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October 11, 2007

Mr. Greg Guernsey
City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78701

Re Lakeline Station Area Plan/Planned Unit Development C814-06-0218 (the
"Application")

Dear Mr. Guernsey

This firm represents and this letter is submitted on behalf of the Applicant in the above referenced Application. The purpose of this letter is to request the addition or revision of four items within the draft ordinance for the Lakeline Station PUD to become part of the record at the City Council hearing on October 11, 2007. Based upon discussions with City staff and individual Councilmembers and their aides, these items are listed below:

- A. Lakeline Station PUD has agreed to achieve the equivalent of a two-star rating in Austin Energy's Green Building Program, regardless of whether all or a portion of the site is within the Austin Energy service area. The applicable green building standards shall be those in effect as of the date of this ordinance, unless otherwise waived by owner. As part of the two-star rating, the following items or their equivalent shall be included:

For commercial structures/areas:

1. Attempt to mitigate "heat island" effect through one of the following or an equivalent:
 - a. Open grid paving (less than 50% net impervious) for 50% of parking area
 - b. Locate at least 50% of parking underground or in structured parking
 - c. Use high albedo materials on at least 30% of non-roof surfaces

- d Vegetative shading of at least 30% of non-roof impervious surfaces within 5 years
- 2 Utilize Texas sourced materials for at least 30% (\$ value) of project building materials for the commercial areas within the project, inclusive of site and infrastructure construction
- 3 Provide a more energy efficient building through the use of one of the following
 - a Install high albedo roof with a solar reflectance of 75% (<2 12 pitch) or 45% (≥2 12 pitch) for 90% of roof area
 - b Install a vegetative roof for 50% of roof area
 - c Install a combination of high albedo/vegetative roof for 75% of roof area

For commercial and residential structures/areas utilize materials and standards or an equivalent designed to

- 4 Reduce building energy usage compared to City of Austin Energy Code requirements currently in effect by at least 25%
- 5 Implement integrated pest management (IPM) plan to minimize environmental impact and use least toxic practices for site and building management
- 6 Reduce outdoor water usage by 50% from current baseline averages
- 7 Reduce indoor water usage by 25% from current baseline averages

We request these additional items be included within Exhibit I of the PUD

- B Lakeline Station PUD had previously agreed to implement the majority of the Water Conservation Task Force's recommendations. In addition, Lakeline Station PUD agrees to implement the following water conservation strategies, as long as the City Council adopts them citywide within 18 months of approval of this PUD

- 1 Require additional design requirements for commercial irrigation systems and landscapes
- 2 Establish soil depth requirements for new landscapes

We request these additional items be included within Exhibit I of the PUD

- C Within PART 4 A 12 of the draft ordinance, we request a correction to state that the Townhome Court building product type is a "cluster of attached two to three-story townhomes that face onto three sides of a shared green space." This revision would remove the specific number of townhomes required per Townhome Court

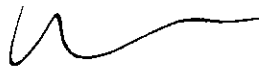
D Within PART 4 A 15 of the draft ordinance, we request a correction to state that the Green Court/Paseo Court building product types are a "cluster of detached single family residences that face onto three sides of a shared green space" This revision would remove the specific number of residences required per Green Court/Paseo Court

Separate from the zoning case, the Lakeline Station PUD has proposed a voluntary commitment to provide an affordability component, as outlined in the attached letter

In addition, at or prior to the time of initial development, the owner has committed to contribute the sum of \$128,000 to the Balcones Canyonlands Plan or as otherwise directed by the City Such funds shall be used for open space acquisition

If you have any questions or need additional information, please feel free to contact me at (512) 435-2301 or Lynn Ann Carley at (512) 435-2378

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Armbrust", with a stylized, flowing script.

David B Armbrust

Enclosure



PACIFICSUMMITPARTNERS

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Suite 1950
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phone 512 479 4700
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October 11, 2007

Mayor and Members of the City Council
City of Austin
City Hall
301 W 2nd Street
Austin, TX 78701

Re Lakeline Station Planned Unit Development (C814-06-0218)

Dear Mayor and Members of the City Council

The purpose of this letter is to memorialize our voluntary commitment to provide an affordability component to the Lakeline Station PUD

This project will serve as a significant portion of the transit oriented development (TOD) at the existing Capital Metro Northwest Park and Ride facility. Our firm recognizes that providing a diversity of income levels is one of the components for TOD success. Therefore, we have voluntarily committed that upon full buildout of the project, ten (10) percent of the residential units will be available for households earning not more than 80 percent of the median family income. We will ensure that this commitment is binding through a restrictive covenant.

Thank you for your consideration of this project.

Sincerely,

PCG SUMMIT-LAKELINE STATION, L P
a Texas limited partnership

By Pacific Summit Partners, LLC,
a Delaware limited liability company,
its General Partner

By



Steven H. Levenson, Manager

Exhibit 'I'

**ENVIRONMENTAL AND WATER QUALITY
REGULATIONS**

FOR

LAKELINE STATION PUD

AUSTIN, WILLIAMSON COUNTY, TEXAS

Prepared for

PACIFIC SUMMIT PARTNERS, LLC
111 Congress Avenue, Suite 1950
Austin, Texas 78701

Prepared by

BURY + PARTNERS, INC
221 West Sixth Street, Suite 600
Austin, Texas 78701

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JULY 2007
REVISED SEPTEMBER 2007
REVISED OCTOBER 2007

INTRODUCTION

The proposed Lakeline Station Planned Unit Development (PUD) is approximately 326.8 acres in size and is located near the northwest corner of Parmer Lane and RM 620 within the City of Austin in Williamson County, Texas. The Lakeline Station PUD is a transit oriented development (TOD) located adjacent to Capital Metro's Northwest Park and Ride Station. The proposed PUD land use plan is included as *Exhibit C*.

The Lakeline Station PUD measures and commitments to environment and water quality enhancements described below will ensure that the proposed PUD will be an environmentally superior project to what could be achieved with existing ordinances.

CRITICAL ENVIRONMENTAL FEATURE PROTECTION

The proposed Lakeline Station PUD recognizes the existence of several Critical Environmental Features (CEF's) and will commit to the setbacks recommended by staff as presented in Table 1 and shown in *Exhibits H and H-1*. The following are the items that Lakeline Station PUD is committed to provide:

1. No residential lots may include a CEF or be located within 50 feet of a CEF.
2. Residential lots should not include any portion of a CEF buffer. Setback distance must be 150 feet radius unless stated otherwise in Critical Environmental Feature Summary Table (Table 1).

| Feature ID | Feature Type | Buffer Zone | Feature Description |
|--------------------|---------------------------|--|--|
| W-1 | Wetland | 150 ft or 1:1 mitigation | 200'x400' man-made wetland along the southern tip of the site |
| W-2 | Wetland | 50 ft from stream centerline | Northwest corner on the unnamed tributary to Brushy Creek |
| W-3 | Wetland | 150 ft | Northeast corner pond with extended periods of water retention |
| S-4 (aka COA 3) | Karst - Collapse Sinkhole | 150 ft upslope, 150 ft in all other directions | Shallow, elongated sink hole depression (85'x20'x2' deep) |
| COA 16 | Karst - Sinkhole | 300 ft upslope, 75 ft south, 50 ft north | located in drainageway above stocktank (15'x12.5'x2.3' deep), northeast corner |

Table 1 Lakeline Station PUD - Critical Environmental Feature Summary Table

3. No disturbance of native vegetation is allowed within the buffer zone.

- 4 No construction or placement of structures including buildings, sheds, pools, landscaping or gardens is allowed within a CEF buffer zone
- 5 Stormwater disposal or irrigation is prohibited within a CEF buffer zone
- 6 Erosion and sedimentation controls must be installed at the perimeter of all CEF buffers prior to the initiation of construction
- 7 All CEF's and associated CEF buffers must be shown on all plats, preliminary plans, site plans and construction plans Plat notes shall include restrictions listed in numbers 3 and 4 of this section
- 8 CEF buffers adjacent to drainageways must be platted separately and not within drainage or utility easements No utilities are allowed within CEF buffers
- 9 Integrated Pest Management Plan (IPM) and or CEF Operation and Maintenance Plan shall include a section addressing the removal of nuisance vegetation (poison ivy, etc) as identified in the plan
- 10 Acceptable fencing shall be provided at the edge of all CEF buffer zones The fencing shall be six (6) feet high and contain a lockable access gate for each non-continuous buffer The fencing shall be installed along the buffer edge prior to the initiation of construction
- 11 Water quality Best Management Practices should not drain to CEF buffer zones but should drain to areas where overland sheet flow may be maintained Level spreaders or similar structures will be required for any discharges near CEF buffer zones
- 12 An Operation and Maintenance Plan will be prepared for the long term management of all CEF buffers Items covered with the Operation and Maintenance Plan will address trash removal, pet waste pickup, nuisance vegetation removal and inspections within the buffers The acceptance of the Operation and Maintenance Plan shall be done prior to approval of a final plat section containing a CEF
- 13 A restrictive covenant shall be entered into with the City to grant access to City of Austin staff to all CEF buffers within the Lakeline Station PUD
- 14 Wastewater and stormwater utility lines constructed within 500 feet of wetlands may require flow retards or Controlled Low Strength Material as fill around manholes as a means of preventing interception of subsurface groundwater flow away from wetlands

INTEGRATED PEST MANAGEMENT PLAN

An IPM shall be prepared in accordance with the Pollution Prevention Measures listed in the Environmental Criteria Manual (ECM) Section 1 6 9 2 D

GREEN BUILDER PROGRAM

The Lakeline Station PUD will achieve the equivalent of a two-star rating in Austin Energy's Green Building Program, regardless of whether all or a portion of the site is within the Austin Energy service area. The applicable green building standards shall be those in effect as of the date of this ordinance, unless waived by owner. As part of the equivalent two-star rating, the following items shall be included:

For commercial structures/areas:

1. Attempt to mitigate "heat island" effect through one of the following or an equivalent:
 - a. Open grid paving (less than 50% net impervious) for 50% of parking area,
 - b. Locate at least 50% of parking underground or in structured parking,
 - c. Use high albedo materials on at least 30% of non-roof surfaces,
 - d. Vegetative shading of at least 30% of non-roof impervious surfaces within five (5) years.
2. Utilize Texas sourced materials for at least 30% (\$ value) of project building materials for the commercial areas within the project, inclusive of site and infrastructure construction.
3. Provide a more energy efficient building through the use of one of the following:
 - a. Install high albedo roof with a solar reflectance of 75% (< 2:12 pitch) or 45% (≥ 2:12 pitch) for 90% of roof area,
 - b. Install a vegetative roof for 50% of roof area,
 - c. Install a combination of high albedo/vegetative roof for 75% of roof area.

For commercial and residential structures/areas utilize materials and standards or an equivalent designed to:

4. Reduce building energy usage compared to City of Austin Energy Code requirements in effect as of the date of this ordinance by at least 25%.
5. Implement IPM Plan to minimize environmental impact and use least toxic practices for site and building management.
6. Reduce outdoor water usage by 50% from baseline averages as of the date of this ordinance.
7. Reduce indoor water usage by 25% from baseline averages as of the date of this ordinance.

WATER CONSERVATION

On August 24, 2006, the City of Austin Council passed Resolution No 20060824-061 that created a taskforce with the goal of drafting a policy document consisting of strategies and implementation plans for reducing peak water use by 1% per year for ten (10) years. Lakeline Station PUD has recognized this future policy and has committed to implement the following strategies immediately:

- 1 Prohibit inefficient plumbing fixtures
- 2 Establish efficiency requirements for cooling tower management
- 3 Establish efficiency standard for commercial clothes washers
- 4 Limit frequency, timing, and method of outdoor watering
- 5 Require new residential irrigation systems to meet design standards and permitting requirements
- 6 Require homebuilders to offer a "WaterWise" landscape option
- 7 Require analysis of automatic irrigation systems
- 8 Require water audits for high-volume residential customers
- 9 Native and/or naturalized plants for landscaping in commercial areas

In addition, Lakeline Station PUD agrees to implement the following water conservation strategies as long as the City Council adopts them citywide within 18 months of approval of this PUD:

- 1 Require additional design requirements for commercial irrigation systems and landscapes
- 2 Establish soil depth requirements for new landscapes

The environmental impacts to these strategies are seen in several aspects. First, the reduction in water use helps reduce the energy needed for water treatment and pumping and therefore increasing air quality. The landscaping and irrigation measures will help reduce the amount of runoff and also limit the need for lawn fertilizer/chemicals. Finally, these water conservation strategies will help keep lake levels higher which will help preserve wetland habitats.

WATER QUALITY ENHANCEMENTS

Use of Wet Ponds

Lakeline Station PUD will utilize wet ponds to handle water quality treatment as well as flood control detention. Wet ponds will be used where the drainage area criteria (ECM 1.6.6B) is satisfied.

Increased Capture Volume

The developer has proposed to provide additional stormwater capture volume over and above that currently required by Code. The developer is committed to a minimum capture volume equal to the runoff from the one-year, three-hour event for the purposes of water quality and streambank erosion control. The following is a table comparing the current City of Austin Code requirements with that required by the Lakeline Station PUD.

| Impervious Cover | COA Capture Volume (inches) | Required Capture Volume (inches) | Increase |
|------------------|-----------------------------|----------------------------------|----------|
| 40% | 0.70 | 0.75 | 7% |
| 50% | 0.80 | 0.92 | 15% |
| 60% | 0.90 | 1.08 | 20% |
| 62% | 0.92 | 1.11 | 21% |
| 70% | 1.00 | 1.24 | 24% |
| 80% | 1.10 | 1.41 | 28% |
| 90% | 1.20 | 1.57 | 31% |
| 100% | 1.30 | 1.74 | 34% |

¹ Source: LCRA Nonpoint Source Pollution Control Technical Manual, July 2007

Lakeline Station has proposed an overall impervious cover of approximately 62% and the following table presents the treated volume for each development district in comparison to the volume currently required by City of Austin Code. The volumes associated with each development district are shown for comparison purposes as the various ponds on the site will handle portions of several districts. Each volume is presented with 100% of the district draining to the control with the exception of the Parks District. Actual volumes will be calculated as described in the ECM, Section 1.6.2.

| Development District | COA Water Quality Volume (cubic feet) | PUD Water Quality Volume (cubic feet) | Increase |
|---------------------------------|--|--|----------|
| TOD Mixed Use Zone | 92,786 | 112,287 | 21.0% |
| Attached/Cluster Residential | 331,426 | 399,234 | 20.5% |
| Single Family Residential | 549,875 | 659,850 | 20.0% |
| Parks/Open Space/Detention | 53,807 | 53,807 | 0% |
| Civic | 35,131 | 40,944 | 16.5% |

Rainwater Harvesting

In an effort to provide additional controls for water quality, the developer has proposed the use of rainwater harvesting for 100% of the commercial use buildings within the Lakeline Station PUD. The system shall be designed to accept the water quality volume within 72 hours after the end of the rainfall event and to detain and treat the water quality volume in accordance with the PUD requirements. The collected water may be used to irrigate landscaped or natural areas on the site. Irrigation systems shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetation.