

Austin Oaks PUD
Tier 1 & Tier 2 Compliance
Updated April 30, 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 lots east of Wood Hollow Drive and LO-MU site development standards are applicable to the lots 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 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>13. The owner shall enter into the formation of a trust under the name Austin Oaks Transportation Trust. From and after the issuance of the first Certificate of Occupancy for the project and until the trust has received</p>

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			<p>\$9,000,000, the trust 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 in the trust shall be utilized for area transportation improvements as determined by the board of directors of the trust. The final terms of this trust shall be recorded in a restrictive covenant on the property within 45 days of the effective date of this ordinance.</p> <p>21. The PUD will provide a minimum of 60,000 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 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 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</p>
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			<p>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>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.</p>
<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.</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 half-critical root zone of many heritage trees. The project will replace an office project that has no water quality controls with a</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</p>

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	<p>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>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>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> <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. The owner shall enter into the formation of a trust under the name Austin Oaks Transportation Trust. From and after the issuance of the first Certificate of Occupancy for the project and until the trust has received \$9,000,000, the trust shall receive proceeds equal to 0.2% of the ad valorem value of the property that is redeveloped</p>
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		<p>The project utilizes 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>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>pursuant to the terms of the PUD. The funds in the trust shall be utilized for area transportation improvements as determined by the board of directors of the trust. The final terms of this trust shall be recorded in a restrictive covenant on the property within 45 days of the effective date of this ordinance.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for striping of bicycle lanes within the existing right of way of Wood Hollow Drive from the intersection of Wood Hollow Drive and Spicewood Springs Road to the intersection of Wood Hollow Drive and Far West Boulevard. The City of Austin 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>21. The PUD will provide a minimum of 60,000 square feet of retail, civic or</p>
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			<p>pedestrian-oriented uses. Of the total amount of retail, civic or pedestrian-oriented uses, 50,000 square feet shall be devoted to restaurant 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</p>
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			<p>pollutant removal from storm 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 preserve more than 57% of the overall caliper tree inches within the project. Within the project a minimum of 89% of the caliper inches of heritage trees (24 inches and larger) will be preserved, 50% of the caliper inches of protected trees (19 inches to 24 inches) will be preserved and more than 50% of the caliper inches of non-protected and non-heritage trees will be preserved. As shown on the tree survey included as page 4 of the Land Use Plan, trees identified as 1038, 1075, 1077, 1079, 1108, 2107, 2173, 2227 and 2233 may be removed. Tree number</p>
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			<p>____ and ____ must be replaced in either Area A or Area G under the supervision of the City Arborist. All proposed impacts within the ½ critical root zone must be performed to meet the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist. The project will develop and adopt a formal tree care plan as part of the site development permit process. The development and adoption of the tree care plan shall be done in concert with a certified arborist. All mitigation rates shall be based upon City Code standards existing as of the effective date of the PUD. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>36. A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species</p>
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			<p>in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of the Watershed Protection Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree 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</p>
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			<p>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>3. Provide a total amount of open space that equals or exceeds 10%</p>	<p>Yes.</p>	<p>The project will meet or exceed the open space requirements contained in the PUD ordinance by providing open space</p>	<p>5. A minimum of 4 acres of privately-owned/maintained, publically-</p>

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<p>of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that:</p> <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 characteristic that make open space infeasible if other community benefits are provided. 		<p>at a level of 25% above the Tier 1 requirement.</p>	<p>accessible parkland shall be provided within the boundaries of the PUD.</p> <p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 7.33 acres (25% above the Tier 1 PUD requirement).</p>
<p>4. Comply with the City's Planned Unit Development Green Building Program.</p>	<p>Yes.</p>	<p>The project will comply with the City's Green Building Program at a 2-Star Level (Note: Staff has interpreted the base standard for this Tier I item to be</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</p>

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		<p>participation in the City’s Green Building Program at a 2-Star Level).</p>	<p>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>
<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 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.</p> <p>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> <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</p>	<p>4. The PUD shall contain a maximum of 277 residential units.</p> <p>21. The PUD will provide a minimum of 60,000 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 space.</p>

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		<p>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 80/90%).</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</p>	<p>Yes.</p>	<p>The project is designed to preserve a high percentage of the protected and heritage trees on the site. The project will remove over 1.5 acres of impervious cover currently existing in the half-critical root zone of many heritage trees.</p> <p>The project will exceed current water quality regulations, thereby providing a substantial benefit since the current office project was built without any water quality controls.</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 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be</p>

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<p>character of the land.</p>			<p>7.33 acres (25% above 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 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</p>
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			<p>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>32. The owner shall establish and maintain a setback of at least 25 feet from the edge of rim rock features existing on the property.</p> <p>33. The project shall preserve all Critical Environmental Features (CEF's) and shall maintain the buffers as shown on the Land Use Plan.</p> <p>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 preserve more than 57% of the overall caliper tree inches within the project. Within the project a minimum of 89% of the caliper</p>
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			<p>inches of heritage trees (24 inches and larger) will be preserved, 50% of the caliper inches of protected trees (19 inches to 24 inches) will be preserved and more than 50% of the caliper inches of non-protected and non-heritage trees will be preserved. As shown on the tree survey included as page 4 of the Land Use Plan, trees identified as 1038, 1075, 1077, 1079, 1108, 2107, 2173, 2227 and 2233 may be removed. Tree number ____ and ____ must be replaced in either Area A or Area G under the supervision of the City Arborist. All proposed impacts within the ½ critical root zone must be performed to meet the intent of the tree preservation ordinance and are subject to review and/or modification by the City Arborist. The project will develop and adopt a formal tree care plan as part of the site development permit process. The development and adoption of the tree care plan shall be done in concert with a certified arborist. All mitigation rates shall be based upon City Code standards existing as of the effective date of the PUD. Trees reflected in these calculations reflect trees within the site and within the ROW for adjacent roadways. These calculations assume some flexibility in design with respect to Core Transit</p>
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			<p>Corridor standards along Executive Center Drive and Wood Hollow Drive.</p> <p>36. A portion of the tree removal on the site will be mitigated to the extent practicable by replacing invasive species in existing riparian environments with trees on Appendix F suitable for placement in the Critical Water Quality Zone. The number and caliper inches of replacement trees in the Critical Water Quality Zone will be subject to approval of the Director of the Watershed Protection Department, or the Director's designee, such that no adverse impacts will be realized from the invasive species removal (and subsequent new tree 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</p>
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			<p>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 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 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>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</p>

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		<p>The project will contain a minimum of 4 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>“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 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>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</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</p>

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		<p>order to limit the use of pesticides on site (Note: this is not a requirement under the base regulations).</p>	<p>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 that must be landscaped under Section 2.4.1(A)(1) of the Environmental Criteria Manual.</p>
<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 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>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>

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		<p>Sidewalks in compliance with Chapter 25-2, Subchapter E, Section 2.2.2 (Core Transit Corridor Sidewalk and Building Placement) shall be provided adjacent to all streets that intersect or adjoin the project.</p> <p>The owner shall provide \$25,000 to the City of Austin Neighborhood Connectivity Department for the striping of bicycle lanes on adjacent streets.</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 will be reviewed by staff upon formal submittal of the PUD 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.</p>	<p>13. The owner shall enter into the formation of a trust under the name Austin Oaks Transportation Trust. From and after the issuance of the first Certificate of Occupancy for the project and until the trust has received \$9,000,000, the trust 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 in the trust shall be utilized for area transportation improvements as determined by the board of directors of the trust. The final terms of this trust shall be recorded in a restrictive covenant on the property within 45 days of the effective date of this ordinance.</p> <p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for striping of bicycle lanes within the existing right of way of Wood Hollow Drive from the intersection of Wood Hollow Drive and Spicewood Springs Road to the intersection of Wood Hollow Drive and Far West Boulevard. The City of Austin shall be responsible for approval and construction of such improvements. Funding shall be provided by the owner prior to the</p>
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		<p>The project will incorporate a publicly-accessible hiking trail throughout the project.</p>	<p>issuance of the first Certificate of Occupancy for the project.</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 throughout the project.</p>
10. Prohibit gated roadways	Yes.	<p>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.)</p>	<p>9. Gated roadways within the PUD are not allowed. Additionally, private resident or commercial parking areas may be secured with a gate.</p>
11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or	Not Applicable.	<p>The project does not have any architectural, historical or archeological areas of significance.</p>	

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cultural 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>The owner shall provide \$25,000 to the city of Austin Neighborhood Connectivity Department for striping of bicycle lanes on adjacent streets.</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>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for striping of bicycle lanes within the existing right of way of Wood Hollow Drive from the intersection of Wood Hollow Drive and Spicewood Springs Road to the intersection of Wood Hollow Drive and Far West Boulevard. The City of Austin 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>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>21. The PUD will provide a minimum of 60,000 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 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 in Areas B, C, D, E and F.</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>	Yes.	The PUD will provide open space at a level at least 25% above the requirements of Section 2.3.1A.	23. In accordance with Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities), the minimum amount of open space within the project shall be 7.33 acres (25% above the Tier 1 PUD requirement).
<p>2. Environment: a. Does not request exceptions to or modifications of environmental regulations. b. Provides water quality controls superior to those otherwise required by code.</p>	Yes.	<p>The project does not request exceptions to or modification of environmental regulation. Moreover, the project will treat 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>The project prohibits uses that may contribute air and water quality</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 Green Program shall be submitted to the Planning and</p>

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<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 impervious cover within the same watershed by five</p>		<p>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>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 owner shall continue to maintain the Critical Water</p>
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<p>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 50% or more of all paved areas in non-aquifer recharge areas.</p>			<p>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> <p>32. The owner shall establish and maintain a setback of at least 25 feet</p>
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<p>j. Prohibits uses that may contribute to air or water quality pollutants.</p> <p>k. Employ other creative or innovate measures.</p>			<p>from the edge of rim rock features existing on the property.</p> <p>33. The project shall preserve all Critical Environmental Features (CEF's) and shall maintain the buffers as shown on the Land Use Plan.</p> <p>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 Water</p>
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			Mark, of waterways on the site such that a permit would be required from any federal agency.
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Not applicable.	The project will meet the Austin Green Builder program at a 2-star level. Note: Austin Energy staff has recommended the 2-star level as the highest practical level to be achieved by the project.	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.
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	Not applicable.	The PUD is subject to, and will comply with, the requirements in Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	

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requirements of 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 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 neighborhood groups and non-profit organization.</p>	<p>5. A minimum of 4 acres of privately-owned/maintained, publically-accessible parkland shall be provided within the boundaries of the PUD.</p> <p>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-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>
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation	Yes.	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>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</p>

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<p>features not required by code.</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>The owner shall provide \$25,000 to the city of Austin Neighborhood Connectivity Department for striping of bicycle lanes on adjacent streets.</p> <p>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>_____ 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. The owner shall enter into the formation of a trust under the name Austin Oaks Transportation Trust. From and after the issuance of the first Certificate of Occupancy for the project and until the trust has received \$9,000,000, the trust 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 in the trust shall be utilized for area transportation improvements as determined by the board of directors of the trust. The final terms of this trust shall be recorded in a restrictive covenant on the property within 45 days of the effective date of this ordinance.</p> <p>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</p>
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			<p>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>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 318 spaces. At least 159 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>
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			<p>16. The owner shall provide funding in the amount of \$25,000 to the City of Austin Neighborhood Connectivity Department for striping of bicycle lanes within the existing right of way of Wood Hollow Drive from the intersection of Wood Hollow Drive and Spicewood Springs Road to the intersection of Wood Hollow Drive and Far West Boulevard. The City of Austin 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>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>
8. Building Design – Exceed the minimum points required by the Building	Yes.	Subchapter E requires that all projects achieve at least one point from the table in section 3.3.2. The PUD will exceed	42. The project will achieve a minimum of five points under the building design options of Section 3.3.2

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<p>Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)</p>		<p>the minimum points by achieving a minimum of 5 building design points.</p>	<p>of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).</p> <p>45. Any cell towers or similar communications or information relay facilities existing within the project shall be screened or architecturally incorporated into the project.</p>
<p>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 Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.</p>	<p>No</p>	<p>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. 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?</p>	
<p>10. 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.</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.</p>

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<p>11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.</p>	<p>Not Applicable.</p>	<p>There are not any historic structures or landmarks within the site.</p>	
<p>12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.</p>	<p>Yes.</p>	<p>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.</p>	<p>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 fraction, the number shall be rounded up.</p>
<p>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.</p>	<p>Yes.</p>	<p>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.</p>	<p>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 Development Review Department or his designee for approval.</p>