



# AUSTIN OAKS PUD REZONING FACT SHEET v 1.0

September 9, 2014

## CURRENT DEVELOPMENT VS. PROPOSED DEVELOPMENT FACTS

- ➔ 450,000 square feet currently made up of 2-3 story office buildings
- ➔ Rezone the property as a "Planned Unit Development" (*updated 8/19*)
- ➔ 653,376 square feet proposed in residential buildings (574 apartments and 36 townhomes),
- ➔ 868,376 square feet of business office (17, 14, 8, 5 and several 4 story buildings are depicted in the application (v 1.0))
- ➔ 89,028 square feet of retail
- ➔ 8,000 square feet of restaurant
- ➔ **1,618,904 TOTAL RE-DEVELOPED square feet**

## PLANNED UNIT DEVELOPMENT INTENT ACCORDING TO CITY ORDINANCE / CODE:

- Preserve the natural environment,
- Encourage high quality development and innovative design,
- Ensure adequate public facilities and services,
- Produce a final development product that is **superior to** development under **conventional zoning**
- All this in exchange for *relaxed development standards and greater density for the developer/owner.*

## KEY SUCCESS FACTOR NOTES:

- ➔ A Neighborhood Center (from the **ImagineAustin** plan) is depicted for this intersection MOPAC/Spicewood~Anderson Lane.
- ➔ The Domain is depicted as a Regional Center which is expected to have **EVEN greater** density and height and be a sort of additional "downtown" area
- ➔ There are 14 Neighborhood Centers in the **ImagineAustin** plan. Two are in this corridor near 183: FAR WEST BLVD @ MOPAC and ANDERSON @ MOPAC respectively.
- ➔ Neighborhood Centers are envisioned to accommodate up to 10,000 people within the Center.
- ➔ Neighborhood Centers are the smallest and least intense of the three types of activity centers
- ➔ Neighborhood Centers are Characterized as:
  - [a checkmark (✓) denotes Austin Oaks proposal meets this characteristic an (✗) denotes that it does not]
  - ✗ Walkable, bike-able, and transit-able
  - ✗ Accommodate 5,000 to 10,000 people
  - ✓ 3,500 Jobs (NC's are required to provide *between 2,500 and 7,000 jobs*)

## ISSUES IDENTIFIED WITH THE CURRENT PUD:

- ➔ Adds 21,000 estimated car trips over existing traffic. (a trip = another car on the road)
- ➔ Adds 125-150 students to schools that are already significantly over capacity
- ➔ Height of the buildings are greater than anything outside of downtown (17, 14, 8, 5 stories and several 4 story buildings.)
- ➔ This proposal does NOT fit a Neighborhood Center's requirements
- ➔ This proposal sets an bad precedent for all Mopac neighborhoods moving forward
- ➔ Trees and canopy cover are threatened
  - ➔ Of the trees surveyed on the property
    - ➔ 72 are heritage trees (over 24") and
    - ➔ 98 are protected trees (over 19")
    - ➔ Plan has 9 heritage trees and 44 protected trees being **razed**
- ➔ No demonstration of the superiority that merits granting of a PUD in the proposed design plan
- ➔ Current zoning for the property **already allows for increased density and redevelopment**

*N.B. All this information is directly from the Developer's (SpireRealty.com) initial Application. Revisions have not been received YET by the CITY. We are waiting on Version 2.0.*



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## BENEFITS TO THE CITY OF AUSTIN (OR TO THE NEIGHBORHOOD)

### CITED BY THE DEVELOPER:

- ➔ Applicant considering paying **FEES in LIEU** of adding a park
- ➔ Addition of retail and restaurants for the neighborhood
- ➔ Applicant will contribute to affordable housing (as is required of a PUD) with **FEES in LIEU** of providing actual **AFFORDABLE HOUSING UNITS**
  - ➔ FEES in LIEU of doesn't help us. We **NEED** affordable APTS and we need park & play areas for children
  - ➔ Other "superiority" items provided in the APPLICATION for the PUD (bike racks provided...this counts as "superior")

## CURRENT STATE OF THE RE-ZONING APPLICATION AND THE PROCESS THAT FOLLOWS:

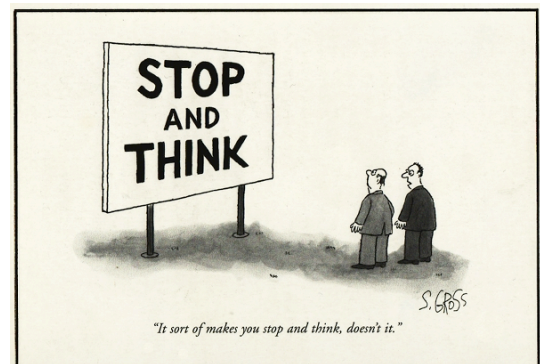
1. Application was filed on July 16
2. City staff is reviewing the application, with comments not yet out to the public
3. This will be followed by a period of response from the developer, then another round of comments from City staff. This cycle may repeat as often as the parties choose.
4. Near the end of the City staff review, the application goes before the Environmental Board, at which neighbors may be present and provide comments
5. When all comments are cleared, the matter goes before the Zoning and Platting Commission (aka ZAP), a meeting which neighbors may attend and provide comments
6. 2-4 weeks after the ZAP meeting, the matter can go before City Council in a series of 3 readings, again a forum which neighbors may attend and provide comments

## WHAT YOU CAN DO:

Consider what you would like to see in redevelopment of Austin Oaks. Think about our evolving community and what is needed, what preserves our quality of life, what fits our evolving City. Like the many homes being renovated in our neighborhood now, we will see re-development in the coming decades. It needs to be *smart redevelopment*.

Relay your thoughts and opinions to your neighborhood association via the surveys and other communication media offered.

- ➔ Provide your feedback about the PUD to the City staff and City Council
  - ➔ Email the Planning and Review case manager: [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov)
  - ➔ Email City Council members: <http://austintexas.gov/mail/all-council-members>
  - ➔ **BE SURE TO REQUEST**, when you write in, **that your feedback be included in the backup for ZAP and City Council meetings about this case.** (*Just cut & paste this line into your note!*)



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