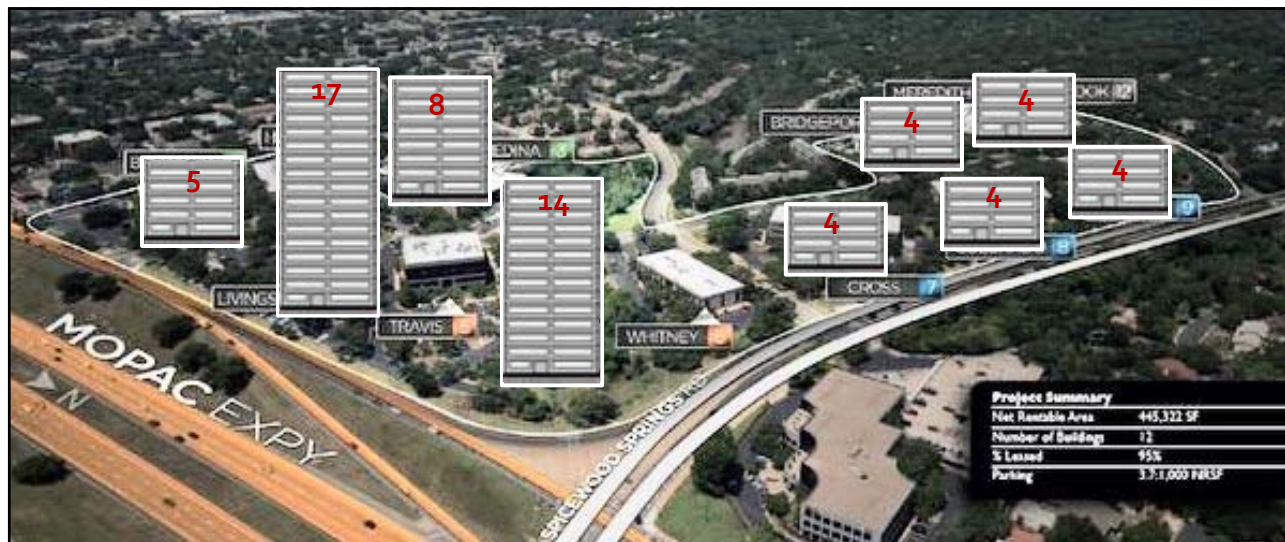




Austin Oaks Office Complex

Spicewood Springs & MOPAC Expressway



Austin Oaks Office Complex

Spicewood Springs & MOPAC Expressway

Austin Oaks Office Park

- **Existing development:**
 - 12 low-rise office buildings (8 two-story & 4 three-story)
 - 446,000 square feet office floor area
- **Proposed PUD development:**
 - Total floor area square footage (1.6m>1.4m)
 - Two high-rise office buildings (17>15)
 - Two mid-rise office buildings (5-8)
 - One low-rise office building (4)
 - 868,500 sf office floor area
 - 89,000 sf retail floor area
 - New residential units (610>300)
 - **Mitigation considerations**
 - Traffic - \$400k
 - Park - \$150k offsite
 - Schools - \$9m trust by 2032

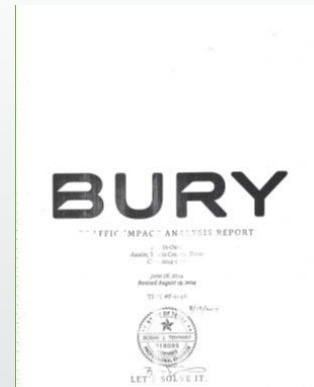


Austin Oaks Office Park: Developed, Zoned and Proposed

Parcel	Acres	Zone	Building	Existing Development			Current Zoning*			Proposed PUD		
				sq ft	firs	FAR	sq ft	Hgt (firs)	FAR	Sq ft	firs	FAR
A	4.42	LO	Proctor Colorado	77,556	2/3	0.40	134,774	40 (3)	0.70	295,000	4	1.60
B	3.63	LO	Cross	43,742	3	0.26	110,685	40 (3)	0.70	57,528	4	0.50
C	6.10	GR	Whitney Travis	79,183	2/3	0.30	265,716	60 (5)	1.00	349,000	14	1.31
D	2.81	GR	Livingston	51,652	3	0.42	122,403	60 (5)	1.00	304,000	17	2.50
E	4.63	LR	Hubbard Buchanan	58,743	2	0.29	100,841	40 (3)	0.50	112,000	5	0.50
F	3.72	GR	Medina	28,884	2	0.18	162,043	60 (5)	1.00	140,000	8	0.86
G	6.06	LO	Benbrook Meredith Bridgeport	106,331	2	0.40	184,781	40 (3)	0.70	315,000	4	1.19
Total	31.37			446,091	0.31		1,081,243		0.79	1,618,904		1.20

* Current zoning should not be considered the total actual entitled maximum redevelopment potential due to other site limitations, such as drainage and pervious area requirements. Also any residential square footage is included in totals (e.g. the proposed 300 units would consume about 300,000 square feet of the total entitlement.)

Austin Oaks PUD: Traffic Impact Analysis Report (19 August 2014)



Austin Oaks ADT:
4,118 > 23,804 or
478%



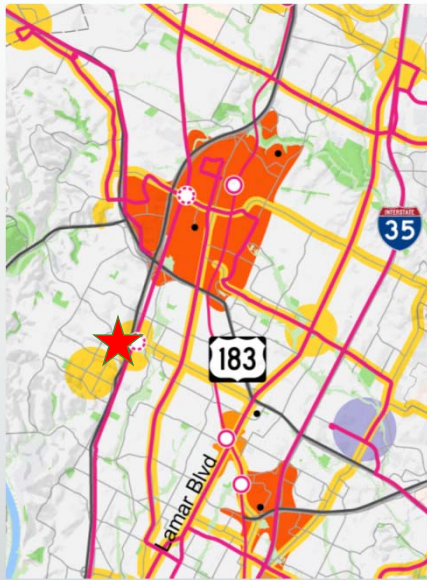
Austin City Charter:

ARTICLE X. PLANNING (Adopted by public referendum 19 January 1985)

§ 1. PURPOSE AND INTENT.

- It is the purpose and intent of this article that the city council establish comprehensive planning as a continuous and ongoing governmental function in order to promote and strengthen the existing role, processes and powers of the City of Austin to prepare, adopt and implement a comprehensive plan to guide, regulate and manage the future development within the corporate limits and extraterritorial jurisdiction of the city to assure the most appropriate and beneficial use of land, water and other natural resources, consistent with the public interest. ... It is further the intent of this article that the adopted comprehensive plan shall have the legal status set forth herein, and that **no public or private development shall be permitted, except in conformity with such adopted comprehensive plan or element or portion thereof, prepared and adopted in conformity with the provisions of this article.**

Imagine Austin (adopted 15 June 2012)



Activity Centers:

Regional Center:

- Most urban places in region
- Greatest density/tallest buildings
- 25,000-45,000 people
- 5,000-25,000 jobs

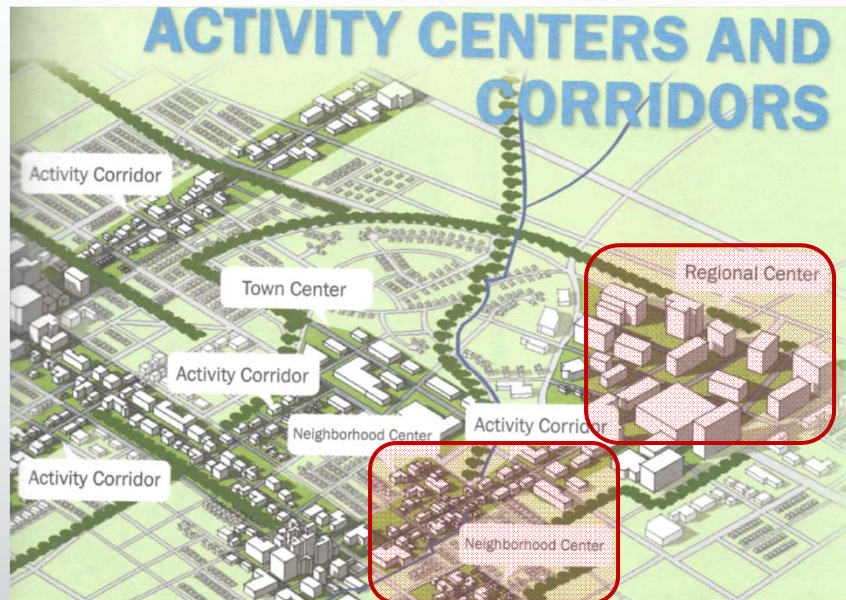
Town Center:

- Less intense than regional center
- Low to mid-rise buildings
- 10,000-30,000 people
- 5,000-20,000 jobs

Neighborhood Center:

- **Smallest and least intense center**
- **Walkable, bikeable and transitable**
- **5,000-10,000 people**
- **2,500-7,000 jobs**

Imagine Austin (adopted 15 June 2012)



"To some degree this will be a test of Imagine Austin – did we mean it?"

Steve Drenner, Zoning Attorney, Austin American Statesman, 2 Sep 2014

Austin PUD Ordinance (Chapter 25-2, Subchapter B, Article 2, Division 5)

2.3. Tier One Requirements.

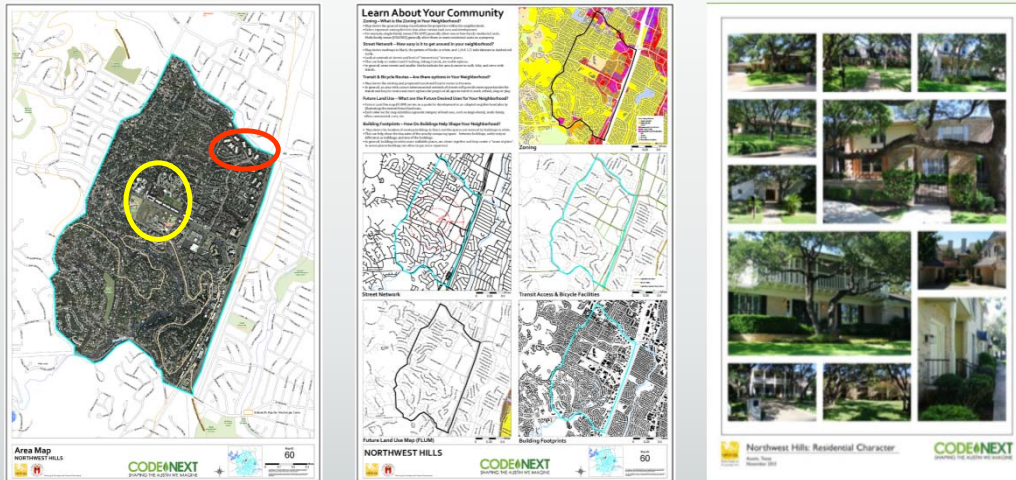
2.3.1. Minimum Requirements. All PUDs must

E be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses:

consistent compatible

CODENEXT Community Character: Northwest Hills

"The Community Character Manual (CCM) focuses on cataloging and naming the physical elements that make Austin the great place it is. The goal of the CCM is to document the patterns, form and character of each neighborhood to provide a foundation for good planning and policy decisions within the City of Austin."



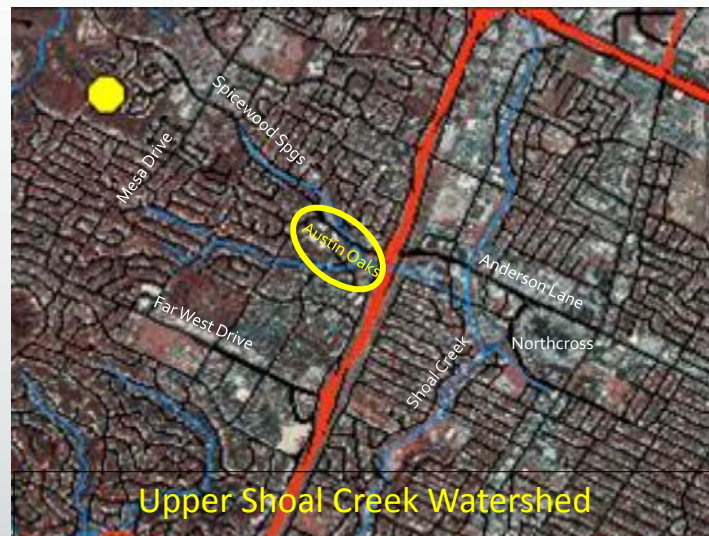
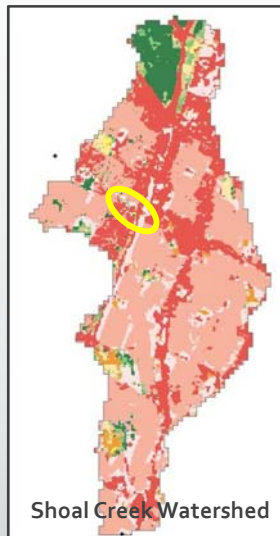
CODENEXT Type of Places: Drivable Suburban

"Place Types are categories that attempt to capture the unique characteristics that contribute to making a 'place' — a location that is distinct from the areas around it."



Drivable Suburban: Auto-centric, low-rise, low-density neighborhoods (Northwest Hills, Gracy Woods, Barton Hills, Dittmar-Slaughter)

Shoal Creek Watershed



Development Assessment: Additional Staff Review Comments (24 Jun 2014)

ECO-2014-0010 Page 1 Item # 138

AUSTIN OAKS PLANNED UNIT DEVELOPMENT
Development Assessment
Additional Staff Review Comments

Austin Energy Green Building & Emerging Technology (REM)
2014-06-24

Under Exhibit D-4, 3 Green Building 3 star rating we request that the following be forwarded to the developer:

Austin Energy Green Building staff believe that achieving a 3 star AEOB rating will be very difficult for speculative buildings on this site. We strongly encourage the developer to schedule a meeting with Lana Kalkucka, the Commercial Green Building Supervisor, at his earliest convenience to discuss these challenges. Ms. Kalkucka can be reached at Lana.Kalkucka@austintenergy.com or 512-482-5400.

remaining spaces can provide electric service via level 1 (EVSE) suggested outlets.

Austin Fire Department Review (RC)
2014-06-23

This project will need to comply with the International Fire Code, as amended by the City of Austin. Including but not limited to: fire access, required fire flow, and hydrant spacing. To be reviewed during site plan review.

Neighborhood Housing and Community Development (JD)
2014-06-23

Per the submitted development assessment packet, the Austin Oaks PUD intends to offer affordable housing as part of the zoning application. NHCD would ask the applicant to provide the following as part of the PUD application:

- 1.) Summary of total residential units (homeownership, rental) in the development.
- 2.) The percentage of units to be offered as affordable (total number and then break down of affordable homeownership and rental units).
- 3.) The median family income to be served by the affordable units.

"this proposed mixed-use development promotes the Imagine Austin Comprehensive Plan."

Departmental Reviews: Processes and Notes Status (16 Jul - 26 Aug 2014)

PROCESS DESCRIPTION	STATUS	TOO	SCHEDULE DATE	START DATE	END DATE	ASSIGNED STAFF	# OF ATTEMPTS
Initial Distribution	Closed		Jul 16, 2014	Jul 16, 2014	Jul 16, 2014	Initial Group	1
Posting Sign at Site	Open		Jul 17, 2014			Zoning Inspector	0
Early Notification	Closed		Jul 18, 2014	Jul 28, 2014	Jul 28, 2014	Debra Suskett (512-974-2193)	1
Staff Report	Open					Lee Heckman (512-974-7604)	0
Case Manager Log	Open					Lee Heckman (512-974-7604)	0
Zoning Application Review	Open		Jul 16, 2014			Lee Heckman (512-974-7604)	0
NPZ Austin Water Utility Review	Approved		Jul 16, 2014	Jul 18, 2014	Jul 18, 2014	Shadley Barron (512-972-0070)	1
NPZ Drainage Engineering Review	Approved		Jul 16, 2014	Jul 21, 2014	Jul 21, 2014	Benny Ho (512-974-3402)	1
NPZ Environmental Review	Rejected		Jul 16, 2014	Jul 26, 2014	Jul 26, 2014	Jeta Phillips (512-974-6303)	1
NPZ Fee Review	Approved		Jul 16, 2014	Aug 19, 2014	Aug 19, 2014	Cora Urgina (512-974-0164)	1
NPZ Flood Plain Review	Approved		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	David Manguez (512-974-3389)	0
NPZ Legal Department Review	Open		Jul 16, 2014				0
NPZ Mapping Review	Approved		Jul 16, 2014	Jul 17, 2014	Jul 18, 2014	Bruce Bacia (512-974-6440)	1
NPZ Site Plan Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Rosemary Avila (512-974-2774)	1
NPZ Transportation Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Brynn Golden (512-974-3124)	1
NPZ Water Quality Review	Approved		Jul 16, 2014	Jul 21, 2014	Jul 21, 2014	Benny Ho (512-974-3402)	1
Heritage Tree Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Kelli Mann (512-974-2785)	1
Electric Review	Closed		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	David Lambert (512-322-6109)	1
Superfund Review	Closed		Jul 16, 2014	Jul 16, 2014	Jul 16, 2014	Initial Group	2
Hydro Geologist Review	Closed		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	Sylvia Pope (512-974-3429)	1
Wetlands Biologist Review	Closed		Jul 16, 2014	Aug 26, 2014	Aug 26, 2014	Andrew Camann (512-974-2694)	1

NPZ Comprehensive Planning Review APPROVED Kathleen Fox (512-974-7877)

City Council Comments (26 June 2014):

▪ Council Member Spelman

- Curb cuts on MOPAC?
- Traffic impact analysis?
- Impact on Jewish Center?
- Wants them to get started!



▪ Council Member Tovo

- Project discrepancies?
- Tract C question?
- Floodplain implications?
- No upzoning!



▪ Council Member Riley

- Bicycle access?
- Sidewalks?
- Pedestrian areas?
- Affordable housing?



▪ Council Member Morrison

- Buildings too tall!
- Bad MOPAC precedent!
- "Remember Jollyville!"
- No upzoning!



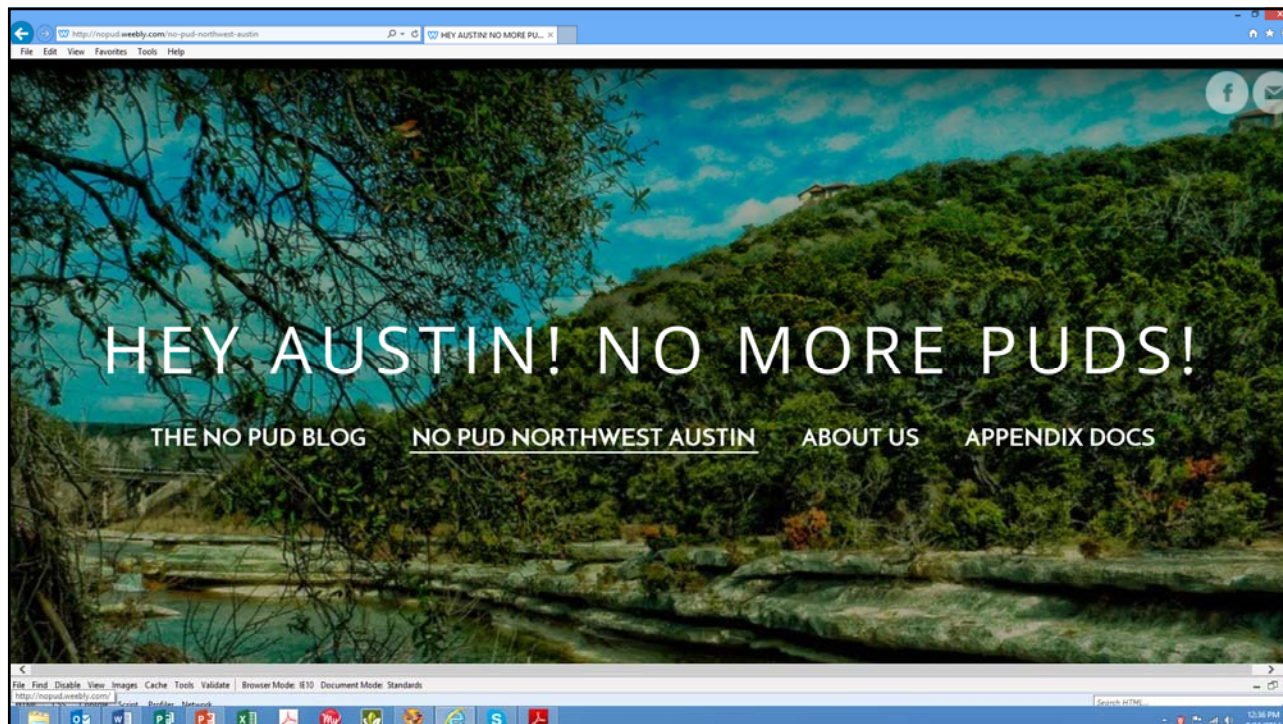
Conclusions:

Reasons to Disapprove:

- Violates "Imagine Austin" comprehensive plan
 - Does not meet "neighborhood center" criteria
 - Does not "preserve neighborhood character"
- Does not meet PUD Tier One requirements
- Quadruples site density, intensity and height
- Adds 20,000 trips to already "failing" intersections
- Allows tallest buildings between UT and Waco
- Critical location in neighborhood watershed
- Current zoning already permits mixed-use

Reasons to Approve:

- Increases property values for applicant



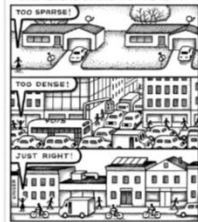
It's TIME to PROTECT our NEIGHBORHOOD

WHAT YOU CAN DO

Contact the following and let them know your opinion ASAP.

1. CONTACT Your NEIGHBORHOOD group/assn
2. The Zoning case manager
Lee.Heckman@austintexas.gov
3. And to the City Council:
<http://austintexas.gov/mail/eil-council-members>

GOLDBLOCKS EVALUATES DENSITY:



This flyer brought to you by like minded individuals and concerned citizens. Join us by volunteering to help. Or just keep up to date on the 'PUD issue' in Austin at our website: www.nopud.weebly.com Or follow us on Facebook at our cause page:

No Puds, Not Now, Not Ever

or send us an email at: nopud@austintx@gmail.com



WHY YOU DON'T WANT PUDS IN AUSTIN

MORE GRIDLOCK:

- Developer says an additional 21,000 trips per day will (read: cars) be added to our streets in and around Spicewood Springs at MOPAC. (This is directly from the proposal to the city.)
- Traffic Impact Analysis (TIA) states that the development creates FAILURES at the intersections of MOPAC & Anderson, MOPAC & Steck and MOPAC & Far West. (This is not really "new" to anyone who drives this route today.)
- What this means, if the City of Austin staff recommend this PUD and Council approves the re-zoning, is that the intersections & bridges will have to be widened on MOPAC (Guess who's going to pay for this...?? hint: Its not the Developer.)

EVEN MORE TRAFFIC ALREADY PLANNED ON FAR WEST:

- You may not be aware that new (denser) zoning has been granted on Far West from Mopac to Chimney Corners as a designated Neighborhood Center in Inaugural Austin with Vertical Mixed Use (VIMU) zoning to accommodate 5-10,000 additional people daily.
- The Developer's TIA leaves out the new zoning's forecasted background traffic for Far West Blvd and Spicewood Springs.
- Imagine thousands more cars on the roads because that's where we are headed if we don't ALL speak up.)

PRECEDENT for a DOMINO EFFECT

- Imagine more of these "PUD Developments" all along MOPAC intersections...and the cars that go with them all stacking up.
- This development sets a PRECEDENT that WE DON'T WANT!

INCREASING DANGER for PEDESTRIANS

- If you live on a cut-through street off Spicewood Springs or Far West or Steck, you are in all probability going to have A LOT MORE TRAFFIC out in front of your house. Its that simple. Steck is particularly vulnerable as its one lane in either direction!

FUTURE & FANTASY

- The Developer references a light rail station that is proposed for Anderson Lane (across MOPAC) as a means of transportation for the residents of their new development. The nearest Metro Rapid station is 2 miles away on Burnet!
- Austin has no light rail, YET. Voters have to first approve this and then its years away. This PUD rezoning decision TODAY need not be based on the probability of light rail TOMORROW. Its a disaster in the meantime.

INCREASED HEAT SIGNATURE & UTILITY COSTS

- Lots of many heritage oaks and protected trees on the property will increase our heat signature creating an urban heat island. Developer says will plant new. Hard rock sub-surface makes this impossible. Drive by yourself to see.



GET THE FACTS The AUSTIN OAKS PUD

- WHAT IT IS
- WHY YOU CARE
- WHY YOU DON'T WANT PUDS IN AUSTIN, TX, and
- WHAT YOU CAN DO ABOUT IT.

WELCOME to an OUT-OF-TOWN DEVELOPER'S VIEW of AUSTIN and YOUR FUTURE!

The Austin Oaks PUD development (the first of many according to the developer) and others like it will...
 • LOOM over the homes and be visible from 620,
 • overwhelm our roads (more than they are already)
 • require bridge widening, more stop lights, removal of bike lanes to handle traffic load, etc. etc.
 • (all at taxpayer expense; because developers don't pay for this stuff)
 • further CREAM more kids into our already crowded schools (DOSS has 942 kids in a schools built for 520)
 • cut down 45% of protected trees on the property increasing our heat signature in the area, and more...

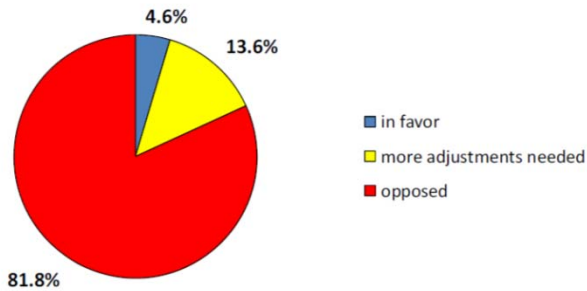
This isn't a NIMBY campaign. We advocate for sensible re-development in Austin, using conventional zoning. We want uniquely Austin re-development to keep Austin the gem that it is! If we don't speak up, WHO WILL? We need YOUR HELP. **Read on, please!**



NWACA Neighborhood Survey:

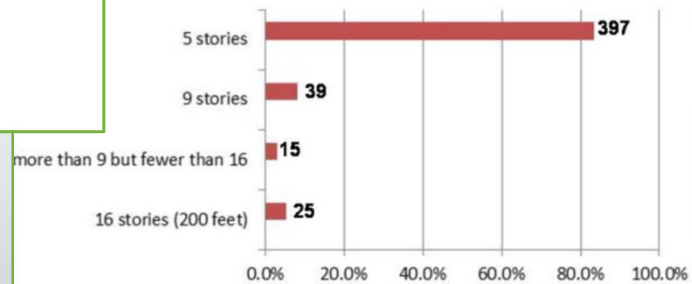
Opinion on the Proposed PUD

501 responses



Maximum Height Preferred at This Site

476 responses; 25 skipped



STOP
the
PUD
@AustinOaks