

Austin Oaks Planned Unit Development

NWACA Comparison to Existing Development – 5/5/15

Aspect	Existing Development	December 2014 Proposal	April 30 Update
Building Heights	12 of them; 8 are 2-story, 4 are 3-story; Mix of LO, LR (max 40') and GR (max 6')	7, at heights of A=60', B=60', C=200', D=200', E=115', F=145', G=60'	7, at heights of A=80'(7-level garage), B=120' (8 level office), C=100' (10 level garage), D=120' (8 level office), E=120'(8 level office and 5 level garage), F=90' (8 level garage), G=60' (residential)
Building Density	446,091 square feet (sf)	1.42M sf	910,000 sf office, 70,000 sf retail/restaurant, 299,100 residential – total 1.279M sf
Impervious Cover	66%	65%	50%
FAR	1:1 and 1:0:7	1:1.2	1:1
Traffic – avg./day	About 4,000 trips	About 20,000 trips	TIA pending
Multifamily Housing	None; hence no impact on schools	300 Units Max; AISD formulas estimate 70-120 additional school children	277 units Max; mixture of units (detail coming)
Retail	none	Minimum of 60,000 sf Restaurants out of 90,000 sf of retail	Max. 70,000 sf Retail, min 50,000 sf restaurants
Trees	Survey shows 746 surveyed, 72 are heritage (> 24"); 98 protected (>19")	Initial plans removed 9 heritage; 44 protected trees (45%)	750 trees, removed 9 heritage, 50% of protected; asking City Arborist about possible relocation of heritage trees
Parkland Onsite		2+ acre park plus a trail system	Minimum 4 acres for park, plus a trail system
Parkland Offsite		Doss Improvements; contribution of \$150K	Doss Improvements; contribution of \$150K
Pedestrian Safety Improvements		Financial assistance with selected school crossings along Far West	Financial assistance with selected school crossings along Far West of \$150K
Financial Assistance		Approximately \$9,000,000 (Projected value of Austin Oaks School Assistance Trust by the year 2032)	Approximately \$9,000,000 (Projected value of Austin Oaks Trust by the year 2032) to be used for transportation / other key items
Public Meeting Space	No	Yes	Yes, 500 sf
Rent-free space	No	Yes	1500 sf for Austin Fire Dept. Wildfire Division
Traffic Improvements		Approx. \$1M in TIA; additional funding assistance in range of \$400K	Approx. \$1M in TIA; additional potential funding assistance from \$9M Trust Fund; \$25K to Cap Metro for construction of bus stops in the project area; \$25k for striping of bicycle lanes to City

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Water Quality	Built before City had strict water quality treatment requirements	Exceed City requirements for water quality treatment	Environmental Resource Inventory (from 2013 property purchase) identifies 4 CEFs, one is rim rock; others wetlands along flood plain; exceed City requirements for water quality treatment
Archeological concerns	May be two archeological sites on the property, based on Mopac survey		Environmental Resource Inventory has 1995 “historical photo” - no earlier info
Tier 1 and 2 Requirements for PUDs	NA	Not updated in December; July 2014 document is at www.nwaca.org	Updated; see document online at www.nwaca.org
Missing information for City Staff	NA	10/3/14 City Staff Report– Environmental Assessment with CEF markings, Educational Impact Statement, Tree Survey	Submitted Environment docs, Tree Survey; yet to meet with AISD regarding Educational Impact, pending completion of residential housing detail
Imagine Austin Plan concerns	Property is office space that fitting well in the landscape and neighborhood	Proposed PUD is like Regional Center in Imagine Austin. This intersection is planned as a Neighborhood Center.	To be determined; comments made throughout documentation regarding aspects of this
Endangered Species	Springs on property may harbor protected species	Not addressed	Not addressed