

Austin Oaks PUD
 Summary of Environmental Superiority
 April 29, 2015

Issue	Explanation	PUD Note
Impervious Cover	Pursuant to the GR/LO regulations, impervious cover would be allowed at 90% for the GR portion of the PUD and 70% for the LO portion of the PUD (Note: this site is in an Urban Watershed). We are proposing a maximum impervious cover of 50%.	3. Impervious cover is limited to 15.69 acres (50%) for the entire PUD area and is calculated on an aggregate (i.e. entire site) basis.
Open Space	<p>The project does not currently contain public open space as defined in Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities). To meet the Tier One requirement for open space, the PUD project would be required to provide a total amount of open space that equals 10% of the residential tracts (1.048 acres) and 20% of the nonresidential tracts (4.178 acres) within the PUD project for a total of 5.226 acres of open space.</p> <p>This PUD is proposing to provide an additional 25% of open space over the Tier One requirement (an additional 1.3065 acres) for a total of 6.5325 acres of open space within the PUD project.</p>	<p>5. A minimum of 4 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 7.33 acres (25% above the Tier 1 PUD requirement).</p>
Green Builder	The current property is not developed under the Austin Energy Green Builder program. To comply with the Tier One requirement of the PUD ordinance, the project would have to achieve a two-star Green Builder rating. This PUD is proposing to comply with the Austin Energy Green Building requirements at a two-star rating.	6. Development of the PUD shall comply with the requirements of the Austin Energy Green Building (AEGB) multifamily, single family or commercial rating system for a minimum two-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitting for individual buildings.
Water Quality	There are currently no water quality treatment facilities on the site as it exists today.	24. The project shall meet or exceed onsite water quality treatment in accordance with the

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	<p>To ensure water quality is managed appropriately, the site as proposed will utilize bio-swales, rain gardens, and other distributed hydrologic stormwater treatment methods – via low impact development techniques - to provide pollutant removal throughout the site.</p> <p>Together with standard sedimentation/filtration facilities, the project is committing to an additional 25% removal of Total Suspended Solids (TSS) from the stormwater leaving the site over that, which is required by the Environmental Criteria Manual.</p> <p>Further, the removal of existing impervious cover that currently lies within the Critical Water Quality Zone will further improve water quality over what exists today.</p>	<p>standards outlined in Chapter 25-8, article 6 of the City code for the entire 31.37 acres of the PUD.</p> <p>27. The project shall achieve an additional 25% removal of total suspended solids (TSS) above that which is required under the Environmental Criteria Manual for runoff in sedimentation/filtration systems.</p> <p>28. The project shall employ integrated Low Impact Development stormwater management practices, as defined by the Low Impact Development Center, Texas LID, or other authorities cited in the Environmental Criteria Manual or generally known as exemplary professional organizations in Central Texas, for the purpose of addressing both pollutant removal from storm water flows and protection of predevelopment hydrological functions.</p>
<p>Flooding and Drainage</p>	<p>The majority of the property currently drains from the south to the north and/or northwest to the Foster Branch of Shoal Creek or an unnamed tributary to the Foster Branch. Currently the site has no detention facilities on site.</p> <p>Due to the reduction in impervious cover being proposed for the site, the peak stormwater flows from the site should be the same</p>	<p>31. The Land Use Plan depicts the City of Austin Fully Developed 100-year floodplain and Critical Water Quality Zone boundaries based on current and accessible information available from the City of Austin at the time of approval.</p>

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	<p>or less than what exists on the site today. As such, no on site detention is being proposed.</p> <p>However, to ensure stormwater quantities are managed appropriately, the site will utilize bio-swales, rain gardens, and other distributed hydrologic stormwater detention methods – via low impact development techniques - to mimic natural hydrologic conditions.</p> <p>A fully-developed 100-year floodplain model has already been developed for the Foster Branch and is available from the City of Austin. This model will be updated to reflect proposed site conditions for both Foster Branch and the unnamed tributary to Foster Branch (including the removal of existing impervious cover), and the floodplain modeled (and Critical Water Quality Zone defined) accordingly.</p>	<p>Floodplain and Critical Water Quality Zone boundaries as depicted may be revised to reflect the findings of a required floodplain study of the drainage channels existing within the project to be conducted in association with the filing of a development application on the property as required. Consistent with Section 25-8-92, the boundaries of the Critical Water Quality Zone coincide with the boundaries of the 100-year floodplain under fully developed conditions as available from the City of Austin; provided that the boundary is not less than 50 feet and not more than 400 feet from the centerline of the waterway.</p>
<p>Water Conservation</p>	<p>The site does not currently utilize rainwater collection.</p> <p>The code requires that at least 50% of the total required landscaped area on a project must be irrigated by stormwater runoff conveyed from impervious surfaces.</p> <p>To meet this requirement, the project proposes to utilize rainwater harvesting for a minimum of 75% of the proposed project rooftops – and use that rainwater to irrigate over 50% of the total required landscaping on the project.</p>	<p>34. The project shall utilize rainwater harvesting, with collection of rainwater from structures comprising a minimum of 75% of the rooftop square footage of the project. Collected rainwater shall be utilized for on-site irrigation.</p>
<p>Trees</p>	<p>Currently, there are 750 trees located on the site. The PUD will preserve 53 % of those trees, including 87% of the heritage trees and 50% of the protected trees, additionally, within the site there is over 3.5 acres of impervious cover located within the critical root zone of existing trees. We are proposing removal of 1.21</p>	<p>29. The owner of the project will voluntarily evaluate and remove invasive species, as identified in the City of Austin Invasive Species Management Plan, within the project, including the Critical Water</p>

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	<p>acres of impervious cover within the critical root zone improving the existing condition by over 65%. Improvement</p>	<p>Quality Zone. Once removal is complete, the owner shall continue to maintain the Critical Water Quality Zone area in such a fashion, in consultation with and under the supervision of the Director of the Watershed Protection Department or the Director's designee.</p> <p>35. The project will preserve more than 57% of the overall caliper tree inches within the project. Within the project a minimum of 89% of the caliper inches of heritage trees (24 inches and larger) will be preserved, 50% of the caliper inches of protected trees (19 inches to 24 inches) will be preserved and more than 50% of the caliper inches of non-protected and non-heritage trees will be preserved. As shown on the tree survey included as page 4 of the Land Use Plan, trees identified as 1038, 1075, 1077, 1079, 1108, 2107, 2173, 2227 and 2233 may be removed. Tree number ____ and ____ must be replaced in either Area A or Area G under the supervision of the City Arborist. All proposed impacts within the ½ critical root zone must be performed to meet the intent of the tree preservation ordinance and are subject to review and/or</p>
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		<p>modification by the City Arborist. The project will develop and adopt a formal tree care plan as part of the site development permit process. The development and adoption of the tree care plan shall be done in concert with a certified arborist. All mitigation rates shall be based upon City Code standards existing as of the effective date of the PUD. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>36. A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of the Watershed Protection Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree</p>
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		<p>placement) on the 100-year fully developed floodplain upstream of the site, or downstream of the site.</p> <p>37. The PUD will provide for the removal of approximately 1.5 acres of impervious cover situated within the critical root zone of existing trees utilizing the special construction techniques as defined in the City of Austin Environmental Criteria Manual. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p>
<p>Critical Environmental Features</p>	<p>The site currently contains five CEFs including four (4) Wetland CEFs, all of which lie within the Critical Water Quality Zone along Foster Branch and the unnamed tributary to Foster Branch. The site also has a Rim Rock CEF located in the uplands to the southwest of the wetland CEFs.</p> <p>As it exists today, there are no setback protections in place on the site for these CEFs. Further, there are currently 33,741 square feet of impervious cover (in the form of surface parking) that encroach into the Critical Water Quality Zone, providing vulnerability to the encompassed CEFs. Additionally, existing buildings currently encroach into the Rim Rock CEF buffer.</p> <p>The project as proposed does not include any improvements within a 50-foot buffer along Foster Branch and its unnamed</p>	<p>32. The owner shall establish and maintain a setback of at least 25 feet from the edge of rim rock features existing on the property.</p> <p>33. The project shall preserve all Critical Environmental Features (CEF's) and shall maintain the buffers as shown on the Land Use Plan.</p> <p>38. Existing impervious cover located within the Critical Water Quality Zone shall be removed.</p>

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	<p>tributary, thereby minimizing impacts to the wetlands in the Critical Water Quality Zone along the creek in its entirety.</p> <p>Further, the project as proposed includes the removal of all impervious cover within the Critical Water Quality Zone, providing further protection of the wetland CEFs.</p> <p>The project proposes to reduce the encroachment into the Rim Rock CEF buffer by moving the proposed structure to the southwest of where it currently lies.</p> <p>Upon redevelopment of the area, a project would not be allowed to increase the area of non-compliance of the project.</p>	
Multi-modal Facilities	<p>The PUD project would locate residential and office density, together with needed retail options, at the intersection of a highway (Mopac) and a Major Arterial (Spicewood Springs). Additionally, a high capacity transit stop is planned for that intersection.</p>	