

Appendix A

It is noteworthy to make some comparisons of the plan that did come out of the Charrette relative to the last Land Use Plan submitted in the Austin Oaks case:

	PUD v.3 (4/30/15)	Charrette Developer's Plan (1/28/16)	DELTA
Total Square Footage	1,280,000 sf total	1,196,000 sf total	(84,000)
Office/Hotel Space Sq. Ft.	910,000 sf office	846,000 sf office 90,000 sf hotel	26,000
Retail/Restaurant Sq. Ft.	70,000 sf	50,000 sf	(20,000)
Residential Sq. Ft./Units	300,000 sf (277 units)	210,000 sf (250 units)	(90,000)/(27)
Daily Trips	19,819 trips per day	17,000 +20% (more*) = 20,400 trips per day	581 Additional trips per day
Heritage Trees	9 Heritage trees impacted	19 Heritage trees + 23 Protected trees impacted	10 more impacted Heritage Trees

* Margin of error that Charrette architects said they were operating under as a guide; *later* in the Charrette the architects stated the margin of error was adjusted to be +10% more trips per day, while the data stayed the same.

Charrette Highlights:

- Not receiving much attention in the Charrette, the "Code Compliant" Plan was a total of 890,795 sf, mostly office, with some restaurant, ranging from 1 to 5 stories; with a low end of 12,000 trips per day, and only 7 Heritage trees impacted.
- *The owner representative (Developer) indicated that that 890,795 sf would be economically feasible/profitable for them.*
- No time was spent during the Charrette trying to interact, brainstorm with the public or to try to improve the "Code Compliant" Plan in terms of building layout locations, uses, building designs, tree locations, etc. as allowed within GR, LR, and LO current zoning of the property.
- During Tuesday, Wednesday, and Thursday, a total of 6 plans were evaluated, 5 out of 6 of them would likely result in a PUD.
- A 7th Plan, the "Code Compliant" Plan was never fully evaluated by and with the audience.