

Late Backup

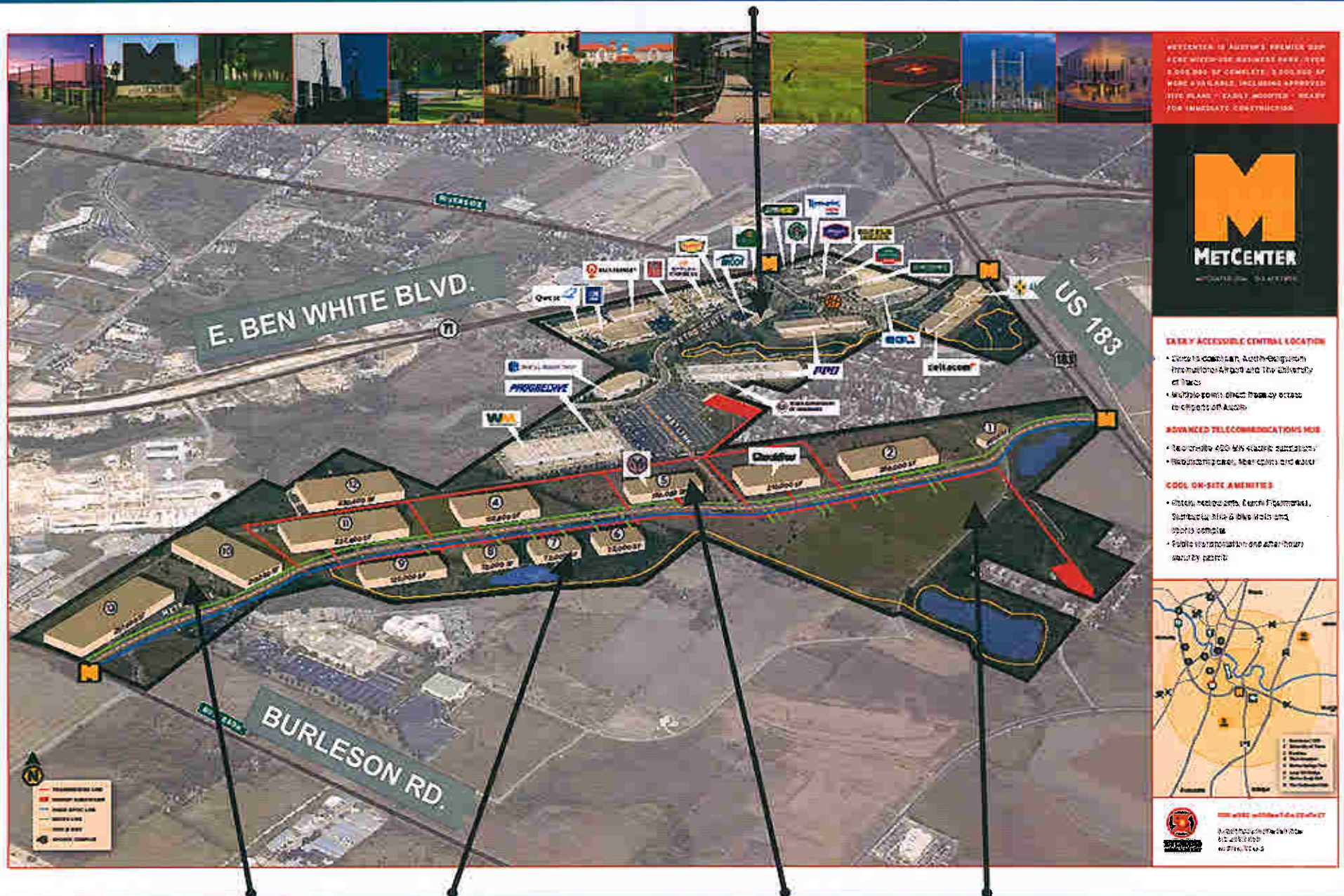
City Clerk  
Item 98  
01/15/09  
City Council



**LOCATED AT EAST BEN WHITE BLVD & US 183**



## MET CENTER I – 200 ACRES – ALMOST BUILT OUT



## MET CENTER II – 350 ACRES – NEW PHASE





## MET CENTER THEMES –

- Unique lighted entries
- Tree lined streets
- Shaded entries to buildings





## MET CENTER THEMES –

- Energy efficient buildings.
- State of the art water quality systems.
- 5 miles of hiking trails



- Disc Golf course is being designed and will be implemented into the Met Center project.







## SECURITY REQUIREMENTS

- Manned Guardhouse
- Impenetrable Fence
- Tire Shredders
- Entry / exit control arms.

**PEDESTRIAN FRIENDLY?**

**VISITABLE?**

Strict adherence to Commercial Design Standards is not always possible for end users within defined Business / Industrial Parks.

- Pedestrian sidewalks at the street.
- Street Trees along the street edge.
- Building Glazing.
- Lighting.
- Block Size.

What does Met Center provide instead of strict compliance to CDS?





## MET CENTER –

- Promote pedestrian activity where it is appropriate – Hike & Bike Trails.
- License Agreement for trees in right-of-way obtained for tree-lined streets opposite to Commercial Design Standards.





## MET CENTER –

- Lighting theme to be incorporated into entire project for continuity.





Met Center recognizes that Alternative Equivalent Compliance (AEC) is an option to move projects forward with intent to the Commercial Design Standards.

However -

AEC is not an option when seeking a national tenant through competition.

- Unknown development parameters.
- AEC is typically not an option when the project specifics are not for the public viewing.
- AEC is only binding through a formal process that can be time consuming.

We must recognize that certain projects are not geared appropriately for development under the strict parameters of the Commercial Design Guidelines.

And -

We must also recognize that certain uses allowed under the existing PDA should be subject to the Commercial Design Guidelines –

- Residential Uses
- General Retail Uses



With a PDA, the City has the ability to modify the Land Development Code.

Met Center is seeking to add a provision to the existing PDA as follows:

**PART 6 – Add subsection (20.)**

**20. Development within the Met Center II property identified in PART 4, is exempt from Subchapter E, Land Development Code of the City of Austin, if the proposed development does not contain a Residential use or a General Retail Sales use.**

**Met Center project, as a whole, MEETS the intent of the Commercial Design Standards.**