

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

Tier I Requirement	Compliance	Superiority
1. Meet the objectives of the City Code.	Yes.	<p>The project is located within an Urban Watershed and the City of Austin Desired Development Zone. The project is situated at the intersection of a Highway and a Major Arterial and is designed as a true mixed-use project containing office, retail and residential uses. This intersection was delineated as a Neighborhood Center in the City’s Imagine Austin plan. The project will provide substantial water quality benefits by replacing the current office project on the site (which has no water quality controls) with a project that fully complies with current water quality regulations. Additionally, the project will support affordable housing initiatives and is designed to be compatible with surrounding land uses. Finally, the project will provide density at an intersection that is shown to contain a High Capacity Transit Stop in the Imagine Austin Plan.</p>
2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes. Notes 1, 6, 7 & 16	<p>The project will preserve the natural environment by utilizing a design that allows a very high percentage of protected and heritage trees to be preserved. Additionally, the project will replace an office project that has no water quality controls with a mixed-use project that is fully compliant with current water quality regulations.</p> <p>In addition, the project will provide a high quality development by utilizing innovative design and high quality construction. Parking for the residential and office portions of the PUD will be provided in structured parking garages with at-grade parking to support the retail areas. Parking structures will be designed to minimize their visual presence, both architecturally and through screening of parking garages, from neighborhood property owners and public ROW. The architectural design utilizes a multi-building concept that steps down in height from east to west and south to north to minimize the impact to surrounding single family homes.</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

		<p>The retail areas in the project will provide retail services that are currently needed in the area.</p> <p>The proposed on-site and off-site improvements for the project include enhancing pedestrian and bicycle access to and through the site.</p>
<p>3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that:</p> <ul style="list-style-type: none"> a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided. 	<p>Yes. Note 3</p>	<p>The project will meet or exceed the open space requirements contained in the PUD ordinance.</p>
<p>4. Comply with the City's Planned Unit Development Green Building Program.</p>	<p>Yes. Note 4</p>	<p>The project will comply with the City's Green Building Program at a 3-Star Level (Note: Staff has interpreted the base standard for this Tier I item to be participation in the City's Green Building Program at a 2-Star Level).</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

<p>5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.</p>	<p>Yes. Notes 5 & 6</p>	<p>The PUD is proposing redevelopment consistent with the Neighborhood Center vision of the Imagine Austin Plan. The project will provide needed retail services for the surrounding area, as well as new jobs. The residential use within the project will provide necessary density that will support the retail services and that is consistent with a sustainable Neighborhood Center to thrive. In addition, it is estimated that the office space within the redevelopment will provide 3,500 jobs, not including construction jobs, towards the 2,500 to 7,000 job total envisioned within these Centers.</p> <p>The project is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties. The project is fully compliant with all compatibility regulations and all taller office buildings are situated on the eastern and southern edge of the project away from the surrounding single family residential uses.</p>
<p>6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.</p>	<p>Yes. Notes 7, 14, & 16</p>	<p>The project is designed to preserve a high percentage of the protected and heritage trees on the site. Additionally, the project will be fully compliant with all current water quality regulations, thereby providing a substantial benefit since the current office project was built without any water quality controls. Finally, by utilizing structured parking garages and garages underneath office space in a “stacked” arrangement, the project substantially reduces impervious cover levels as compared to the current office project on the site.</p>
<p>7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.</p>	<p>Yes. Note 2</p>	<p>The applicant will discuss with fire, police, and emergency service providers their needs in the area of the project, and if those providers need space within the project, such space will be provided as long as such space does not exceed 1,500 square feet and is located in a mutually satisfactory space within the project.</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

8. Exceed the minimum landscaping requirements of the City Code.	Yes. Notes 8 & 9	The project will exceed the minimum landscaping requirements of the Code and require the utilization of native and adaptive species and non-invasive plants per the Grow Green Program. In addition, an Integrated Pest Management program will be implemented following the guidelines developed by the Grow Green Program in order to limit the use of pesticides on site (Note: this is not a requirement under the base regulations).
9. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.	Yes. Note 12	The project is situated in close proximity to entrance/exit point of the Mopac Managed Lane, currently under construction, allowing easy access into and out of the areas served by Mopac. The Imagine Austin Plan designated the adjacent Mopac/Spicewood Springs intersection as a “High Capacity Transit Stop”. Additionally, a Metro Rapid station is located at Anderson Lane east of Mopac, and, a bicycle lane is located along Spicewood Springs allowing direct access to the Metro Rapid Bus Station. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided adjacent to all streets that intersect or adjoin the project. A master TIA has been completed for this project and will be reviewed by staff upon formal submittal of the PUD to determine additional transportation improvements needed in the area.
10. Prohibit gates roadways	Yes. Note 11	No gated roadways will be permitted within the PUD (Note: The parking areas within the project to be utilized by residents and office tenants may be gated.)
11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Not Applicable.	The project does not have any architectural, historical or archeological areas of significance.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

12. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The project is over 31 acres and exceeds the 10 acre requirement.
---	------	---

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

Tier I - Additional PUD Requirements for a mixed use development	Compliance	Superiority
1. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes. Notes 3 & 12	The PUD substantially complies with the Commercial Design Standards and intends to seek alternative equivalent compliance to obtain full compliance with respect to building placement along Mopac.
2. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes. Note 12	The project will construct sidewalks that are consistent with Core Transit Corridor sidewalk requirements for Executive Center Drive and Woodhollow Drive even though those roadways area not designated as Core Transit Corridors. .
3. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Yes. Note 13	The PUD will provide a pedestrian oriented use on the first floor of all multi-story commercial or mixed use buildings.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

Tier II Requirement	Compliance	Superiority
<p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p>	<p>Yes. Note 3</p>	<p>The PUD will provide open space at a level at least 25% above the requirements of Section 2.3.1A.</p>
<p>2. Environment:</p> <ul style="list-style-type: none"> a. Does not request exceptions to or modifications of environmental regulations. b. Provides water quality controls superior to those otherwise required by code. c. Uses innovative water quality controls that treat at least 25% additional water quality volume and provide 20% greater pollutant removal, in addition to the minimum water quality volume required by code. 	<p>Yes. Notes 2, 7, 14 & 15</p>	<p>The PUD will bring over 30 acres of currently untreated area into compliance with City code from a water quality treatment standpoint. Additionally, the project prohibits uses that may contribute air and water quality pollutants (e.g., Automotive Repair Services, Automotive Washing). Such uses are presently allowed on the site pursuant to existing zoning and other regulations.</p> <p>The PUD will restrict impervious cover by (a) a minimum of 15% below the maximum allowed by “GO” zoning regulations (90%) and (b) a minimum of ___% below the maximum allowed “LO-MU” zoning regulations.</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

<ul style="list-style-type: none">d. Provide water quality treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25% of the subject tract.e. Reduces impervious cover or single-family density by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.f. Provide minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater.g. Provides at least a 50% increase in the minimum waterway and critical environmental feature setbacks required by code.h. Clusters impervious cover and distributed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.i. Provides pervious paving for at least 50% or more of all paved		
---	--	--

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

<p>areas in non-aquifer recharge areas.</p> <p>j. Prohibits uses that may contribute to air or water quality pollutants.</p> <p>k. Employ other creative or innovate measures.</p>		
<p>3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.</p>	<p>Yes. Note 4</p>	<p>The project will meet the Austin Green Builder program at a 3-star level.</p>
<p>4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City’s Art In Public Places Program or a successor program.</p>	<p>Yes. Note 17</p>	<p>The project will provide art approved by the Art In Public Places Program on-site.</p>
<p>5. Great Streets – Complies with City’s Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)</p>	<p>Not applicable.</p>	<p>The PUD is subject to, and will comply with, the requirements in Chapter 25-2, Subchapter E (Design Standards and Mixed Use).</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

6. Community Amenities – Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Yes. Note 18	The project will provide community meeting space within the project that is available to community neighborhood groups and non-profit organization.
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes. Note 19 & 24	The project will provide bicycle parking for retail patrons, as well as its residents, at above-code levels. The project will provide 40 public dedicated spaces for public use in charging electric vehicles within the project parking garages. A TIA will be provided with the formal PUD submittal and additional on and off site improvements will be identified at that time.
8. Building Design – Exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes. Note 20	Subchapter E requires that all projects achieve at least one point from the table in section 3.3.2. The PUD will exceed the minimum points by achieving a minimum of 5 building design points.
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	No	It is not feasible to have such a high percentage of pedestrian oriented uses on the ground floor of all parking garages, especially parking garages adjacent to Mopac.
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes. Note 21	The residential portion of the PUD will participate in the affordable housing options pursuant to the PUD ordinance, calculated on the residential portion of the project only.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated July 10, 2014

11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not Applicable.	There are not any historic structures or landmarks within the site.
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes. Note 22	The project will provide 2.5% of the residential units within the project to be available for persons with disabilities. Note: This represents a 25% increase above code requirements.
13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes. Note 23	The project will provide space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.