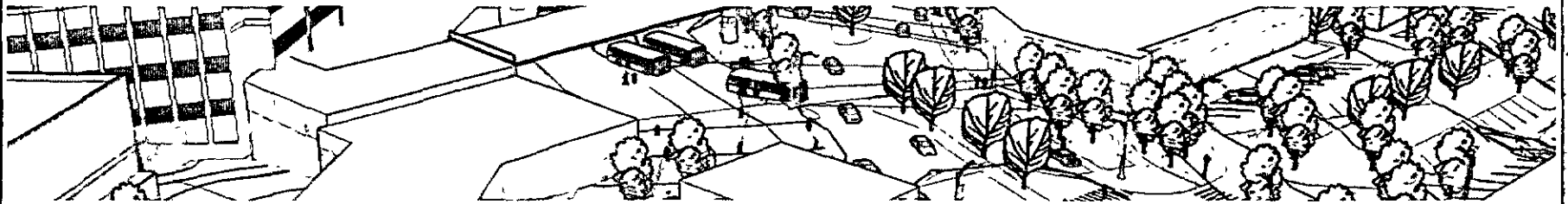


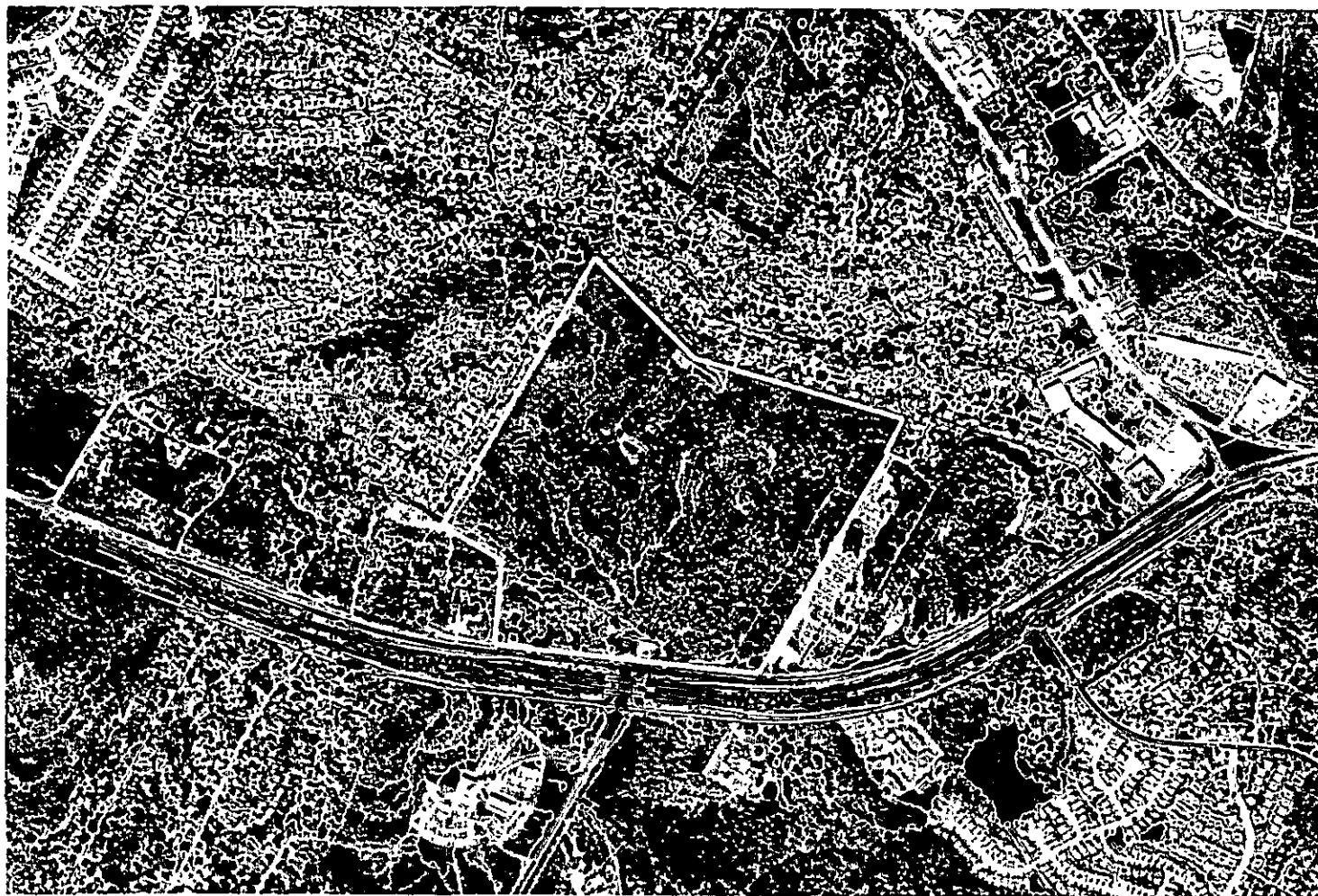
Late Backup #20

West Park PUD

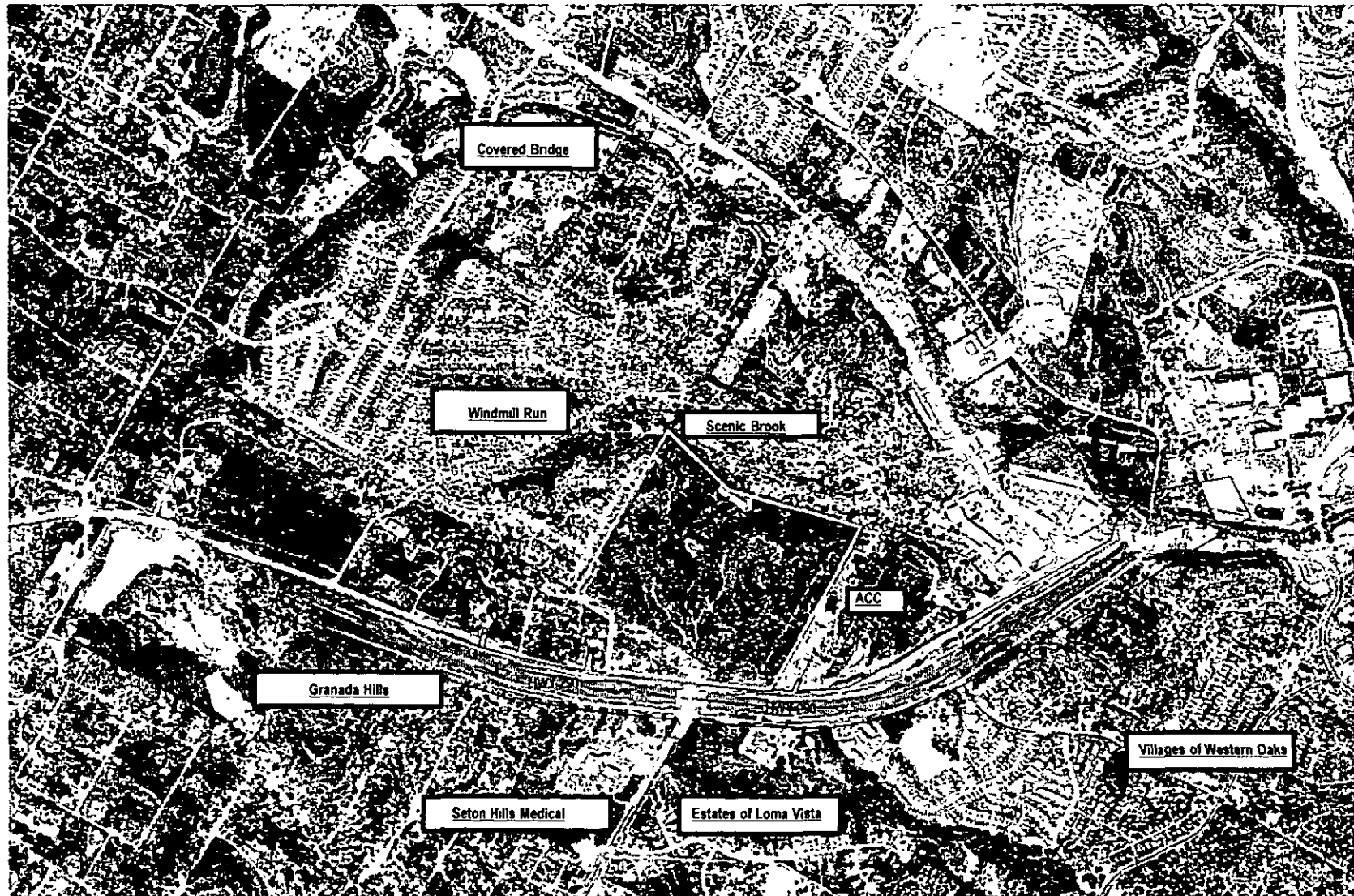
October 2, 2008



West Park Subject Tract



Adjacent Neighborhoods and Properties



Existing West Park PUD



Oak Hill Combined Neighborhood Plan

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.

6.D.1 The Town Center should be a multi-functional public gathering space.

6.D.1.a Town Center should have a library, movie, theater, park and ride, civic and recreational space, public performance and meeting space, elder center/retirement center.

Original Concept Plan



LAND USE SUMMARY			
LOT	ACREAGE	USE	YIELD
1	14.1 AC	METAL, METAL OFFICE	40,000 SF / 280,000 SF
2	10.9 AC	CHINA	47,000 SF
3	10.9 AC	METAL / METAL	10,000 SF / 220,000 SF
4	10.0 AC	OFFICE, METAL	200,000 SF / 1,000,000 SF
5	0.28 AC	MANUFACTURE	100,000 SF
6	1.0 AC	STATION	1,000 SF
7	10.0 AC	TRUCK YARD (2 - 4,000 SF)	1,000 SF
8	1.7 AC	ATHLETIC CENTER	30,000 SF
9	0.8 AC	RECREATION FIELDS	TRADITIONAL, SMALL USE
10	0.8 AC		
11	0.8 AC		
12	0.8 AC		
13	0.8 AC		
14	0.8 AC		
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89	0.8 AC		
90	0.8 AC		
91	0.8 AC		
92	0.8 AC		
93	0.8 AC		
94	0.8 AC		
95	0.8 AC		
96	0.8 AC		
97	0.8 AC		
98	0.8 AC		
99	0.8 AC		
100	0.8 AC		
TOTAL	75.9 AC		

IMPERVIOUS COVER CALCULATIONS			
USE	ACREAGE	IMPERVIOUS COVER	IMPERVIOUS COEFFICIENT
1	14.1	14.1	0.80
2	10.9	10.9	0.80
3	10.9	10.9	0.80
4	10.0	10.0	0.80
5	0.28	0.28	0.80
6	1.0	1.0	0.80
7	10.0	10.0	0.80
8	1.7	1.7	0.80
9	0.8	0.8	0.80
10	0.8	0.8	0.80
11	0.8	0.8	0.80
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91	0.8	0.8	0.80
92	0.8	0.8	0.80
93	0.8	0.8	0.80
94	0.8	0.8	0.80
95	0.8	0.8	0.80
96	0.8	0.8	0.80
97	0.8	0.8	0.80
98	0.8	0.8	0.80
99	0.8	0.8	0.80
100	0.8	0.8	0.80
TOTAL	75.9 AC	75.9 AC	0.80

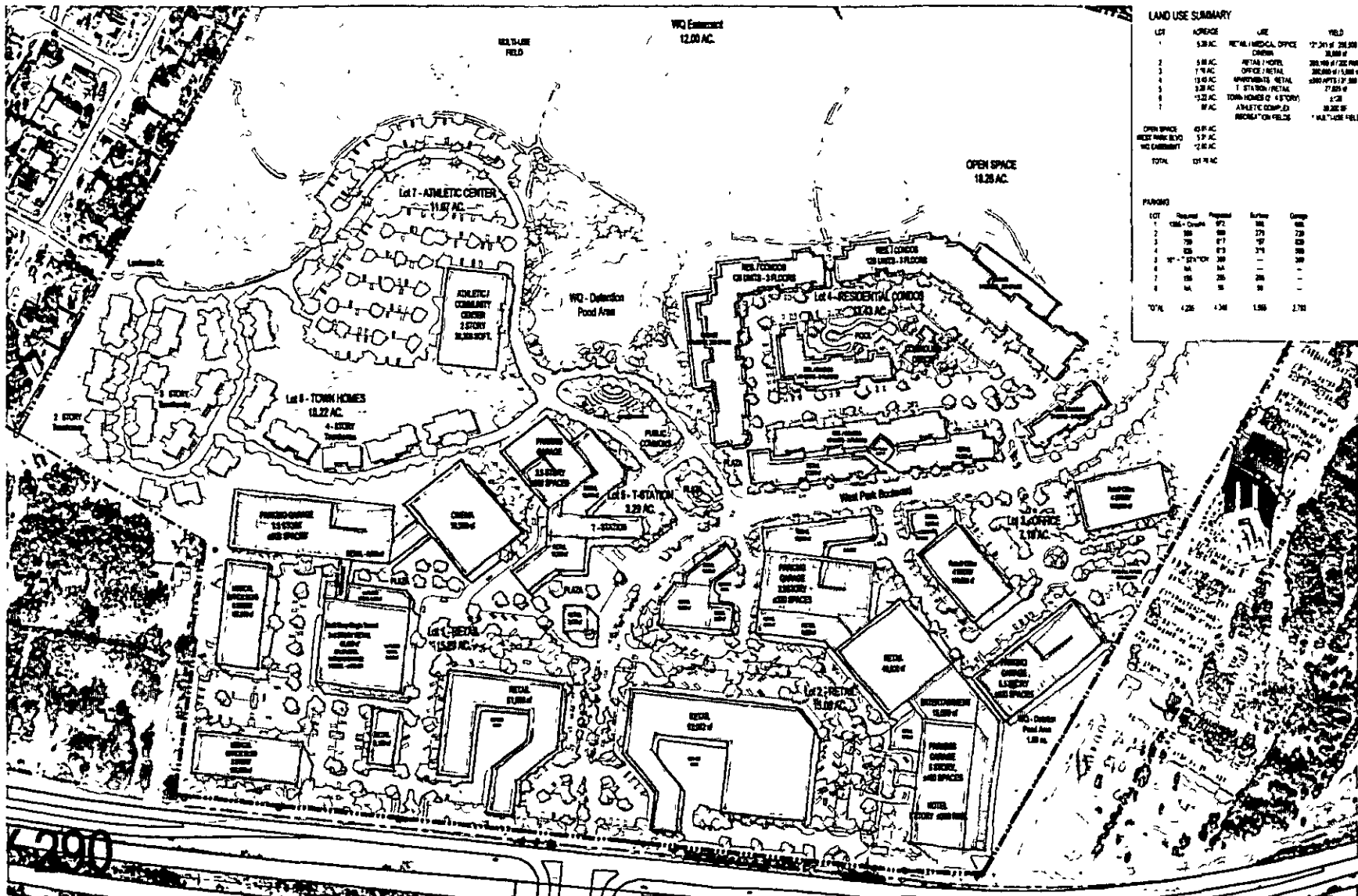
Community Stakeholder Group Meetings

- OHAN
- Oak Hill Business & Professionals
- South Windmill Run Neighborhood Association
- Scenic Brook Neighborhood Association
- Granada Hills/Estates Homeowners' Association
- Oak Hill Youth Sports Association
- Oak Hills Trails Association
- Austin Community College
- YMCA
- Estates of Loma Vista
- Covered Bridge Neighborhood Association
- Seton Southwest
- Seton Southwest Citizen's Advisory Council
- Capital Metro
- Oak Hill Neighborhood Planning Contact Team

Changes Made as a Result of the Community Meetings

- **Ball Fields**
 - Reduced the amount from 5 to 1
 - Agreed to an unlighted field
- **Expanded Transit Component**
- **Added a Commons Area With an Amphitheater**
- **Increased Retail**
- **Provide For a Community Center**
- **Further Integrated Uses to Create a More Desirable Mixed-Use Streetscape**
- **Discussions with the YMCA Regarding the Possibility of Relocating to the Site**

Revised Concept Plan



WINDMILL RUN PARK

TRACT 9 OPEN SPACE

TRACT 8 OPEN SPACE

TRACT 7 MEDICAL OFFICE COMPLEX

TRACT 6 TOWN HOMES

TRACT 5 ATHLETIC/COMMUNITY CENTER

TRACT 4 RESIDENTIAL/CONDO COMPLEX

TRACT 3 OFFICE COMPLEX

TRACT 2 RETAIL/HOTEL

TRACT 1 RETAIL/ENTERTAINMENT

HWY 290

HWY 101

LAND USE SUMMARY

TRACT	ACREAGE	PROPOSED USE	YIELD
1	1.00 AC.	RETAIL/ENTERTAINMENT	10,000 SF/AC
2	1.00 AC.	RETAIL/ENTERTAINMENT	10,000 SF/AC
3	1.00 AC.	OFFICE/RETAIL	10,000 SF/AC
4	1.00 AC.	OFFICE/RETAIL	10,000 SF/AC
5	1.00 AC.	1-STATION/RETAIL	10,000 SF/AC
6	1.00 AC.	RETAIL/ENTERTAINMENT	10,000 SF/AC
7	1.00 AC.	RETAIL/ENTERTAINMENT	10,000 SF/AC
8	1.00 AC.	OFFICE/RETAIL	10,000 SF/AC
9	1.00 AC.	OFFICE/RETAIL	10,000 SF/AC
TOTAL	10.00 AC.		

LEGEND

EXISTING DEVELOPMENT (Hatched Area)

PROPOSED DEVELOPMENT (Solid Area)

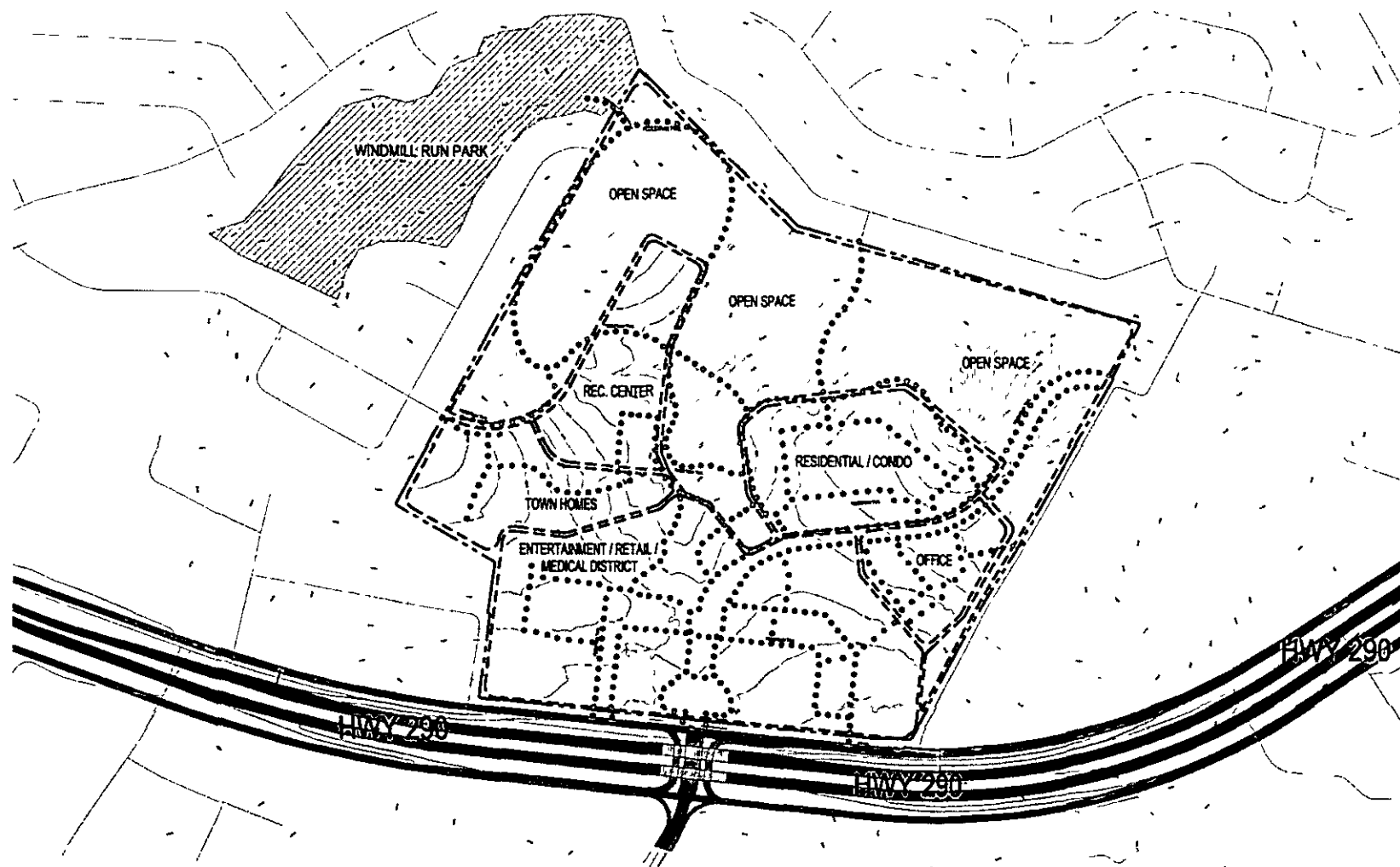
1" = 200'

[illegible]

Development Regulations

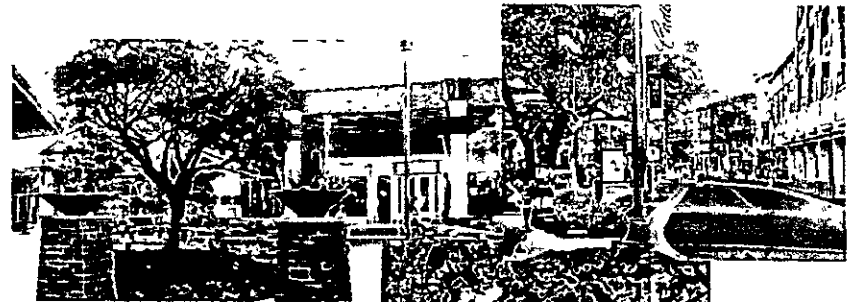
Development Criteria				Proposed Zoning: PUD										
Tract Information				Constraints						Minimum Standards				
Tract	Base Zoning	Land Use	Acreage	Impervious Cover	Units per Acre	F.A.R.	Building Height		Curb Cuts to Highway	Minimum Open Space and/or Landscape Area	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard
Tract 1	GR	Retail / Medical Office	15.03 ac.	77.4% = 11.64 ac.	—	0.65 :1	75 ft/	5 stories	1	12.5%	25 ft.	15 ft.	0 ft.	0 ft.
Tract 2	CS	Retail / Hotel	14.65 ac.	80.1% = 11.73 ac.	—	0.55 :1	115 ft/	8 stories	1	12.5%	25 ft.	15 ft.	0 ft.	0 ft.
Tract 3	CS	Office / Retail	7.18 ac.	65.0% = 4.67 ac.	—	0.70 :1	60 ft/	4 stories	0	12.5%	25 ft.	15 ft.	0 ft.	0 ft.
Tract 4	GR / MF-3	Residential Condominium / Retail	13.43 ac.	67.2% = 9.03 ac.	27.0	0.90 :1	40 ft/	3 stories	0	12.5%	25 ft.	15 ft.	0 ft.	0 ft.
Tract 5	GR	T Station / Retail	3.29 ac.	79.3% = 2.61 ac.	—	0.25 :1	45 ft/	4 stories	0	12.5%	25 ft.	15 ft.	5 ft.	5 ft.
Tract 6	MF-2	Townhouse	10.22 ac.	38.2% = 3.90 ac.	13.0	0.75 :1	45 ft/	4 stories	0	12.5%	25 ft.	15 ft.	15 ft.	15 ft.
Tract 7	GR	Athletic Complex / Community Center /	11.97 ac.	45.8% = 5.48 ac.	—	0.15 :1	34 ft/	2 stories	0	12.5%	25 ft.	15 ft.	0 ft.	0 ft.
Tract 8		Open Space	48.90 ac.	0.0% = 0.00 ac.	—	—	0 ft/	0 stories		90.0%	—	—	—	—
Tract 9		Open Space	3.11 ac.	4.2% = 0.13 ac.	—	—	0 ft/	0 stories		90.0%	—	—	—	—
		West Park Boulevard	3.02 ac.	93.4% = 2.82 ac.	—	—	0 ft/	0 stories		0.0%	—	—	—	—
Overall Totals			130.88 ac.	39.6% = 52.01 ac.										
Notes	1 The convenience store tract is not located within the West Park PUD. Therefore, the acreage of the tract and proposed impervious cover shown on the tract are not included in the development criteria table. However, the applicant has been granted an access easement across the convenience store tract to provide for the right-of-way shown on this plan. 2 Pedestrian walkways in the open space are considered to be non-pervious except those that parallel West Park Boulevard. 3 Curb cuts to Highway 290 are divided. 4 Open space areas may include pedestrian/bicycle paths													

Pedestrian Trail System





Parking - Pedestrian
Connection



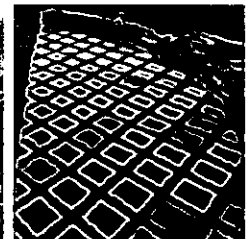
Human Building and
Street Scale



Crosswalks and
Intersections



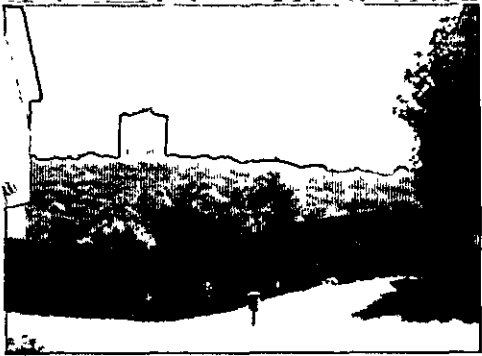
Paving
Patterns
and
Materials



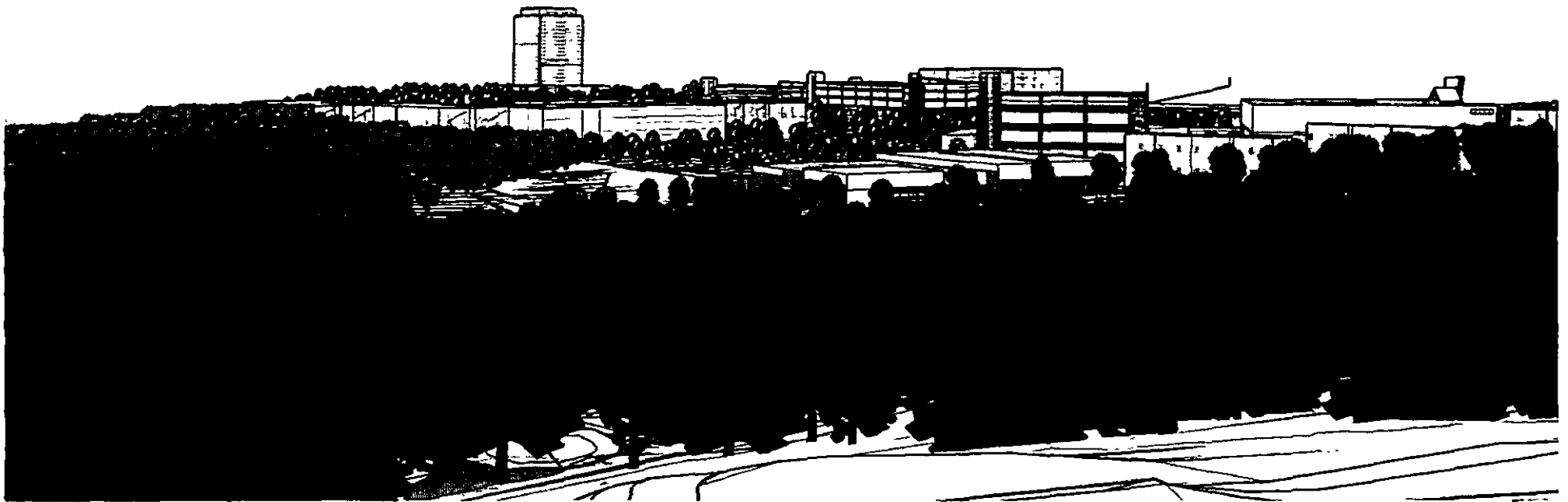
Lifestyle Center Features



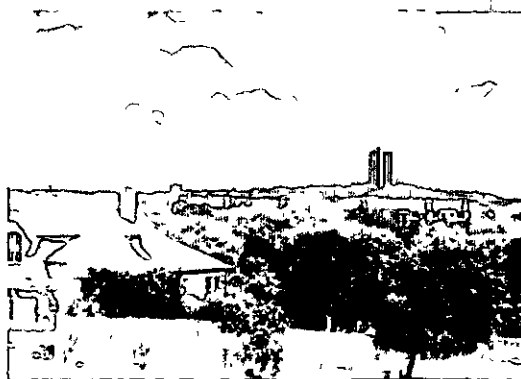
Community Areas



View from Calibram Lane (+1020)



Return



View North from Twilight Mesa Drive (+960)



Return

Tier One Requirements

TIER 1 REQUIREMENTS	DETERMINATIONS
Meet the objectives of the City Code,	Applicant intends to meet the objectives of the City Code
Provide for development standards that achieve equal or greater consistency with the goals in Section 11 than development under the regulations in the Land Development Code	Applicant intends to provide for development standards that achieve equal or greater consistency with the goals in Section 11 than development under the regulations in the Land Development Code
Comply with the City's Planned Unit Development Green Building Program,	Applicant intends to meet the two star PUD Green Building requirements Applicant has met with Austin Energy and will continue to coordinate with Austin Energy throughout the PUD process
Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses,	The PUD zoning is compatible with the proposed neighborhood plan and consistent with adjacent properties and land uses Applicant will meet compatibility requirements or obtain consent of any affected land owners
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 character of the land,	Compliance with the requirement has been provided with the provision of open space and buffering zones to neighbors An environmental assessment has been obtained on the existing PUD which shows states there are no critical environmental features
Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities,	Compliance with requirement will be met with the provision to provide hike and bike trail, a community center site and the provision for transit
Exceed the minimum landscaping requirements of the City Code,	Compliance with requirement will be met with a PUD regulation stating that the minimum landscape requirement will be exceeded
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,	In addition to two driveway entrances from Hwy 290, West Park Blvd will connect FM 1826 to the future extension of Convict Hill The proposed transit station is located on West Park Blvd, the primary thoroughfare within the site Additionally, the extensive pedestrian connectivity and hike/bike trails within the site and with adjacent neighborhoods and campuses also serve to minimize vehicular traffic within the Y at Oak Hill area

Tier One Requirements – Cont.

Prohibit gated roadways;	Requirement will be met.
Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance;	Requirement will be met. Applicant is not aware of any historic structures, landmarks, or other features on the property.
Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Requirement is met in that the PUD is 130.8 acres.
Comply with Chapter 25-2, Subchapter E (<i>Design Standards And Mixed Use</i>)	This issue should be determined at the site plan stage, however, Applicant intends that the proposed PUD will meet the design standards set forth in Chapter 25-2, Subchapter of the Land Development Code.
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 Corridors: Sidewalks And Building Placement</i>);	Requirement does not apply.
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.	Compliance with the requirement met in the proposed concept plan.

Tier Two Requirements

TIER 2 REQUIREMENTS THAT WILL BE MET	DETERMINATIONS
Provides open space at least 10% above the requirements of Section 231A (<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	This requirement is met by providing 60% open space within the site. 80% of the open space will be contiguous.
Provides water quality controls superior to those otherwise required by code	Two of the lots added to the PUD pre-date the Comprehensive Watershed Ordinance. These two lots are, however, subject to the Williamson Creek Ordinance, which allows 65% impervious cover. Applicant intends to provide through the PUD the amount of irrigation land that would be required under SOS, even though these lots are not required to provide any irrigation land, thus making the proposed PUD environmentally superior from a water quality standpoint.
Provides water quality treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25 percent of the subject tract	Provide water quality measures (e.g., vegetative filter strips) for existing development to the west of the property and the Windmill Run Park.
Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected	The PUD is proposing to cluster all of the development and leave 52 contiguous acres undisturbed except for trails.
Provides pervious paving for at least 50 percent or more of all paved areas in non-aquifer recharge areas.	Applicant intends to provide pervious paving for all pedestrian walkways and non-vehicular pavement.
Prohibits uses that may contribute to air or water quality pollutants	Applicant intends to prohibit uses that may contribute to air and water quality pollutants.
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	Applicant intends to provide inside and outside space for the art.
Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need	Applicant is providing a long list of community and public amenities such as a community center, athletic center, transit station, hotel and much needed retail.
Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code	The proposed PUD provides for trails and sidewalks that will connect to ACC and the Windmill Run Park.
Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements	Applicant is not aware of any historic structures, landmarks, or other features on the property.