

DRENNER GROUP

August 13, 2015

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Austin Oaks PUD – Update 2 – C814-2014-0120 Planned Unit Development application for a 31.37 acre piece of property located at the southwest corner of Spicewood Springs Road and Mopac Expressway (the "Property");

Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed formal Update 2 to the zoning application packages.

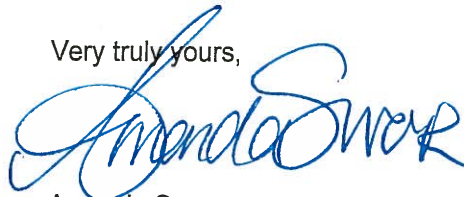
A Development Assessment application was submitted to the City of Austin in conjunction with the PUD process on May 29, 2014. Following comments by City staff, a briefing of the PUD was conducted at City Council on June 26, 2014. A zoning application was submitted to the City of Austin on July 16, 2014. Formal comments were received from the City of Austin on October 3, 2014. The formal Update 1 was submitted on April 30, 2015. Comments to Update 1 were received on July 16, 2015. The attached Austin Oaks Comment Response Memorandum address the comments from July 16, 2015.

To address all comments the Traffic Impact Analysis (a "TIA") is being updated. The TIA update is in process and will be submitted to the City on August 19, 2015.

As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I requirements and nine of the ten applicable Tier II requirements, as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Senior Project Manager

cc: Jerry Rusthoven, Planning and Zoning Department, via electronic mail
Tori Hasse, Planning and Zoning Department, via electronic mail
Jon Ruff, Spire Realty Group, via electronic mail
Jonathan McKee, Bury, Inc., via electronic mail
Steve Drenner, Firm

Austin Oaks Comment Response Memorandum

August 13, 2015

The responses below are in response to the comments received by the City of Austin on July 16, 2015 for the Austin Oaks PUD case number C814-2014-0120.

Austin Energy Electric – David Lambert

1. FYI: Any relocation of existing electric facilities shall be at developer's expense.
2. FYI: Ron Solbach at ph. 512-504-7145 or Ronald.solbach@austinenergy.com is the initial Austin Energy contact for electric service design.
3. FYI: Austin Energy's electric system maps show an underground electric duct bank that runs along the lot line between Lot 5, Koger Executive Center Unit 3 and Lot 6A, Resub of Lot 6, Koger Executive Center Unit 3.
4. This duct bank not only powers the building on Lot 6A but also the properties to the south across Executive Center Drive.

UPDATE #1 RESPONSE: Comments are understood.

Austin Energy Green Building Program – Liana Kallivoka

1. Please have the developer contact us about the proposal.
UPDATE #1: Comment cleared.
2. The developer has proposed a 3 Star rating from Austin Energy Green Building to qualify for Tier 2 PUD status. Achieving a 3 Star rating on this project may be challenging.
UPDATE #1: Comment cleared.
3. Speculative buildings find it difficult to achieve the full range of points available in the AEGB rating system because many energy efficiency, water conservation and IEQ measures depend on the tenant finish-out package. All such points need to be incorporated in a Tenant Lease Agreement, and a protocol must be established for review and verification of tenant compliance. These tenant requirements may limit the ability of speculative buildings to achieve higher level ratings.
UPDATE #1: Comment cleared.
4. Austin Energy Green Building strongly recommends that the development team contact Liana Kallivoka, the Commercial Green Building Supervisor to discuss the opportunities and difficulties associated with pursuing a 3 Star rating on this site before committing the project to that level of sustainability.
UPDATE #1: Comment cleared.
5. The acceptable wording for the green building requirement is:
Development of the property shall comply with the requirements of the Austin Energy Green Building (AEGB) multifamily, single family or commercial rating system for a minimum two

(three)-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitted for individual buildings.

UPDATE #1: Comment cleared.

6. Under Exhibit D-9, 7, Alternative Transportation the electric vehicle charging needs to be more explicit. Our preferred language is.

The project will provide 40 public dedicated spaces and charging infrastructure for electric vehicle charging within the project. A minimum of 25% of the charging infrastructure will be level 2 (240v) and participate in Austin Energy's Plug-In EVerywhere™ network. The remaining spaces can provide electric service via level 1 (120v) ruggedized outlets.

UPDATE #1: Comment cleared.

Austin Independent School District – Beth Wilson

An educational impact statement is required. Due to the lack of information provided, AISD staff cannot complete the impact statement at this time. Please provide additional information as to the residential component of this proposal.

UPDATE#1: See Attachment A.

Neighborhood Housing & Community Development – Javier Delgado

10% of the residential units should serve households at 80% MFI or below. Long term affordability will be secured via a re-sale restrictive covenant giving the Austin Housing Finance Corp. first right of refusal.

UPDATE#1: Per Section 2.5.2.A, provide a summary of the prevailing MFI's in the Vicinity of the PUD. Please use the link to find MFI information:

http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

UPDATE #1 RESPONSE: The requested prevailing MFI information was provided to the reviewer electronically on May 29, 2015, a copy is provided with this update.

PARD Planning – Marilyn Shashoua

1. Demonstrate compliance with Tier 1 requirements for Open Space as required in Section 2.3.1.C Provide easy estimate breakout/comparison for open space, including breakouts for each PUD category, i.e. residential, commercial percentages and acreages. (Sheet 1)

UPDATE#1: Comment cleared.

2. Remove from open space acreage calculations any land encumbered or proposed to be encumbered by easements or rights-of-way or any other encumbrances that would restrict development. Water quality features must be designed as an amenity to be counted toward open space in accordance with 2.3.1 Tier One Requirements for PUDs:

All PUDs must:

C. provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:

1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and

2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided

UPDATE#1: Comment cleared.

FYI: The parkland dedication fee of \$650/dwelling unit is required [25-1-601] and must be paid before any site plan or subdivision may be approved [25-1-605(B)].

UPDATE#1: –NEW COMMENTS:

3. Add the 4.1-acre private park requirement to Sheet 2, PUD notes.

UPDATE #1 RESPONSE: The private park requirement is included as Note 5 on the Land Use Plan.

PDRD Comprehensive Planning Review - Kathleen Fox

The proposed project is located in the Anderson Land Station neighborhood center on the Imagine Austin Growth Concept Map. Unlike more detailed small-area plan maps, the Growth Concept Map provides broad direction for future growth and is not parcel specific.

Activity centers are areas identified on the Growth Concept Map where an increased concentration of people, jobs, businesses, and services will be located. There are three types of activity centers—regional, town, and neighborhood.

Neighborhood centers are defined as the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map. Of the three, these will have a more local focus. Businesses and services—doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods. For more detailed information on neighborhood centers, see p. 105 of the plan.

The proposed project is out of scale with the definition of neighborhood centers, as well as other designated neighborhood centers on the Growth Concept Map.

UPDATE #1 RESPONSE: As discussed in a meeting conducted on June 2, 2015 we respectfully disagree. Please see the attached Neighborhood Centers and the Austin Oaks PUD document detailing the compliance of the Austin Oaks PUD with the Imagine Austin Plan.

Drainage Engineering Review - Benny Ho

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This site is located at 3429 Executive Center Drive in the Shoal Creek Watershed, which is classified as an Urban Watershed.

DE1. There is no outstanding drainage engineering related issue.

UPDATE #0: All drainage engineering comments are cleared.

Environmental Review - Atha Phillips

1. Please provide an Environmental Assessment to the Environmental Reviewer. This could create additional impediments to development. Additional comments from the COA ERM hydrogeologist and wetland staff may be generated once this information is received.

UPDATE#1: Currently, the applicant's ERI is missing some features that have been identified by staff. Specifically, a large wetland located just east of Wood Hollow Drive, please reference the City of Austin GIS or call staff for clarification. Additionally, the ERI identifies wetlands that are not showing up on the Land Use Plan. Please update the Land Use Plan accordingly. Please provide an updated ERI with the next submittal.

UPDATE #1 RESPONSE: An updated ERI is included with this submittal.

2. Please show all the critical environmental features (CEFs) such as wetlands, rimrocks and springs, and their associated buffer setback on the land use plan.

UPDATE#1: Please show the standard buffers for all wetlands identified in the ERI and others identified by staff. If a buffer reduction is requested, please identify the request and update the Summary of Environmental Superiority and reference EV 14.

UPDATE #1 RESPONSE: The project is providing a 50 foot buffer from the center line of the creek in accordance with Wetland Biology comment #4. The Land Use Plan is updated accordingly.

3. Please also indicate the COA fully developed 100 yr. floodplain on the land use plan. Please provide an exhibit including a development plan with accompanying drainage area map for the areas draining to the tributaries in this section. This should include all current code the waterway setbacks and those proposed per the proposed PUD regulations for waterways with acreage of 64 acres and greater. These setbacks are based on the COA fully developed 100yr floodplain and those limits should also be indicated.

UPDATE#1: Please include the entire Floodplain within either a park or open space designation.

UPDATE #1 RESPONSE: Page 1 of the Land Use Plan is update such that the entire Floodplain is located within the open space designation.

4. Any environmental variances to current code should be requested as exceptions within the proposed PUD. Please list those exceptions and provide explanations for the overall superiority of the PUD in relations to these exceptions. Additional comments may be generated.

UPDATE#1: In the comment response, the applicant stated that no Environmental Variances were being sought but showed a modified CEF buffer of 25' instead of the standard 150' buffer outlined in code on the Land Use Plan. Please adjust the buffer to 150' or request a variance. Please show the correct and the proposed buffers on the next submittal.

UPDATE #1 RESPONSE: A variance is being requested for a portion of the CEF buffer associated with the Rimrock in Area F, see Page 1 of the Land Use Plan for buffer locations. It is important to note that the proposed 25 foot buffer increases the existing buffer. A Code modification to Section 25-8-218(C)(1)(a) is requested to reduce the required CEF buffer from 150 feet to 25 feet for a portion of the CEF location on Block F, see the Modification to Code chart located on Page 2 of the Land Use Plan.

5. Please provide a side-by-side analysis of how the proposed PUD compares to current code, including how this affects developable acreage. Also, indicate how the PUD plans to provide overall environmental superiority over current code.

UPDATE#1: Comment cleared.

6. This comment is pending approval of the ERI and CEF issues with the ERM section. Additional comments from ERM will need to be addressed.

UPDATE#1: Comment pending correction of ERI.

7. Please further clarify and explain how this PUD will provide superior environmental advantages over conventional zoning.

UPDATE#1: Comment cleared.

8. Remove Note #15 from the PUD NOTES located on Sheet 2.

UPDATE#1: Comment cleared.

9. Please reconcile notes found in Tier II Requirement #2 and PUD NOTES on Sheet 2 #14, so that the language is consistent.

UPDATE#1: Comment cleared.

10. In Note 9 of the PUD notes. Please clarify this note by stating how much you plan to exceed the requirements.

UPDATE#1: Please identify if cut and fill variances will be required.

UPDATE #1 RESPONSE: A cut and fill variance is not being requested.

11. Please go through the land development code 25-2 and 25-8 and speak to each item listed. We must know specifically what items you are trying to modify and which items you plan to be superior.

UPDATE#1: Comment cleared.

12. A general proposed development exhibit that calls out open space areas and addresses tree protection would also be helpful.

UPDATE#1: Please provide a tree plan that shows trees proposed to be removed and saved.

UPDATE #1 RESPONSE: Upon discussions with the City Arborist's office we have been directed to not indicate specific trees for removal at the PUD stage. We were requested to provide a commitment for preservation of a percentage of trees. See Note 35 on the Land Use Plan.

UPDATE#1: –NEW COMMENTS:

13. Please specify how the garages will be constructed. Due to the geological nature of the site, staff would ask that no more than 4' of cut within 300' of the Spicewood Springs POS and no more than 8' beyond the 300' buffer.

UPDATE #1 RESPONSE: The project will be designed such that a cut of no more than 4 feet shall be permitted within 300 feet of the Spicewood Springs POS. In addition, for buildings outside of the 300 foot buffer, construction, excavation and inspection of excavations will be monitored by a Professional Geologist to demonstrate the commitment to protecting spring resources. See Note 51 on the Land Use Plan.

Fire Department Review - Cora Urgena

1. Fire department access roads, fire hydrant spacing and the required fire flow must comply with IFC and will be verified when the site plans for construction are submitted.

UPDATE#0: APPROVED WITH COMMENTS

Flood Plain Review - David Marquez

No comments

Heritage Tree Review - Keith Mars

1. It does not appear a proposed PUD requirement is an exemption or modification of the Heritage Tree Ordinance. However, the tier compliance letter states that the design will preserve a very high percentage of protected and heritage trees. We should identify during the PUD process if heritage tree variances will be requested.

UPDATE#1: It appears administrative variances will be necessary. And it appears granting of these administrative variances is being requested as part of the PUD. Is that correct? Review of the preservation/mitigation rates and an assessment of the heritage trees proposed for removal are currently under review. I suggest establishing a meeting with appropriate staff to discuss overall environmental superiority. I don't understand the "tree numbers __ and __ must be replaced in either Area A or Area G".

UPDATE #1 RESPONSE: The above mentioned meeting took place on August 3, 2015. It was determined that the administrative removal of the requested Heritage Trees shall be addressed at the PUD stage. See updated Note 35 on the Land Use Plan related to Tree's.

2. Please provide a tree survey. If possible, please provide a conceptual preservation/removal table to determine the extent of trees to be preserved.

UPDATE#1: An assessment of the heritage trees proposed for removal is currently under review.

Site Plan Review – Rosemary Avila

1. Please clarify #7 on Tier 1 requirements. Civic space will not exceed 1,500 sq ft. Is that going to be adequate?

UPDATE#1: Comment cleared.

2. Please label the base zoning or sita data table for each area.

UPDATE#1: Comment cleared.

3. Are you planning on complying with Subchapter E?

UPDATE#1: Comment cleared.

4. Label the open space, prove that there will be 20% as stated in the Tier 1 requirements.

UPDATE#1: Comment cleared.

5. Please clarify if you are requesting for AEC for the whole site or not.

UPDATE#1: Comment cleared.

6. Provide compatibility cross-section along Hart Lane and Spicewood Springs Rd to prove compatibility.

UPDATE#1: Please indicate if any landscaping is going to be provided in lieu of compatibility.

UPDATE #1 RESPONSE: Landscaping, screening and façade articulation shall be provided to mitigate compatibility.

7. Please provide a more specific site development chart that shows more of a breakdown.

UPDATE#1: Comment cleared.

8. FYI- Cocktail Lounges require a Conditional Use Permit.

UPDATE#1: Please explain if the amount of square footage will have a limitation for cocktail lounge use.

UPDATE #1 RESPONSE: The total square footage of cocktail lounges on the site shall be limited to 15,000 square feet. See Note 53 on the Land Use Plan.

Transportation Review - Bryan Golden

TIER 1 REQUIREMENTS (Division 5. Planned Unit Developments)

1. Requirement #2: PUD Note #1- Remove part "D" of note. On-street parking will be determined on a per project basis at site plan review. Please add note that parking structures will have minimal visual presence from neighborhood property owners and public ROW, through use of architectural elements and screening.

UPDATE#1: Please note on-street parking and surface parking are separate. On-street parking will be subject to approval from Austin Transportation Department. Surface parking and loading shall be limited and determined at the time of site plan and shall not exist along public ROW frontage.

UPDATE #1 RESPONSE: Noted.

2. Requirement#2: PUD Note #19- Bicycle and pedestrian facilities and road cross section will be reviewed by Austin Transportation Department. Associated comments may follow. Pedestrian connection (mid block) from Executive Center Drive through "Area A" to Spicewood Springs Road is recommended.

UPDATE#1: Note that 7' min clear zones and 8' min planting zones are required on all streets and where ROW cannot accommodate both, sidewalk shall extend into property with sidewalk easement.

- Provide a pedestrian/bicycle easement at midblock of "Area A" from Executive Center Drive to Spicewood Springs Road with crosswalk improvements to Ceberry Drive.

UPDATE #1 RESPONSE: A pedestrian/bicycle easement will be provided midblock on Area A, see Note 50 on the Land Use Plan.

3. Requirement #9: Mitigate adverse cumulative transportation impacts with sidewalks, trails, and roadways (2.3.1). Bike and Trails will review PUD and may provide additional recommendations. Please consult with Capital Metro regarding the need for additional mass transit (bus) stop(s) and Austin Transportation Department regarding any requirements of the "High Capacity Transit Stop"; provide results of consults.

UPDATE#1: Please update Note #46 to read "a publicly accessible hiking trail, in a dedicated public easement, throughout the project."

- Provide a pedestrian/bicycle easement at midblock of "Area A" from Executive Center Drive to Spicewood Springs Road with crosswalk improvements to Ceberry Drive.

UPDATE #1 RESPONSE: Note 46 on the Land Use Plan is updated accordingly.

4. Requirement #10: PUD Note #11 - Gated roadways are prohibited (2.3.1) Please add driveways equipped with controlled access gates must provide a minimum of 40 feet of storage space measured from the gate to the street property line. Additional storage space may be required if a TIA or traffic study warrants. If the entry drive is from an arterial street, the applicant may also be required to provide a means for a vehicle to turnaround and exit

the driveway without backing into the street, in case the gate is closed and access is denied [TCM, 9.5.0 #2; 9.3.0 #3; TCM, 5.1.0].

UPDATE#1: Revise the #9 note accordingly: "Gated roadways within the PUD are prohibited. Additionally, private resident or commercial parking area may be secured by a gate only with 40' or more of vehicle storage space between the gate and the street property line. Gated driveways are not permitted on arterial roads."

UPDATE #1 RESPONSE: Note 9 on the Land Use Plan has been updated accordingly.

5. Compliance with Chapter 25-2, Subchapter E will be required (2.3.2(A)).

UPDATE#1: Add to note #10 "...and along southern edge of Spicewood Springs Road unless topographic conditions prohibit."

UPDATE #1 RESPONSE: As discussed in the July 31, 2015 meeting, sidewalks in compliance with Core Transit Corridor requirements along Spicewood Springs Road are not feasible due to topographic conditions.

6. Requirement #2 (Additional PUD Mixed Use requirements): PUD Note #12- This proposal is within the urban roadway boundary, therefore all sidewalks must comply with CoreTransit Corridors: Sidewalks and Building Placement; Section 2.2.2, Subchapter E, Chapter 25-2 (2.3.2(B)) Add southern edge of Spicewood Springs to note where Subchapter E comments will be required and note that sidewalks along Mopac will require TxDOT approval.

UPDATE#1: Add to note #10 "...and along southern edge of Spicewood Springs Road unless topographic conditions prohibit. Pedestrian hiking trail will be provided along Mopac frontage road, and sidewalks along Mopac will require TxDOT approval."

UPDATE #1 RESPONSE: As discussed in the July 31, 2015 meeting, sidewalks in compliance with Core Transit Corridor requirements along Spicewood Springs Road are not feasible due to topographic conditions. In addition, a pedestrian hiking trail along Mopac frontage road is not advisable due to Heritage Trees located adjacent to the Right-of-Way. The project is providing a hiking trail throughout the project to meet the City's connectivity objectives, see note 46 on the Land Use Plan.

TIER 2 REQUIREMENTS (Division 5. Planned Unit Developments)

7. Requirement #7: PUD Note #19,24 – Please specify how above-code level bicycle parking will be met

UPDATE#1: 318 minimum or 10% minimum of Appendix A?

UPDATE #1 RESPONSE: The project will provide bicycle parking at 50% above the requirement of Appendix A. Note 15 on the Land Use Plan has been updated accordingly.

8. Requirement #9: PUD Note #9- Must comply with requirement. Alternative configurations may be considered.

UPDATE#1: Add a note to the PUD showing how this requirement is to be addressed.

UPDATE #1 RESPONSE: Can you please provide additional clarification on this request? I show Note 9 on the Land Use Plan to be related to Gated Roadways.

9. Requirement #12: PUD Note #22- Provide for accessibility for persons with disabilities to a degree exceeding applicable legal requirements. Accessible dwelling units apply to Affordable/Smart Housing requirements only. Specify transportation based accessibility.
UPDATE#1: Recommend: All buildings shall have ADA accessible routes from public ROW and 2% accessible units for residential developments. Any public amenity must provide accessible parking and all developments shall adhere to LDC 25-6-475; CABO/ANSI parking requirements.

UPDATE #1 RESPONSE: A new note has been added to the Land Use Plan to address this request, please see Note 48.

ZONING

10. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Spicewood Springs Road. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Spicewood Springs according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].
11. Additional right-of-way may be required at the time of subdivision and/or site plan.
12. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142].

***** TIA comments will be provided in a separate memo *****

13. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Loop 1/ Mopac	400'	380'	Freeway	Yes	No	Yes
Spicewood Springs	118'-140'	82'	Arterial	Yes	No	No
Executive Center Drive	70'	30'	Collector	Yes	No	No
Wood Hollow Drive	70'-80'	40'	Collector	Yes	No	Yes
Hart Lane	70'	40'	Collector	Yes	Yes	Yes

PDRD Water Quality Review - Benny Ho

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This site is located at 3429 Executive Center Drive in the Shoal Creek Watershed, which is classified as an Urban Watershed.

WQ1 FYI., Redevelopment impervious cover exceeding 8,000 sf requires water quality control meeting the current water quality standard. It is therefore not considered to be superiority.

UPDATE#0: All water quality comments are cleared.

PDRD Austin Water Utility Review - Bradley Barron

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.

7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided

Public Works – Bicycle Program: Nathan Wilkes

Below is specifically what I have in the Master Comment Report for this subject matter.

1. Bicycle lanes on Hart Lane are complete. Bicycle Lanes on Wood Hollow will be complete this year.
UPDATE#1: Comment cleared.
2. Request: Showers on site for tenants and employees per South Shore PUD
From South Shore: "A building containing one or more GR uses, including cocktail lounge, totaling 5,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing 20,000 square feet or more of GR uses including cocktail lounges, shall provide one facility for each gender. Otherwise, the building shall provide one unisex facility. The facilities shall be separately accessible from commercial / retail toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement."
UPDATE#1: Comment cleared.
3. Request: Secure Bicycle Parking per South Shore PUD (bicycle parking rooms in buildings for occupants, tenants and employees in addition to short term bicycle parking for the general public). From South Shore: "For every ten vehicle parking spaces in the PUD, the owner shall provide one bicycle parking space. At least half the total spaces shall be either (a) Class I racks / parking spaces as defined in the City Transportation Criteria Manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval of bicycle parking placement by the City of Austin Bicycle Program or any successor program is required prior to site plan approval."
UPDATE#1: Comment cleared.
4. Request: SUP along MoPac along site frontage. If additional superiority was desired limits could extend to the south connecting Far West to Spicewood Springs Road. This would create a tie in to the work that the Mopac Improvement Project is doing to improve the trail crossing at Far West to the east across the railroad tracks.
UPDATE#1: Comment understood.

5. Request: Bicycle Lanes with 8' parking and 6' bicycle lanes and 10' travel lanes on Wood Hollow and Executive Center Drive internal to site. Current proposed cross section from developer uses substandard lane widths.

UPDATE#1: Comment cleared.

UPDATE#1: ADDITIONAL COMMENTS

6. Request: Widen Anderson Lane from Mopac to Shoal Creek by 2feet on each side of the median divided roadway in order to provide 6' bicycle lanes in each direction.

UPDATE #1 RESPONSE: The project will provide \$25,000 in funding for bicycle lanes along Anderson Lane between Mopac and Shoal Creek Boulevard. See Note 16 on the Land Use Plan.

Watershed Protection: Wetland Biology – Andrew Clamann

1. Please show all Wetland CEFs and label them "Wetland CEF" (FYI: The previous figures that I had seen did not include the wetland CEFs located in the upstream reach).

UPDATE#1: Currently, only one wetland CEF is shown in PUD figures, however applicant's Environmental Report indicates additional wetland CEFs within the channel south of Executive Center Drive. Please ensure that all wetland CEFs are shown in the figures.

UPDATE #1 RESPONSE: Page 1 of the Land Use Plan has been updated to include all CEF's. These CEF's are also indicated on the updated ERI.

2. Please show a contiguous 50ft CEF setback from centerline on both sides of creek.

UPDATE#1: Currently, the only CEF setbacks shown in figures are the CEF setbacks associated with the Rimrock, however there should be CEF setbacks shown associated with wetland CEFs. PUD figures should show all CEF setbacks, including all wetland CEF setbacks. Instead of the Standard 150ft CEF setback from wetland CEFs, the applicant may apply a 50ft CEF setback from the centerline of the channels. This can be approved as an administratively modified CEF setback and reduction to setback area in conjunction with mitigation (see next comment) pursuant to ECM 1.10 (formerly ECM 1.3.0).

UPDATE #1 RESPONSE: A 50 foot setback has been indicated from the center line of the creek channel, see Page 1 of the Land Use Plan.

3. Please include language in the PUD that unambiguously states preservation of the CEFs, short term impacts to the CEF setback for restoration, and longer preservation of the CEF setbacks in a natural condition (full growth).

UPDATE#1: Repeat comment

UPDATE #1 RESPONSE: See Note 33 located on Page 2 of the Land Use Plan. Please let me know if there is additional language you are requesting.

4. Please include language, plan view figures and details in the PUD that unambiguously indicate the riparian buffer restoration activities which will occur within the CEF

setback. This should include removal of all impervious cover and restoration of the channel, banks, floodplain benches and riparian corridor to a more natural stream morphology and native plantings. Stream morphology of upstream reach can be used as a template for downstream reach. Proposed restoration shall be approved by ERM prior to PUD approval. Please provide restoration plan to this reviewer.

UPDATE#1: In order to mitigate for the reduction to the total area of the Standard CEF Setback for wetland CEFs, applicant must demonstrate compliance with mitigation guidance in ECM 1.10 (formerly ECM 1.3.0). This reviewer recommends enhancement of one bank of the channel north of Executive Center Drive. Currently the historic bank armoring of the channel north of Executive Center Drive has created a narrow cross section which creates increased velocity during storm events that scours in-channel habitat. Restoring a wider cross section to the channel may restore the creek (similar to cross section to the south of Executive Center Drive). Widening the cross section of the channel and restoration of one of the banks north of Executive Center Drive may be considered "enhancement" which shall mitigate for the reduction to the standard CEF setback for wetlands.

UPDATE #1 RESPONSE: Please see Note 52 on the Land Use Plan addressing this comment.

Planning & Zoning Review - Tori Haase

Tier 1 Requirement/Superiority Table:

1. (Item #2) Upon completion of the tree survey and coordination with the City Arborist, please specify the exact number of trees (protected and heritage) that will be preserved. What is the plan for mitigation?

UPDATE#1: An exact number was not given. How many Protected trees and how many Heritage trees will be preserved?

UPDATE #1 RESPONSE: The project contains 72 Heritage trees, of these trees 63 shall be preserved. No variances to code are being pursued for trees, as such the City Arborist has asking that we not address trees other than Heritage with the PUD.

2. (Item #2) Please elaborate or define "innovated design and high quality construction"

UPDATE#1: Comment understood/Cleared.

3. (Item #2) Given that the parking garages would be multiple stories with multiple stories of office above, how will their visual presence be minimized architecturally (given they will be too tall to screen)?

UPDATE#1: Comment understood/Cleared.

4. (Item#5) What is the source of your data that this redevelopment will provide 3500 permanent jobs?

UPDATE #1: Comment cleared.

5. (Item#6) Specify the reduction in impervious cover levels –in terms of to what's there today, and what could be if the project were developed under a GR/MU scenario. Elsewhere it is indicated the site will be at 65% IC, but what's the reduction?

UPDATE#1: Comment cleared.

6. (Item#7) What has the response been from these COA departments? If not interested, have you also approached PARD or other City departments about satellite office space? Is this space also included in the civic square feet?

UPDATE#1: Is this space also included in the civic square feet calculation?

UPDATE #1 RESPONSE: The project shall contain a maximum of 70,000 square feet of retail space and a minimum of 50,000 square feet of restaurant uses. The remaining 20,000 feet of retail space includes the civic space mentioned above. This space includes all non-residential and non-office uses.

Tier 1 Requirement/Superiority Table – Mixed Use Development:

7. (Item#2) Sidewalk is also proposed along the east side of Hart Lane (note 12). If you are not proposing construction of a sidewalk along Mo-Pac, are there other connectivity options or enhancements proposed between the proposed PUD and the surrounding neighborhoods?

UPDATE#1: Comment understood/Cleared.

8. (Item#3) Should this be re-phrased as multiple story or multi-story office building? What's the difference between a mixed-use building and the commercial buildings? As staff understands the proposal, there are essentially four possible building types: office, office with retail/civic uses; office with retail/civic uses and/or residential uses, and residential only.
UPDATE#1: Comment understood/Cleared.

Tier 2 Compliance/Superiority Table:

9. (Item#1) Please provide the square feet. Provide calculations showing how this number was derived. If the exact number is unknown, provide a minimum.

UPDATE #1: Comment cleared.

10. (Item#2) Please provide calculations.

UPDATE #1: Comment cleared.

11. (Item#4) Provide documentation that the Art in Public Places Program is amendable to your proposal. What is meant by "providing the art directory"?

UPDATE #1: Please provide a letter or documentation of your communication with the Art in Public Places Program about how you plan to incorporate art into this project. The documentation should include comments from the Art in Public Places Program.

UPDATE #1 RESPONSE: Documentation has been provided to the reviewer.

12. (Item#7) Will spots for EV charging also be provided to residents? Presumably, "the public" includes both visitors and employees of office spaces. What amount of bicycle parking is required and will be provided? See also the bicycle reviewer's comments for shower facilities and other requests.

UPDATE#1: Comment understood and is being addressed in the Public Works Bicycle Program Comments.

13. (Item#9) Areas A, D, and E have frontage on MoPac, but these buildings also have frontage to Executive Center Drive, Wood Hollow or Spicewood Springs. Will the sides that face these streets have pedestrian oriented uses?

UPDATE#1: Comment understood.

14. (Item#10) The site development regulations for maximum height, maximum floor area ratio, and maximum building coverage in a PUD with residential uses may not exceed the baseline except with compliance to Section 2.5.2 (a report approved by NCHD and commitment for on-site affordable housing or donation in lieu of), as development bonuses.

1) If the residential component remains, has such a report been filed with the NCHD?

2) Do you have alternative proposals if the residential component is reduced or removed?

UPDATE#1: Comment understood and is being addressed in the NHCD Comments.

Land Use Plan Comments

15. (Sheet 1) The LUP depicts "minimum" open zones distributed throughout the site. Please approximate the size of these areas.

UPDATE#1: Comment cleared.

16. (Sheet 1) The superiority chart and the LUP notes refer to tracts as "area". For the sake of consistency, please change "Proposed Parcel Boundary" to area; alternately, change reference from area to parcel, or everything to "tract."

UPDATE#1: (Sheet 2) Change the terminology from "lots" to "Areas" in comment #1.

UPDATE #1 RESPONSE: All references to lots have been revised to Areas.

17. (Sheet 2- #1) Surface parking for visitors – is this associated with the townhomes or also for office and retail patrons?

UPDATE#1: Where will visitors to the residential uses park?

UPDATE #1 RESPONSE: Parking for visitors of the residential portion of the project will be located with the associated parking structure.

18. (Sheet 2- #3) Please provide the square feet. Provide calculations showing how this number was derived.

UPDATE#1: Comment cleared.

19. (Sheet 2- #6) Is the meeting room space (Note 18) included in this amount? What other civic uses are contemplated? Is the 100,000 square feet of these three uses consistent with the TIA numbers?

UPDATE#1: Comment cleared.

20. (Sheet 2- #13) Since this property is not in the WO, please list the pedestrian-oriented uses. Also, why is there no such use proposed on Area G?

UPDATE#1: Comment cleared.

21. (Sheet 2- #15) This seems to need rewording. See also environmental reviewer's note #8.

UPDATE#1: Comment cleared.

22. (Sheet 2- #16) Trees are not depicted on the LUP. Will there be an exhibit or another sheet added?

UPDATE#1: Comment cleared.

23. (Sheet 2- #25) Please refer to lots as areas or parcels (for consistency). Please indicate the Site Development Standards in the table supersede base district requirements for all tracts.

UPDATE#1: Comment cleared.

24. (Sheet 2- Site Development Standards Table) If the impervious cover is limited to 65%, explain how the building coverage can be higher.

UPDATE#1: Comment cleared.

25. (Sheet 2) What is the rationale behind inclusion/specification of minimum lot size and frontage? Related, are these values appropriate given a potential townhouse-style development?

UPDATE#1: Please incorporate the items from the Site Development Standards Table and related notes (*) below the table on LUP, Sheet 2, to the table on LUP, Sheet 1. The table on LUP Sheet 2 is not necessary.

UPDATE #1 RESPONSE: The Land Use Page has been updated accordingly.

26. (Sheet 3) Please provide a table that identifies locations of new and existing sidewalks/bike lanes (in addition to what is listed in the legend)

UPDATE#1: a table was provided in the responses to the Master Comment Report, however there was no table added to LUP Sheet 3. Please add the table to LUP Sheet 3.

UPDATE #1 RESPONSE: Requested chart has been added to Land Use Page 3.

27. (Sheet 3) Please identify heavy dashed line and solid line in legend (parcel/area/tract boundary and edge of pavement)

UPDATE#1: Comment cleared.

28. There are existing sidewalks, along Wood Hollow (both sides), Executive Center (north side), and along the MoPac Service Road that appear to be identified as new. Is this just a graphic error, or are the existing sidewalks being replaced with standard Core Transit Corridor sidewalks according as per the typical proposed cross-section? This might be clarified in the table requested in #26 above.

UPDATE#1: Comment cleared.

GENERAL QUESTIONS:

29. Imagine Austin Comprehensive Plan - There has been much discussion about whether the proposal is a Neighborhood Center as envisioned in the Imagine Austin Comprehensive Plan, and whether this location is such. Please elaborate on what makes the proposal a neighborhood center and at this location.

UPDATE#1: Repeat comment. Please provide, in writing, the verbal explanation given to Staff regarding this subject.

UPDATE #1 RESPONSE: Please see enclosed the document titled Neighborhood Centers and the Austin Oaks PUD document addressing Austin Oaks' compliance with Imagine Austin.

30. Environmental Superiority - The proposal for redevelopment indicates superiority by bringing the site into compliance with current environmental regulations, especially as relates to water quality. Please explain to what degree the proposal is different than redevelopment of the site under a GR-MU or similar scenario.

UPDATE#1: Comments understood.

Related, staff has fielded numerous requests for an accounting of what could be done with existing zoning entitlements. Staff recognizes that there are any number of scenarios (uses by space per use) that could be developed. Any use, or mix of uses, will have different parking requirements, and different traffic generating implications. At the same time, this is not a vacant greenfield; trees, compatibility requirements, other environmental features, traffic constraints, if any, and a developer's creativity and innovation would all come into play. Nonetheless, the question is forwarded: do you have an estimate of what could be developed, in terms of square feet and parking requirements, for a typical development under the existing zoning?

UPDATE#1: Comments understood.

31. Height - The proposed height along Mo-Pac is several times that allowed under conventional GR or GO zoning. Outside the downtown area, and some examples along Barton Springs Road south of downtown, heights are generally determined by a base zoning district, such as office along Loop 360 or Southwest Parkway, or even elsewhere along Mo-Pac. There are two exceptions along Mo-Pac, the Domain (LI-PDA), which is capped at 150 feet, and commercial highway services (CH) zoning that is permissible along and north of US 183, which tops out at 120 feet. The Domain was envisioned as another "downtown" at the time of its adoption, whereas CH is seen as single major mixed use development of a service nature that includes any combination of office, retail, commercial, and residential uses.

a. Please explain how the proposed heights were derived. Staff understands that an increase in open space/pervious cover is correlated to a smaller building footprint and thus height. Please explain how the proposed reduction in impervious cover translates into or equates to increase in building height. Is there a logic or justification that relates these in some proportion?

UPDATE#1: This item is in ongoing discussion by Staff.

UPDATE #1 RESPONSE: Understood.

b. Among the zoning principles staff must consider is 1) granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city and 2) zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.

UPDATE#1: Comment understood.

c. By its nature, a PUD is unique and customized zoning. But two questions among staff as it relates to these principles are if the PUD is recommended and adopted, does this height set a precedent (negative, neutral, or positive) for other intersections along Mo-Pac? The concern goes to whether buildings that exceed current zoning districts are appropriate at these intersections. (Traffic at such intersections is also a concern, but presumably if part of the transportation/TIA review). Second, the community benefits proposed to meet superiority criteria aside, please explain the public need satisfied with this PUD application.

UPDATE#1: Please elaborate how you feel that a public need is satisfied with the proposed development.

UPDATE #1 RESPONSE: Please see enclosed document titled Austin Oaks – Satisfaction of Public Need.

32. Increase in FAR - As depicted, it appears some areas will have a higher or lower FAR than allowed under the proposed PUD versus current zoning (on a per tract basis). In total, however, the FAR of 1.12 represents an increase of just over 55% across the entire site. Staff understands a reduced impervious cover leads to greater height if the FAR is held constant. How does a reduction in impervious cover also translate into a request for additional FAR?

UPDATE#1: Is the increase in FAR for a portion of the proposed development, as per your responses submitted in UPDATE1, a result of compromise between achieving less impervious cover but without requesting additional height to the original request?

UPDATE #1 RESPONSE: The slight shift in FAR maximums by Area was to accommodate the public Parkland space. The overall FAR on the project actually decreased.

33. Bonus Development - Is residential only located in Areas A and G? Or will there be residential in other areas? Regardless of the underlying baseline, there is a difference between a bonus area of 20' versus an expanded bonus area. The requested difference in FAR and height (current zoning versus proposed) are 128% and 50%, and 87% and 50% for Areas A & G, respectively. Similarly, the biggest difference (between current and proposed) in FAR is for Area D (150%), as is the height (275%). Please elaborate and discuss how participating in affordable housing options for residential portions, if any, or other proposed community/neighborhood benefits are superior for the entire project (and not just for any residential components). Staff recognizes the residential portion may be reduced or removed, so please discuss alternate scenarios and community benefits (i.e., superiority) as necessary.

UPDATE #1: What is the status of any agreements reached with NHCD regarding affordable housing? PLEASE NOTE, this item is still being discussed among Staff.

34. Benefits Summary - Based on previous experience, it appears Council prefers a listing or summary of all the public benefits, which may be slightly different than superiority items. In other words, what are the tangible and obvious public benefits that make this project superior to entitlements under existing (or even higher district) zoning for the community of Austin? To the extent you can provide a benefits summary, please do so.

UPDATE#1: Please provide a list of public benefits that summarizes the superiority tables in a concise way.

UPDATE #1 RESPONSE: Please see the enclosed document title Austin Oaks – Summary of Community Benefits.

UPDATE#1: ADDITIONAL COMMENTS

35. LUP (Sheet 1) – Please provide building coverage numbers.

UPDATE #1 RESPONSE: Maximum building coverage is 50%, consistent with the maximum impervious cover. This has been moved from Page 2 of the Land Use Plan to Page 1.

36. LUP (Sheet 1) – Please list the F.A.R. ratios in a standard format.

UPDATE #1 RESPONSE: FAR ratios updated as requested.

37. Add TCAD to “Existing Parcel Boundary” in the Legend.

UPDATE #1 RESPONSE: Page 1 of the Land Use Plan updated as requested.

38. LUP (All Sheets) – Please add the zoning case number to the bottom right corner.

UPDATE #1 RESPONSE: Land Use Plan updated as requested.

39. LUP (All Sheets) – Please change the department name to “Planning and Zoning Department”

UPDATE #1 RESPONSE: Land Use Plan updated as requested.

40. Please provide conceptual/visual context as an exhibit.

41. LUP (All Sheets) – Please make the street name font larger.

UPDATE #1 RESPONSE: Land Use Plan updated as requested.

42. Are any of the buildings proposed for a mixture of both residential and non-residential uses, within one structure, in other words, a vertical mix of uses.

UPDATE #1 RESPONSE: No, the only building proposed to contain a residential use is located on Area G.

43. Which area will host the Civic Space?

UPDATE #1 RESPONSE: The exact location of the Civic space has yet to be determined and will not be specified in the PUD.

44. Is the 1,500 sq. ft. of space that is being offered to Austin Fire Department included in the 10,000 sq. ft of space that is being proposed for retail, civic, or pedestrian oriented uses?

UPDATE #1 RESPONSE: The space for the Austin Fire Department is included in the maximum 70,000 square feet of retail space. The retail designation is intended to include all uses not designated within the residential or office space.

45. Are there any Civic uses proposed other than the rent-free space being offered to the AFD?

UPDATE #1 RESPONSE: Exact uses within the project are not known at this time.

46. I do not see that a variance to compatibility is being requested. Will you be requesting a variance to compatibility? If so, please include this variance to the "MODIFICATIONS TO CODE" text box on LUP-Sheet 2.

UPDATE #1 RESPONSE: A variance to compatibility was included as Code Modification 4 on Update 1.

CASE MANAGER – Tori Haase – (512) 974-7691

A PRELIMINARY STAFF RECOMMENDATION CANNOT BE ISSUED AT THIS TIME BASED ON THE INFORMATION PROVIDED. A STAFF RECOMMENDATION WILL NOT BE ISSUED UNTIL THE ASSOCIATED TIA HAS BEEN APPROVED.

A formal update is required. Please submit **10** copies of updated materials to INTAKE for distribution to the 10 Staff that provided review comments requiring a response. Please provide all required documentation to the individual reviewer who requested it. PLEASE CLEARLY LABEL ALL PACKETS WITH THE REVIEWER'S NAME.

Please provide **2 additional copies** of the update materials and response letters to the Zoning Review/Case Manager. Please Note: You must make an appointment with the Intake Staff (974-2689) to submit the update. PLEASE BRING ALL COPIES OF THIS REPORT WITH YOU UPON SUBMITTAL TO INTAKE.

***** Additional comments may be generated as requested information is provided *****

PLEASE NOTE: Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not city engineers review the application for code compliance.

Reviewers

Austin Energy (AE):

Electric Review – David Lambert, 512-322-6109
Green Building Program – Liana Kallivoka, 512-482-5406

Development Services Department (DSD):

LUR Supervising Engineer – Andy Linseisen
Drainage Engineering Review – Benny Ho, 512-974-3402
Site Plan Review – Rosemary Avila, 512-974-2784
Transportation Review – Bryan Golden, 512-974-3124
Water Quality Review – Benny Ho, 512-974-3402
Flood Plain Review – David Marquez, 512-974-3389
Heritage Tree Review – Keith Mars, 512-974-2755
City Arborist – Michael Embesi, 512-974-1876
Environmental Review – Atha Phillips 512-974-6303

Public Works Department (PWD):

Bicycle Program – Nathan Wilkes, 512-974-7016

Planning and Zoning Department (PZD):

Comprehensive Planning Review – Kathleen Fox, 512-974-7877
Zoning Review & Case Manager – Tori Haase, 512-974-7691

Watershed Protection Department (WPD):

Environmental Officer – Chuck Lesniak, 512-974-2699
Wetland Biology – Andrew Clamann, 512-974-2694

Parks and Recreation Department (PARC):

PARC Planning – Marilyn Lamensdorf (Shashoua), 512-974-9372

Neighborhood Housing & Community Development (NHCD): Javier Delgado, 512-974-3154

Austin Water Utility: Bradley Barron, 512-972-0077

Austin Fire Department (AFD): Cora Urgena, 512-974-0184

Austin Independent School District: Beth Wilson, 512-414-9841

Legal Review – No comments at this time

Mapping Review – No comments at this time



S1901

INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	ZCTA5 78731				
	Households		Families		Married-couple families
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total	12,157	+/-271	6,242	+/-292	5,265
Less than \$10,000	7.4%	+/-1.7	2.8%	+/-1.5	2.3%
\$10,000 to \$14,999	2.7%	+/-1.1	0.8%	+/-0.7	0.6%
\$15,000 to \$24,999	5.1%	+/-1.1	3.2%	+/-1.2	2.4%
\$25,000 to \$34,999	8.8%	+/-2.0	4.9%	+/-1.9	4.3%
\$35,000 to \$49,999	11.2%	+/-2.1	6.3%	+/-1.9	4.6%
\$50,000 to \$74,999	14.8%	+/-2.2	12.1%	+/-2.5	10.8%
\$75,000 to \$99,999	10.4%	+/-1.9	11.4%	+/-3.1	9.4%
\$100,000 to \$149,999	15.6%	+/-2.2	20.7%	+/-3.3	22.4%
\$150,000 to \$199,999	8.6%	+/-1.5	13.7%	+/-2.7	15.3%
\$200,000 or more	15.5%	+/-2.0	24.2%	+/-3.3	28.0%
Median income (dollars)	75,269	+/-7,293	117,477	+/-9,740	132,961
Mean income (dollars)	116,969	+/-7,563	156,201	+/-9,948	N
PERCENT IMPUTED					
Household income in the past 12 months	24.3%	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	18.9%	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)

Subject	ZCTA5 78731		
	Married-couple families	Nonfamily households	
	Margin of Error	Estimate	Margin of Error
Total	+/-320	5,915	+/-362
Less than \$10,000	+/-1.7	12.2%	+/-2.9
\$10,000 to \$14,999	+/-0.7	4.7%	+/-2.0
\$15,000 to \$24,999	+/-1.1	7.2%	+/-2.2
\$25,000 to \$34,999	+/-1.9	13.5%	+/-3.6
\$35,000 to \$49,999	+/-2.0	16.4%	+/-3.7
\$50,000 to \$74,999	+/-2.6	17.4%	+/-3.7
\$75,000 to \$99,999	+/-3.0	9.4%	+/-2.6
\$100,000 to \$149,999	+/-3.8	10.1%	+/-2.5
\$150,000 to \$199,999	+/-2.9	2.9%	+/-1.4
\$200,000 or more	+/-3.8	6.1%	+/-2.3
Median income (dollars)	+/-8,493	47,216	+/-5,773
Mean income (dollars)	N	74,239	+/-11,720
PERCENT IMPUTED			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	29.8%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '!' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '!' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

PLANNING THE AUSTIN OAKS PLANNED UNIT DEVELOPMENT

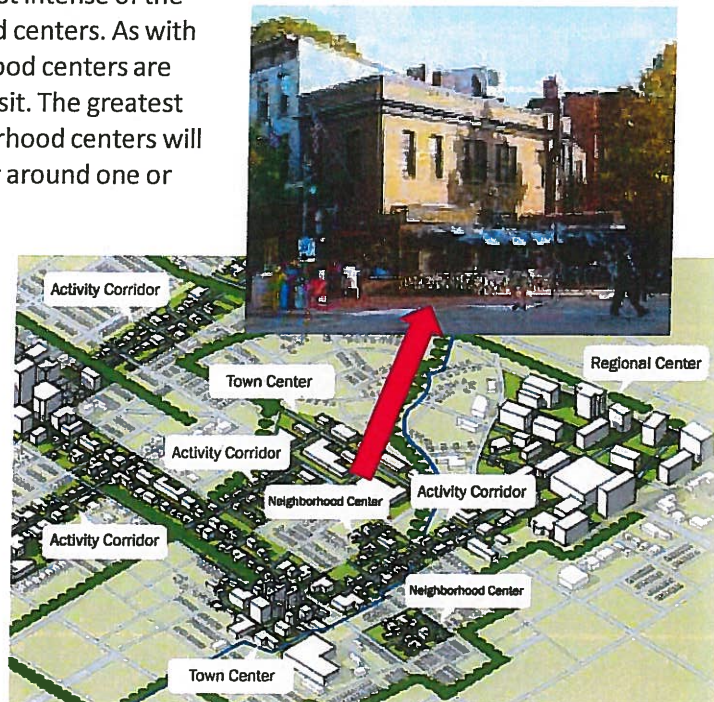
This paper presents a discussion of the proposed Austin Oaks Planned Unit Development, located generally in the vicinity of the Anderson Lane Station Neighborhood Center (ALSNC) and why a development of this type is appropriate at this location.

1. The Neighborhood Center Concept

The Imagine Austin Comprehensive Plan (IACP) has identified the general area surrounding the intersection of Spicewood Springs and Mopac as a future Neighborhood Center (Anderson Lane Station Neighborhood Center, or ALSNC).

According to the IACP, the smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikeable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing.

A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections.



Neighborhood centers will be more locally focused than either regional or town centers. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Neighborhood centers range in size between approximately 5,000-10,000 people and 2,500-7,000 jobs.

During the development of the IACP Growth Concept Map, areas were identified throughout Austin where neighborhood centers were desirable in order to accommodate future population growth.

These centers were specifically not drawn with hard, discrete boundaries, but rather were intended to depict intersections, corridors, and other areas where, generally, some increased density would make sense. It is from this background that the following discussion occurs.

Simply stated, the IACP defines neighborhood centers in terms of 3 major elements: Population, Jobs, and Land Use. Of note is that the definition of a neighborhood center does not specify height limits.

1.1 Neighborhood Center Location

The factors used to determine where a center (regional, town, or neighborhood) may be located include:

- **Existing City Plans:** Areas with existing small-area plans intended to promote denser, mixed use development, such as Downtown, East Riverside Corridor, station-area plans, and North Burnet/Gateway;
- **CAMPO Centers:** Center identified in the Capital Area Metropolitan Planning Organization's 2035 plan;
- **High Capacity Transit Service:** High-frequency or high-capacity transit service, such as multiple local or express bus routes, bus rapid transit, or commuter rail;
- **Access to Major Roads:** Either limited access roads (such as I-35 or SH 130) or at the intersection of Major Arterials;
- **Land Availability:** Areas with vacant land or land identified for redevelopment by neighborhood plans (generally, but not exclusively, by calling for one of the mixed use future land use categories);
- **Existing Development Agreements:** Areas already in the process of being developed at the scale of an activity center;
- **Proximity to Incompatible Land Uses:** Proximity to existing land uses incompatible with residential or mixed use development, such as landfills or existing industrial development; and
- **Other:** In addition to these general factors, other factors were also occasionally considered. Examples of other factors include lack of other Growth Concept Map features (Southside regional center, Pleasant Valley corridor through Dove Springs, or 71/Ross neighborhood center in Del Valle) or discouraging future residential development near the Decker Power Station.

Anderson Lane has been identified as an activity corridor, which is reasonable given the level of development and the mix of uses found along the road as it stretches from 183 South on the east to Mopac Expressway on the west. So a Neighborhood Center in this location has access to major transportation facilities nearby.

Further, the future Lone Star Rail commuter line has identified this center as a future commuter rail stop.

From a population growth perspective, according to the City of Austin Demographer, the centroid of the Austin Metropolitan Area's population is now found at the intersection of Burnet Road and North Loop Boulevard – significantly north of downtown Austin (Figure 1-1). From this perspective, it is obvious that locating centers north of downtown would help meet the population growth trends forecasted and alleviate traffic congestion.

And finally, there are very few locations on the Mopac Corridor where development intensity can be achieved while still generally complying with compatibility standards. These locations include two stations identified in the IACP (Anderson Lane Station NC, Far West NC) along with locations that may not have been identified in the IACP (State School property on 35th and Mopac).

So, overall, there seems to be little disagreement about the location of the Anderson Lane Station Neighborhood Center as being appropriate.

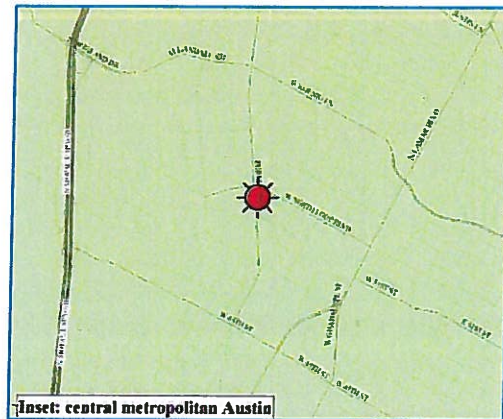


Figure 1-1. Centroid of Austin MSA Population

1.2 Neighborhood Center Geographic Extent

So, if this is a reasonable location for a neighborhood center, what should the geographic extent of that center really look like?

The Anderson Lane Station Neighborhood Center as drawn on the IACP Growth Concept Map does not realistically represent the limits of potential redevelopment in this area. During the development of the Growth Concept Map, these centers were specifically represented as nondescript “blobs” that were intended to note general areas desirable for additional density and a mix of uses that would promote a walkable and bikeable live/work environment, but not identify specific tracts or properties, as the limits and rate of redevelopment would be driven by market conditions.

With the development of the Austin Oaks PUD, an alternative representation of the Anderson Lane Station Neighborhood Center can now be contemplated to represent a more realistic redevelopment scenario (Alt ALS NC).

The two nodes of the Alt ALS NC boundaries lie on the southwest and northeast corners of Mopac and Spicewood Springs/Anderson Lane, and are centered on areas where existing commercial and retail uses exist or where the Austin Oaks PUD is proposed. Each node extends radially out to an approximate distance of ¼ mile – coincident with the limits of how far individuals may be likely to walk to access neighborhood center amenities. The Alt ALS NC limits do not encompass large portions of existing single family neighborhoods, as major density changes to these areas are not likely to occur.

Figures 1-2 and 1-3 present the limits of the Anderson Lane Station NC as drawn in the IACP and an alternative representation of a more realistic boundary (Alt ALS NC). In both Figures, the limits of the proposed Austin Oaks Planned Unit Development (PUD) are shown.

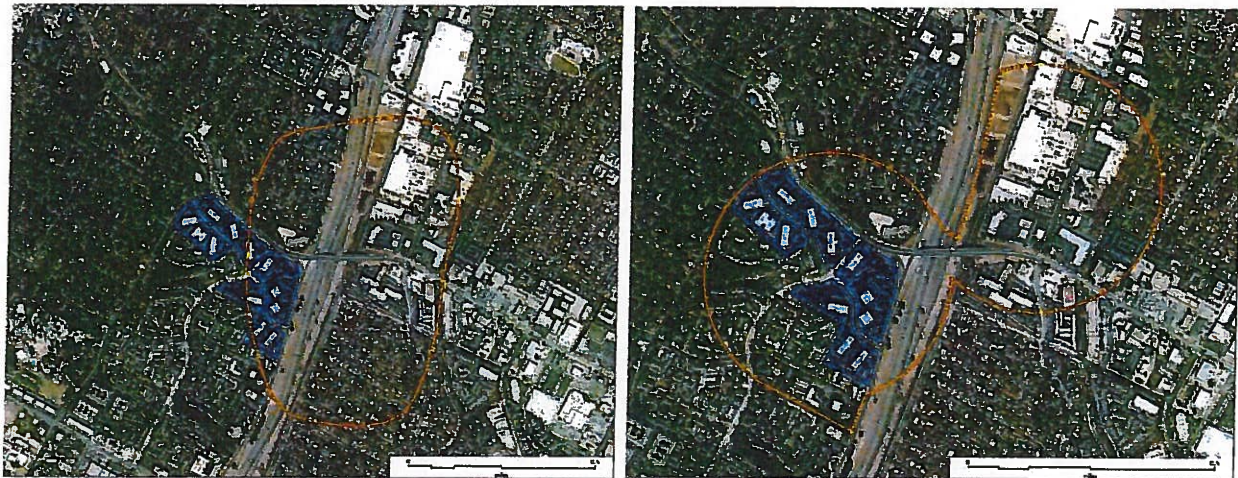


Figure 1-2. Limits of Anderson Lane Station Neighborhood Center

Figure 1-3. Alternate Limits of Anderson Lane Station Neighborhood Center

For purposes of this analysis, the alternative boundary of the Anderson Lane Station Neighborhood Center will be used as the more realistic of boundaries, and the potential impacts of the Austin Oaks PUD applied to that scenario.

1.3 Neighborhood Center Size & Demographics

If the Alternative Anderson Lane Station Neighborhood Center is taken as the more reasonable geometry (when compared to the “blob” drawn in the IACP), one can begin to think about this Center’s ability to accommodate the population and jobs envisioned in the IACP. Existing demographic conditions within the two neighborhood scenarios are presented in Table 1-1.

Table 1-1. Existing Conditions Demographics¹

	IACP ALS NC	Alt ALS NC
Estimated Population (2014)	1,977	2,062
Projected Population (2019)	2,200	2,296
Projected Annual Population Growth Rate	2.3%	2.3%
Estimated Population Density	5,140 psm	5,708 psm
Estimated Households (2014)	1,099	1,288
Projected Households (2019)	1,199	1,405
Projected Annual Household Growth Rate	1.8%	1.8%
1 Person Households	49.6%	58.5%
2 Person Households	33.4%	30.3%
Median Age	38.2	33.0
Age 5 to 19 Years	9.6%	7.8%
Family Population	53.7%	39.4%
Non-Family Population	46.2%	60.6%
Total Employees	2,555	3,477

¹ Demographic Source: Applied Geographic Solutions 08/2014, TIGER Geography

From this data, it is apparent that the population in each scenario is far below the target population for a neighborhood center (as defined in the IACP) of 5,000-10,000 individuals.

Interestingly, according to the City of Austin demographer, between 2000 and 2010 the population encompassing this Neighborhood Center actually decreased, highlighting the importance of equitably accommodating future population growth throughout all portions of the City.

And while there are not reliable employment/job numbers available from the census data (the data shown above is generated by taking the employment data that has been developed for each census tract and prorating it based on the area of the Neighborhood Center falling within that census tract, as opposed to counting jobs in this particular geographic extent), the data shown represents a total number of individuals employed within the geographic limits of the Neighborhood Center in the lower to middle range of the targeted number of jobs according to the IACP of 2,500-7,000.

If the Austin Oaks PUD were to be approved as part of the Alternative Anderson Lane Station Neighborhood Center, two things become very clear. With the Austin Oaks PUD in place:

- ***There remains a major gap between the existing and target populations within the Center, which would need to be made up under future development scenarios; and***
- ***This Neighborhood Center provides a future job climate that matches well with the job/employment goals listed in the IACP for Neighborhood Centers.***

2. Site Characteristics

If the size and location of the Neighborhood Center is generally known, and it appears to be able to accommodate the number of jobs and population specified in the Imagine Austin Comprehensive Plan, the next question becomes what characteristics need to be evident in the Austin Oaks PUD development to satisfy good planning principles and the goals of the IACP.

In this section several site characteristics are discussed.

2.1 Land Use

Existing land use conditions for the Alternative Anderson Lane Station Neighborhood Center scenario is presented in Figure 2-1.

This scenario generally depicts a healthy mix of uses. It reflects less than 10% of the area attributed to the single family land use and approximately 60% of the land use spread somewhat evenly between office, retail, and multifamily land uses. Of note is the relatively small portion of open space.

As the development of the Austin Oaks PUD has been considered, it has been aware of the uses described as desirable in the IACP:

"Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods."

The Austin Oaks PUD actually diversifies the uses found in either Neighborhood Center as currently envisioned. While currently only providing office use, the PUD as proposed will provide office, retail, multifamily, and open space uses.

And because of the use of the Planned Unit Development zoning tool, local uses – as specified in the Imagine Austin Comprehensive Plan – can be programmed into the development at the front end, thus securing local services for residents inside – and near – the Neighborhood Center.

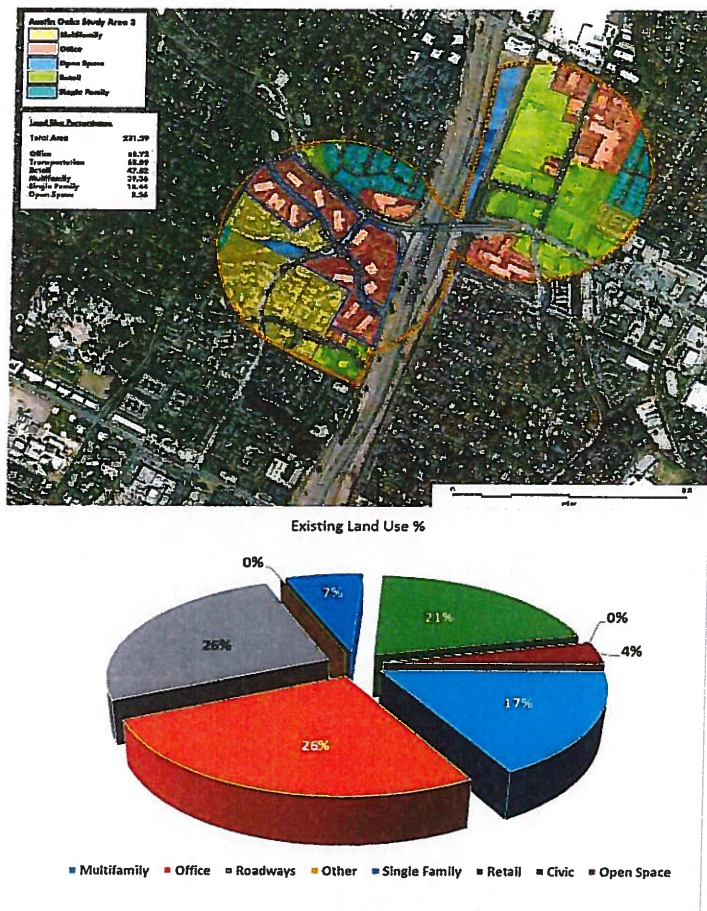


Figure 2-1. Existing Land Use for Alternative Anderson Lane Station Neighborhood Center

2.2 Height

There has been significant discussion about the appropriate height for the Neighborhood Centers (and all Centers) proposed in the Imagine Austin Comprehensive Plan. Several points can be made about height with respect to the Austin Oaks Planned Unit Development:

1. Building height was not specified in the definition of any Centers in the Imagine Austin Comprehensive Plan – only jobs, population, and uses were addressed. This is because there was a realization that each center could take significantly different forms based on the surrounding areas. Artificially limiting height in the IACP could significantly negatively impact the Plan's ability to successfully tackle the massive population growth the document was specifically developed to address.
2. The pictures of the Centers in the IACP, similar to the text, are provided as guides on what development could look like, but it was specifically addressed during Citizen Advisory Committee meetings and Planning Commission meetings that the ultimate look and feel (height being one component) of the Centers – while informed by the IACP – will eventually be driven by market conditions.

The text gives 2 or 3 descriptions of what various scenarios might look like in a Neighborhood Center, but begins with the statement *"However, depending on localized conditions, different neighborhood centers can be very different places."* Therefore, it is conceivable that the maximum heights for some NCs will vary greatly from others, but all Centers should be walkable, bikeable, supported by transit, offer some level of local services, and provide users with a true sense of place.

3. Different Neighborhood Centers around the city will have different heights based on their location, the geographic area they encompass, and site characteristics (i.e., environmental issues), because they all need to accommodate a certain population and number of jobs.

It is reasonable for Neighborhood Centers along highways to have significant height in order to accommodate the population or jobs envisioned by the IACP.



Figure 2-2. Austin Oaks Rendering Depicting Height

Similarly, the smaller Neighborhood Centers should also be expected to have taller buildings for the same reasons. And, if a portion of a Center is environmentally sensitive, it is reasonable that the other portions of the Center would accommodate additional height and density to promote a more environmentally sustainable Center overall.

Commercial Highway Zoning for instance, allows 120' heights just north of US Highway 183 North (less than 1.5 miles north of the Austin Oaks PUD), but would seem a reasonable guideline under which commercial (office with ground floor retail) buildings along the Mopac Expressway could be built – again, as long as compatibility standards are met.

Even if CH Zoning was considered too intense for the Alt ALS NC scenario, a significant increase over the 60 foot height limit currently allowed by right would be necessary to accommodate the jobs goals envisioned for this Neighborhood Center.

4. For a Neighborhood Center, it is important to realize that height - in and of itself - does not preclude the existence of active, vibrant, mixed use spaces. There are examples across Texas and the United States where office buildings are integrated into 2-4 story mixed use centers. Just because you have height on one portion the Austin Oaks PUD does not preclude the entire site from being a truly unique space that is exactly the manifestation of the IACP's definition of Neighborhood Center.



Figure 2-3 Active Pedestrian Areas In Relation to Height

2.3 Development Intensity

The building coverage and impervious cover of any Neighborhood Center dictate in a large part what the Center will look and feel like. This is very true on the Austin Oaks PUD site.

The Austin Oaks PUD proposes to set aside nearly 4 acres of parkland for public use in an area of town that is sorely lacking for open space.

Further, while redevelopment could achieve up to 90% impervious cover by right on portions of the site (and 70% in other areas), the Austin Oaks PUD is limiting itself to 50% impervious cover.

From a comprehensive planning perspective, providing the necessary development density to achieve the population, job, and local services goals, while still creating meaningful open space for the public to use and limiting the overall intensity of the development, the Austin Oaks PUD is providing the exact type of project envisioned for the site.

2.4 Environment

A Neighborhood Center – just like any development in Austin – must do more than just minimize harm to the environment; it must be integrated into the environment. The Austin Oaks PUD provides an opportunity for redevelopment of the site to be truly superior to what either exists today or could be built by right today.

- **Impervious Cover:** Pursuant to the GR/LO regulations that apply to the site today, impervious cover would be allowed at 90% for the GR portion of the PUD and 70% for the LO portion of the PUD. The site is currently developed with 66% impervious cover. The Austin Oaks PUD is proposing a maximum impervious cover of 50%, which is a 15% reduction in the amount of existing impervious cover.
- **Open Space:** The project as it exists today does not currently contain public open space as defined in the Austin Land Development Code. To meet the Tier 1 PUD requirement for open space, a PUD project would be required to provide a total amount of open space that equals 10% of the residential tracts (0.805 acres) and 20% of the nonresidential tracts (5.062 acres) within the PUD project for a total of 5.867 acres. The Austin Oaks PUD is proposing to provide an additional 25% of open space over the Tier 1 requirement (an additional 1.46 acres) for a total of 7.33 acres of open space.

- **Green Builder:** The current property is not developed under the Austin Energy Green Builder Program. The Austin Oaks PUD is proposing to comply with the Austin Energy Green Building requirements at a two-star rating – which meets the Tier 1 requirements for Planned Unit Developments.
- **Water Quality:** There are currently no water quality treatment facilities on the site today. The Austin Oaks PUD is proposing to remove an additional 25% of Total Suspended Solids over what is currently required by Code. The PUD will also utilize bio-swales, rain gardens, and other distributed hydrologic stormwater treatment methods – via Low Impact Development (LID) techniques – to provide pollutant removal throughout the site. 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.
- **Flooding & Drainage:** The majority of the site currently drains from the south to the north and/or northwest to the Foster Branch of Shoal Creek or an unnamed tributary to Foster Branch. Currently the site has no detention facilities on site. Due to the reduction in impervious cover being proposed for the site, the peak stormwater flows from the site should be the same or less than what exists on the site today. As such, no on-site detention is being proposed. However, to ensure stormwater quantities are managed appropriately, the site will utilize bio-swales, rain gardens, and other distributed hydrologic stormwater detention methods – via LID techniques – to mimic natural hydrologic conditions.
- **Water Conservation:** The site does not currently utilize rainwater collection. 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. The Austin Oaks PUD is proposing to exceed that requirement, utilizing 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.
- **Trees:** Currently, there are 750 trees located on the site greater than 8 inches in diameter. The Austin Oaks PUD will preserve more than 57% of the overall caliper tree inches within the project. A maximum 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. Additionally, the Austin Oaks PUD is proposing to remove 1.5 acres of impervious cover within the critical root zone of existing trees, improving the existing condition by over 65%. Further, the project will exceed the mitigation minimums suggested by Staff.
- **Critical Environmental Features:** The site currently contains five (5) 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. The Austin Oaks PUD proposes to meet the staff-directed 50 foot buffer for the Wetland CEFs, reduce the encroachment into the Rim Rock CEF, and to exceed the 150 foot minimum setback for a spring located across Spicewood Springs Road to the north of the site by an additional 150 feet (300 feet total). Finally, the Austin Oaks PUD proposes to remove all impervious cover currently within the Critical Water Quality Zones on the site.
- **Multi-Modal Facilities:** The Austin Oaks PUD would locate residential and office density, together with needed retail options, at the intersection of a highway (Mopac Expressway) and a Major Arterial (Spicewood Springs Road). Additionally, a high capacity transit stop is planned for the eastern portion of that intersection.

2.5 Parkland

As stated previously, any Neighborhood Center must make public space a priority. And this part of Austin is lacking in public parks.

By designating more than 4 acres of space as park land accessible to the public, the Austin Oaks PUD is providing not only the jobs and housing to meet the Imagine Austin Comprehensive Plan goals, it is doing so in a way that creates memorable places where the public can enjoy retail and restaurants while watching family members and neighbors enjoy the wonderful open spaces (See Figure 2-4).



Figure 2-4. Austin Oaks Rendering of Open Space

3. Impacts on the Surrounding Area

A Neighborhood Center not only has impacts on the site itself, but it can also either be a benefit or a detriment to individuals and businesses in the vicinity of the Center itself. Many of the choices made regarding the site characteristics in the last section influence the degree of impact the Austin Oaks PUD has on the surrounding area. This section presents those impacts.

3.1 Traffic

Transportation in the vicinity of the proposed neighborhood centers is dominated by vehicles and is already significantly congested. The existing Austin Oaks development – 450,000 square feet of office use – is estimated to generate 4,118 unadjusted two-way trips over a 24 hour period. When adjusted for internal circulation, that numbers falls to approximately 3,912 two-way trips over the same 24-hour period.

In addition to the significant traffic improvements proposed by the Traffic Impact Analysis (TIA), the Austin Oaks PUD will provide an additional, and unprecedented, amount of transportation funding equal to approximately \$9,000,000 as the project develops. This additional amount, together with the traffic improvements contemplated by the TIA, not only mitigates the additional traffic generated by the PUD, but also provides the financial tools that are necessary to address problems caused by background traffic in the area of the Austin Oaks PUD.

3.2 Transit/Bike/Pedestrian Transportation

The Imagine Austin Comprehensive Plan has a future high capacity transit stop planned for the IACP SS NC. And within the Alt ALS NC limits, Capital Metro has a bus stop in the area at the intersection of Wood Hollow Drive and Greystone Drive that serves UT Shuttles 616 and 681. While minimal at this time, the site is prepared for increased transit use as it is built out.

From a bicycle and pedestrian standpoint, more pedestrians and bicyclists in the area means less traffic – which creates a safer environment to bike and walk. By making changes in and around the 30+ acre Austin Oaks PUD that facilitate pedestrian and bicycle use, we aim to convert existing

vehicle trips to pedestrian or cycling as local residents access the public amenities (such as parks, playgrounds, and running/walking trails) and much-needed retail spaces at Austin Oaks.

This will be done by providing core transit corridor treatments along the roadways within the site, including wider sidewalks with shade trees, textured pedestrian crossings (along with traditional signage), improved signage, building placement to facilitate walking and biking, and expanded bicycle lanes in areas along Hart Lane and Wood Hollow Drive.

Finally, we will be investigating the installation of Pedestrian Hybrid Beacons (PHBs) and associated cross walk signage at the following locations (see Figure 3-1):

- Northledge Drive & North Hills Drive
- Thorncliffe Drive & North Hills Drive
- North Hills Drive & Hart Lane
- Hart Lane
- Far West Boulevard & Hart Lane
- Far West Boulevard and Northledge Drive

Overall, in terms of transit, bicycle, and pedestrian facilities, the Austin Oaks PUD either has – or is committed to implementing or accommodating – a wide range of non-automobile transportation improvements.

Collectively, they will make getting around not just the project, but the area overall, safer and more quickly.

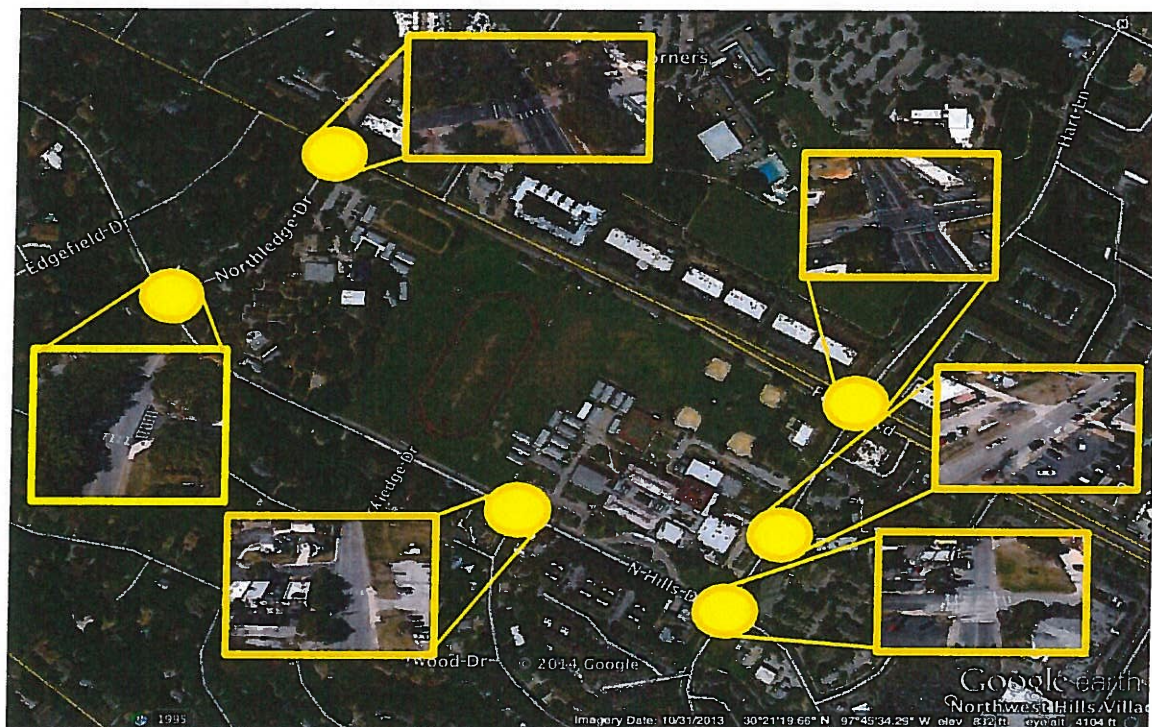


Figure 3-1. Potential Pedestrian Safety Improvements Near Schools

3.3 School Impacts

The impacts of the Planned Unit Development on local schools cannot be underestimated. The need for a vibrant live-work-play Neighborhood Center must be balanced with potential enrollment issues on our local public schools.

The current enrollment of 920 at Doss Elementary places the percent of permanent capacity at 169%, significantly above the target of 75-115%. Similarly, Murchison Middle School is currently above the target range of permanent capacity by enrollment at 122%. The percent of permanent capacity by enrollment for Anderson High School is within the acceptable range.

In recognition of these student population challenges at both Doss Elementary and Murchison Middle Schools, the Austin Oaks PUD has reduced the number of residential units from 610 to 277.

Using the Austin Independent School District's student yield factor for apartments (across all grade levels) of 0.23, the 277 multifamily units are projected to add approximately 64 students across all grade levels to the project student population. However, because the development is proposing 75% one bedroom apartments, the number of students from the Austin Oaks PUD is likely to be lower than the project district wide average of 64. It is estimated that as of the 64 students, 34 will be assigned to Doss Elementary School, 10 to Murchison Middle School, and 20 at Anderson High School.

4. Conclusion

As the City of Austin contemplates continued nation-leading growth rates, we must be bold in how we approach our planning decisions. The Imagine Austin Comprehensive Plan was developed over many years – with much public input – to do just that. The Austin Oaks PUD has taken the Imagine Austin Comprehensive Plan at its word, and the development was fashioned to meet the goals and objectives of the plan. The Austin Oaks Planned Unit Development:

- Is proposed to be located within the alternative boundary of the Anderson Lane Station Neighborhood Center, which was drawn in a way that cuts out single family residences and takes into account walking distances to amenities;
- Proposes a number of multifamily residences within the PUD that is thoughtful about potential impacts to local schools but also promotes a successful mixed use development;
- Proposes a height that will increase the office square footage and promote job creation in the Center that falls within the proposed IACP range;
- Increases the mix of uses on the site;
- Balances the issue of development intensity (impervious cover and height) with the creation of open space and the preservation of trees and the natural environment on the site;
- Improves the environmental conditions on the site as compared to what exists on the ground today or what could be built by right today;
- Provides funding to not only mitigate additional traffic from the PUD, but also to address problems caused by area background traffic;
- Broadens the transportation options in the area by adding new sidewalks, extending bike lanes, and putting new amenities closer to the neighborhood – all of which keep cars off the streets; and
- Improves pedestrian safety in the area by providing pedestrian crossing infrastructure and traffic calming devices

Case No.:

(City use only)

Environmental Resource Inventory

For the City of Austin

Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

1. SITE/PROJECT NAME: Austin Oaks Property

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): _____

3. ADDRESS/LOCATION OF PROJECT: Spicewood Springs Road and MOPAC

4. WATERSHED: Shoal Creek Watershed

5. THIS SITE IS WITHIN THE (Check all that apply):

Edwards Aquifer Recharge Zone* (See note below)..... ☒ YES ☐ NO

Edwards Aquifer Contributing Zone* ☐ YES ☒ NO

Edwards Aquifer 1500-ft Verification Zone* ☐ YES ☒ NO

Barton Springs Zone* ☐ YES ☒ NO

*(as defined by the City of Austin – LDC 25-8-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?... ☐ YES** ☒ NO

If yes, then check all that apply:

☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;

☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or

☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.**

☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐ YES*** ☐ NO

*****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 6 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

1 (#s) Spring(s)/Seep(s)

0 (#s) Point Recharge Feature(s)

0 (#s) Bluff(s)

1 (#s) Canyon Rimrock(s)

4 (#s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrant soils and Urban land, 0 to 2 percent slopes, (TeA)	B	0.3 to 1.2
Tarrant soils and Urban land, 5 to 18 percent slopes, (TeE)	B	0.3 to 1.2
Volente soils and Urban land, 1 to 8 percent slopes, (VuD)	C	0.2 to 4.6

*Soil Hydrologic Groups Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

Topographically, the site is approximately 700 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a west-to-east direction, towards Foster Branch of Shoal Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg Group	Undivided (Kfr)	N/A
Fredericksburg Group	Edwards Limestone (Ked)	N/A

Brief description of site geology *(Attach additional sheets if needed):*

The subject site is underlain by Fredericksburg Group, undivided (Kfr) and Edwards Limestone (Ked) (UT-BEG, 1995).

The Fredericksburg Group is an undivided mixture of Edwards Limestone (Ked), Comanche Peak Limestone (Kc), Keys Valley Marl (Kkv), Cedar Park Limestone (Kcp), and Bee Cave Marl (Kbc).

The Edwards Limestone is a thinly to massively bedded, hard to soft, cherty, fossiliferous, fine-grained limestone and dolomite that commonly have red clay and calcite associated with solution features, such as caves and collapsed zones. The Edwards Limestone is known to form caves and voids.

Wells— Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#s) The wells are not in use and have been properly abandoned.

0 (#s) The wells are not in use and will be properly abandoned.

0 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 2 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The subject site is situated within the Blackland Prairie vegetational area of Texas (Gould, 1975).

There is woodland community on site ☒ YES ☐ NO (Check one).
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
plateau live oak	<i>Quercus fusiformis</i>
hackberry	<i>Celtis laevigata</i>
cedar elm	<i>Ulmus crassifolia</i>
Chinese tallow	<i>Triadica sebifera</i>

There is grassland/prairie/savanna on site ☐ YES ☒ NO (Check one).
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ☒ YES ☐ NO (Check one).
If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
black willow	<i>Salix nigra</i>	FACW
common spikerush	<i>Eleocharis palustris</i>	OBL
common rush	<i>Juncus effusus</i>	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☐ YES ☒ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

City of Austin already supplies wastewater disposal for the site.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 7-25-2014 6-14-2015
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

James Killian, PG

512-328-2430

Print Name

Telephone

Signature

james_killian@horizon-esi.com

Email Address

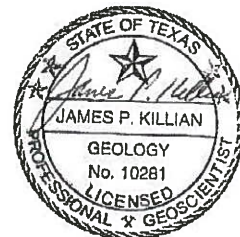
Horizon Environmental Services, Inc.

August 3, 2015

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	Austin Oaks Property
2	Project Address:	Spicewood Springs Road and MOPAC
3	Site Visit Date:	7-25-2014
4	Environmental Resource Inventory Date:	7-29-2014

5	Primary Contact Name:	Jon Ruff
6	Phone Number:	
7	Prepared By:	Greg Sherrod
8	Email Address:	gsherrod@horizon-esi.com

[illegible]City of Austin Use Only
CASE NUMBER:

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method	Accuracy
Proposed	95.2%
Baseline	88.7%
Model A	91.5%
Model B	93.8%
Model C	94.1%
Model D	94.9%
Model E	95.0%
Model F	95.1%
Model G	95.2%
Model H	95.3%
Model I	95.4%
Model J	95.5%
Model K	95.6%
Model L	95.7%
Model M	95.8%
Model N	95.9%
Model O	96.0%
Model P	96.1%
Model Q	96.2%
Model R	96.3%
Model S	96.4%
Model T	96.5%
Model U	96.6%
Model V	96.7%
Model W	96.8%
Model X	96.9%
Model Y	97.0%
Model Z	97.1%
Model AA	97.2%
Model AB	97.3%
Model AC	97.4%
Model AD	97.5%
Model AE	97.6%
Model AF	97.7%
Model AG	97.8%
Model AH	97.9%
Model AI	98.0%
Model AJ	98.1%
Model AK	98.2%
Model AL	98.3%
Model AM	98.4%
Model AN	98.5%
Model AO	98.6%
Model AP	98.7%
Model AQ	98.8%
Model AR	98.9%
Model AS	99.0%
Model AT	99.1%
Model AU	99.2%
Model AV	99.3%
Model AW	99.4%
Model AX	99.5%
Model AY	99.6%
Model AZ	99.7%
Model BA	99.8%
Model BB	99.9%
Model BC	100.0%
Model BD	100.0%
Model BE	100.0%
Model BF	100.0%
Model BG	100.0%
Model BH	100.0%
Model BI	100.0%
Model BJ	100.0%
Model BK	100.0%
Model BL	100.0%
Model BM	100.0%
Model BN	100.0%
Model BO	100.0%
Model BP	100.0%
Model BQ	100.0%
Model BR	100.0%
Model BS	100.0%
Model BT	100.0%
Model BU	100.0%
Model BV	100.0%
Model BW	100.0%
Model BX	100.0%
Model BY	100.0%
Model BZ	100.0%
Model CA	100.0%
Model CB	100.0%
Model CC	100.0%
Model CD	100.0%
Model CE	100.0%
Model CF	100.0%
Model CG	100.0%
Model CH	100.0%
Model CI	100.0%
Model CJ	100.0%
Model CK	100.0%
Model CL	100.0%
Model CM	100.0%
Model CN	100.0%
Model CO	100.0%
Model CP	100.0%
Model CQ	100.0%
Model CR	100.0%
Model CS	100.0%
Model CT	100.0%
Model CU	100.0%
Model CV	100.0%
Model CW	100.0%
Model CX	100.0%
Model CY	100.0%
Model CZ	100.0%
Model DA	100.0%
Model DB	100.0%
Model DC	100.0%
Model DD	100.0%
Model DE	100.0%
Model DF	100.0%
Model DG	100.0%
Model DH	100.0%
Model DI	100.0%
Model DJ	100.0%
Model DK	100.0%
Model DL	100.0%
Model DM	100.0%
Model DN	100.0%
Model DO	100.0%
Model DP	100.0%
Model DQ	100.0%
Model DR	100.0%
Model DS	100.0%
Model DT	100.0%
Model DU	100.0%
Model DV	100.0%
Model DW	100.0%
Model DX	100.0%
Model DY	100.0%
Model DZ	100.0%
Model EA	100.0%
Model EB	100.0%
Model EC	100.0%
Model ED	100.0%
Model EE	100.0%
Model EF	100.0%
Model EG	100.0%
Model EH	100.0%
Model EI	100.0%
Model EJ	100.0%
Model EK	100.0%
Model EL	100.0%
Model EM	100.0%
Model EN	100.0%
Model EO	100.0%
Model EP	100.0%
Model EQ	100.0%
Model ER	100.0%
Model ES	100.0%
Model ET	100.0%
Model EU	100.0%
Model EV	100.0%
Model EW	100.0%
Model EX	100.0%
Model EY	100.0%
Model EZ	100.0%

GPS ☐ sub-meter ☐

<input type="checkbox"/>	11-01-01	<input type="checkbox"/>	11-01-01
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Surveyed	meter
<input type="checkbox"/>	<input type="checkbox"/>

Other ☐ > 1 meter ☐

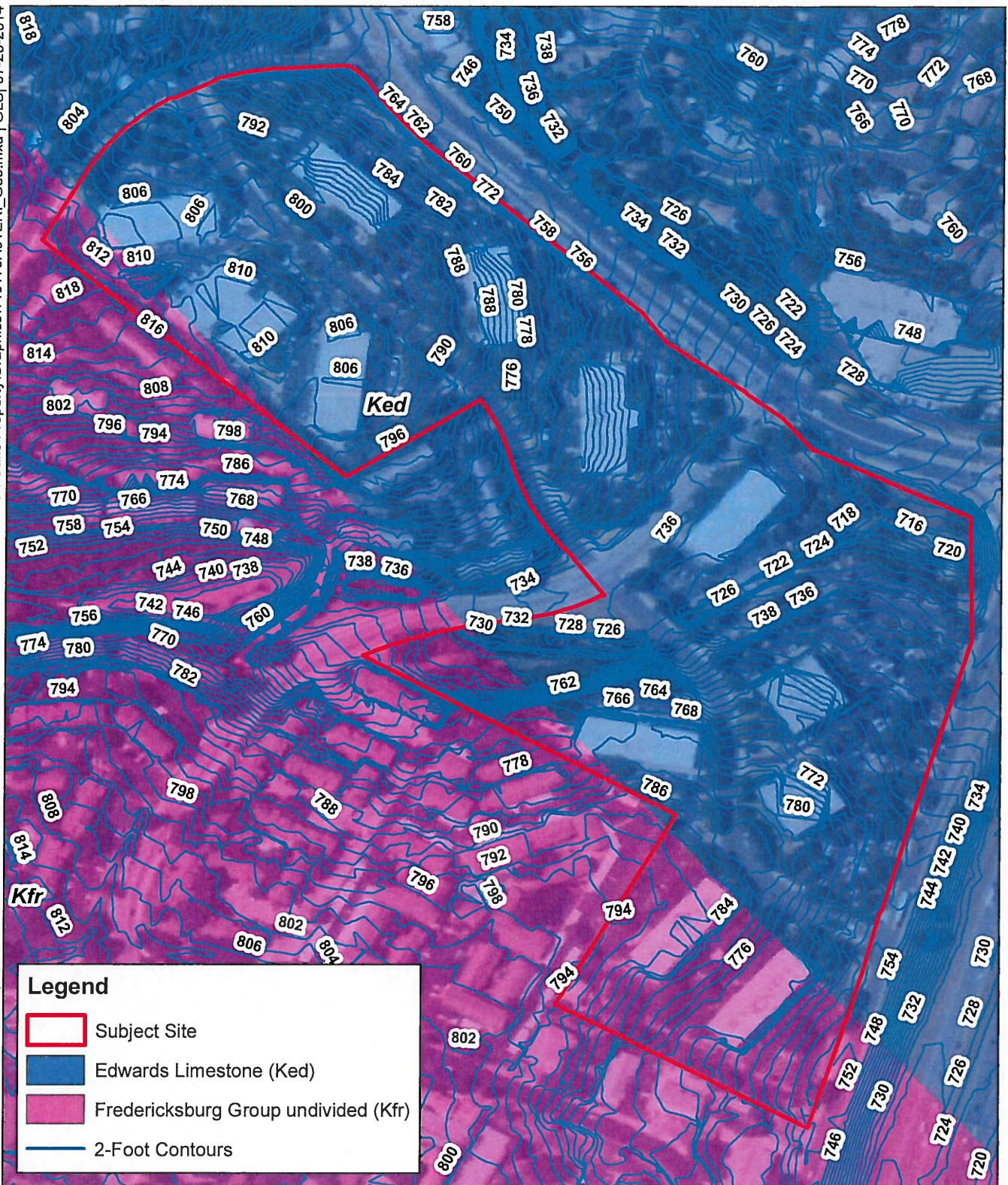
Professional Geologists apply seal below

For a spring or seep, locate the source of groundwater that feeds a pool or stream.

For wetlands, locate the approximate centroid of the feature and the estimated area.

For rimrock, locate the midpoint of the segment that describes the feature.

Attachments



MAP SOURCE: UT-BEG, 1995; COA, 2003; USDA, 2012.

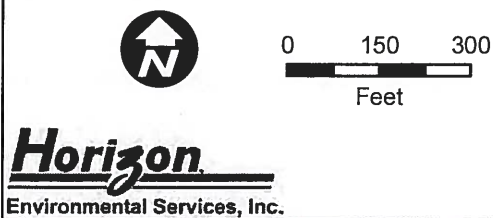
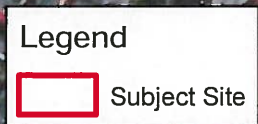


FIGURE 1

SITE SPECIFIC GEOLOGIC MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



MAP SOURCE: USGS, 1995.



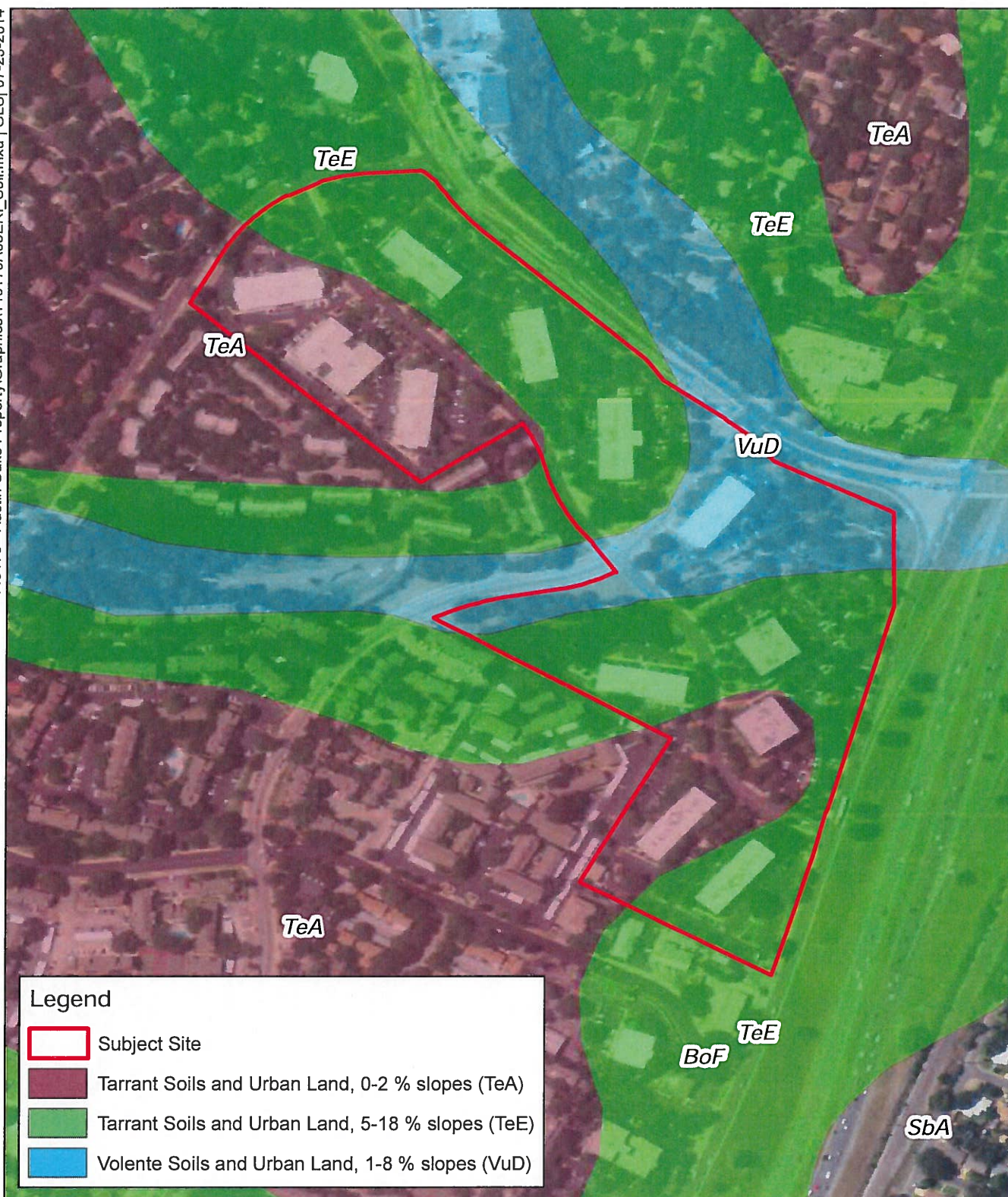
0 200 400
Feet



Horizon
Environmental Services, Inc.

FIGURE 2

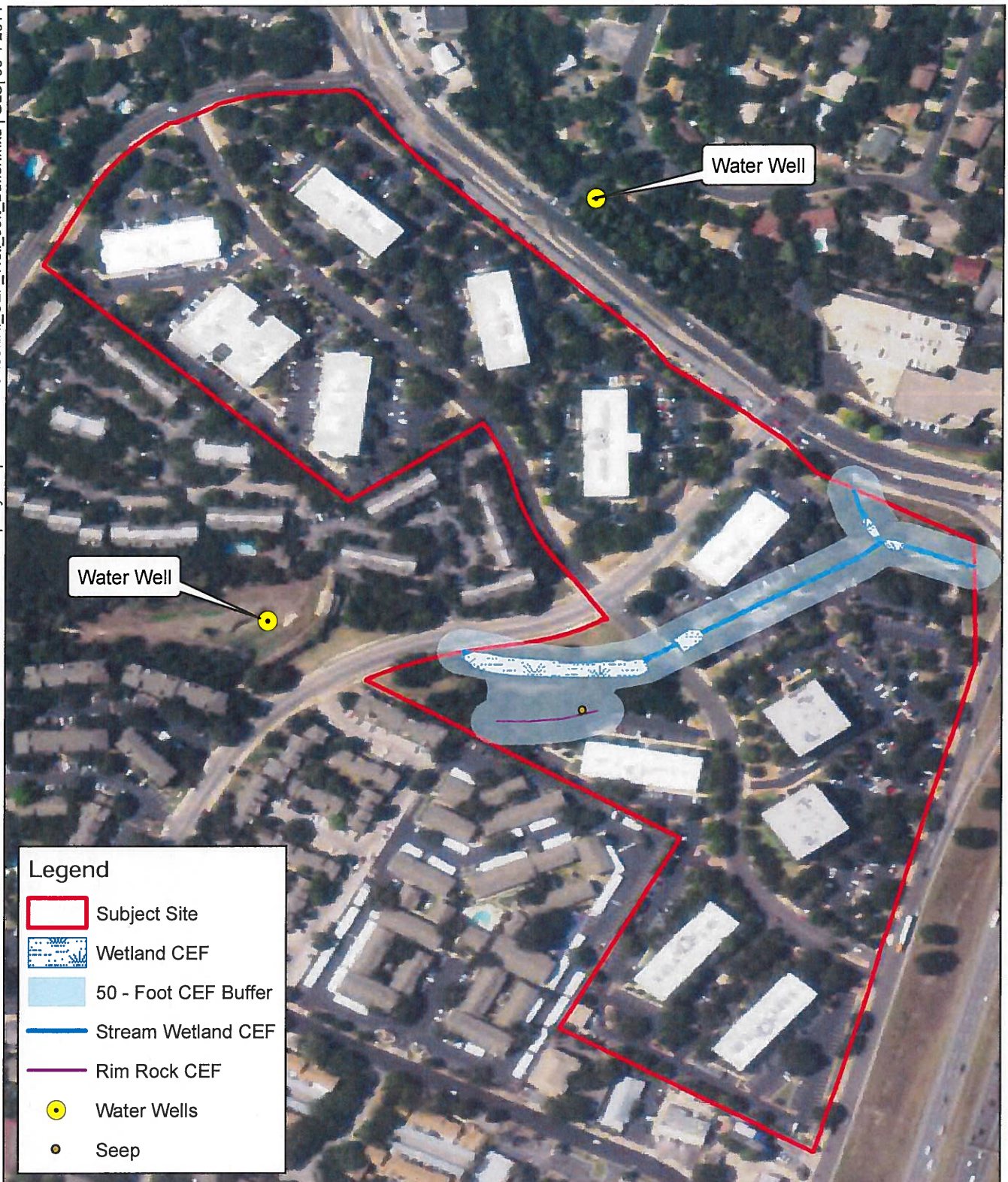
1995 HISTORICAL PHOTOGRAPH
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS



MAP SOURCE: USDA, 2012; NRCS, 2014.



FIGURE 3
SITE SOILS MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

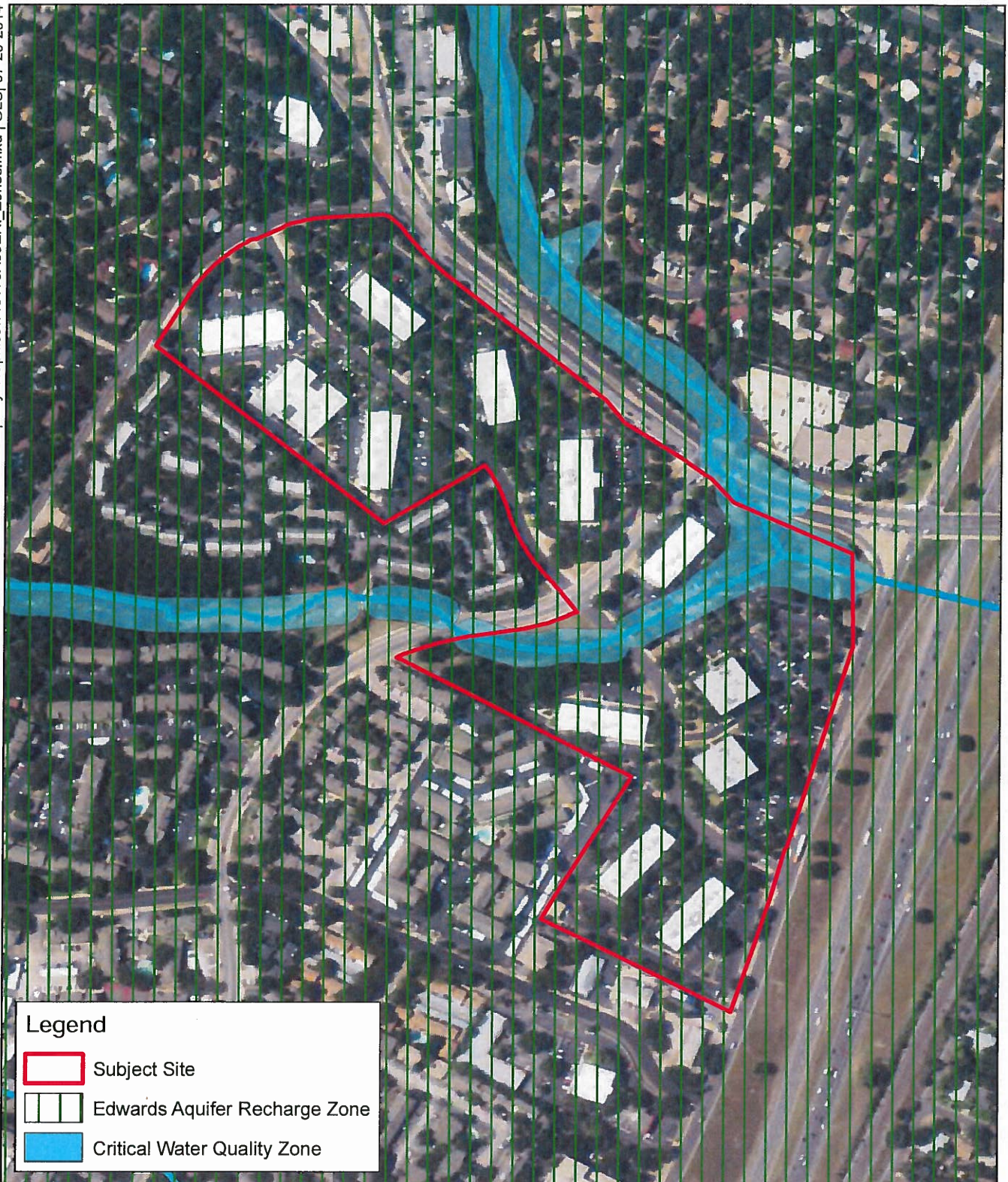


MAP SOURCE: COA, 2003; USDA, 2012.



FIGURE 4

**CRITICAL ENVIRONMENTAL FEATURES
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS**



MAP SOURCE: COA, 2003; USDA, 2012.



FIGURE 5

EDWARDS AQUIFER RECHARGE ZONE AND
CRITICAL WATER QUALITY ZONE MAP
32-ACRE AUSTIN OAKS PROPERTY
LOCATED AT MOPAC AND
SPICEWOOD SPRINGS ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

Austin Oaks---Summary of Community Benefits

I. Environmental:

- A. **Water Quality:** The project will replace an outdated project that has no water quality benefits with a new version that exceeds current water quality regulations.
- B. **Impervious Cover:** The project will utilize a maximum impervious coverage of 50%. That is approximately 55% of the impervious cover that could be utilized under the base zoning districts. Additionally, the project removes approximately 1.5 acres of impervious cover currently located in the Critical Water Quality Zone.
- C. **Trees:**
 - 1. **Heritage:** The project will leave 63 of 72 heritage trees undisturbed. Of the remaining 9 heritage trees, one will be replanted on-site. Therefore, 90% of the total caliper inches of heritage trees will be preserved.
 - 2. **Total trees:** 63% of the existing total caliper inches will be preserved.
 - 3. **Mitigation:** 75% of the tree mitigation will be on-site.
 - 4. **Replanting:** In addition to the heritage tree described above, 300 caliper inches of existing trees less than 12 inches in size will be replanted on-site.
 - 5. **General:**
 - i. Approximately 1.5 acres of impervious cover will be removed from the critical root zone of undisturbed trees.
 - ii. The project will utilize a mitigation rate for replacement trees of 105% of the Code-required rate.
- D. **Green Building:** The project will achieve a 2-star Green Building rating.

- II. **Parks:** The project will provide at least 4.1 acres of on-site park space. Additionally, the project will provide a hike-and-bike trail throughout the site. Both will be open to the public.

III. Traffic:

- A. **Traffic Impact Analysis:** Pursuant to the Traffic Impact Analysis, the applicant must provide approximately \$2,000,000 in area traffic improvements.
- B. **Additional Traffic Improvement Funds:** In addition to the \$2,000,000, the applicant will provide \$9,000,000 in additional funding for area traffic improvements.

- IV. **Affordable Housing:** The project will provide affordable housing in accordance with PUD ordinance methodology, calculated on the project as a whole.

V. Financial Assistance to Community:

- A. **Playground @ Doss:** The applicant will provide \$150,000 for improvements to the playground and park area at Doss Elementary.
- B. **Pedestrian & Bike Crossings @ Far West:** The applicant will provide \$150,000 for additional safety improvements for pedestrians and bikers at designated crossings on Far West Boulevard.
- C. The applicant will provide \$25,000 for the addition of bike lanes on Anderson Lane between Mopac and Shoal Creek Boulevard.

- D. The applicant will provide \$25,000 to CapMetro for improvements to bus stops in the immediate area.

VI. Design:

- A. Mixed-Use: The project is a mixed-use project incorporating office, retail, multi-family and park elements; it is not just an office project.
- B. Retail/Restaurant Space: The project will provide 70,000 sf of retail and civic spaces. Of that amount, 50,000 sf shall be restaurant space.
- C. Parking: With few exceptions, all parking shall be provided in structured parking garages.
- D. Core Transit Corridors: Executive Center Drive, Woodhollow Drive and a portion of Hart Lane are treated as Core Transit Corridors, rather than Urban Roadways, thereby providing wider sidewalks.
- E. Accessibility: The project will contain more than the Code-required accessible units.
- F. Rainwater Harvesting: The project will utilize rainwater harvesting for at least 75% of the rooftop square footage within the project.
- G. Subchapter E: The project will achieve more than the required number of points for building design under Subchapter E.
- H. Open Space: The project will exceed the required amount of open space by 200%.
- I. Landscaping: The project will exceed the Code requirements for landscaping by 10%.
- J. Art: The project will contain art approved by the Art in Public Places Program.
- K. Electric Vehicles: The project will contain 40 dedicated spaces and charging infrastructure for electric vehicles.
- L. Showers & Lockers: The project will contain on-site showers facilities and lockers.
- M. Bicycle Parking Spaces: The project will contain 150% of the Code-required bicycle parking spaces.

VII. Miscellaneous:

- A. Space for Austin Fire Department: 1,500 sf of rent-free space within the project shall be provided to the Austin Fire Department Wildfire Division.
- B. Community Meeting Space: The project will contain a meeting room of at least 500 sf that will be available for use by community neighborhood groups and area non-profit organizations.
- C. Assistance to Local Retail: The project will provide one independent local retail tenant with a below-market lease.

Austin Oaks---Satisfaction of Public Need

- I. Density Node. As envisioned by Imagine Austin, the new Austin Oaks project will provide a neighborhood center at the SW corner of Mopac and Spicewood Springs. Given residential zoning at two of the four quadrants at this intersection, this project will provide an important portion of the population and jobs envisioned by Imagine Austin at one of the remaining two quadrants available for commercial or mixed-use development.
- II. Mixed-Use. The new project will replace a strictly office project with a mixed-use project containing offices, retail/restaurants, multi-family and parks and trails. Such a mixed-use project will achieve the vitality and sustainability lacking in the existing project. In particular, the addition of 50,000 feet of restaurant space meets a need identified by area residents.
- III. Parks/Trails/Open Space. In an area starved for parks, the new project will provide 4.1 acres of park space and a trail system that will be maintained by the owner, but open to the public. The project as a whole will exceed by 200% the amount of open space required by City Code, thereby replacing an existing project that contains a sea of surface parking with a new project that will contain an unusually high amount of green space.
- IV. Affordable Housing. The new project will comply with the City's PUD Ordinance by requiring a substantial affordable housing component. Given the proposed amendment to the City's PUD Ordinance that is working its way through the City process, presumably this affordable component will be satisfied on site. Therefore, the new project will supply badly needed affordable housing on a site that presently offers none, and in an area badly in need of more affordable housing.
- V. Environmental. The existing project was built prior to the creation of most of the City's environmental ordinances and, therefore, is not compliant with many of the City's cornerstone environmental regulations. For instance, the existing project does not have any water quality controls, despite its proximity to a creek that feeds Shoal Creek.

The new project will not only meet current environmental regulations, it will exceed them. Perhaps the most important example of that is impervious cover. Existing impervious cover on the site is approximately 66% and current zoning/watershed regulations would allow impervious of 70% or 90% (depending on the zoning category). The new project will utilize a maximum of 50% impervious cover. In addition to the obvious water quality benefits from less impervious cover, this approach also allows a very sensitive approach to tree preservation. On a site with 72 heritage trees and many other trees, the new project will preserve 90% of the caliper inches of heritage trees and 63% of the caliper inches of all trees. Obviously, a development approach utilizing the currently allowed impervious cover maximums would result in much less tree preservation. The new project will also improve the current environmental status of the site by removing impervious cover from the Critical Water Quality Zone and the critical root zone of many preserved trees.

With an eye toward water conservation, the new project will utilize a rainwater harvesting system for at least 75% of the rooftop square footage within the project.

- VI. Traffic. Obviously, the new project will produce new traffic trips. Pursuant to the Traffic Impact Analysis currently under review by City Staff, the project will be required to mitigate those new trips by providing funding of approximately \$2,000,000 for traffic improvements in the general area of the project. The impact of those improvements will be to improve the future function of the many intersections studied, even with the new project traffic, as compared to the future function of those intersections without the traffic improvements. Additionally, the PUD requires the unprecedented contribution of an additional \$9,000,000 as the project develops, with all of those funds to be used by the City for area traffic improvements. The combination of these funding obligations will allow the City to not only mitigate the new traffic from the project, but to address the traffic issues caused by the area background traffic.
- VII. Connectivity. In addition to the financial contributions for vehicular traffic improvements, the new project will provide new, wider sidewalks along Executive Center Drive, Woodhollow Drive and a portion of Hart Lane. Additionally, the new project will supply new bike lanes on Executive Center Drive, and the new project will contribute \$25,000 toward the creation of bike lanes on Anderson Lane between Mopac and Shoal Creek Boulevard. Finally, the new project will contain a trail system that is open to the public.
- VIII. Bus Stops. The new project will contribute \$25,000 to CapMetro for improvements to bus stops in the immediate area of the project.
- IX. Assistance to Schools and the Safety of School Children. The new project will provide \$150,000 for improvements to the playground and park area at Doss Elementary School. Additionally, the project will provide another \$150,000 for additional safety improvements for pedestrians and bikers at designated crossings on Far West Boulevard. These crossings are heavily used by school-age children.
- X. Austin Fire Department. The new project will supply 1,500 square feet of rent-free space to the Austin Fire Department Wildfire Division, thereby increasing fire safety in the area.
- XI. Community Meeting Space. The new project will contain a meeting room of at least 500 square feet that will be available for use by community neighborhood groups and area non-profit organizations.
- XII. Assistance to Local Retail. The new project will provide one independent local retail tenant with a below-market lease.
- XIII. Art. The new project will contain art approved by the Art in Public Places, thereby providing public art on a site where none presently exists.

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

Tier I Requirement	Compliance	Superiority	PUD Note
<p>1. Meet the objectives of the City Code.</p>	<p>Yes.</p>	<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, residential and parkland uses. This intersection was delineated as a Neighborhood Center in the City's Imagine Austin plan. The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate traffic from the project. The project will provide density at an intersection that is shown to contain a High Capacity Transit Stop in the Imagine Austin Plan.</p> <p>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 more than complies with current water quality regulations. Additionally, the project will support affordable housing initiatives and is designed to be compatible with surrounding land uses.</p>	<p>1. The GR site development standards are applicable to the Areas east of Wood Hollow Drive and LO-MU site development standards are applicable to the Areas west of Wood Hollow Drive. Criteria shown in the site development standards table supersede the proposed base district requirements.</p> <p>2. All land uses permitted in the GR base district are allowed. Land Uses listed in the additional permitted uses table shall be permitted within the PUD.</p> <p>4. The PUD shall contain a maximum of 277 residential units.</p> <p>5. A minimum of 4.1 acres of privately-owned/maintained, publicly-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the terms of the PUD. The funds contributed to the</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>City shall be utilized for transportation improvements in the general area of the project.</p> <p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>22. A pedestrian-oriented use as defined in Section 25-2-691 (C) (Waterfront Overlay District Uses) shall be provided on the first floor of the multi-story commercial or mixed use buildings (but not parking garages) in Areas B, C, D, E and F.</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the 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>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

<p>2. Provide 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.</p>	<p>Yes.</p>	<p>The project will preserve the natural environment by utilizing a design that both utilizes less impervious cover than presently exists on the site or that could be developed under existing entitlements. Additionally, such design allows a very high percentage of protected and heritage trees to be preserved. The project will remove over 1.5 acres of impervious cover in the critical root zone of many heritage trees. The project will replace an office project that has no water quality controls with a mixed-use project that is more than compliant with current water quality regulations. The project will remove existing impervious cover located in the Critical Water Quality Zone.</p>	<p>43. The project will comply with the requirements for affordable housing options in accordance with the established PUD regulations. Participation will be provided by either providing on-site units or by paying a fee-in-lieu, as determined by the City Council.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>
			<p>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.</p> <p>7. All parking for the office and residential portions of the PUD shall be provided in structured parking facilities; provided, however, surface parking may be provided for (a) leasing offices, (b) visitors, (c) retail/restaurant uses, (d) on-street locations and (e) loading. Parking structures will have minimal visual presence from neighborhood property owners and public ROW through use of architectural elements and screening.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p>

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>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. 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> <p>The retail areas in the project will provide retail services that are currently needed in the area, especially restaurants.</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>The project includes more than 4 acres of on-site parkland. Additionally, the owner will contribute funds for the renovation of the playground and park area at the Doss Elementary campus.</p>	<p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate the traffic from the project.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists, especially young students of area schools.</p>	<p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the 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</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		<p>water flows and protection of predevelopment hydrological functions.</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>35. The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:</p> <p>a. The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;</p> <p>b. The project will preserve more than 63% of the overall caliper tree inches within the project;</p> <p>c. The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

			<p>d. Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;</p> <p>e. The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;</p> <p>f. All proposed impacts within the ½ critical root zone must be performed to meet with the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist;</p> <p>g. The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;</p> <p>h. All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;</p> <p>i. 75% of the mitigation for the project shall be done on-site;</p> <p>j. Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and</p> <p>k. These calculations assume some flexibility design with respect to Core Transit Corridor standards along</p>
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Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated August 13, 2015

		Executive Center Drive and Wood Hollow Drive.
		<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 Development Services Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree 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</p>

Austin Oaks PUD
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		<p>flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>42. The project will achieve a minimum of five points under the building design options of Section 3.3.2 of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).</p> <p>47. The owner shall provide funding in the amount of \$150,000 payable to _____ for improvements to the playground and park area located at the Doss Elementary campus. These improvements shall include (a) new exercise trail, including inner and outer loop; (b) new fitness station and multiuse equipment; (c) shade canopies over existing play equipment; (d) new benches at play areas; (e) replacement of surfaces on existing playground; and (f) resurfacing of sports court. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>
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<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> <p>a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and</p> <p>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.	<p>The project will meet or exceed the open space requirements contained in the PUD ordinance by providing open space at 200% of the Tier 1 requirement.</p>	<p>5. A minimum of 4.1 acres of privately-owned/maintained, publicly-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 12 acres (200% of the Tier 1 PUD requirement).</p>
<p>4. Comply with the City's Unit Planned</p>	Yes.	<p>The project will comply with the City's Green Building Program at a 2-Star Level (Note: Staff has</p>	<p>6. Development of the PUD shall comply with the requirements of the Austin Energy Green Building (AEGB)</p>

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Development Green Building Program.		interpreted the base standard for this Tier I item to be participation in the City's Green Building Program at a 2-Star Level).	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.
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.	Yes.	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. 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. 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.	<p>4. The PUD shall contain a maximum of 277 residential units.</p> <p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>

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		<p>While the project is not fully compliant with all compatibility regulations, it does utilize an architectural design that steps down in height from west to east and from south to north to minimize the impact on single family residential uses. In addition to this step-down plan, the majority of the on-site parkland is located on the western edge of the project, closest to single family residential uses.</p> <p>The project will remove existing impervious cover located in the Critical Water Quality Zone.</p> <p>The project is designed to utilize far less impervious cover than (a) is located on the site in its existing condition (50% versus 66%) and (b) is available under existing zoning and watershed rules (50% versus 70/90%).</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	Yes.	<p>The project is designed to preserve a high percentage of the heritage trees on the site. Additionally, the project will remove over 1.5 acres of impervious cover currently existing in the critical root zone of many heritage trees.</p> <p>The project will exceed current water quality regulations, thereby</p>	<p>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.</p> <p>5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p>

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<p>natural and traditional character of the land.</p>		<p>providing a substantial benefit since the current office project was built without any water quality controls.</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 12 acres (200% of the Tier 1 PUD requirement).</p> <p>24. The project shall exceed onsite water quality treatment in accordance with the 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</p>
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	predevelopment functions.	hydrological
		<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 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>33. The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on Page 1 of the Land Use Plan shall be maintained to allow for the restoration and preservation of such Features.</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>

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			<p>35. The project will comply with existing standards in the City Code as of the effective date of the PUD regarding tree removal and mitigation; provided that:</p> <p>a. The measurements of trees within the project shall be based on the tree survey completed on November 22, 2013;</p> <p>b. The project will preserve more than 63% of the overall caliper tree inches within the project;</p> <p>c. The project will preserve a minimum of 90% of the caliper inches of heritage trees (24 inches and larger); trees identified as 1038, 1075, 1077, 1108, 2107, 2173, 2227 and 2233 on the tree survey included as Page 4 of the Land Use Plan may be removed;</p> <p>d. Tree number 1079 shall be relocated in either Area A or G under the supervision of the City Arborist;</p> <p>e. The project shall relocate a minimum of 300 inches of trees less than 12 inches in size within the project;</p> <p>f. All proposed impacts within the 1/2 critical root zone must be performed to meet with the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist;</p>
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		<p>g. The project will develop and adopt a formal tree care plan as part of the site development permit process, and the development and adoption of the tree care plan shall be done in concert with a certified arborist;</p> <p>h. All mitigation rates shall be at 105% of the rates reflected in the City Code as of the effective date of the PUD;</p> <p>i. 75% of the mitigation for the project shall be done on-site;</p> <p>j. Trees reflected in these calculations reflect trees within the site and within the immediately adjacent one-half of the right-of-way of adjacent roadways; and</p> <p>k. These calculations assume some flexibility 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</p>
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		<p>the Development Services Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree 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>38. Existing impervious cover located within the Critical Water Quality Zone shall be removed.</p> <p>39. Upon the effective date of this PUD and the approval of a site plan for the portion of the project designated as Area F on the Land</p>
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			<p>Use Plan, the existing site plan styled as Austin Oaks Restaurant (SP-2013-0058CT) shall immediately terminate and be of no effect.</p> <p>46. The project shall incorporate a publicly-accessible hiking trail; in a dedicated public easement, throughout the project.</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.</p>	<p>A minimum of 1,500 square feet will be provided to the Austin Fire Department Wildfire Division on a "rent-free" basis for 25 years thereby satisfying a need for such presence in the general area.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p> <p>The project will contain a minimum of 4.1 acres of parkland. Additionally, the owner shall provide \$150,000 for the renovation of the playground and park area at the Doss Elementary campus.</p>	<p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>18. At least 1,500 square feet of usable space shall be offered to Austin Fire Department Wildfire Division on a "rent-free" basis for a period of 25 years from the issue date of the Certificate of Occupancy for such space. Occupant shall be responsible for electric and utility charges for the space for the term period.</p> <p>47. The owner shall provide funding in the amount of \$150,000 payable to _____ for improvements</p>

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8. Exceed the minimum landscaping requirements of the City Code.	Yes.		<p>to the playground and park area located at the Doss Elementary campus. These improvements shall include (a) new exercise trail, including inner and outer loop; (b) new fitness station and multiuse equipment; (c) shade canopies over existing play equipment; (d) new benches at play areas; (e) replacement of surfaces on existing playground; and (f) resurfacing of sports court. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>26. The project shall exceed the minimum City of Austin landscape requirements by 10%. 100 percent of the landscaping on-site shall be designed and installed as described in the City of Austin Grow Green Native and Adapted Plant Guide, the Environmental Criteria Manual Appendix N or in accordance with City of Austin Green Storm Water Quality Infrastructure criteria for Biofiltration, Rainwater Harvesting and Rain Gardens as provided in the Environmental Criteria Manual Section 1.6.7.5.</p> <p>30. The project shall utilize landscaping that exceeds by a minimum of 5% the area of street yard</p>
			<p>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).</p>

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<p>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.</p>			<p>that must be landscaped under Section 2.4.1(A)(1) of the Environmental Criteria Manual.</p>
<p>Yes.</p>		<p>The project is situated in close proximity to entrance/exit point of the Mopac Expressway Managed Lane, currently under construction, allowing easy access into and out of the areas served by Mopac.</p> <p>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.</p> <p>The owner shall provide \$25,000 to Capital Metropolitan Transportation Authority for improvements to or construction of bus stops in the immediate area of the project.</p> <p>Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement)</p>	<p>10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is</p>

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	<p>shall be provided along Wood Hollow Drive, Executive Center Drive and Hart Lane.</p> <p>The project will also provide \$25,000 in funding for bicycle improvements along Anderson Lane between Mopac and Shoal Creek Boulevard.</p> <p>Additionally, the project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and bicycles, especially young students of area schools.</p> <p>A master TIA has been completed for this project and is being reviewed by staff to determine additional transportation improvements needed in the area.</p> <p>In addition to the improvements noted in the TIA, the project will contribute funds for traffic improvements at a level far in excess of that required to mitigate traffic from the project (i.e., \$9,000,000).</p> <p>The project will incorporate a publicly-accessible hiking trail throughout the project.</p>	<p>redeveloped pursuant to the terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p> <p>17. The owner shall provide funding in the amount of \$25,000 to Capital Metropolitan Transportation Authority for improvements to and or construction of bus stops in the immediate area of the PUD. Capital Metropolitan Transportation Authority shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.</p> <p>46. The project shall incorporate a publicly-accessible hiking trail; in a</p>
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				dedicated public easement, throughout the project.
10. Prohibit gated roadways.	Yes.	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.)	9. Gated roadways within the PUD are not allowed. Additionally, private resident or commercial parking areas may be secured with a gate that provides a minimum of 40 feet of vehicle storage space between the gate and the curb property line.	
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.		
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.		

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Tier I - Additional PUD Requirements for a mixed use development	Compliance	Superiority	PUD Note
1. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	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 Expressway and to incorporate existing trees where applicable.	10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.
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.	<p>The project will construct sidewalks that are consistent with Core Transit Corridor sidewalk requirements for Executive Center Drive, Hart Lane and Wood Hollow Drive even though those roadways are not designated as Core Transit Corridors.</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p>	<p>10. Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided for Executive Center Drive, Wood Hollow Drive and the eastern edge of Hart Lane within the PUD.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p>

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<p>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.</p>	<p>Yes.</p>	<p>The PUD will provide a pedestrian oriented use on the first floor of all multi-story commercial or mixed use buildings.</p>	<p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p>
		<p>21. The PUD will provide a minimum of 70,000 square feet of retail, civic or pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant or cocktail lounge space.</p> <p>22. A pedestrian-oriented use as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) shall be provided on the first floor of the multi-story commercial or mixed use buildings (but not parking garages) in Areas B, C, D, E and F.</p> <p>49. In Areas A, C and F, the portion of any parking structures that have frontage on Executive Center Drive must utilize pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>), and supplemented on Page 2 of the</p>	

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			<p>Land Use Plan, in 50% or more of the ground floor spaces that face Executive Center Drive.</p> <p>53. The total square footage of cocktail lounges in the PUD shall not exceed 15,000 square feet.</p>
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Tier II Requirement	Compliance	Superiority	PUD Note
<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.</p>	<p>The PUD will provide open space at 200% of the requirements of Section 2.3.1A.</p> <p>As shown on the Land Use Plan, the project is proposing 12 acres of public open space and parkland.</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 12 acres (200% of the Tier 1 PUD requirement).</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 	<p>Yes.</p>	<p>The project will provide treatment for the entire site to a higher standard of water quality than basic compliance with City Code. That is particularly important to this site as currently it has no water quality treatment.</p> <p>Additionally, the project prohibits uses that may contribute air and</p>	<p>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.</p> <p>25. Prior to issuance of the first Certificate of Occupancy for any individual building within the project, an Integrated Pest Management (IPM) plan that follows the Grow</p>

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<p>otherwise required by code.</p> <p>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> <p>d. Provide water quality treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25% of the subject tract.</p> <p>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</p>		<p>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>Impervious cover is limited to (50%) for the entire PUD area and is calculated on an aggregate (i.e., entire site) basis. Additionally, the project will remove impervious cover presently located in the Critical Water Quality Zone.</p> <p>Moreover, the project will achieve an additional 25% removal of total suspended solids above the requirements of Code.</p>	<p>Green Program shall be submitted to the Planning and Development Review Department for approval.</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>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 Quality Zone. Once removal is complete, the</p>
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<p>impervious cover within the same watershed by five percent below that allowed by code.</p> <p>f. Provide minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater.</p> <p>g. Provides at least a 50% increase in the minimum waterway and critical environmental feature setbacks required by code.</p> <p>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.</p> <p>i. Provides pervious paving for at least</p>		<p>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>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. 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>
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<p>50% or more of all paved 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 or creative innovative measures.</p>		<p>33. The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on Page 1 of the Land Use Plan shall be maintained to allow for the restoration and preservation of such Features.</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>38. Existing impervious cover located within the Critical Water Quality Zone shall be removed.</p> <p>39. Upon the effective date of this PUD and the approval of a site plan for the portion of the project designated as Area F on the Land Use Plan, the existing site plan styled as Austin Oaks Restaurant (SP-2013-0058CT) shall immediately terminate and be of no effect.</p> <p>40. No activities will be undertaken within the FEMA 100-year floodplain, or in areas below the Ordinary High</p>
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			<p>Water Mark, of waterways on the site such that a permit would be required from any federal agency.</p> <p>51. Cut in excess of four (4) feet shall not be permitted within 300 feet of the existing Spicewood Springs Water Well. Construction and excavation beyond the 300 foot buffer shall be inspected and monitored by an on-site professional geologist.</p> <p>52. The project shall provide enhancements to widen the creek section to one back of the creek channel north of Executive Center Drive. Such improvements shall be conducted to an extent that such enhancements would not trigger federal review or permits.</p>
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Not applicable.	<p>The project will meet the Austin Green Builder program at a 2-star level.</p> <p>Note: Austin Energy staff has recommended the 2-star level as the highest practical level to be achieved by the project.</p>	<p>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.</p>

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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.	Yes.		The project will provide art approved by the Art In Public Places Program on-site.	41. Prior to issuance of the first Certificate of Occupancy for any individual building within the project, the owner shall provide art approved by the Art in Public Places Program in a prominent open space by providing the art directly or by making a contribution to the City's Art in Public Places Program (or successor program).
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>)	Not applicable.		The PUD is subject to, and will comply with, the requirements in Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).	
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.		<p>The project will contain a minimum of 4.1 acres of parkland. Additionally, the owner shall provide \$150,000 for the renovation of the playground and park area at the Doss Elementary campus.</p> <p>The project will provide community meeting space within the project that is available to community</p>	<p>5. A minimum of 4.1 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>19. The project will contain a meeting room of at least 500 square feet. The room will be available to tenants within the project and to community neighborhood groups and area non-</p>

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<p>7. Transportation facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	<p>– bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	<p>Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	<p>Yes.</p>	<p>The project will contribute funds for traffic improvements at a level far in excess of that required to mitigate the traffic from the project (i.e., \$9,000,000).</p> <p>The project will contribute \$150,000 toward improving crosswalks on Far West Boulevard currently utilized by pedestrians and cyclists especially young students of area schools.</p> <p>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.</p>	<p>neighborhood groups and non-profit organization.</p>	<p>profit organizations for a minimum of 25 years beginning on the date a Certificate of Occupancy is issued for the first building within the project. Use of the room by community neighborhood groups and non-profit organizations shall be on a reservation basis, free of charge, and shall be subject to reasonable rules and regulations imposed by the owner of the building that contains the meeting room.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the</p>	<p>profit organizations for a minimum of 25 years beginning on the date a Certificate of Occupancy is issued for the first building within the project. Use of the room by community neighborhood groups and non-profit organizations shall be on a reservation basis, free of charge, and shall be subject to reasonable rules and regulations imposed by the owner of the building that contains the meeting room.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the</p>	<p>profit organizations for a minimum of 25 years beginning on the date a Certificate of Occupancy is issued for the first building within the project. Use of the room by community neighborhood groups and non-profit organizations shall be on a reservation basis, free of charge, and shall be subject to reasonable rules and regulations imposed by the owner of the building that contains the meeting room.</p> <p>11. Sidewalk and bicycle facilities shall be constructed in accordance with page 3 of the Land Use Plan.</p> <p>12. The owner shall provide funding in the amount of \$150,000 payable to _____ for the installation of pedestrian hybrid beacons, rapid flashing beacons, or similar infrastructure at designated crossings along Far West Boulevard. Payment shall be made prior to issuance of the first Certificate of Occupancy for the PUD.</p> <p>13. From and after the issuance of the first Certificate of Occupancy for the project and until the City has received \$9,000,000, the City shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped pursuant to the</p>
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	<p data-bbox="235 793 430 1247">The owner shall provide \$25,000 to Capital Metropolitan Transportation Authority for improvements to and or construction of bus stops in the area of the project.</p> <p data-bbox="235 285 397 772">terms of the PUD. The funds contributed to the City shall be utilized for transportation improvements in the general area of the project.</p> <p data-bbox="430 285 803 772">14. The project will provide 40 public dedicated spaces and charging infrastructure for electric vehicle charging within the project. A minimum of 25% of the charging infrastructure will be level 2 (240v) and participate in Austin Energy's Plug-In Everywhere network. The remaining spaces can provide electric service via level 1 (120v) ruggedized outlets.</p> <p data-bbox="836 285 1372 772">15. On-site shower facilities with lockers shall be provided for employees of owners or tenants of the project, or cyclists who have been granted access to on-site secure bicycle parking by the owner of the property. On-site shower facilities shall include one facility for each gender. The facilities shall be separately accessible from commercial/retail toilet facilities and include an area for changing clothes and storing personal items. Total bike parking spaces within the project shall be a minimum of 150% of the bicycle parking spaces</p>
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		<p>required under Appendix A. At least 50% of the total bicycle parking spaces shall be located within the structured parking facilities and shall be either (a) Class 1 racks/parking spaces as defined in the City of Austin Transpiration Criteria manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval by the City of Austin Bicycle Program, or any successor program, is required prior to site plan approval.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for the widening of Anderson Lane from Mopac Expressway to Shoal Creek Boulevard in order to provide 6' bicycle lanes in each direction or other similar improvements as determined by the Neighborhood Connectivity Department.</p> <p>17. The owner shall provide funding in the amount of \$25,000 to Capital Metropolitan Transportation Authority for improvements to and or construction of bus stops in the immediate area of the PUD. Capital Metropolitan Transportation</p>
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			Authority shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the issuance of the first Certificate of Occupancy for the project.
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.	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.	50. A pedestrian/bicycle easement shall be provided midblock on Area A. The location and dedication of such easement shall be established prior to approval of the first site development permit for Area A.
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	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 Expressway. However, parking garages in Areas A, C and F must utilize pedestrian-oriented uses on	42. The project will achieve a minimum of five points under the building design options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>). 45. Any cell towers or similar communications or information relay facilities existing within the project shall be screened or architecturally incorporated into the project.

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Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.		the ground floor frontage onto Executive Center Drive.	
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will comply with established PUD regulations for affordable housing.	43. The project will comply with the requirements for affordable housing options in accordance with the established PUD regulations. Participation will be provided by either providing on-site units or by paying a fee-in-lieu, as determined by the City Council.
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.	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.	44. 2.5 percent of residential units in the project shall be fully accessible type A dwelling units, as defined in the 2009 International Building Code, and will meet the technical requirements defined in Section 1003 of the International Code Council A117.1. To the extent the foregoing calculation results in a

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			fraction, the number shall be rounded up.
			48. An ADA accessible route shall be provided from public right-of-way to all inhabited structures. Additionally, such structures shall provide accessible parking in compliance with Section 25-6-475 of the Code (Parking Requirements for Persons with Disabilities).
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.	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.	20. The project shall provide one independent retail, restaurant or local franchisee whose principal place of business is in the Austin standard metropolitan statistical area usable space at a rent 15% below the prevailing market rent when the lease or other arrangement for providing the space is executed for a term of 25 years. Before execution, the owner shall submit the lease or other arrangement to the Director of the Planning and Zoning Department or his designee for approval.