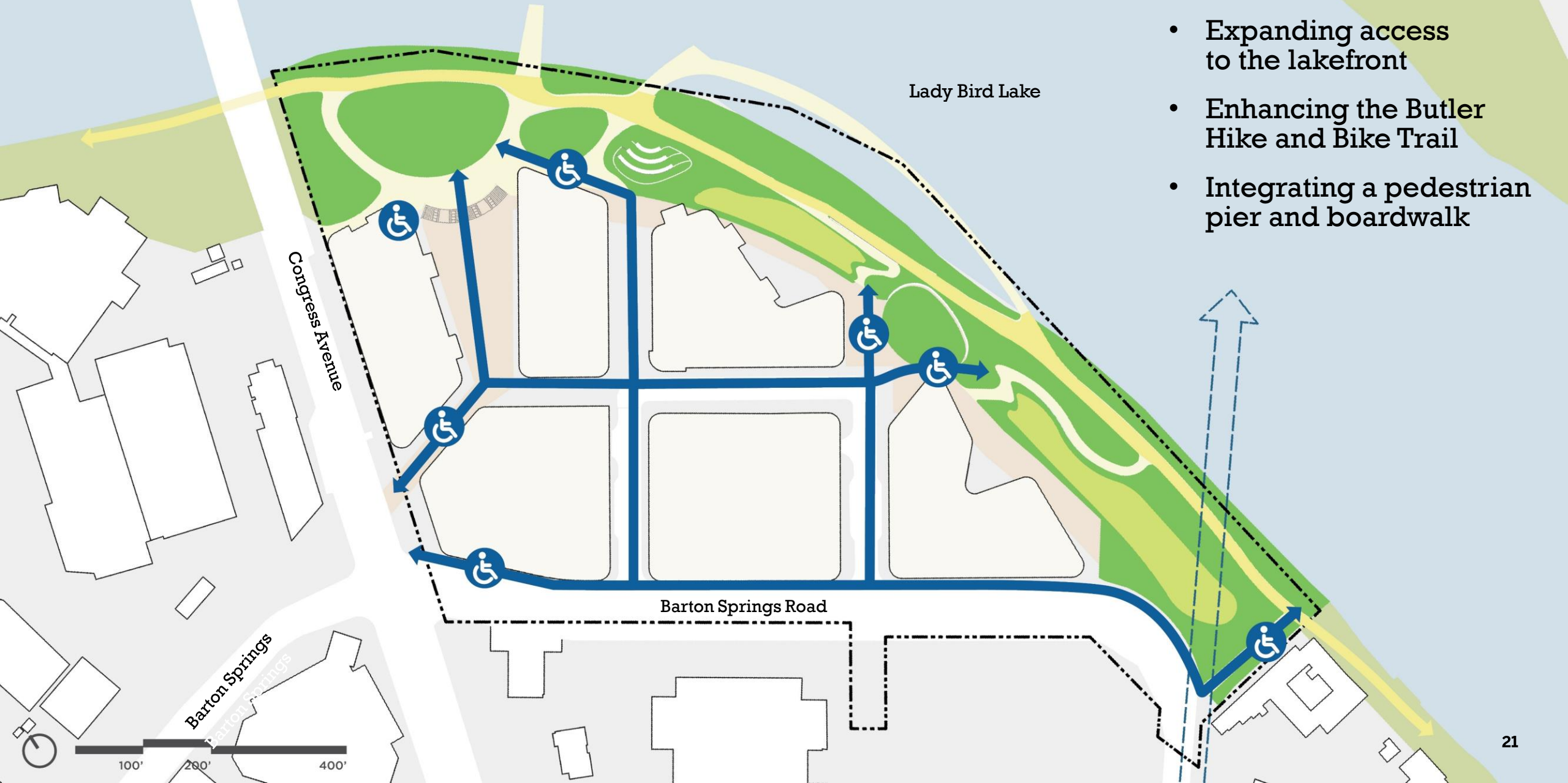
# Barton Springs Road

100% of the 69' Barton Springs Road Extension is located on the 305 South Congress Property





# Connecting to the lakefront park



- Expanding access to the lakefront
- Enhancing the Butler Hike and Bike Trail
- Integrating a pedestrian pier and boardwalk



# Aligning with Project Connect's new Blue Line Station

City's Proposed Project Connect  
Blue Line

Lady Bird Lake

Congress Avenue

Barton Springs Road

Barton Springs Road Extension

5 minute walk

3 minute walk

East Riverside Drive





# Connected to Austin





# Expanding Open Space



# Vibrant and welcoming: A lakefront park for everyone





# A new lakefront park for all of Austin

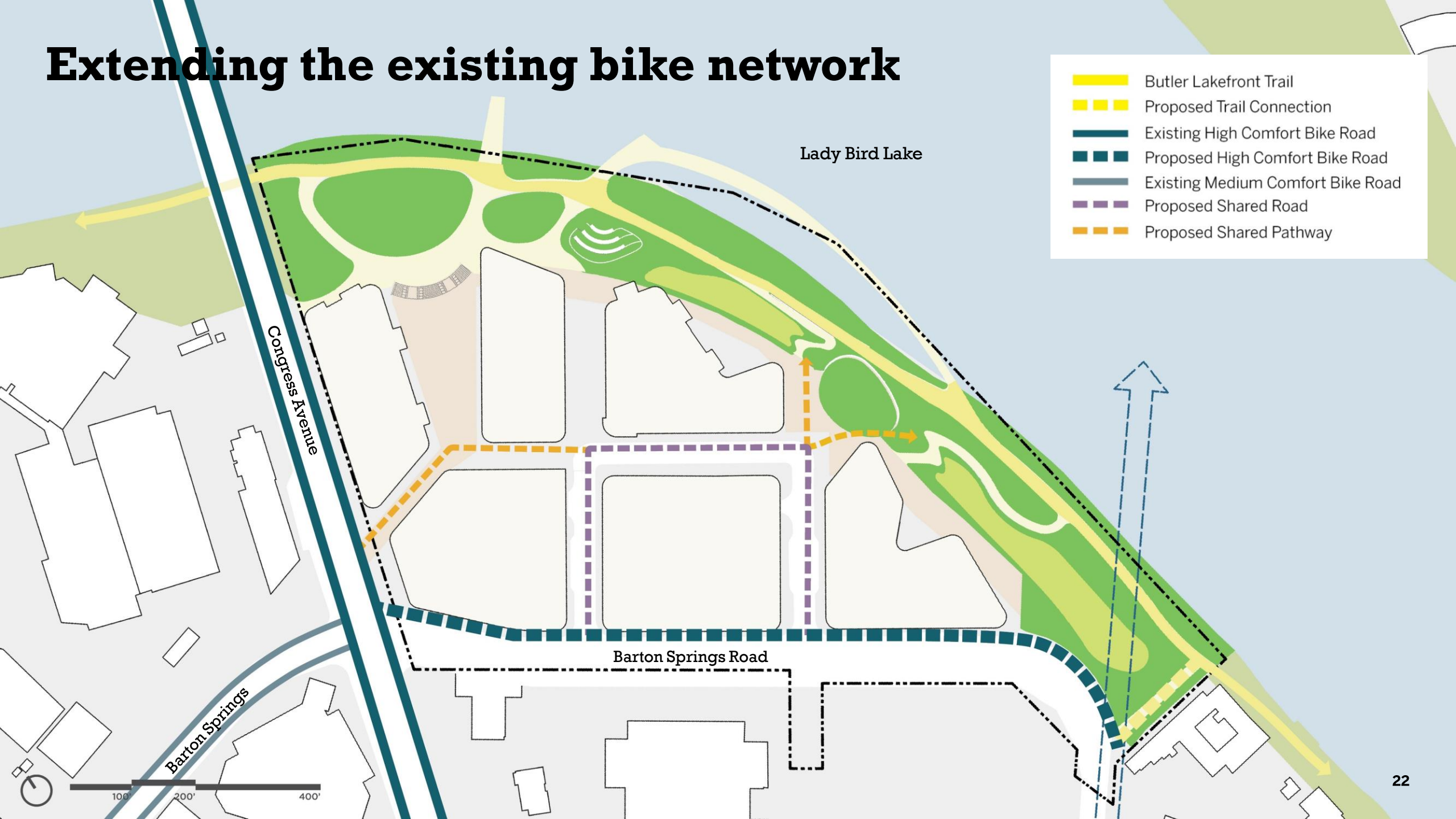
**Over 8 acres of new park and plaza space on the lakefront**

- Park: 6.53 acres
- Plazas: 1.59 acres
- **Total: 8.12 acres**

Total includes the inundated land (0.56 acres)



# Extending the existing bike network





# A Sustainable Vision to Live, Work, and Play

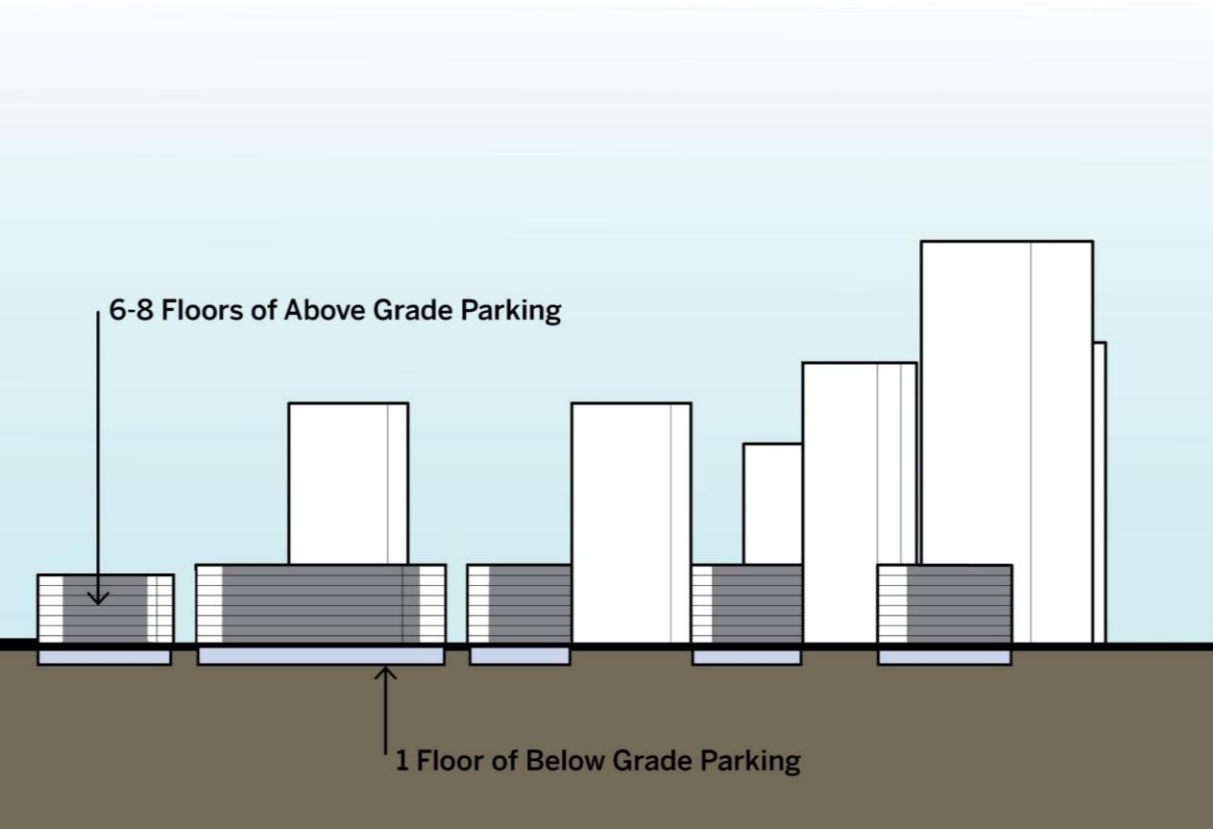


# A new destination for Austin

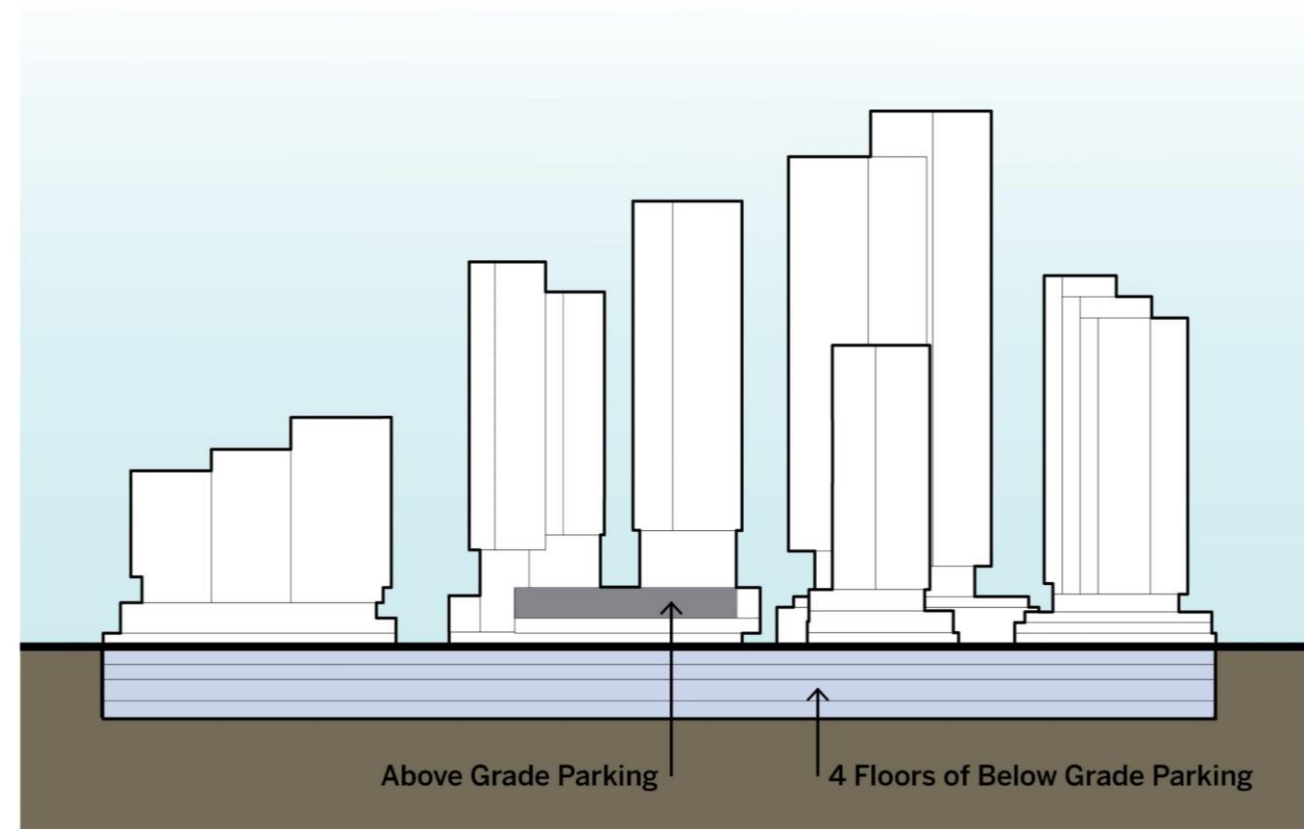




# Activate the streets and public realm by placing parking below grade



South Central Waterfront Plan

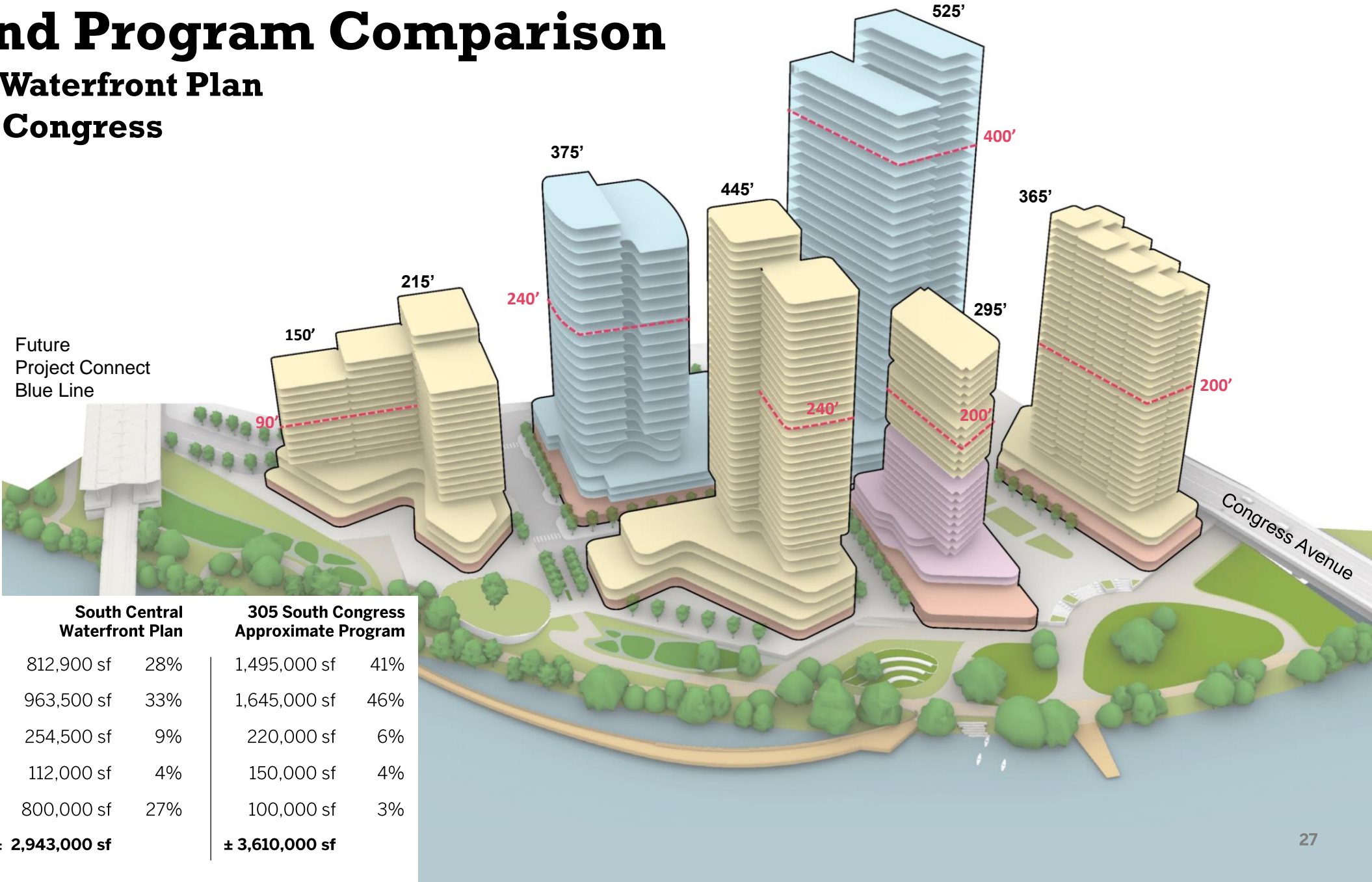


305 S. Congress Proposed Scheme



# Height and Program Comparison

## South Central Waterfront Plan and 305 South Congress





# Welcoming everyone to the South Central Waterfront

**8.12 acres**

new public open space

**project connect**

integration of a new Blue Line Station into the South Central Waterfront

**100%**

green stormwater infrastructure

**1/3 mile**

reconstructed Butler Hike and Bike Trail

**pier + boardwalk**

engage with Lady Bird Lake – Austin's best instagrammable moment

**1+ acre**

shoreline restoration and enhanced riparian habitat

**100%**

heritage tree preservation

**5 ADA access points**

to Austin's newest public park

**1000'**

wetland fringe restoration

**75%**

overall site tree preservation

**4% affordable**

of on-site residential units (equals 10% of the District goal)

**35+**

multi-layered plant species







305 South Congress