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### MODIFICATIONS TO CODE:

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SOUTH SHORE DISTRICT P.U.D.

LAND USE PLAN **NOTES** 

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### PUD NOTES:

- DEVELOPMENT OF THE PUD IS GOVERNED BY (I) THE ZONING ORDINANCE APPRIDYING THE PUD ZONING BASE DISTRICT FUR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) THE RIJLES AND REGULATIONS SET FORTH IN THE LDC IN EFFECT AT THE TIME OF APPROVAL OF THIS PUD. IN THE EVENT OF CONFLICT, THE ZONING ORDINANCE AND PUD LAND USE PLAN SHALL CUNTROL.
- THE MF-6 SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO SOUTHSHORE PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. SITE DEVELOPMENT CRITERIA TABLE I AND THE ACCOMPANYING DOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
- ALL LAND USES PERMITTED IN THE ME-6 BASE DISTRICT ARE ALLOWED, LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- IMPERVIOUS COVER SHALL HE RESTRICTED TO 14.90 ACRES OR 74% OF GROSS SITE TAREA.
- APPROVAL OF THIS PUD DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE LDC IN THE PRELIMINARY PLAN, FINAL PLAT, OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SIJESEDIENTLY APPROVED IN WRITING BY THE CITY OR SET FORTH IN THE ORDINANCE APPROVING THIS PUD OR IN THE PUD LAND USE PLAN. SUCH APPROVAL ODES NOT RELIEVE THE ENGINEER OF DELIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT MAY ADVERSELY IMPACT THE PUBLIC'S SAFETT, HEALTH AND WELFARE.
- CITY OF AUSTIN WATER AND WASTEWATER UTILITIES SHALL BE EXTENDED TO EACH PARCEL SHOWN ON THE PUD LAND USE PLAN, THE OWNER, AT ITS EXPENSE, SHALL BE RESPONSIBLE FOR PROVICING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, SYSTEM UPGRADES, UTILITY ADJUSTMENTS AND UTILITY RELOCATION TO SERVE EACH PARCEL NO BUILDING SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONHECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY STSTEM.
- THE WATER AND WASTEWATER DITLITY SYSTEM SERVING THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA, THE WATER AND WASTEWATER UTILITY PLAN SHALL BE APPROVED BY THE AUSTIN WATER UTILITY. CONSTRUCTION OF PUBLIC WATER AND WASTEWATER FACILITIES SHALL BE INSPECTED BY THE CITY, THE OWNER OR SITE PLAN APPLICANT SHALL PAY ALL ASSOCIATED AND APPLICABLE CITY FEES,
- PRIOR TO CONSTRUCTION, APPROVAL OF A SITE PLAN AND ASSOCIATED DRAININGE PLANS BY THE DIRECTOR OF THE CITY OF AUSTIN'S WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT IS REQUIRED FOR ALL DEVELOPMENT, UNLESS OTHERWISE EXEMPT UNDER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).
- THIS SITE WILL PARTICIPATE IN THE REGIONAL STORMWATER MANACEMENT PROGRAM OR RECEIVE A DETENTION WAIVER. AND WILL NOT SEEK NOR ACCEPT COST REMBURSEMENT OR PARTICIPATION FROM THE CITY OF AUSTIN 9.
- 10. THE FULLY DEVELOPED ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN ORAINACE EASEMENTS NO BUILDINGS ARE PERMITTED IN THE 100 YEAR FLOODPLAIN.
- 11. ANY REQUIRED EASEMENTS SHALL BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT.
- LANDSCAPING FOR ANY DEVELOPMENT WITHIN THE PUID WILL EXCEED THE LANDSCAPE REQUIREMENTS SET FOR HI IN THE LDC. AND ECM SECTION 2. IN EFFECT AT THE TIME OF APPROVAL OF THIS PUID BY 10% ABOVE THE STANDARD REQUIREMENT. A LANDSCAPE COMPLIANCE PLAN SHALL DE PROVIDED WITH THE SUBMITTAL OF ALL SITE PLANS, AT LEAST 80% OF THE LANDSCAPE AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTIN "PREFERRED PLANT LIST" AND THE GREEN GROW NATIVE AND ADAPTIVE LANDSCAPE PLANT CUIDE. THE REMAINING 20% OF THE LANDSCAPE AREAS SHALL USE NON-INVASIVE SPECIES.
- 13. ALL BUILDING SHALL BE REQUIRED TO MEET THE STANDARDS OF A 2 STAR GREEN HUILDER RATING WITH 25% ABOVE ENERGY CODE REQUIREMENTS AS ADOPTED AT THE TIME OF APPROVAL OF THE PUB.
- ALL ELECTRIC UTILITIES IN OR ADJACENT TO ARENA ORIVE AND TOWN CREEK DRIVE SHALL HE LOCATED IN A NON-EXCLUSIVE MANNER IN THE RIGHT-OFF-WAY OF THESE BRIVES, AND NO ELECTRIC UTILITIES IN OR ADJACENT TO ARENA DRIVE OR IOWN CREEK DRIVE SHALL HE PEQUIRED TO BE LOCATED IN ANY OTHER AREA OF THE PUBLIC ELECTRIC LITLLITIES LOCATED IN DR ADJACENT TO ARENA DRIVE OR DRIVE OR DRIVE AS A RESULT OF TRIS NOTE ARE REQUIRED TO BE RELOCATED IN THE FUTURE DUE TO A RECONFIGURATION OF EITHER OR BOTH DRIVES THE PROPERTY OWNER ACCEPTS FULL FINANCIAL RESPONSIBILITY FOR SUCH RELOCATION
- THE WATER OJALITY POND SHALL BE DESIGNED AS A REGIONAL WET PIOND FULLY IN ACCORDANCE WITH EXISTING CITY OF AUSTIN DESIGN CRITERIA, AND SHALL BE DESIGNED TO CAPTURE APPROXIMATELY ONE HUNDRED (100) ACCES OF CFFSITE URAINAGE AREA. SHOULD THE REGIONAL WET POND NOT BE APPROVED BY THE CITY OF AUSTIN, ALTERNATIVE WATER QUALITY CONTROLS APPROVED BY THE ENVIRONMENTAL RESOURCE MANAGEMENT STAFF SHALL BE IMPLEMENTED WITHIN THE RUD WHICH VESTS OR EXCEEDS POLLUTANT REMOVAL EFFICIENCIES AS RECOURSED BY COOK. ADDITIONAL TREATMENT OF A COPTION OF THE ONSITE ORAINAGE AREA SHALL BE PROVIDED BY UTILIZING THE WET POND, VESETATIVE FILTER STRIPS, RAIN GARCENS, BERMS, OR OTHER INNOVATIVE WATER OVALITY METHODS, OR ANY COMBINATION THEREOF. THE WATER QUALITY CONTROL METHODS EMPLOYED TO TREAT ONSITE WATER, INCLUDING AREA DRIVE, TOWN CREEK DRIVE, AND ALL DRIVEWAYS WITHIN THE AREA BOUNDED BY MIVEMSIDE DRIVE. TINNIN FORC ROAD AND LAKESTIONE BLVD. SHALL RESULT IN POLLUTANT REMOVAL EFFICIENCIES MEETING OR EXCEEDING THE STANDARDS ACHIEVED IN THE TREATMENT OF OFFSITE WATER.
- 18. ALL STRUCTURES WITHIN THE PUD SHALL COMPLY WITH THE CITY COMMERCIAL DESIGN STANDARDS AT THE TIME OF PUD APPROVAL, UNLESS A VARIANCE, WAIVER OR ALTERNATIVE COMPLIANCE TO SUCH REGILATIONS IS GRANTED PURSUANT TO A PROCESS ALLOWED BY THE CITY CODE.
- 17. PIBLIC ACCESS SHALL BE PROVIDED VIA SIDEWALKS CONNECTING ARENA DRIVE AND LAKESHORE BOULEVARD: PROVIDED HOWEVER, PUBLIC ACCESS MAY BE RESTRICTED TO ANY INDIVIDUAL BUILDINGS, GARAGES OR NECREATIONAL AMENITIES.
- 18. ANY BUILDINGS LOCATED WITHIN APEA 2 OR AREA 3 SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:

  9. THE PRIMARY PUBLIC FRONT ENTRANCE TO SUCH BUILDINGS SHALL BE ORIENTED TOWARD ARENA DRIVE:

  19. ALL PARKING FOR SUCH BUILDINGS SHALL BE LOCATED EITHER: (1) SUB-GRADE OR PARTIALLY SUGH-GRADE; OR OFFICE SPACE, A SALES OFFICE, MANAGEMENT OFFICE, LEASING OFFICE, RECREATIONAL FACILITIES OR OTHER AMENITES WITHIN THE BUILDING OR ANY OTHER PEDESTRIAN ORIENTED USE: AS DEFINED BY CITY CODE;

  19. PROVIDED, HOWEVER, A PORTION OF ANY DARKING GRAGE FACING IN AN EASTERLY OR WESTERLY DIRECTION MAY BE EXCLUDED FROM THE FORECOING REQUIREMENTS AS LONG AS SUCH GARAGE IS ARCHITECTURALLY INTEGRATED WITH THE ASSOCIATED BUILDING; AND

  19. A BUILDING BASEWALL IS REQUIRED THAT MAY NOT FXCEED A HEIGHT OF 40 FEET. THAT PORTION OF A STRUCTURE BUILT ABOVE 40 FEET AND ORIENTED TOWARD ARENA DRIVE MUST FIT WITHIN AN ENVELOPE DELINEATED BY A 70 DEGREE ANGLE STARTING AT 40 FEET WITH THE BASE OF THE ANGLE BEING A HORIZONTAL PLANE EXTENDING FROM THE LINE PARALLEL TO AND AWAY FROM THE SURFACE OF LAKESHORE BOULEVARD TO A MAXIMUM HEIGHT OF 90 FEET.

  4. DUILDING COVERAGE SHALL NOT EXCEED 60% FROM THE SO FOOT PRIMARY WATERFRONT OVERLAY BOUNDARY TO 180 FEET FROM THE LINEAUSH BOULEVARD FOR THE STRUCTURES SHALL INCORPORATE FEOESTRIAN ORIENTED USES AT THEIR NORTHERN-MOST ENDS. THESE PEDESTRIAN ORIENTED USES MAY INCLIDED BUT NOT BE LIMITED TO RICKS OR OTHER AREAS PROVIDING FOR THE SALE AND CONSUMPTION OF REFRESHMENTS WITH INDOOR OR OUTDOOR SEATING.
- 19. ANY BUILDING LOCATED WITHIN APEA 4 SHALL COMPLY WITH THE FOLLOWING RESTRICTIONS:

  a. THE FRIMARY PUBLIC FRONT ENTRANCE TO SUCH BUILDING MAY NOT BE ORIENTED TOWARD LAKESHORE DRIVE.

  AND THE BUILDING SHALL GENERALLY HAVE A NORTHY/SOUTH DRIENTATION CXCEPT ALONG THE SOUTHERN PORTION OF THE BUILDING ADJACENT TO ARENA DRIVE;

  b. ALL PARKING FOR SUCH BUILDING SHALL BE LOCATED BITHER:

  (II) WHAPPIED BY LIVING UNITS OR OTHER USABLE SQUARE FOOTAGE WITHIN THE PROJECT, SUCH AS RETAIL OR OFFICE SPACE. A SALES OFFICE, MANAGEMENT OFFICE, LEASING OFFICE, RECREATORIAL FACILITIES OR OTHER AMENITES WITHIN THE BUILDING OR ANY OTHER TEODESTRIAN ORIENTED USE" AS DEFINED BY CITY CODE;

  PROVIDED, HOWEVER, A PORTION OF ANY PARKING GARAGE FACING IN AN EASTERLY DR WESTERLY DIRECTION MAY BE EXCLUDED FROM THE FORECOING REQUIREMENTS AS LONG AS SUCH GARAGE IS ARCHITECTURALLY INTEGRATED WITH THE ASSOCIATEO BUILDING; AND

  c. A BUILDING RASSWALL IS REQUIRED THAT MAY NOT FXCEED A HEIGHT OF 40 FEET. THAT PORTION OF A STRUCTURE BUILT ABOVE 40 FEET AND ORIENTED TOWARD ARENA DRIVE MUST FIT WITHIN AN ENVELOPE DELINEATED BY A 70 DEGREE ANGLE STARTING AT 40 FEET WITH THE RASE OF THE ANGLE BEING A HORIZONTAL PLANCE FXIENDING FROM THE LINE PARALLEL TO AND AWAY FROM THE SURFACE OF LAKESHORE BOULEVARD TO ADDITIONAL PLANCE SHALL NOT FXCEED BOX FROM THE SURFACE OF LAKESHORE BOULEVARD TO ADDITIONAL PLANCE SHALL NOT FXCEED BOX FROM THE SURFACE OF LAKESHORE BOULEVARD TO ADDITIONAL PLANCE SHALL NOT FXCEED BOX FROM THE SD FOOT PRIMARY WATERFRONT OVERLAY BOINDARY TO 500 FEET FROM THE LAKESHORE BOULEVARD DING FEET FROM THE LAKESHORE BOULEVARD OF OVERLAY BOINDARY TO 500 FEET FROM THE SURFACE OF LAKESHORE BOULEVARD LINE.

- IF AN ATHGRADE PEDESTRIAN CROSS-WALK IS PERMITTED BY THE CITY OF AUSTIN ON LAKESHORE DRIVE AT ANY POINT DIRECTLY ADJACENT TO THE PROJECT, THE OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR PAYING THE FOLLOWING REASONABLE COSTS ASSOCIATED WITH SUCH PEDESTRIAN CROSSWALK: PAVING, LIGHTING, STRIPING AND SIGNALIZATION.
- 21. THE AREA AROUND THE PROPOSED WET FOND WILL HAVE TREES AND OTHER APPROPRIATE LANDSCAPING TO ENHANCE AESTHETICS (AND THE OVERALL SITE WILL HAVE LANDSCAPING PROVIDED AT 10% ABOVE WHAT IS REQUIRED BY THE ECM SECTION 2).
- 22. TREE MITIGATION AT LEAST 10% ABOVE THE STANDARD REQUIREMENT WILL BE PROVIDED.
- 23. A FENCE BORDERING THE WET POND WILL ONLY BE CONSTRUCTED AS REQUIRED BY THE CITY OF AUSTIN DESIGN CRITERIA.
- 24. THE PROPOSED WET POND SHALL INCLUDE VARIOUS AMENITIES AND ENHANCEMENTS SUCH AS BENCHES, A TRAIL (IN ACCORDANCE WITH NOTE 29), LANDSCAPING (IN ACCORDANCE WITH NOTE 21) AND EDUCATIONAL SIGNAGE, WET POND SHALL BE DESIGNED WITH NON-LINEAR CURVING EDGES AND LAYERED VEGETATION. THE WET POND SHALL BE MAINTAINED BY THE OWNER. THE DESIGN OF THE WET POND SHALL BE SUBJECT TO CITY OF AUSTIN APPROVAL. A TRAIL
- 25. ARENA DRIVE WILL BE REQUIRED TO FOLLOW THE CORE TRANSIT CORRDIDOR CRITERIA OF THE COMMERCIAL DESIGN STANDARDS.
- 26. AN INTEGRATED PEST MANAGEMENT PLAN (IPM) WILL BE PROVIDED FOR THE ENTIRE PUD AREA.
- 27. GATES WILL BE PROHIBITED ON ALL ROADWAYS
- EXISTING TREES ALONG LAKESHORE DRIVE, WHICH WERE DONATED BY THE LORA. SHALL REMAIN UNLESS REMOVAL OF TREES IS REQUIRED TO CONSTRUCT ANY DESIGNATED DRIVEWAYS OR APPROVED FOR REMOVAL OR RELOCATION BY THE CITY ARBORIST. NO MORE THAN 5 (FIVE) TREES TOTALING 110 CALIPER INCHES MAY BE REMOVED IN ORDER TO CONSTRUCT THE TWO DRIVEWAY APPROACHES ON LAKESHORE ORIVE AS APPROVED BY THE CITY ARBORIST, 2 (TWO) OF THE 5 (FIVE) TREES WILL BE TRANSPLANTED (TREES 138 AND 148) UTILIZING METHODOLOGY APPROVED BY THE CITY ARBORIST, AND THE REMAINING 3 (THREE) MAY BE REMOVED (TREES 137, 139 AND 147), AN AGREEMENT, THE FORM OF WHICH WILL BE APPROVED BY THE CITY ARBORIST, SHALL BE EXECUTED PURSUANT TO THIS NOTE TO ENSURE THE SURVIVABILITY FOR A MINIMUM OF 2 (TWO) YEARS OF THE TRANSPLANTED TREES.
- 29. A PUBLICLY ACCESSIBLE WALKING TRAIL SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE WET POND, TO BE POSITIONED ACCORDING TO ACCESSIBILITY STANDARDS PER CITY OF AUSTIN APPROVAL. THE TRAIL WILL CONNECT THROUGH THE PROJECT FROM ARENA TO LAKESHORE DRIVE.
- 3D. AT THE CITY'S OPTION. FITHER

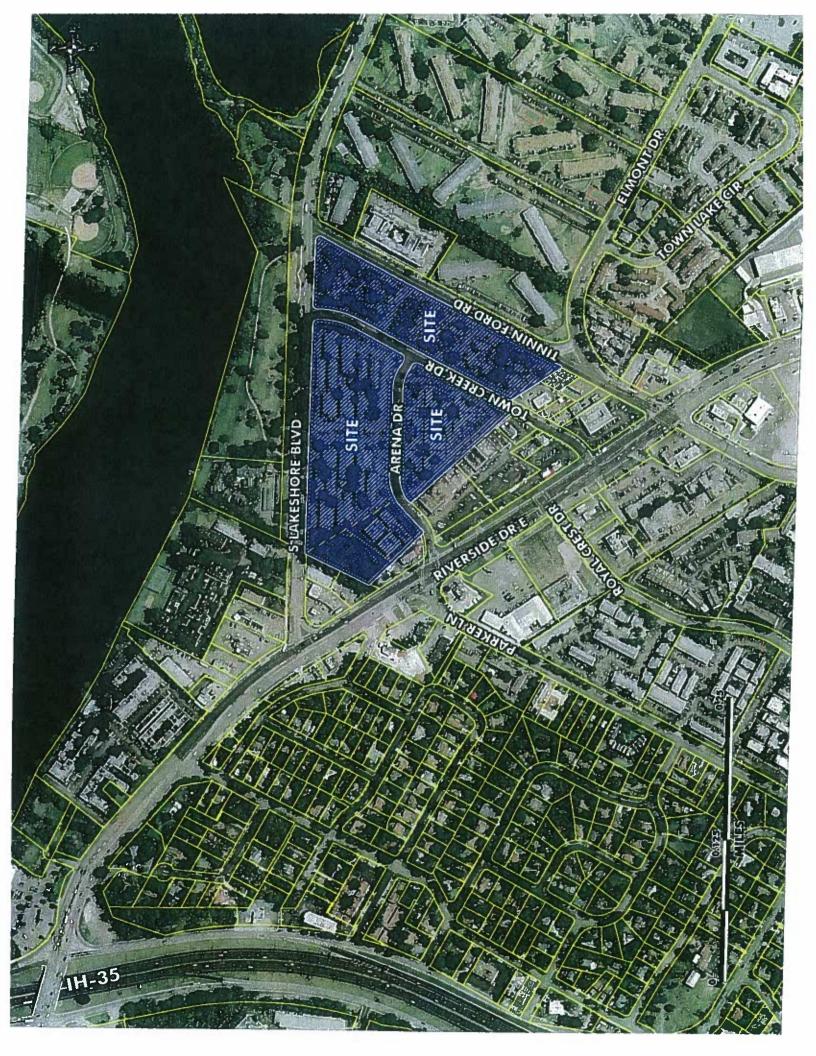
  - A PROMOE 10% OF THE MF UNITS (AUGOVE EXISTING MF-3 DENSITY) AT 80% OF MFI:

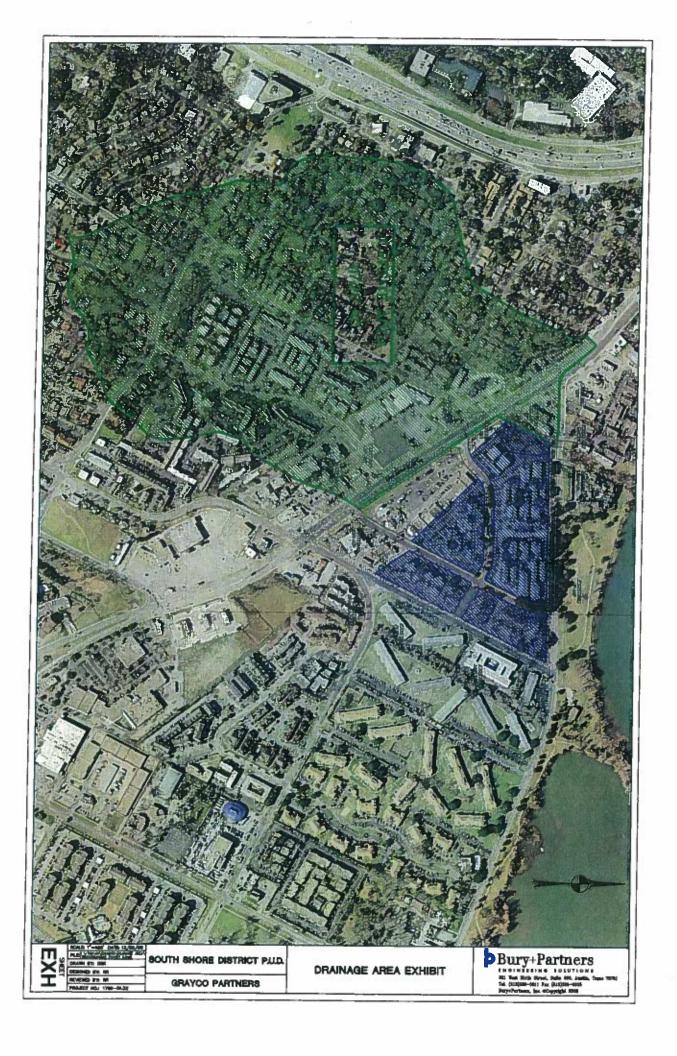
    15. PROMOE \$1,500,000 II; FUNDS TO THE AUSTIN HOUSING FINANCE CORPORATION OR ANOTHER DESIGNATED ENTITY TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS AT ANOTHER LOCATION; OR C. A VALUE EQUIVALENT COMBINATION OF EITHER OF THE OPTIONS LISTED ABOVE.
- 31. PUBLIC FACILITIES SHALL BE PROVIDED A MINIMUM OF 1,000 SQUARE FEET OF USABLE SPACE FOR EITHER FIRE PROTECTION, EMERCENCY SERVICE OR POLICE FACILITIES, ON A RENT-FREE BASIS, FOR 25 YEARS.
- 32. COMMUNITY AMENITIES SHALL BE PROVIDED A MINIMUM OF 1,000 SOUARE FEET OF USABLE SPACE FOR EITHER COMMUNITY MEETINGS, DAYCARE FACILITIES OR NON-PROFIT ORCANIZATIONS, ON A RENT-FREE BASIS, FOR 25 YEARS.
- 33. ONE INDEPENDENT RETAIL OR RESTAURANT SMALL BUSINESS WHOSE PRINCIPAL PLACE OF BUSINESS IS WITHIN AUSTIN METROPOLITAIN STATISTICAL AREA SHALL BE PROVIDED USABLE SPACE AT A 15% BELOW THE CURRENT MARKET RENTAL RATE AT THE TIME OF LEASE EXECUTION.
- 34. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION OF \$25,000 SHALL BE MADE TO THE AUSTIN PARKS FOUNDATION FOR THE PRESERVATION OF THE NORWOOD HOUSE.
- 35 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION \$225,000 SHALL BE MADE TO THE AUSTIN PARKS FOUNDATION OR OTHER APPROPRIATE ENTITY, TOWARD EITHER: "IT THE CONSTRUCTION OF ADDITIONAL THAIL FACILITIES ADJACENT TO LADY BIRD LAKE; OR BUT TO OFTERMINE THE FEASIBILITY OF BUILDING A PEDESTRIAN AND BIKE BRIDGE ACRUSS LADY BIRD LAKE EAST OF IH—35.
- 36 BUILDING OESIGN, INCLUDING PROPOSED BASE WALLS AND ANGLEO STEPBACKS, SHALL EXCEED THE MIMIMUM POINTS REDUIRED BY THE BUILDING DESIGN OPTIONS OF CODE.
- 37. MIXED-USE BUILDINGS SHALL CONTAIN PEDESTRIAN-GRIENTED USES ON THE FIRST FLOOR AS DIFFINED IN SEC 25-2-691(C)
- 38 ACCESSIBILITY FOR PERSONS WITH DISABILITIES SHALL BE PROVIDED TO A DEGREE EXCEEDING APPLICABLE LEGAL REQUIREMENTS BY INCREASING THE AMOUNT OF ON SITE RESIDENTIAL UNITS TO BE FULLY ACCESSIBLE (TYPE A UNITS) UNDER CURPENT APPLICABLE LEGAL REQUIREMENTS AT A LEVEL OF 2.5% EXCEEDING BASELINE REQUIREMENTS.
- 39, ART APPROVED BY THE ART IN PUBLIC PLACES PROGRAM SHALL BE PROVIDED IN 5 LOCATIONS ON THE SITE.
- 40. SUBJECT TO ANY LIMITATIONS DUE TO THE AMERICANS WITH DISABILITIES ACT. THE PUD SHALL INCLUDE A PUBLICLY—ACCESSIBLE PERVIOUS PATHWAY PERPENDICULAR TO AND LOCATED BETWEEN LAKESHORE DRIVE AND THE FIRST STRUCTURES SOUTH OF LAKESHORE ACROSS AREAS 1, 2 AND 3. THIS PATHWAY MAY BE LOCATED WITHIN THE SETBACK ESTABLISHED BY THE WATERFRONT OVERLAY, AND THE PATHWAY WILL NOT BE INCLUDED WITHIN THE CALCULATION OF IMPERVIOUS COVER FOR THE SITE. A ORINKING FOUNTAIN AND NECESSARY SERVICE LINES SHALL JIE LOCATED ALONG THE PATHWAY AND WILL NOT BE INCLUDED WITHIN THE CALCULATION OF IMPERVIOUS COVER FOR THE SITE.
- 41, 41, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST STRUCTURE, A CONTRIBUTION OF \$25,000 SHALL BE MADE TO CAPITAL METRO FOR THE PURPOSE OF IMPROVEMENTS TO BUS STOPS IN THE IMMEDIATE AREA.
- 42. THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.
- 43. THE PUD SHALL INCLUDE 3 (THREE) SPACES DEDICATED TO THE AUSTIN CARSHARE PROGRAM OR SUCCESSOR PROGRAM. TO BE PROVIDED FREE OF CHARGE TO THE PROGRAM. THE USE OF THE SPACE, AND THE DURATION OF SUCH USE. SHALL BE AT THE SOLE DISCRETION OF THE PROGRAM.

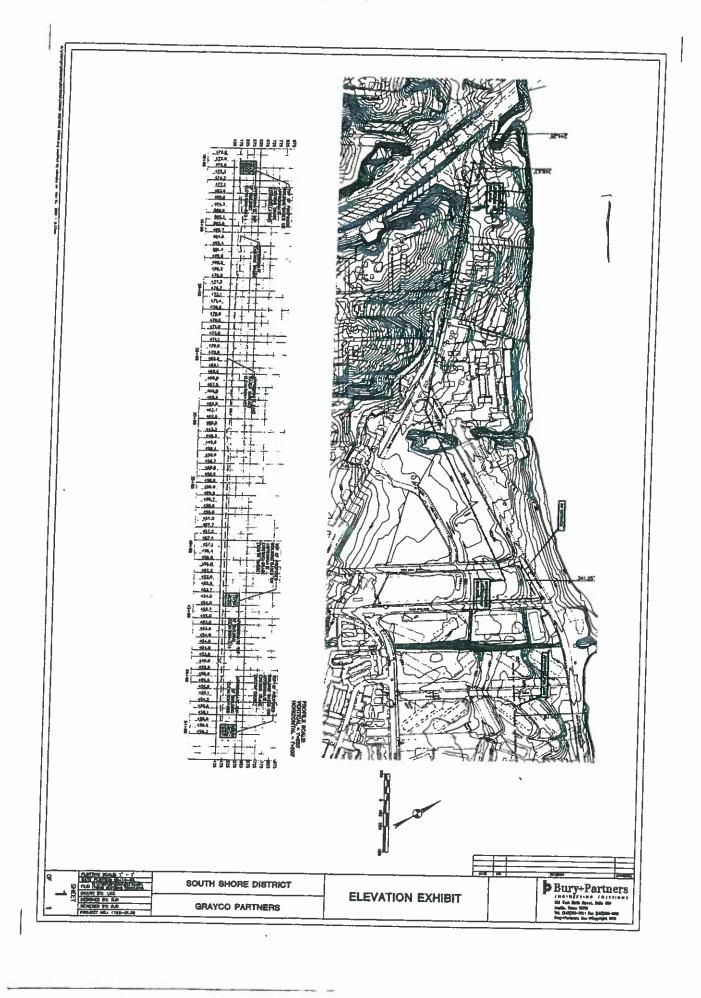
### MODIFICATIONS TO CODE:

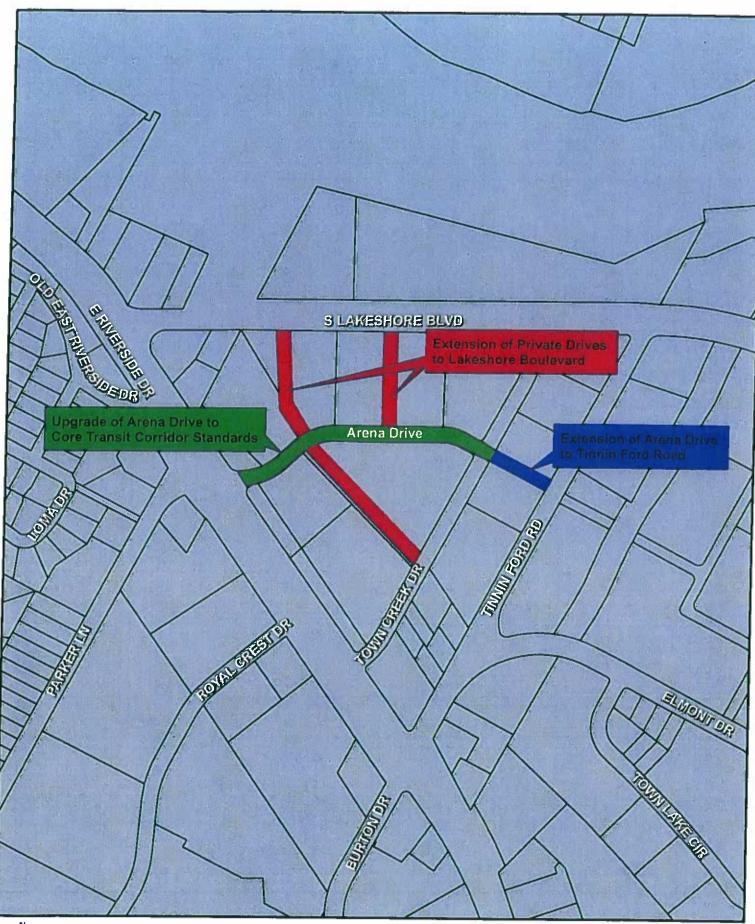
THE PUI) SPECIFIC PERFORMANCE STANDARI) IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY RECULATIONS OR THE CITY POLICIES:

- MODIFICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIGUOUS BASIS, RATHER THAN TRACT BY TRACT.
- MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUB AREA TO HE CONSIDERED CONTICUOUS IN ONE ZONING APPLICATION.
- MODIFICATION TO SECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED USES AS INDICATED ON THE PUD PLAN.
- MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET FOND WITHIN THE BOUNDARIES OF THE CRITICAL WATER OUALITY ZONE.
- MODIFICATION TO SECTION 25-2-241(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREA'S 2, 3 AND 4 TO EXCEED 6D FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.



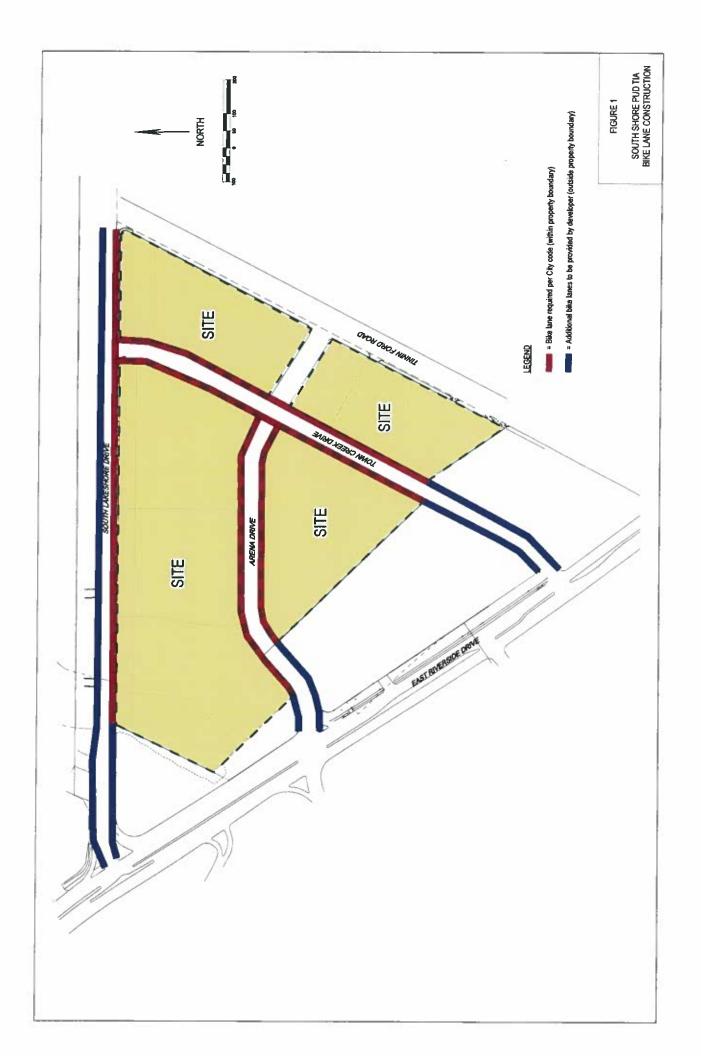








Southshore PUD Road Connectivity Exhibit



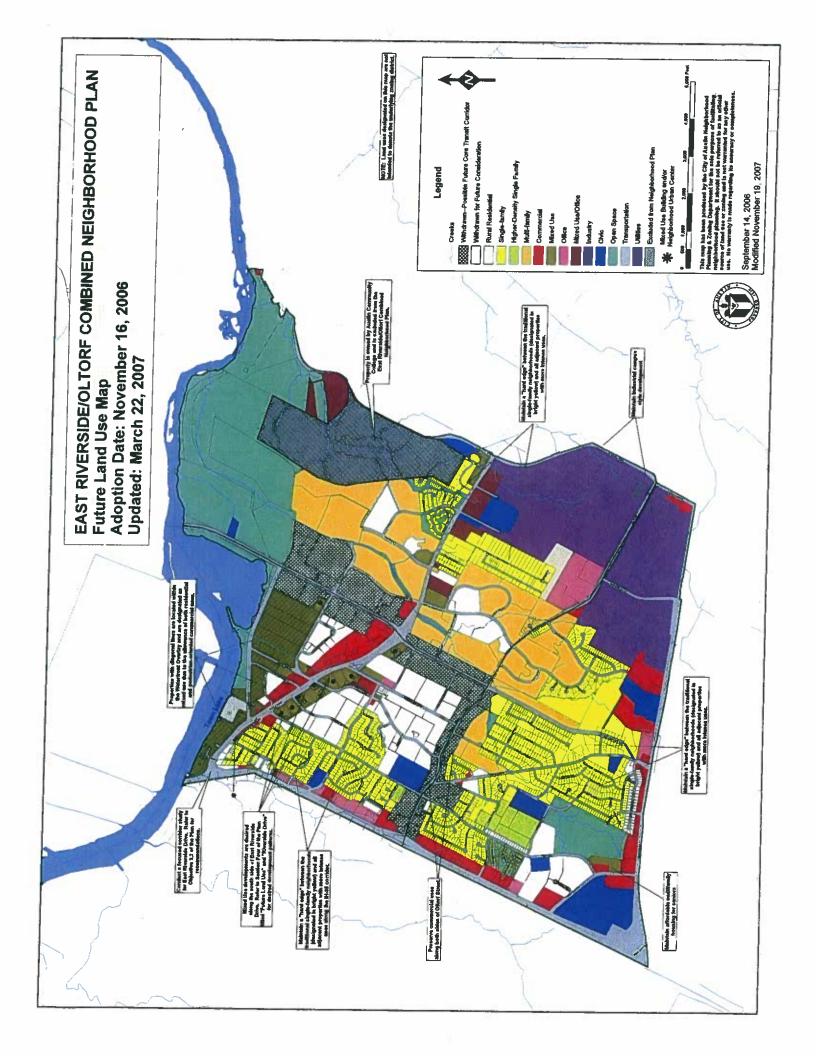


**South Lakeshore Sub-District of the Waterfront Overlay** 

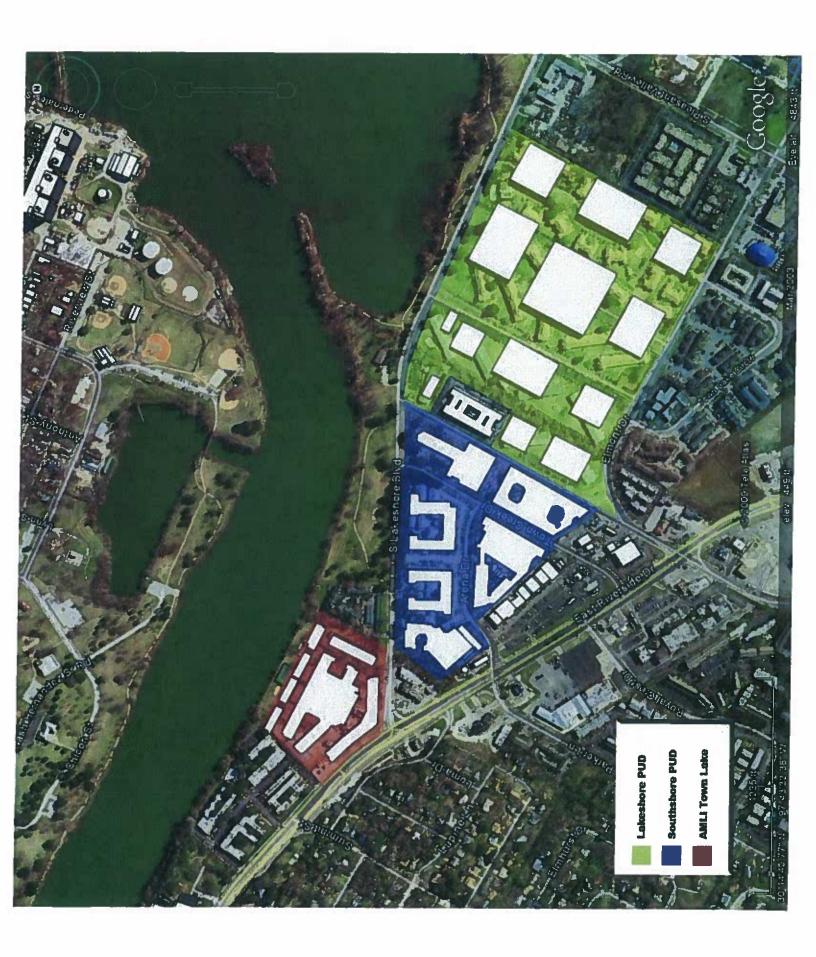
### § 25-2-741 SOUTH LAKESHORE SUBDISTRICT REGULATIONS

- (A) This section applies in the South Lakeshore subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 65 feet landward from the Town Lake shoreline; and
  - (2) 50 feet south of Lakeshore Boulevard.

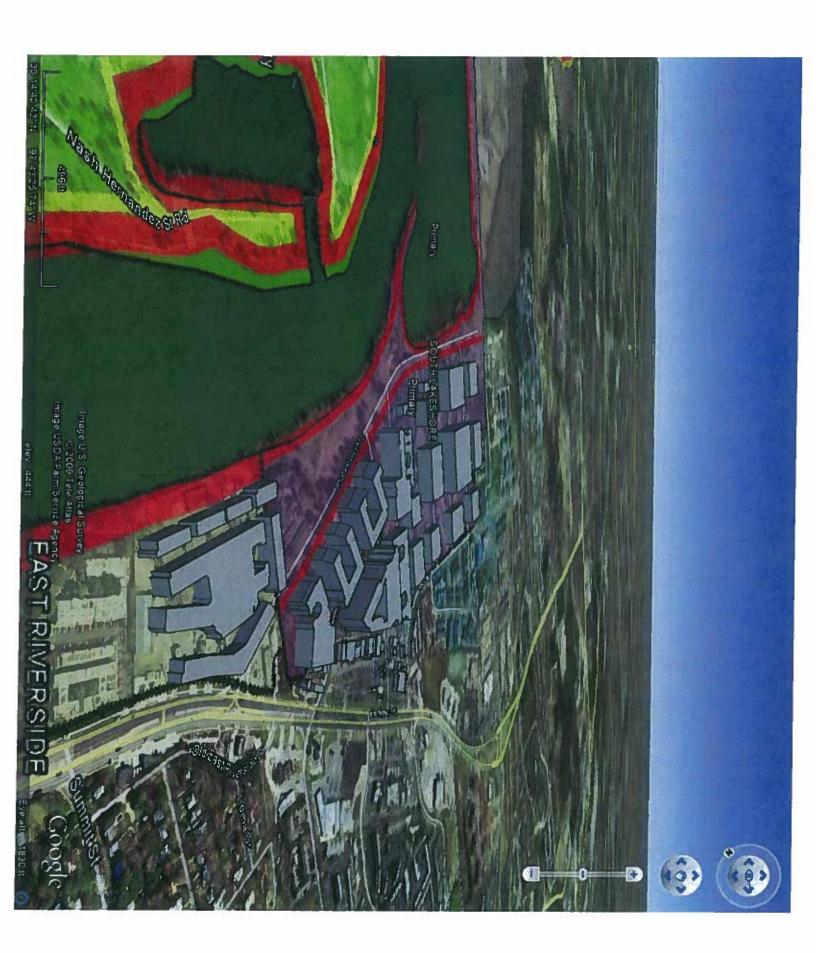
Source: Section 13-2-702(h); Ord. 990225-70; Ord. 031211-11

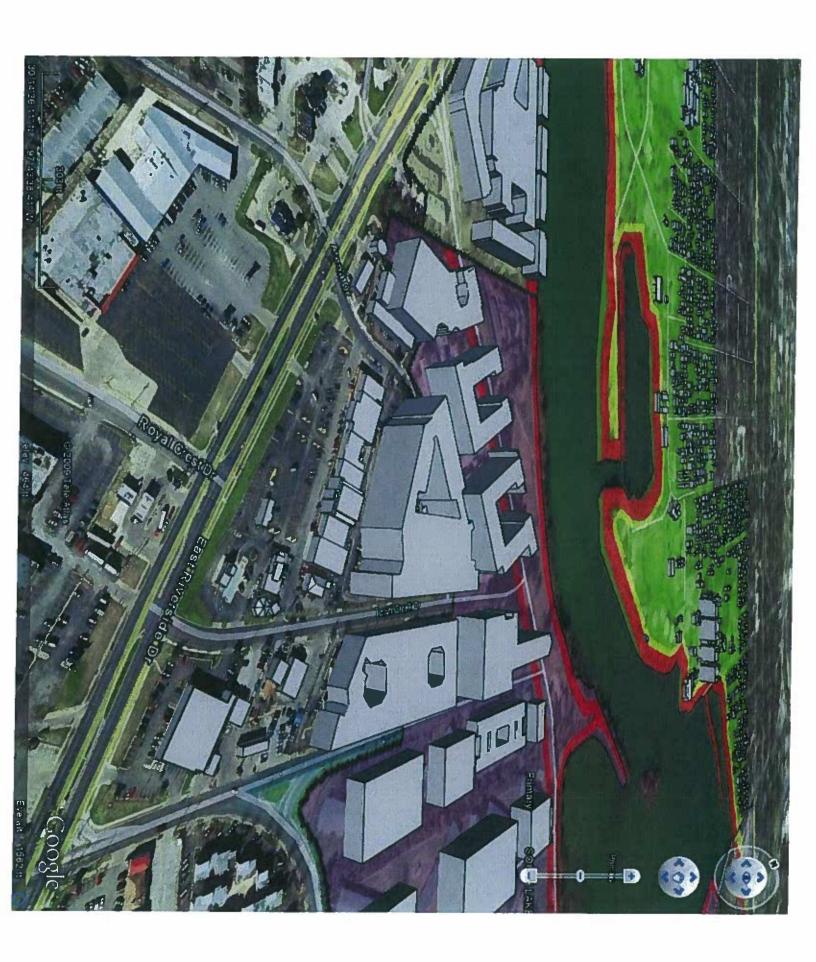


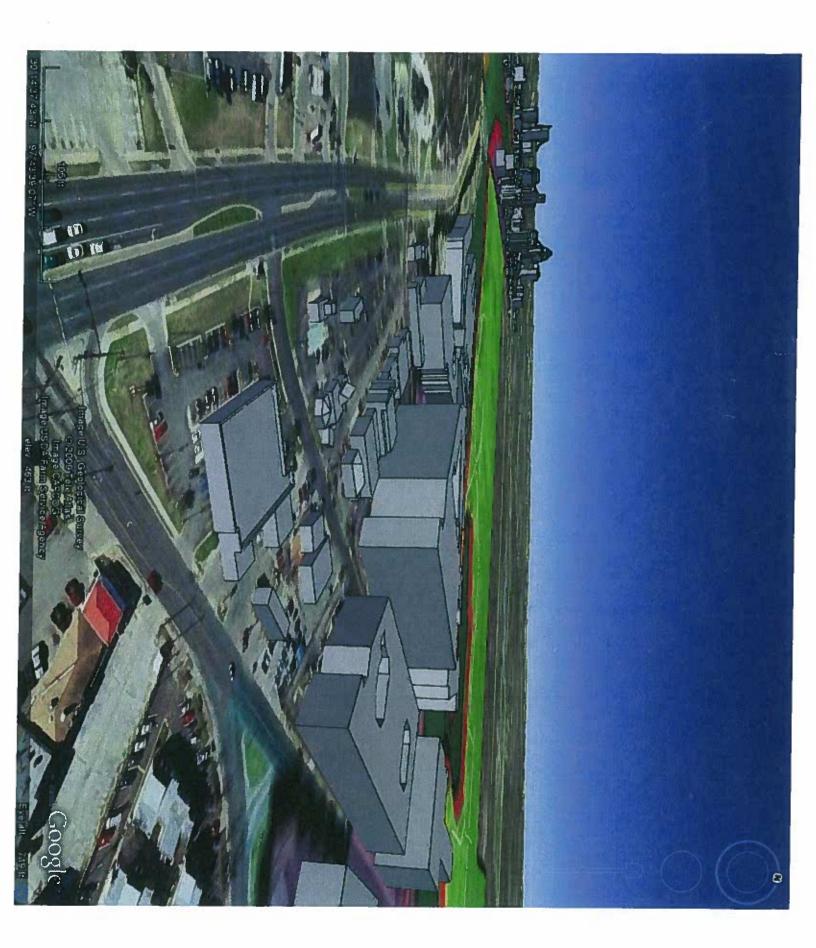












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www.ci.austin.tx.us/development

	Stephen Rye} P. O. Box 1088 Austin. TX 78767-8810
	City of Austin
	If you use this form to comment, it may be returned to:
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Date	Signature
9	Your address(es) affected by this application
	XXX S. Lakeshare Mud # 12
X I am in favor     □ I object	Par Name (nleave print)
	Public Hearing: September 23, 2008 Pianning Commission
	Case Number: C814-2008-0087 Contact: Stephen Rye, 512-974-7604

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If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Stephen Rye} P. O. Box 1088 Austin TY 78767 8810	Your address(es) affected by this application  9-1  Signature  Comments:	8703
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City of Austin

Neighborhood Planning and Zoning Department

Steve Rye,}
P. O. Box 1088

Austin, TX 78767-8810

www.ci.austin.tx.us/development

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2008-0087

Contact: Stephen Rye, 512-974-7604

Public Hearing:
September 23, 2008 Planning Commission

Your Name (please prant)

Your address(es) affected by this application

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Neighborhood Planning and Zoning Department

Stephen Rye}
P. O. Box 1088

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Case Number: C814-2008-0087 Contact: Stephen Rye, 512-974-7604 Public Usering:
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Steve Rye,}

P. O. Box 1088

Austin, TX 78767-8810

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Neighborhood Planning and Zoning Department

Steve Rye,}

P. O. Box 1088

Austin, TX 78767-8810

City of Austin

www.ci.austin.tx.us/development

September 17, 2009

Re: Bike Parking and Facilities Recommendations for the Grayco, South Shore PUD

Dear City of Austin Council Members,

The Austin Bicycle Advisory Council (BAC) would like to express our support for the inclusion of specific mandates for bicycle parking facilities and employee showers in the Grayco Town Lake Investments South Shore Planned Unit Development. We understand that these requirements may be included in the PUD Ordinance, or by way of Public Restrictive Covenant, or a combination of both.

The South Shore PUD's location and direct access to the Town Lake Hike and Bike Trail makes it ideally suited for bicycle and "End-of-Trip" facilities. "End-of-Trip" facilities can be defined as support facilities for bicycling, such as bicycle parking or shower and changing facilities. With the Town Lake Trail, residents and employees alike will have access to a safe route completely dedicated to bicyclists and pedestrians, connecting them to numerous points of interest within the City.

The BAC would like for the following language to be included in the requirements for the development of the South Shore PUD:

### 1. BICYCLE LANES:

- a. Provide bicycle lanes as recommended per the City of Austin adopted bicycle plan. Additionally, it is recommended that Sharrows (shared lane markings) be installed on both sides of the Private Drives which run north/south from Arena Drive to South Lakeshore Blvd. It is recommended to install bicycle lanes on both sides of Town Creek Drive based on both the estimated car trips and the cost estimates that favor bike lanes, and that the TIA memo be amended accordingly regarding fiscal and recommended improvement. Additionally, the bicycle program will amend the bicycle plan to add Tinnin Ford, but we do not recommend removing Town Creek from the plan, further warranting the bicycle lanes as originally planned. We understand that currently bicycle lanes are proposed on South Lakeshore Blvd, Tinnin Ford Drive, and Arena Drive, along with fiscal posting for the developers pro rata share of the cost of those bicycle lanes. We also understand that a bike trail has been proposed around the Wet Pond at the Northwest corner of the property and that the developer is proposing to fund portions of the bicycle facility installation above and beyond the required amount (which will be outlined in the TIA and/or the Staff Report) and that the estimates for a pro rata share by the developer would include any required signs and the cost of resurfacing any streets which would need it to accommodate the bicycle lanes.
- b. The City's Right of Way along the PUD's street frontage on South Lakeshore Drive does not currently have a sidewalk, because the numerous existing protected oak trees make its construction infeasible. A pedestrian crosswalk has been proposed by the Developer to provide a safe means to cross South Lakeshore Drive. There is also a Capital Metro bus stop along this street frontage, with no sidewalks connecting to it. We would support the construction of a trail within the PUD's 50'-0" waterfront overlay setback to further enhance bicycle and pedestrian connectivity to and through the neighborhood to the Town Lake Hike and Bike Trail to the North.

### 2. BICYCLE PARKING REQUIREMENTS:

- a. Bicycle parking spaces shall be required at 10% of required motor vehicle parking. This requirement exceeds the bicycle parking required by current City Code.
- Of the bicycle parking spaces required above, one-half shail be a "CLASS I" racks/parking spaces, as defined by the City of Austin Transportation Criteria Manual

- or a locked bicycle storage room (with a means to secure individual bicycles within the room).
- Review and approval of bicycle parking placement by the City of Austin Bicycle Program is required prior to site plan approval,
  - OR, the PUD may follow the requirements for bicycle parking placement as per the Oregon Bicycle and Pedestrian Planning and Design Manual, published by Oregon Department of Transportation.

### 3. END-OF-TRIP FACILITIES REQUIREMENTS:

a. Any buildings that contain a cocktail lounge use and/or contain cumulative GR uses larger than 5,000 square feet in size shall trigger a shower requirement (showers may be located outside of building in a common area accessible to all buildings triggering this requirement). Any buildings that contain a cocktail lounge use and/or cumulative GR uses larger than 20,000 square feet shall have one shower facility each for both sexes at a minimum. Showers shall be separately accessible from commercial/retail toilet facilities. Any buildings that contain a cocktail lounge use and/or cumulative GR uses larger than 5,000 square feet, but less than 20,000 square feet in size shall contain one unisex shower. Any shower requirement shall be accompanied by an associated changing/personal item storage area.

The climate in Austin, Texas is such that the provision of "End-of-Trip" facilities is vital to encourage ridership for the future employees of the retail and commercial components of the South Shore PUD. Providing these employees a safe place to secure their bicycles, showers and dressing rooms to change into work clothes, and lockers to secure their belongings for the day would be viewed as an amenity to many potential retail and commercial space leasees.

Since 2006, reported bike theft in Austin has increased an average of 17% per year. Austin City Council recently passed two ordinances to address this issue: Bike Pian Ordinance No. 20090611-075 and the Theft Resolution No. 20090521-037. By providing Class I bicycle storage in the Bicycle Parking Requirements, the future residents and employees will have a safe and protected location to secure their bicycles from theft or vandalism. This reinforces the recommendations made in the 2009 City of Austin Bicycle Plan and in City Ordinances recognizing the need for long-term parking facilities to accommodate cyclists who expect to secure their bicycles for longer than two hours.

Grayco Town Lake Investments has previously agreed to seek a Three-Star Rating through the Austin Energy Green Building Program. The facilities proposed by the BAC augment the Developer's commitment to environmentally responsible planning and development. The BAC's proposed PUD language is directly related to the requirements of Site Credit 5b, Bicycle Use published in the Austin Energy Green Building Program Commercial Guidebook, with enhancements that are specific to the South Shore PUD. Adopting these recommendations will aid in achieving a Three-Star Rating.

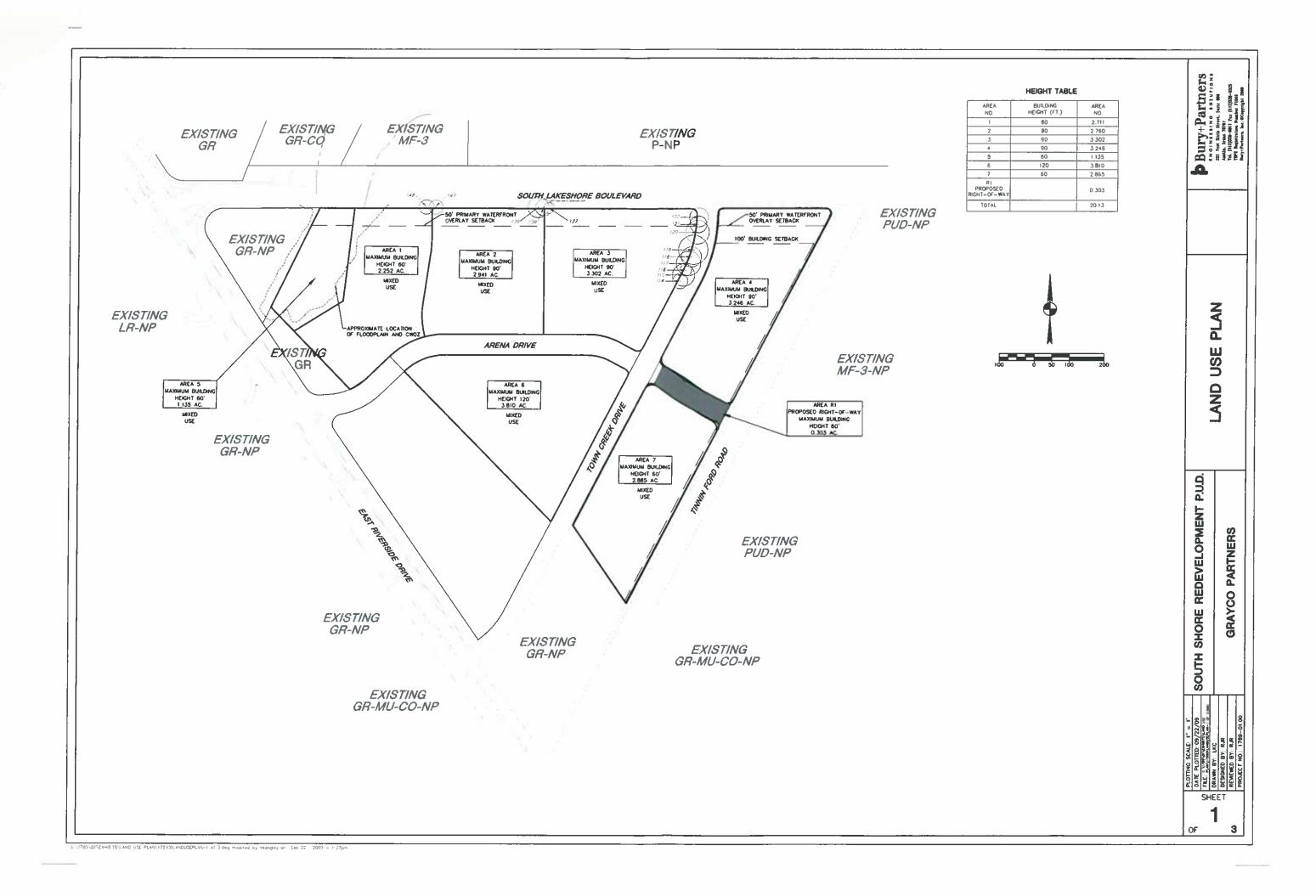
The Austin Bicycle Advisory Council works with the City's Department of Public Works Bicycle and Pedestrian Program Coordinator to "advise the Bicycle and Pedestrian Program and all other departments of the City, and other jurisdictions which address transportation issues, on all matters related to the use of bicycles". The BAC is comprised of nine full-standing members and ten alternates selected to represent a complete cross-section of Austin cyclists - acting as a neighborhood association for the bicycling community. Many of our members serve in other organizations which support bicycle advocacy, including: Urban Transportation Commission, TXDOT Bicycle Advisory Council, League of Bicycling Voters, Austin Cycling Association, Yellow Bike Project, and neighborhood associations throughout the City. Part of our role is to recommend improvements during critical planning stages that will encourage cycling.

The BAC feels that the requirements listed above for the South Shore PUD supports the Department of Public Works Bicycle and Pedestrian Program's goal to incorporate the bicycle into the City's transportation system. The bike lanes will increase access to the development for a larger skill variety of riders. Secure, convenient bike storage will encourage non-car trips by both employees and customers reducing the need for expensive car parking and the impact on the surrounding road network. End-of-Trip facilities will help the employers maintain a desirable, professional workplace for the growing number of alternative transportation users.

The South Shore PUD will set a precedent for future re-development projects of this scope and creating clear, attainable standards for End-of-Trip cycling facilities will inform future development projects on how to best meet the needs of the cycling public. With the City Council's approval to adopt the proposed language into the South Shore PUD zoning requirements, we can continue to bolster the bike friendly attributes within our great city. Thank you for your time and consideration in this matter.

Sincerely,

The Austin Bicycle Advisory Council
Points of Contact: C. Denise Shaw (512-560-8655) and Eileen Schaubert (512-426-4851)



### **PUD NOTES:**

- DEVELOPMENT OF THE PUD IS GOVERNED BY (I) THE ZOWING ORDINANCE APPROVING THE PUD ZOWING BASE DISTRICT FOR THE PROPERTY, (X) THE PUD LAND USE PLAN, AND (II) THE RILES AND REQULATIONS SET TOTAL HIN THE LOC IN EITECT AT THE TIME OF APPROYAL OF THIS PUD IN THE EVENT OF COMPLET, THE COMING ORDINANCE AND PUD LAND USE PLAN SOLIL CONTROL.
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- 3. ALL LAND USES PERMITTED IN THE MF-6 BASE DISTRICT ARE ALLOWED LAND USES LISTED IN THE ADDITIONAL PERMITTED USES TABLE SHALL BE PERMITTED WITHIN THE PUD.
- 4 IMPERIAGUS COVER SHALL BE RESTRICTED TO IA 90 ACRES OR TAX OF CROSS SITE AREA
- APPROYAL OF THE PUD DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE LAND DEVELOPMENT CODE (LDC) AN THE PRELIMINARY PLAN, FRAIL, PLAN STACE, LINLESS SUCH OCMATIONS NAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSECURINTY APPROVAL IN MURRING BY THE CITY OR SET FORTH IN THE ORDINANCE APPROVAGE THE PUD DIE IN THE PUD LAND USE PLAN SUCH APPROVAL DOES NOT RELIEVE THE ENGINEER OF ORUGATION TO MODITY THE DESIGN OF THE PROJECT IF IT MAY ADVERSELY IMPACT THE PUBLIC'S SAFETY, MEALTH AND MELFARE.
- 6 OTY OF AUSTIN WATER AND WASTEWATER UTILITES SHALL BE ERTENDED TO EACH AREA SHOWN ON THE PUD LAND USE PLAN. THE OWNER, AT ITS EXPENSE, SHALL BE RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTALITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, SYSTEM UPGRADES, UTALITY ADJUSTANCHS AND UTALITY RECEATION TO SERVE EACH AREA NO BURDING SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTALITY SYSTEM
- T THE WATER AND WASTEWATER UTALTY SYSTEM SERVING THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN OSSICH CRITERIA
  THE WATER AND WASTEWATER UTALTY PLAN SHALL BE APPROVED BY THE AUSTIN WATER UTALTY. CONSTRUCTION OF PUBLIC WATER AND
  WASTEWATER FACILITIES SHALL BE INSPECTED BY THE CITY. THE OWNER OR GITE PLAN APPLICANT SHALL PAY ALL ASSOCIATED AND APPLICABLE
  DITYTIES.
- 8 PRIOR TO CONSTRUCTION, APPROVAL OF A SITE PLAN AND ASSOCIATED DRAINAGE PLANS BY THE DIRECTOR OF THE CITY OF AUSTIN'S PLANNING AND DEVELOPMENT REVIEW DEPARTMENT IS REQUIRED FOR ALL DEVELOPMENT, UNILESS OTHERWISE EXEMPT UNDER THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LOCE).
- 9 THIS PROJECT WILL PARTICIPATE IN THE REGIONAL STORMWATER MANACEMENT PROGRAM OR THE PROPERTY DWINER(S) OR SITE PLAN APPLICANT MAY APPLY FOR A OCTENTION WAIVER AND WILL NOT SEER NOR ACCEPT COST REMBURSEMENT OR PARTICIPATION FROM THE CITY OF AUSTIN
- 10 THE FULLY DEVELOPED ONE MUNORED (100) YEAR FADOOPLAIN SHALL BE CONTAINED WITHIN ORAMAGE EASEMENTS NO BUILDINGS ARE PERMITTED IN THE 100 YEAR FLOODPLAIN
- II ANY RECIARED EASEMENTS SHALL BE OCCICATED BY FINAL PLAY OR SEPARATE INSTRUMENT
- 12 LANDSCAPING TOR ANY DEVELOPMENT WITHIN THE PUID WALL EXCEED THE LANDSCAPE REQUIREMENTS SET FORTH IN THE LDC. AND ENVIRONMENTAL CRITERIA MANNAM, (ECM) SECTION 2: IN ETFECT AT THE TRAC OF APPROVAL OF THIS PUID BY 10% ABOVE THE STANDARD REQUIREMENT A LANDSCAPE COMPLIANCE PAIN SHALL BE REPOSIDED WITH THE SUBMITHAL OF ALL SITE PAINS AT LEAST BOX OF THE LANDSCAPE AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTRAL ORDW GREEN HATIVE AND ADAPTED LANDSCAPE PLANT GUIDE. THE REMAINING 20% OF THE LANDSCAPE PLANT GUIDE. THE REMAINING 20% OF THE LANDSCAPE PLANT GUIDE. THE REMAINING
- 15 ALL BUILDINGS SHALL BE REQUIRED TO MEET THE CITY'S PUO GRETH BUILDER PROGRAM AT A 3 STAR MATING MYH 25% ABOVE ENERCY CODE REQUIREMENTS AS ADOPTED AT THE TIME OF APPROVAL OF THE PUO
- IA ALL ELECTRIC UTILITIES IN OR ADJACENT TO ARENA DRIVE AND TOWN CREEK DRIVE SHALL BE LOCATED IN A HOM-EXCLUSIVE MANNER IN THE RICHT-OF-WAY OF THESE ORIVES, AND NO ELECTRIC MITURES AS HOR ADJACENT TO ARENA ORIVE OR TOWN CREEK DRIVES SHALL BE REQUIRED TO BE LOCATED IN ANY OTHER AREA OF THE PUD IF ELECTRIC UTILITIES LOCATED HIS ADJACENT TO ARENA ORIVE OR TORRED ORIVE AS A RESULT OF THIS BOOK ARE REQUIRED TO BE REACHED TO BE THE COLTED ORIVES AND THE REPORT OR BOTH DRIVES. THE PROPERTY OWNER ACCEPTS TULL THANDAM RESPONSIBILITY FOR SUDIN RELOCATION.
- 15. THE WATER QUALITY POND SHALL BE OCSIGNED AS A REGIONAL WET POND TULLY IN ACCORDANCE WITH EXISTING CITY OF AUSTIN DESIGN CHITERIA, AND SHALL BE DESIGNED TO CAPTURE APPROXIMATELY ONE HUMBRED (100) ACRES OF OFFSITE DRAWNER, AREA SHOULD THE RECIONAL WET PONDS ON SITE APPROXIME OF THE CITY OF AUSTIN, ALLERINATIVE WATER QUALITY CONTROL PROVIDED BY THE CITY OF AUSTIN, ALLERINATIVE WATER QUALITY CONTROL PROVIDED BY THE CONTROL PROVIDED BY COST ADDITIONAL PERFORMENT OF THE ENTRE OHSITE OR MAINANCE AREA SHALL BE PROVIDED BY UTILIZED THE WIT POND, VEGETATIVE THE PER STRIPE RIGHT CANGERS, BETWAS, OR OTHER RIGHVALINE WATER QUALITY METHODS, OR MAY QUARBINATION IMPREOF. THE WATER COLLINE OF THE WATER SOLVED BY WITHOUT AND ALLER PROVIDED BY UTILIZED THE WITH POWN AREA BOUNDED BY WITHOUT THE POWN CHIEF AND ALL DRIVEN SHE WATER MELLOWING AREAS DURING THE PROVIDED THE TREATMENT OF OFFSITE WATER.
- 16 ALL STRUCTURES WITHIN THE PUD SHALL COMPLY WITH THE OTY COMMERCIAL DESIGN STANDARDS AT THE TIME OF PUD APPROVAL, UNLESS A VARIANCE, WAVER OR ALTERNATIVE COMPUNANCE TO SUCH REQULATIONS IS GRANTED PURSUANT TO A PROCESS ALLOWED BY THE CITY CODE
- 17 PUBLIC ACCESS SHALL BE PROVIDED WA SIDEWALK'S CONNECTING ARENA DRIVE AND WAKESHORE BULLEVARD, PROVIDED HOWEYER, PUBLIC ACCESS MAY BE RESTRICTED TO ANY INDIVIDUAL BULLDINGS, GARACES OR RECREATIONAL AMENITES
- 18 ANY BURDINGS LOCATED WINNIN AREA 7 DE AREA 3 SMALL COMPLY WITH THE FOLLOWING RESTRICTIONS:

  O THE PRIMARY PURILE FRONT DITRIANCE TO SUCH BUILDINGS SMALL BE DREINTED TOWARD AREAL DRIVE;

  OR OTHER USABLE SOURCE FOOTAGE WITHIN THE PROJECT, SUCH AS RETAIL OF OFFICE SPACE A SALES OFFICE, MANAGEMENT OFFICE, LEASING OFFICE, RECREATIONAL FACULYSES ON DITRIAR AMENIESS WHEN THE BURDINGS OR ANY OTHER PROVIDED, HOWEVER, A PORTION OF ANY PARRING CARAGE TACHIG IN AN EASTERLY ON WESTERLY DWECTION HAY BE EXCLUDED FROM THE FORECOME ROUNDED, HOWEVER, A PORTION OF AS SUCH CARAGE TACHIG IN AN EASTERLY ON WESTERLY DWECTION HAY BE EXCLUDED FROM A BURDING BASE OFFICE BY A SALES OFFICE BY OTHER OFFICE AND THE FORECOME ROUNDED, AND THE FORE AS SUCH CARAGE IS ARCHITECTURALLY MICEARLY BY WESTERLY DWECTION HAY BE EXCLUDED FROM A BURDING BASE OF THE ANAGE BRIDE AND THAT AND EXCLED A SECRET OF A DITECT OF A STRUCTURE DATE ABOVE AND THE ASSOCIATED WILL DATE AND THE SURFACE OF LAKESHORE BOULEVARD TO A MAXIMUM MEIGHT OF 90 FEET.

  BULDONE OWERAGE SHALL NOT EXCEED TOX TROM THE SUFFICE AND THE SURFACE OF LAKESHORE BOULEVARD TO A MAXIMUM MEIGHT OF 90 FEET.

  BULDONE OWERAGE SHALL HICKOPPORTE CHEEF OF A DITECT OF ANY PARRING PRODUCT OF ANY PARRING PRODUCT OF ANY PARRING PRODUCT OF ANY PARRING PROPERTY LINE FOR AREA 2. AND THE NORTHERN FALSE OF THE BURDING ON AREA 2 PAIL, DOT OF ANY PARRING PRODUCT OF THE FORE AREA 2.

  \*\*PORTION OF PROPERTY LINE FOR AREA 2. AND THE NORTHERN FALSE OF THE BURDING ON AREA 2 PAIL, DOTN TO ANY PARRING PORTION FOR THE ADMINISTRATION OF PROPERTY LINE FOR AREA 2. AND THE NORTHERN FALSE OF THE BURDING ON AREA 2 PAIL, DOTN TO ANY PAIR AND PRODUCED FOR THE SALE FORCE FROM THE MAXIMUM MECONE OF SUCH ANY OLD OF ANY PARRING PRODUCT OF THE ADMINISTRATION OF THE PAIR AND PRODUCED OF THE SALE AND CONSUMPRIOR FROM THE MAXIMUM MECONE OF THE SALE AND CONSUMPRIOR FROM THE MAXIMUM MECONE OF THE SALE AND CONSUMPRIOR FROM THE FORE AREA 3. AND THE NORTHERN FALDE OF THE BURDING ON AREA 3 SHALL OPEN TO A PARKING PORTION OF THE SALE AND CONS

- PARKEN PODIUM STRUCTURE SHALL BE 32 TET AS MEASURED PER SECTION 23-1-21(48) OF THE LDC

  ANY BULDONG LOCATED WINNIN AREA A SHALL COMPLY WITH THE TOLLOWICE RESTRICTIONS:

  THE PRIMARY PUBLIC PROFILE ENTRANCE TO SUCH BULDONG MAY HOT BE ORDERING TOWARD LAKESHORE SOLLEVARD, AND THE BULDING SHALL
  CENERALLY NAVE A HORBY-SOLTH ORGENTATION EXCEPT ALONG THE SOUTHERN PORTION OF THE BULDING ADJACENT TO ARENA DRIVE.

  BALL PARRING FOR SUCH BUJDING SHALL BE LOCATED EITHER (1) SUB-PACE OF PARTALLY SUB-CRADE OF THE VINE OF THE SUB-PACE OF THE PARTALLY SUB-CRADE OF THE VINE OF THE SUB-PACE OF THE VINE OF THE SUB-PACE OF THE VINE OF THE SUB-PACE OF THE VINE OF THE V

- 20 F AM AT-CRADE PEDESTRAN CROSS-WALK'S PERMITED BY THE CITY OF AUSTIM ON LAKESHORE BOULEYARD AT ANY POINT OWECTLY ADJACENT TO THE PROJECT, THE PROPERTY OWNER(S) OF THE PROJECT SHALL BE RESPONSIBLE TOR PAYING THE TOLLOWING REASONABLE COSTS ASSOCIATED WITH SUCH PROJECTION AND ADD ARMOS
- 21 THE AREA AROUND THE PROPOSED WET POND WILL NAVE TREES AND OTHER APPROPRIATE LANDSCAPING TO ENHANCE AESTHETICS. THE OVERALL SITE WILL MAVE LANDSCAPING PROVIDED AT 10% ABOVE WHAT IS REGURED BY THE ENVIRONMENTAL CRITERIA MANUAL SECTION 2.
- 22 TREE MITIGATION AY LEAST 10% ABOVE THE SYANDARD REQUIREMENT WILL BE PROVIDED
- 23 A TENCE BORDERING THE WET POND WILL DHLY BE CONSTRUCTED AS REQUIRED BY THE CITY OF AUSTIN DESIGN CRITERIA
- 24 THE PROPOSED WET POND SHALL INCLUDE VARIOUS AMENDIES AND DIHANCEMENTS SUCH AS BENCHES, A TRAIL (HI ACCORDANCE WITH NOTE 29), LANDSCAPING (HI ACCORDANCE WITH HOTE 21) AND EDUCATIONAL SIGNAGE. THE WET POND SHALL BE DESIGNED WITH HOM-LUEAR CURIVING EDGES AND LAYERD VEGETATION. THE WET POND SHALL BE WAINTARKED BY THE PROPERTY DIMICR(S). THE DESIGN OF THE WET POND SHALL BE SUBJECT TO DITY OF AUSTRA APPROVAL.
- 25 ARENA DRIVE WILL BE REQUIRED TO FOLLOW THE CORE TRANSIT CORRODOR CRITERIA OF THE COMMERCIAL DESIGN STANDARDS.
- 26 AN INTEGRATED PEST MANAGEMENT PLAN (IPM) WILL BE PROVIDED FOR THE ENTIRE PUD AREA
- 21. CATES WILL BE PROMBITED ON ALL ROADWAYS AND ANY DRIVEWAYS THAT ARE DEDICATED FOR PUBLIC USE.
- 28 EASTING TREES ALONG LAKESHORE BOULEVARD, MIGHON WERE DONATED BY THE LERA, SHALL RELAMS UNLESS REMOVAL OF TREES IS RECLIRED TO CONSTRUCT ANY DESIGNATED DRIVEWAYS OR APPROVED FOR RELOVAL OR RELOCATION BY THE CITY ARBORSY IN MORE THAN 3 (FIVE) TREES TOTAINED IN CALIFOR INFOCES MAY BE RELOVED IN ROBER TO CONSTRUCT THE TWO DRIVEWAY APPROVED ON LAKESHORE GOLDLANGS APPROVED BY THE CITY ARBORSTI. 2 (TWO) OF THE S (TIME) TREES MILL BE TRANSPLANTED (TREES 138 AND 148 SOUTH OF THE CHARMAND STATE OF THE CONTROL OF THE CITY ARBORSTI. 2 (TWO) OF THE STATE OF THE CONTROL OF THE CITY ARBORSTI. THE REMAINING STATE REMOVED (THEES IS 13, 138 AND 148 SOUTH ON LAND USE PLAN PACE IS AN ACRECIANT TO THE REMAINING STATE OF THE CHARMAND STATE OF THE STATE OF

- 29 A PUBUCLY ACCESSIBLE MALTI-USE TRAIL SHALL BE CONSTRUCTED AND MAINTAINED ALONC THE MET POND, TO BE POSITIONED ACCORDING TO ACCESSIBILITY STANDARDS PER CITY OF AUSTIN APPROVAL. THE TRAIL MILL CONNECT THROUGH THE PROJECT TROM ARENA TO LAKESHORE
- 30 PUBLIC TACILITIES WITHIN THE PUD SHALL BE PROVIDED A MINIMUM OF 1,000 SQUAPE TEET OF USABLE SPACE FOR EITHER FIRE PROTECTION, TMERGENCY SERVICE OR POLICE FACULTIES, ON A RENT-FIREE BASIS, TOR 25 YEARS
- 31. COMMUNITY AMENITES WITHIN THE PUD SHALL BE PROMOCO A MINIMUM OF 1,000 SQUARE FEET OF USABLE SPACE FOR EITHER COMMUNITY MEETINGS, DAYCARE FACULTES OR NON-PROFIT ORGANIZATIONS, ON A RENT-TREE BASIS, TOR 25 YEARS.
- 32 ONE INDEPENDENT RETAIL OR RESTAURANT SMALL BUSINESS WHOSE PRINCIPAL PLACE OF BUSINESS IS WITHIN THE AUSTRI METROPOLITAN
  STATISTICAL AREA SHALL BE PROVIDED USABLE SPACE AT A 15% BELOW THE CURRENT MARKET RENTAL RATE AT THE TIME OF LEASE EXECUTION
- 33 BUILDING DESIGN, INCLUDING PROPOSED BASE WALLS AND ANGLED STEPBACKS, SHALL EXCEED THE MIMMUM POINTS REQUIRED BY THE BUILDING DESIGN OF TIGHTS OF COMP
- 34 MIXED-USE BUILDINGS WITHIN THE PUD SHALL CONTAIN PEDESTRIAN-GRIENTED USES ON THE THIST FLOOR AS DEFINED IN SEC 25-2-891(C)
- 35 ACCESSIBILITY TOR PERSONS WITH DISABILITES SHALL BE PROVIDED TO A DECREE EXCEDING APPLICABLE LEGAL REQUIREMENTS BY INCREASING THE PERCENTIACE OF OWNITE RESIDENTIAL OWNITING UNITS TO BE FULLY ACCESSIBLE (TYPE A DWELLING UNITS) UNDER CURRENT APPLICABLE LICAL REQUIREMENTS TO A LEVEL OF 25%, EXCEEDING CURRENT BASELINE REQUIREMENTS OF 2% AS PER THE 2003 INTERNATIONAL BUILDING CODE WITH CITY OF AUSTRE AMENDMENTS.
- 31 SUBJECT TO ANY UMITATIONS DUE TO THE AMERICANS WITH DISABILITIES ACT, THE PUB SHALL INCLUDE A PUBLICLY-ACCESSBLE PERVIOUS WALFI-USE TRAIL PARALLE, TO AND LOCATED BETWEEN LAKESHORE BOULEYARD AND THE FIRST STRUCTURES SOUTH OF LAKESHORE BOULEYARD ARD THE PUBLIC STRUCTURES SOUTH OF LAKESHORE BOULEYARD ARDRESS ARES 1, 2, 3 AND 3. THAY SHATHAY HAVE BUCKATED WITHOUT HE STEAKE STRUCTURES WALFRIEND OF WATERTRON TO VERLAY, AND THE PARMAY WILL NOT BE INCLUDED WITHOUT HAVE AND MICROSSARY SERVICE UNES SHALL BE LOCATED ALONG THE STRUCTURES SHALL BE LOCATED ALONG THE STRUCTURES WALFUL ALONG THE PROPERTOUS COVER FOR THE STRUCTURE AND MICROSSARY SERVICE.
- 38 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE TIRST STRUCTURE WITHIN THE PUD. A CONTRIBUTION OF \$25,000 SHALL BE MADE TO CAPITAL METRO TOR THE PURPOSE OF IMPROVEMENTS TO BUS STOPS ON THE IMMEDIATE AREA. THE USE OF THESE FUNDS IN A MANNER CONSISTENT WITH THIS NOTE SHALL BE OFTERWARD JOINTLY BY CAPITAL METRO AND THE TRANSPORTATION DEPARTMENT OF THE CITY OF AUSTIN
- 39 THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE UNITED TO 1200
- 48 THE PUD SHALL INCLUDE 3 (THREE) SPACES DEDICATED TO THE AUSTIN CARSHARE PROGRAM OR SUCCESSOR PROGRAM, TO BE PROVIDED FREE OF CHARGE TO THE PROGRAM. THE USE OF THE SPACE, AND THE DURATION OF SUCH USE, SHALL BE AT THE SOLE CISCRETION OF THE PROCRAM.
- 41 THE EXISTING STAMO OF NINE VIRES ALONG THE MESTERN EDGE OF TOWN CIREX ROAD, SOUTH OF LAKESHORE BOLLEVARD AND MORTH OF AREAN ORIVE, CONTAINING TREES MUMBERED TIA, 113, 116, 112, 118, 119, 120, 121 AND 122 ON THE APPLICABLE TIREE PLAN, SHALL NOT BE REMOVED, SUBJECT TO THE COSONIO OF THE CITY ARRONGISTS RECARDING THE MEATIN OF THOSE TREES AS SHOWN FOR A WARD AND THE CITY ARRONGISTS RECARDING THE MEATIN OF THOSE TREES AS SHOWN FOR A WARD AND THE CITY ARRONGISTS RECARDING THE MEATIN OF THOSE TREES AS SHOWN FOR THE CONTROL PLAN FACE.
- 12. APPLICANT SHALL BE REQUIRED TO PAY ITS PRO RATA SHARE OF THE BICKICE LANGS SHOWN ON PACE 3 OF THE PUD (LAND USE PLAN CONNECTIVITY) AND THE TA MEMO ADDITIONALLY. THE TOLLOWING REQUIREMENTS ARE APPLICABLE TO THE PROPERTY.

  BICKICL PARKHOL SPACES SHALL BE RECOMED AT TOS OF REQUIRED MOYOR VEHICLE PARKHOL. THIS REQUIRED THE BICKICLE PARKHOL OF VICURED TO THE BICKICLE PARKHOL SPACES AND ADDITIONAL OF THE BICKICLE PARKHOL SPACES REQUIRED ABOVE, OHLE-HALF SHALL BE "QLASS" RACKS, PARKHOL SPACES, AS DETHED BY THE CITY OF AUSTIN PRAMSPORTATION CHITEMA MANALL ON A LOCKED BICKILL STORAGE ROOM (WITH A MEANS TO SECURE MIDWIDULAL BEYCLES WITHIN THE

- AUSTINI TRANSPORTATION CRITETIA MARAULI CRI A LOCKED BCYCLE STORAGE ROOM (WITH A MEANS TO SCUPE MONOULL BCYCLES WITHIN THE ROOM).

  CREMEW AND ADPROYAL OF BCYCLE PARKING PLACEMENT BY THE CITY OF AUSTIN BICYCLE PROGRAM IS REQUIRED PRIOR TO SITE PLAN APPROVAL, OR THE PUD MAT FOLLOW THE REQUIREDHENTS FOR BCYCLE PARKINC PLACEMENT AS PER THE CREGON BICYCLE AND PODESTRIAN PLANINGE, AND OESDIN MARVAL, PUBLISHED BY ORDERON BCYCLE AND PROSENS HAVE BEEN AND PROVIDED HER BEEN AND PROVIDED HAVE BEEN AND PROVIDED BY AND PROVID
- 44 A MINIMUM OF 30,000 SQUAPE FEET OF RETAIL OR OTHER COMMERCIAL USES SHALL BE INCLUDED WITHIN THE PUD UPON COMPLETE BUILD-QUI
- #3 THE COMBINED TOTAL SOURCE TOOTAGE OF COCKTAIL LOUNGES OR LIQUOR SALES USES WITHIN THE PUD SHALL BE LIMITED TO A MAXIMUM OF 20,000 SOURCE TEET OF SPACE, DIVIDED AMONG MD MORE THAN TIVE SITES WITH A MAXIMUM OF 5,000 SOURCE TEET FOR ARY DIE UNDIVIDED.
- 46 STRUCTURES LOCATED WITHIN AREA 7 OF THE PUB LAND USE PLAN SHALL BE SUBJECT TO A SETBACK OF 20 TEET FROM THE SOUTHERN PROPERTY LINE OF AREA T
- 41. THE WOTH AND SPECIFIC LOCATION OF THE PRIVATE DRIVES COMMECTING TOWN CREEK DRIVE AND LAKESMORE BOULEYARD SHALL BE OCTURNINED BY PROPERTY OWNER(S) AT THE TIME OF SITE PLAN APPROVAL, PROMODED, HOWEVER, THAT SUCH WOTH 86 BETWEEN 2% AND 36 FEET OF PARABURY

MODIFICATIONS TO CODE:

THE PUB SPECKE PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF DIMERWISE APPLICABLE CODE SECTIONS, CITY REGILLATIONS OR THE CITY POLICES.

- I. MODPICATION TO SECTION 25-1-21 OF THE LAND DEVELOPMENT CODE TO ALLOW TOR SITE DEVELOPMENT TO COMPLY WITH DEVELOPMENT STANDARDS ON AN OVERALL CONTIQUOUS BAILS, RATHER THAN TRACT BY TRACT.
- 2 MODERCATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIQUOUS IN ONE ZONNIG APPLICATION
- S MODERCATION TO SCECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW TOR ADDITIONAL PERMATED USES AS INDICATED ON THE PUD PLAN.
- 4 MODIFICATION TO SECTION 25-8-392 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR CONSTRUCTION OF A REGIONAL WET POND MITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
- 6 MODIFICATION TO SECTION 25-2-A92 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AREA 6 TO EXCEED 98 FEET MF-6 BASE DISTRICT HEIGHT

### 5 MODIFICATION TO SECTION 25-2-TAILE) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3 AND 4 TB EXCEED SO TEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZOMING CISTRICT

### Additional Permitted Uses

Administrative and Business Offices	Research Services
Art Gallery	Restaurant (General)
Art Workshop	Restaurant (Limited)
Business or Trade School	Şoftware Development
Business Support Services	Theater
Cocktail Lounge	College and University Facilities
Commercial Off-Street Parking	Community Recreation (Private)
Communications Services	Community Recreation (Public)
Consumer Convenience Services	Counseling Services
Consumer Repair Services	Cultural Services
Financial Services	Day Care Services (Commercial)
Food Sales	Family Home
General Retail Sales (Convenience)	Group Home, Class II
General Retail Sales (General)	Guidance Services
Hotel-Motel	Hospital Services (Limited)
Indoor Entertainment	Local Utility Services
Indoor Sports and Recreation	Private Primary Educational Facilities
Medical Offices - exceeding 5,000 of gross floor area	Private Secondary Educational Facilities
Medical Offices - not exceeding 5,000 sf gross floor area	Safety Services
Off-Site Accessory Parking	Administrative Services
Outdoor Sports and Recreation	Pet Services
Personal Improvement Services	Printing and Publishing
Personal Services	Professional Office

### SITE DEVELOPMENT COITEDIA TADI E

CHITERIA TA	BLE
	MF-6
MINIMUM LOT SIZE	8,000
squate feet):	
KNIMUM LOT WIDTH.	50
MAXIMUM DWELL(NG	_
NITS PER LOT:	
AXIMUM HEIGHT:	
INIMUM SETBACKS:	
RONT YARD:	λ 4.
TREET SIDE YARD	
NTERIOR SIDE YARD:	10
EAR YARD:	7.0
AXIMUM BUILDING	7D%
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Probibited Uses

Drive Thru Services

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\*\*\* SEE NOTE 4 FOR MAXIMUM IMPERVIOUS COVER



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