

Austin Oaks Planned Unit Development

Comparison of Key Points in time for the Evolution of the PUD

Aspect	Existing Development	July 2014 Initial PUD Application	January 29, 2016 Charrette Outcome	PUD Update 7 as submitted 8/31 and 9/1/16	April 13, 2017 PUD approved by Council
Building Density	446,091 square feet (sf)	Total 1,618,904 sf. (653,376 residential, 868,376 office, 89,028 retail, 8,000 restaurant)	Total 1,196,000 sf. (846,000 office, 50,000 restaurant / retail, 210,000 residential, 90,000 hotel)	Total 1,191,700 sf. (835,000 office, 12,800 restaurant, 30,900 retail, 90,000 hotel 250 residential units in 223,000 sq. ft. mixed use)	Total 1,321,500 sf. (875,000 office, remainder is restaurant, retail, and 375 residential units)
Building Heights	12 buildings; 8 are 2-story, 4 are 3-story; Mix of LO, LR (max 40') and GR (max 60')	Unclear number of buildings, but heights cited by area: A, B, G – 60 ft. (4 stories) E – 70 ft. (5 stories) F – 125 ft. (8 stories) C – 210 ft. (14 stories) D – 225 ft. (17 stories)	3 7-story office buildings 4 5-story office buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex	2 7-story office buildings 2 6-story office building 2 5-story office buildings 2 1-story office/retail buildings 2 1-story restaurant buildings 1 5-story hotel 1 4-story residential complex	1 9-story office building 1 8-story office building 2 6-story office buildings 2 5-story office buildings 2 1-story office/retail buildings 2 1-story restaurant buildings 2 4-story residential complexes
Imagine Austin Plan	Imagine Austin NA for current development	Staff comments in August were favorable with respect to Imagine Austin	Reviewed by design team and visiting City staff	City staff comments say the PUD application is compliant with Imagine Austin	City staff comments say the PUD is compliant with Imagine Austin
Impervious Cover	66%	65% over whole site	Not computed	Limited to 58% over whole site	Limited to 59% over whole site
Multifamily Housing	None; hence no impact on schools	610 units, estimated to add 125-150 students to local schools	210 non-family units	250 units (efficiencies, 1BR, and 2BR); limit of 250 also includes any condos developed with hotel; Educational Impact Statement estimates 64 students added to local schools	375 apartment units (efficiencies, 1BR, and 2BR)

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Affordable Housing	NA	Not described	Not described	10% of housing units affordable at 60% or below MFI (rental), or 80% or below (owned); up to half of this 10% available to AISD teachers in range of 80-120% MFI	10.8% of apartments (41 units) affordable at 60% or below Median Family Income
Open Space	NA	To exceed PUD requirements	6 acres proposed (park and creek area)	11 acres overall; 8.5 acres in parks, with 5.34 acres credited as parkland	10.8 acres overall; 8.5 acres in parks, with 5.34 acres credited as parkland
Parkland Onsite	NA	None; intended to do fee in lieu	2-acre park	2.37-acre Neighborhood Park; 0.52-acre Heritage Park; 0.3-acre Heritage Trail; 2.15-acre Creek Park); all three parks to be deeded to City of Austin PARD; \$1,546,500 for development of Neighborhood and Heritage Parks	2.37-acre Neighborhood Park; 0.52-acre Heritage Park; 0.3-acre Heritage Trail; 2.15-acre Creek Park); all three parks to be deeded to City of Austin PARD; \$1,546,500 for development of Neighborhood and Heritage Parks
Pedestrian Safety Improvements	NA	Not addressed	TBD with TIA	Intersection improvements; Heritage Trail, bicycle and pedestrian improvements on site	Intersection improvements; Heritage Trail, bicycle and pedestrian improvements on site
Phasing	NA	Buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2023, 2028, 2031	Not addressed in charrette	buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2020, 2022, 2024	buildout identified in 4 phases in Traffic Impact Analysis – 2018, 2020, 2022, 2024

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Public Transit	No	Not addressed on site	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow (subject to CAP Metro planning)	2 covered bus stops, one on Hart Lane, one at Executive Center Drive and Wood Hollow (subject to CAP Metro planning)
Traffic – avg. trips/day	4,086 trips daily	Adds 20,736 trips/day for a total of 24,984 trips	Total estimated 17,000 (used internal capture rate of 14% from Institute of Traffic Engineers; application uses COA 5% rate)	Net New Trips = 16,596 Internal capture = 1,034 Net New External = 15,562 Total trips 2024 = 19,648	Net New Trips = 16,596 Internal capture = 1,034 Net New External = 15,562 Total trips 2024 = 19,648
Traffic Improvements	NA	12 recommendations for changes listed in the TIA; no estimates of costs included; later estimated at \$1M	TBD with development of TIA	Austin Transportation Department selected 4 improvements to be paid for by the applicant, at \$745K (out of an estimated \$2.015M for all options)	Austin Transportation Department selected 13 improvements to be paid for as part of the PUD agreement, at a total of \$1,631,324

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Trees	Survey showed 746 trees surveyed, 72 as heritage (> 24"); 98 as protected (>19")	63 heritage trees preserved (of 72) 9 heritage trees removed 54 protected trees preserved (of 98 identified at that time) 44 protected trees removed	52 heritage trees preserved (of 71) 19 heritage trees removed 83 protected trees preserved (of 106) 23 protected trees removed (survey included trees in Mopac Right of Way, while PUD application does not)	57 heritage trees preserved (of 70) 13 heritage trees removed 66 protected trees preserved (of 97) 31 protected trees removed 327 non-protected trees preserved (of 566) 239 non-protected trees removed Replacement trees will be at least 8 feet in height (Applicant not including here the trees in the Mopac Right of Way)	58 heritage trees preserved (of 70) 12 heritage trees removed 62 protected trees preserved (of 97) 35 protected trees removed 326 non-protected trees preserved (of 566) 240 non-protected trees removed Replacement trees will be at least 8 feet in height (Not included here the trees in the Mopac Right of Way)
Water Quality	Built before City had strict water quality treatment requirements; has an existing detention pond	Planned to comply with current water quality regulations	Throughout site, including 4-acre creek greenbelt	Treatment throughout site, adding a minimum of 20,000 cubic feet of detention either from laying back part of the west side of the creek or creating a dual-use detention/parkland area on east side of the creek	Treatment throughout site, adding a minimum of 20,000 cubic feet of detention either from laying back part of the west side of the creek or creating a dual-use detention/ parkland area on east side of the creek