

# Austin Oaks Planned Unit Development

Comparison of Existing Site, Initial PUD application, Charrette Outcome, and most final PUD submittal – Update 7 – 9/1/2016

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16
<b>Building Density</b>	446,091 square feet (sf)	Total 1,618,904 sf. (653,376 residential, 868,376 office, 89,028 retail, 8,000 restaurant)	Total 1,196,000 sf. (846,000 office, 50,000 restaurant / retail, 210,000 residential, 90,000 hotel)	Total 1,191,700 sf. (835,000 office, 12,800 restaurant, 30,900 retail, 90,000 hotel 250 dwelling units in 223,000 sq. ft. mixed use)
<b>Building Heights</b>	12 buildings; 8 are 2-story, 4 are 3-story; Mix of LO, LR (max 40') and GR (max 60')	Unclear number of buildings, but heights cited by area: A, B, G – 60 ft. (4 stories) E – 70 ft. (5 stories) F – 125 ft. (8 stories) C – 210 ft. (14 stories) D – 225 ft. (17 stories)	3 7-story office buildings 4 5-story office buildings 2 1-story restaurant buildings  1 5-story hotel 1 4-story residential complex	2 7-story office buildings 2 6-story office building 2 5-story office buildings 2 1-story office/retail buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex
<b>Imagine Austin Plan</b>	Imagine Austin NA for current development	Staff comments in August were favorable with respect to Imagine Austin	Reviewed by design team and visiting City staff	City staff comments say the PUD application is supported by Imagine Austin
<b>Impervious Cover</b>	66%	65% over whole site	Not computed	Limited to 58% over whole site
<b>Multifamily Housing</b>	None; hence no impact on schools	610 units, estimated to add 125-150 students to local schools	210 non-family units	250 units (efficiencies, 1BR, and 2BR) – some for sale and some for rent; count of 250 also includes any condos developed as part of the hotel property Educational Impact Statement estimates 64 students added to local schools
<b>Affordable Housing</b>	NA	Not described	Not described	10% of housing units affordable at 60% or below MFI (rental), or 80% or below (owned); up to half of this 10% available to AISD teachers in range of 80-120% MFI
<b>Open Space</b>	NA	To exceed PUD requirements	6 acres proposed (park and creek area)	11 acres overall; 8.5 acres in parks, with 5.34 acres credited as parkland

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<b>Parkland Onsite</b>	NA	None; intended to do fee in lieu	2-acre park	2.37 acres in Neighborhood Park; 0.52 in Heritage Park; 0.3 in Heritage Trail; 2.15 in Creek Park); all three parks to be deeded to City of Austin PARD; \$1,546,500 for development of Neighborhood and Heritage Parks
<b>Pedestrian Safety Improvements</b>	NA	Not addressed	TBD with TIA	Intersection improvements; Heritage Trail, bicycle and pedestrian improvements on site
<b>Phasing</b>	NA	Buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2023, 2028, 2031	Not addressed in charrette	buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2020, 2022, 2024
<b>Public Transit</b>	No	Not addressed on site	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow (subject to CAP Metro planning)
<b>Traffic – avg. trips/day</b>	4,086 trips daily	Adds 20,736 trips/day for a total of 24,984 trips	Total estimated 17,000 (used internal capture rate of 14% from Institute of Traffic Engineers, while application uses COA 5% rate)	Net New Trips = 16,596 Internal capture = 1,034 Net New External = 15,562 Total trips 2024 = 19,648
<b>Traffic Improvements</b>	NA	12 recommendations for changes listed in the TIA; no estimates of costs included; later estimated at \$1M	TBD with development of TIA	Austin Transportation Department selected 4 improvements to be paid for by the applicant, at \$745K (out of an estimated \$2.015M for all options). In first phase, \$420K for signal at Hart and Spicewood and \$35K for right turn movement from Spicewood to Loop 1. Later, \$160K for deceleration lane on Mopac access road, and \$130K for an acceleration lane on the access road.

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<b>Trees</b>	Survey showed 746 trees surveyed, 72 as heritage (> 24"); 98 as protected (>19")	63 heritage trees preserved (of 72) 9 heritage trees removed 54 protected trees preserved (of 98 identified at that time) 44 protected trees removed	52 heritage trees preserved (of 71) 19 heritage trees removed 83 protected trees preserved (of 106) 23 protected trees removed  (survey included trees in Mopac Right of Way, while PUD application does not)	57 heritage trees preserved (of 70) 13 heritage trees removed 66 protected trees preserved (of 97) 31 protected trees removed  327 non-protected trees preserved (of 566) 239 non-protected trees removed Replacement trees will be at least 8 feet in height  (Applicant not including here the trees in the Mopac Right of Way)
<b>Water Quality</b>	Built before City had strict water quality treatment requirements; has an existing detention pond	Planned to comply with current water quality regulations	Throughout site, including 4-acre creek greenbelt	Treatment throughout site, adding a minimum of 20,000 cubic feet of detention either from laying back part of the west side of the creek or creating a dual-use detention/parkland area on the east side of the creek