Previous designs for the South Central Waterfront focus heavily on the shore of Lady Bird Lake and largely downplay the underutilized potential of Bouldin Creek. Given the cherished place that creeks occupy in Austin’s culture, revitalizing Bouldin Creek and connecting it to the ever-popular lakefront is the primary aim of the design.

Points of Interest
1. Affordable Housing
2. One Texas Center
3. Creek Access Plaza
4. Hike + Bike Trail
5. Habitat Restoration
6. Community Center
7. Grocery Store
8. Light-rail Station
9. Lakeside Plaza
10. Boardwalk

A SUSTAINABLE VISION FOR AUSTIN’S SOUTH-CENTRAL WATERFRONT DISTRICT

A STUDY OF ARCHAEOLOGICAL DATA REVEALS THE SITE WAS OPENED TO DEVELOPMENT UNTIL THE 1960’S. THROUGH CURRENT Andre H. Hulbert designs for the development of the site were made, the site was not open to recreational use before that time. Today, the site is a major business district, and the project aims to enhance the site’s role as a central location for cultural and economic activities in the city.
EXISTING CONDITIONS

- WATERFRONT REIMAGINED: CURRENT AUSTIN-AMERICAN STATESMAN SITE
- BEFORE
- AFTER

- WATERFRONT RECONSIDERED
- BEFORE
- AFTER

- MIXED-USE
- OFFICE
- CIVIC
- AFFORDABLE

- EXISTING CONDITIONS: EVAPORATION
- PHASE I: CONDENSATION
- PHASE II: PRECIPITATION
- PHASE III: INFILTRATION

- 6,080 New Housing Units
- 15.6% Affordable
- 3,983 New Jobs
- 1:1.15 Jobs/Housing Ratio
- 4,441 New Parking Spots

- PHASING
- PARKING
- CIVIC
- RETAIL
- OFFICE
- HOUSING-RENTAL
- HOUSING-OWNER

- VIEW FROM BOARDWALK

- E. TYPICAL STREET
- F. GREEN PEDESTRIAN CORRIDOR
- D. LAKE ACCESS PLAZA
- G. LAKE ACCESS PLAZA

- 4.80% New Housing
- 15.6% Affordable
- 1.80% New Jobs
- 0.48% New Parking Spots

- VIEW FROM BOARDWALK