

Austin Oaks
Tier 1 & Tier 2 Compliance
April 21, 2016

Tier I Requirement	Compliance	Explanation
1. Meet the objectives of the City Code.	Yes.	<p>The property is 31.4 acres located within an Urban Watershed and is situated at the intersection of a Highway and a Major Arterial and consists of multiple office buildings with surface parking that was developed in the 1970's and 1980's. Due to its age and the intervening growth and development of the area, it is a prime candidate for redevelopment. As the result of a week-long design charrette facilitated by nationally recognized architect Doug Farr, at which representatives of various neighborhood associations as well as the City and other interested stakeholders participated and provided input, an updated plan was developed. The resulting updated plan reflects a walkable and multi-modal mixed-use project integrating residential, retail, hotel, restaurant and parkland uses in addition to office use.</p>
2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	<p>The project will improve the natural environment by utilizing a design that both reduces the amount of impervious cover that presently exists on the site and that is less than the amount that could be developed under existing entitlements. Additionally, such design allows a high percentage of Protected and Heritage trees to be preserved. The project will replace an outdated office project that has no water quality controls with a mixed-use project that provides water quality facilities and that provides public open space areas and uses. The project will remove .9 acres of existing untreated surface parking lot impervious cover located in or immediately adjacent to the Critical Water Quality Zone and Critical Environmental Features and will provide some restoration as well as habitat enhancements to a creek and natural areas.</p> <p>The project provides enhancement of pedestrian and bicycle access to and throughout the site, including on-street bike lanes and development of a pedestrian "Heritage Trail" connecting the Park and creek, and preservation and enhancement of many of the existing Oak trees along most of Executive Center Drive.</p> <p>The project includes more than 2 acres of on-site parkland, which will be improved in accordance with a plan developed during the charrette with neighborhood and City staff input and then deeded to the City (Parcel 10 on</p>

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		the Land Use Plan referred to as the Park Plan). There will also be more than 4.5 acres of open space within the Creek Plan.
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: <ul style="list-style-type: none"> a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and b. The required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided. 	Yes.	The project will provide open space equal to more than 34% of the Property's total area (more than 10.92 acres of 31.4 acres), which exceeds the minimum open space requirements by 39%.
4. Comply with the City's Planned Unit Development Green Building Program.	Yes.	The project will comply with the City's Green Building Program at a 2-Star Level.

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<p>5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.</p>	<p>Yes.</p>	<p>The Property 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 and are based on design strategies, objectives and measures established by the neighborhood and provided to the design team at the charette.</p> <p>While the project is not fully compliant with all compatibility regulations, it utilizes an architectural design approach that has lower heights in the areas closest to single family residential uses across Spicewood Springs Road and Hart Lane to minimize the impact on single family residential uses. In addition to this step-down plan, on-site parkland and open space is located along the western edge of the project, closest to single family residential uses across Hart Lane and Spicewood Springs Road.</p> <p>The project will remove .9 acres of existing untreated surface parking impervious cover located within 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 (56% versus 66%) and (b) is available under existing zoning and watershed rules (56% versus 70/90%). As part of the charrette outcome, it was determined that additional impervious coverage with the buildings on the updated plan was more compatible with the adjacent neighborhood to less impervious cover with the taller buildings in the initial proposals for the project.</p>
<p>6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.</p>	<p>Yes.</p>	<p>The updated plan as submitted includes a Park Plan, Creek Plan, a Streetscape Plan and a Tree Plan which provide for open space and greenbelt areas throughout the development, and a pedestrian linkage that enhance and improve the natural features and the existing Oaks along Executive Center Drive.</p> <p>The project is designed to preserve a meaningful number of the Heritage trees on the site, and the updated plan preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed.</p> <p>The Property currently has no water quality controls and has impervious cover such as surface asphalt parking areas within the Critical Water Quality</p>

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		<p>Zone. The updated plan as submitted will add water quality controls and will remove impervious cover from the Critical Water Quality Zone. Impervious cover will also be removed around tree critical root zones, and trees and landscaping will be featured and protected along the Heritage Trail, as shown on the exhibits to the submittal.</p> <p>The PUD designates 3 Critical Environmental Features, a Rimrock, Wetlands and Seep, and provides for a 50-foot buffer from each. Existing surface parking lot impervious cover will be removed from the new buffer designation for the rimrock.</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>Based on City of Austin record data, sufficient infrastructure exists on the Property, with the exception of a water line that would need to be enlarged at the site plan phase; this would be done at the owner's expense.</p> <p>In addition to paying a pro rata share for future traffic improvements, traffic mitigation measures also include specific improvements at nearby intersections such as Hart Lane and Spicewood Springs Road.</p> <p>The Park Plan contains 2.37 acres, which currently comprise an office building and surface parking, and will be redeveloped as a park as provided in the Park Plan at the developer's cost of approximately \$1,946,500 before it is deeded to the City. The Creek Plan will also have more than 4.5 acres and provide pedestrian connectivity among Parcels.</p>
<p>8. Exceed the minimum landscaping requirements of the City Code.</p>	<p>Yes.</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.</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>Yes.</p>	<p>The project is situated in close proximity to entrance/exit point of the MoPac Expressway Managed Lane, currently under construction, allowing access into and out of the areas served by MoPac. Pedestrian access will be provided to the intersection of Spicewood Springs Rd and MoPac frontage road to provide pedestrian connectivity to the Transit Stop proposed on the northeast side of the MoPac intersection.</p> <p>The Imagine Austin Plan designates 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, Hart Lane, Executive Center Drive and Wood Hollow Drive allowing direct access to the Metro Rapid Bus Station.</p> <p>Cross-sections of the Heritage Trail along Executive Center Drive illustrate the pedestrian orientation; and separated sidewalks along other portions of the streets, along with dedicated bike lanes on Executive Center Drive, reflect a high level of connectivity for bicyclists, pedestrians, and drivers.</p> <p>An updated TIA has been completed for the updated plan and will be reviewed by staff to determine appropriate (and proportional) transportation improvements needed in the area.</p>
<p>10. Prohibit gated roadways.</p>	<p>Yes.</p>	<p>No gated public roadways will be permitted within the PUD</p>
<p>11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.</p>	<p>Not Applicable.</p>	<p>The project does not have any known architectural, historical or archeological areas of significance.</p>

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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	Explanation
1. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The updated plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance, as developed during the design charrette and reflected in the Land Use Plan and required by the accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions.
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.	The updated plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance, as developed during the design charrette and reflected in the Land Use Plan and required by the accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions.
3. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Yes.	The updated plan allows pedestrian-oriented uses on the ground floor of buildings, and has specific retail spaces adjacent to parking garages along Executive Center Drive and within the Multifamily classification.

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Tier II Requirement	Compliance	Explanation
<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>34% of gross site area (more than 10 acres) is proposed to meet open space requirements, which is 39% more open space than required per Tier 1 regulations for residential and commercial (3 acres more than required). The Property is within the Urban Roadway boundary and the owner will provide bike lanes, pedestrian paths, and sidewalks throughout -- see Land Use Plan and Streetscape Plan.</p> <p>As shown on the Land Use Plan, the project is proposing more than 10 acres of open space and parkland. Restoration and enhancement of the natural waterway within the PUD shall be provided in accordance with the Creek Plan. More than 2 acres will be redeveloped as a park as provided in the Park Plan at the developer's cost before it is deeded to the City.</p>
<p>2. Environment</p>	<p>Yes.</p>	<p>This site currently has no water quality treatment and currently has a considerable amount of impervious cover within the Critical Water Quality Zone. Water quality treatment will be provided in the updated plan.</p> <p>The existing impervious cover located within the Critical Water Quality Zone, including asphalt parking areas, will be removed, and, as part of the Creek Plan, there will be improvements to this area, which includes pedestrian paths, a pedestrian bridge for improved connectivity, restoration of some of the natural waterway, preservation and enhancement of critical environmental features and enhancement of the area of the Creek, including restoration of such areas using</p>

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		<p>plant species consistent with the City of Austin preferred plant list.</p> <p>Additionally, the project prohibits uses that may contribute air and water quality pollutants (e.g., Automotive Repair Services, Automotive Washing (except as accessory use to office)), which are otherwise presently permitted uses under the existing zoning and other regulations.</p> <p>Impervious cover is limited to (56%) for the entire Property and is calculated on an aggregate (i.e., entire site) basis. The updated plan reduces impervious cover by more than 5% below the maximum otherwise allowed by the Code.</p> <p>Prior to issuance of the Certificate of Occupancy for the first new building constructed within the project, an Integrated Pest Management (IPM) plan that follows the Grow Green Program shall be imposed upon the Property.</p> <p>The project shall provide for the preservation of the Critical Environmental Features located within the PUD boundaries. Setbacks as indicated on the Land Use Plan and the Creek Plan shall be maintained to allow for the restoration and preservation of such features.</p> <p>An inundation area will be created outside the banks of the creek on Parcel 3 to optimize detention storage for the 25 and 100- year events.</p> <p>The updated plan preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed.</p>
<p>3. 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.</p>	<p>Yes.</p>	<p>The updated plan provides a minimum of 10 acres of open space. Additionally, Parcel 10 will be redeveloped as a park as provided in the Park Plan at the developer's cost before it is deeded to the City.</p>

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<p>4. Transportation – 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 proposed on-site and off-site improvements for the project include enhancing pedestrian and bicycle access to and through the site, including the development of a pedestrian Heritage Trail as reflected in the Streetscape Plan and the Tree and Landscaping Plan to highlight and preserve the oak trees along most of Executive Center Drive. Dedicated bike lanes will be provided along the length of Executive Center Drive to connect to existing bike lanes along Hart Lane and Wood Hollow Dr.</p> <p>Cross-sections of the “Heritage Trail” within the Streetscape Plan along Executive Center Drive illustrate the pedestrian orientation promoted within the development. In addition, separated sidewalks along other portions of the streets as well as the pedestrian bridge and trails shown in the Creek Plan will provide a high level of connectivity for bicyclists, pedestrians, and drivers.</p>
<p>5. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.</p>	<p>Yes.</p>	<p>The project will comply with established PUD regulations for affordable housing. Participation will be provided by either providing on-site units or by paying a fee-in-lieu. The rental units would be at 60% MFI.</p>