

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2008-0087 – South Shore PUD

REQUEST: ZONING FROM: MF-3, MF-3-NP, and GR-NP ZONING TO: PUD and PUD-NP

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 1701 S. Lakeshore, 1801 S. Lakeshore, 1414 Arena Drive, 1333 Arena Drive, 1200 Tinnin Ford and 1201 Town Creek from MF-3, MF-3-NP, and GR-NP zoning to PUD and PUD-NP zoning.

Conditions met as follows: The Council approved the rezoning request on 1st reading with conditions that adjusted the allowable height for area 6 on the land use plan to 90 feet, and approved the PUD notes submitted to staff on 9/23/09. Council further instructed the applicant to work with staff to provide a range of affordable housing options for the project by 2nd/3rd readings.

The Ordinance and Restrictive Covenant reflect those conditions imposed by Council on 1st reading.

CITY COUNCIL RECOMMENDATION: 10/24/09 - The public hearing was held open and the first reading of the ordinance for planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions and accepting the PUD land use plan submitted by the applicant to staff on September 23, 2009 was approved with the following friendly amendment on Council Member Cole's motion, Council Member Shade's second on a 5-2 vote. Those voting aye were: Mayor Pro Tem Martinez and Council Members Cole, Riley, Shade and Spelman. Those voting nay were: Mayor Leffingwell and Council Member Morrison. Direction was given to staff to work with the applicant prior to second reading to analyze and present a menu of affordable housing options for Council to consider on second reading.

A friendly amendment was made by Council Member Riley to reduce the maximum height of area six on the PUD use plan from 120 feet to 90 feet. This was accepted by the maker of the motion and Council Member Shade who seconded the motion.

10/22/09 – 2nd reading – The public hearing was closed and the second reading of the ordinance for planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions and accepting the PUD land use plan approved on 1st reading was approved with the following friendly amendment on Council Member Cole's motion, Council Member Spelman's second on a 5-2 vote. Those voting aye were: Mayor Pro Tem Martinez and Council Members Cole, Riley, Shade and Spelman. Those voting nay were: Mayor Leffingwell and Council Member Morrison. Direction was given to staff to work with the applicant prior to second reading to continue to analyze and present a menu of affordable housing options for Council to consider on third reading.

A friendly amendment was made by Council Member Spelman to limit the amount of square footage that is able to be used as a cocktail lounge use to 1/3 of the total commercial square footage.

PROPERTY OWNER: Grayco Town Lake Investments 2007, LP

AGENT: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson

DATE OF FIRST READING/VOTE: September 24, 2009

CITY COUNCIL DATE: August 27, 2009 (Postponed by Council)
September 24, 2009 (1st reading)
October 22, 2009 (3rd reading)
November 5, 2009 (3rd reading)

CITY COUNCIL ACTION: 9/24/09 -1st reading (5-2; Morrison, Leffingwell; nay)
10/22/09 – 2nd reading (5-2; Morrison, Leffingwell; nay)

ASSIGNED STAFF: Stephen Rye

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ZONING CHANGE REVIEW SHEET

CASE: C814-2008-0087 – South Shore PUD

P.C. DATE: February 10, 2009
February 24, 2009
May 12, 2009
June 9, 2009
June 23, 2009

E.V. BOARD DATE: January 10, 2009
February 4, 2009
February 18, 2009
March 4, 2009

ADDRESS: 1701 S. Lakeshore, 1801 S. Lakeshore, 1414 Arena Drive, 1333 Arena Drive, 1200 Tinnin Ford and 1201 Town Creek

OWNER/APPLICANT: Grayco Town Lake Investments 2007, LP

AGENT: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)

ZONING FROM: MF-3, MF-3-NP, and GR-NP **ZONING TO:** PUD and PUD-NP

AREA: 20.17 acres (87,843 sq.ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends Planned Unit Development District Zoning (PUD) and Planned Unit Development – Neighborhood Plan (PUD-NP) with the conditions outlined in the staff recommendation.

ENVIRONMENTAL BOARD RECOMMENDATION: (3/4/2009) – The EV Board recommended the environmental variance for a regional water detention pond to be built in the critical water quality zone and all conditions of the Traffic Impact Analysis (5-2; May, Neely).

PLANNING COMMISSION RECOMMENDATION: (6/24/2009) – The Planning Commission recommended the approval of staff recommendation with the following conditions:

Motion: To Approve Staff recommendation which includes the conditions of the Traffic Impact Analysis, and the recommendations of the Environmental Board, with the following additional conditions: (J. Reddy; C. Small - 2nd)

- 3 star Green Building;
- \$1,500,000 (or appropriate amount) affordability contribution to the Austin Housing Finance Corporation (or another designated entity) to provide affordable housing for senior citizens in another location

The following amendments were added to the original motion and approved:

Amendment: (Ewen)

- Before City Council hearing, the Applicant will meet with the Director of the City of Austin Transportation Department regarding transit potential.
- Staff and Applicant will work together to define and apply amenity features to on-site water quality pond, using the Central Market pond as a model, to guarantee superiority in terms of both aesthetics and functionality

- Staff and Applicant will work together to provide street cross-sections detailing bicycle and pedestrian plans, which will meet the intent of the Riverside Corridor Master Plan
- Parkland dedication fees shall be applied to a local project as agreed to by EROC and PARD
- The project's trails and paths will be congruent with others called for in the East Riverside Corridor Master Plan

Amendment: (Anderson)

- Affordable housing funds will be targeted at helping families at 30 – 50% MFI.

Amendment: (Dealey)

- Drive-through services are a prohibited use within the PUD.
- A pervious path will be located across tracts 1, 2 and 3 and will include one drinking fountain
- The ground floor uses for buildings adjacent to Lakeshore Boulevard will be limited to pedestrian uses per compliance with the Waterfront Overlay requirements

(6-3; D. Sullivan, M. Dealey, S. Kirk – Nay)

CITY COUNCIL RECOMMENDATION: 10/24/09 – Approved on 1st reading only (5-2; Morrison, Leffingwell; nay). The request was approved on 1st reading and reduced the height on area 6 of the land use plan to 90 feet. Council further instructed the applicant and staff to provide a range of options for the inclusion of affordable housing in the project to be discussed upon further readings.

10/22/09 - Approved on 2nd reading (5-2; Morrison, Leffingwell; nay). The request was approved on 2nd reading and limited the amount of possible cocktail lounge use to 1/3 of the total commercial square footage. Council instructed the applicant and staff to continue to examine the affordable housing options for providing on-site affordable units on the project.

DEPARTMENT COMMENTS: The Planned Unit Development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The South Shore PUD is comprised of approximately twenty acres and the applicant is proposing a high-density mixed-use project that includes land uses permitted in the MF-6 (Multifamily High Density zoning district). This development was analyzed as 1,380 dwelling units of multifamily and 97,000 square feet of commercial use for the purpose of the Traffic Impact Analysis. The number of MF units will be limited to 1,200 through a PUD note on the land use plan. The surrounding land uses and zoning are a mix of commercial and multifamily residential. The MF-6 base zoning and site development regulations are appropriate for this location, which is located along a core transit corridor (East Riverside Drive) and intersects with South Lakeshore Drive, designated as a 2-lane minor arterial.

The PUD proposal is a mixed-use development, including residential and commercial/retail components that will serve existing neighborhoods and future development in the area. The applicant proposes the MF-6 base district land uses and site development regulations. The applicant also seeks the inclusion of additional permitted commercial uses to be permitted within the PUD (Exhibit B). The PUD will also comply with all Compatibility Standards established by the LDC and the South Lakeshore Subdistrict of the Waterfront Overlay.

Staff also supports the bicycle facilities and bicycle end-use-facilities as written in the PUD Land Use Plan related to bicycle facilities and bicycle end-of-use facilities.

STAFF RECOMMENDATION

Staff recommends granting PUD and PUD-NP zoning (Planned Unit Development, Planned Unit Development-Neighborhood Plan district zoning) as requested by the applicant with the following conditions:

- On tracts 2, 3 and 4, for the structures adjacent to Lakeshore Boulevard, a building base wall is required that may not exceed a height of 40 feet. That portion of a structure built above the base wall and oriented toward Arena Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall 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 on tracts 2, 3 and 4.
- Staff recommends a maximum building height of 120 feet on tract 6, located outside of the Waterfront Overlay district and not included in the adopted East Riverside/Oltorf Neighborhood Plan Future Land Use Map. Staff agrees to a maximum building height of 60 feet on tract 1 and tract 7.
- For the buildings located on tracts 2, 3 and 4, at least 60 percent of the net frontage length of the property within the PUD along Lakeshore Boulevard shall not consist of continuous building façade.
- For tracts 2 and 3 the building coverage shall not exceed 60% from the 50 feet primary Waterfront Overlay boundary to 180 feet from the Lakeshore Boulevard property line.
- The setback for tract 4 shall extend 100 feet from the Lakeshore Boulevard property line and the building coverage shall not exceed 60% from the 50 feet primary Waterfront Overlay boundary to 300 feet from the Lakeshore Boulevard line.
- The restrictive covenant includes all recommendations listed in the Traffic Impact Analysis memorandum and additional comments for transportation review.
- Staff recommends implementation of bicycle facilities and bicycle end-of-use facilities, as adopted in the City of Austin Bicycle Master Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP, MF-3, MF-3-NP	Multi-family
<i>North</i>	MF-3-NP	Condominiums
<i>South</i>	GR-NP, GR-MU-CO-NP	Restaurant, Retail, Service Station
<i>West</i>	CS-1-NP	Retail, Cocktail Lounge
<i>East</i>	MF-3-NP, PUD-NP	Condominiums, Multifamily

NEIGHBORHOOD PLANNING STUDY: East Riverside/Oltorf Combined

TIA: Yes

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Southeast Austin Neighborhood Alliance
East Riverside/Oltorf Neighborhood Plan Contact Team
South River City Citizens Association
The Crossing Gardenhome Owners Association
Save Town Lake.Org
Homeless Neighborhood Association
Barton Springs/Edwards Aquifer Conservation District
Austin Neighborhoods Council
Waterfront Condominium HOA
El Concilio, Coalition of Mexican American Neighborhoods Association

SCHOOLS:

Sanchez Elementary School
Martin Middle School
Austin High School

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD. Staff finds that the South Shore PUD meets the purpose statement.

2. Zoning changes should result in a balance of land uses, provide an orderly and compatible relationship among land uses and incorporates environmental protection measures.

Staff recommends PUD zoning based on the following factors that make this project superior:

- The upgrading of Arena Drive from an urban roadway designation to a core transit corridor standards.
- The extension of Arena Drive to Tinnin Ford for improved neighborhood connectivity.
- A regional wet pond capturing 100 acres of storm water runoff from the existing neighborhood, removing Total Suspended Solids at a rate of 22,000 pounds/year, which exceeds the standard requirement of 9,500 pounds/year;
- 3 star level Green Building with 25% above energy code for the entire PUD ;
- Tree mitigation at 10% above standard requirement;
- Providing an Integrated Pest Management Plan;
- Providing Grow Green/Preferred Native/20% Non-Invasive Plant List practices;
- Landscaping at 10% above standard requirement.

The proposed PUD clusters residential and commercial services, provides additional environmental benefits, incorporates open space, and is located at the intersection of two arterial roadways.

3. Granting of the request should result in an equal treatment of similarly situated properties.

Zoning changes should promote compatibility with adjacent and nearby uses. In 2007, the City Council approved ordinance 20070503-050 for the Lakeshore PUD, a 50 acre adjacent property to the east that mirrors the South Shore PUD in height and mix of uses.

4. Intensive multi-family zoning should be located on major arterials and highways.

The request for MF-6 (Multifamily High Density base district zoning) is appropriate given the location is in close proximity to a major core transit corridor and major arterial (Riverside Drive) and possible location of future light rail expansion and Transit Oriented Development.

5. *The following Goals and Objectives of the City of Austin Bicycle Plan are satisfied per the requirements as listed in the Ordinance and/or PUD Plan:*

The following Goals and Objectives of the City of Austin Bicycle Plan are satisfied per the requirements as listed in the Ordinance and/or PUD Plan:

Goal 1 – The Bicycle Network

Objective 1: Complete the City's Bicycle Network

Objective 1.0.2 Eliminate gaps in the existing bicycle network to allow continuous bicycle travel in the Austin area.

1.0.2b New development that abuts or includes existing or planned City of Austin bicycle routes shall provide continuity of that route (and existing or planned bicycle facility) through the property, or seek an appropriate amendment to the Bicycle Plan as defined in this Plan (See Appendix H).

Objective 1.0.5 Make key operational improvements to the existing and recommended Bicycle Network.

1.0.5d Utilize innovative options to implement this plan, such as bicycle climbing lanes, lane diets, shared lane markings, colored bicycle lanes, advanced stop lines/bike boxes, road diets, etc.

Goal 3 – End-of-Trip Facilities

Objective 3: Increase Availability of End-of-Trip Facilities

Objective 1.2.4 Require shower and locker facilities in new office developments or redevelopments

**East Riverside/Oltorf Combined Neighborhood Plan Goals
Related to the South Shore PUD Proposal**

Future Land Use

The neighborhood plan notes (pg. 28) that increases in allowable height, setbacks and/or FAR shall be considered if significant community benefits regarding affordability and open space are met. The current PUD intends to increase open space, provide environmental benefits and the applicant is offering various options related to incorporating a significant affordability component.

Planning Principles

The neighborhood plan (pg. 27) seeks to protect the Lady Bird Lake shoreline and to prohibit the 'walling off' of the area by limiting height, density and massing of buildings along the shore. Staff recommends the utilization of design elements that will address the stepping back of building envelopes from shoreline and primary Waterfront Overlay setbacks.

Multifamily Residential Guidelines

The neighborhood plan (pg. 131) specifies urban design goals for multifamily structures that relate well to the surrounding environment, utilize a variety of building forms, have a thoughtful parking scheme, provide public open space and include a variety of appropriate landscaping features. The PUD building design will seek to capitalize on open space areas and the protection of existing trees.

Goal 2, Obj. 2.1

Goal 2 seeks to increase home ownership opportunities that are compatible with surrounding properties. The area within the PUD boundaries is developed with apartments and currently does not offer any ownership opportunities. The Neighborhood Plan encourages redevelopment in the form of condos, townhouses, and single-family residences, which are traditionally owner-occupied. Tract 4 of the PUD plan is potentially slated for condominium residential development. The current plan shows a vertical integration of multifamily and retail, which is unlike standard multifamily development construction in the area.

Goal 3, Obj. 3.1 R27

Goal 3 calls for focus study of the East Riverside Corridor. The proposed study is underway and anticipates goals that are comparable with the proposed PUD (see below).

Goal 4, Obj. 4.21

Goal 4 encourages a balanced mix of uses. The PUD incorporates open space and residential uses along with approximately 97,000 square feet of commercial and retail uses to provide a diversity of land uses to the area.

Goal 5, Obj. 5.6 R61

Goal 5 seeks to improve connectivity across high traffic roadways to facilitate pedestrian traffic. The adopted PUD land use plan specifically speaks to the intersections of Lakeshore Boulevard, Town Creek Drive and Tinnin Ford Road, which are included within the PUD boundaries. The plan currently envisions increased connectivity between Riverside Drive, Arena Drive, Lakeshore Boulevard and Tinnin Ford Road, which is currently planned for in the PUD. The applicant plans to extend Arena Drive and connect it with Tinnin Ford Road, and shall be responsible for paying the proportionate share of cost to install a traffic signal with pedestrian crossing at Lakeshore Boulevard and Tinnin Ford Road.

Goal 6, Obj. 6.4

Goal 6 encourages the preservation and promotion of public access to the waterfront. The PUD plan will create several additional pedestrian paths through the interior of the PUD boundaries as well as pedestrian crossings of Lakeshore Boulevard to the waterfront. Public access shall be provided via sidewalks connecting Arena Drive and Lakeshore Boulevard. In addition, the primary public front entrance to buildings in Areas 2, 3 and 4 shall be oriented toward Arena Drive.

Goal 6, Obj. 6.4 R77

The neighborhood plan seeks to support the existing Waterfront Overlay primary setback of 50 feet. The PUD plan meets the 50 foot setback requirement for tracts 1, 2 and 3 and increases the setback to 100 feet for tract 4.

Goal 6, Obj. 6.4 R80

The plan also calls for the stepping up of building height as they move away from the waterfront. Staff recommends the utilization of design elements that will address the stepping back of building envelopes from shoreline and primary Waterfront Overlay setbacks (see below).

Goal 6, Obj. 6.4 R80, R81

This objective recommends the limiting of building heights on properties adjacent to Lakeshore Boulevard to 3 stories or 40 feet. For the PUD structures on tracts 2, 3 and 4, the structures adjacent to Lakeshore Boulevard, a building basewall is required with a minimum height of 40 feet. That portion of a structure built above the basewall and oriented toward Arena Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the basewall 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 on tracts 2, 3 and 4.

Goal 6, Obj. 6.4 R86

Goal 6 also speaks to the sight lines of parking structures. The plan requests that parking structures be screened from view or to be placed underground. The PUD proposes both underground parking and structures that are screened from view. All parking for such buildings in the PUD boundaries shall be located either: (i) sub-grade or partially sub-grade; or (ii) wrapped by usable square footage within the project, such as retail or office space, a sales office, management office, leasing office, recreational facilities or other amenities within the building or any other pedestrian oriented use as defined by City Code as long as such garage is architecturally integrated with the associated building.

Goal 6, Obj. 6.4 R87

The neighborhood plan recommends that permitted uses include all uses allowed in MF-6 and below, and any uses permitted in GO (with the exceptions of communications services and communication service facilities, local utility services, hospital service, and off-site accessory parking). The applicant has requested a base zoning of MF-6 and permitted commercial uses allowed in GR. The staff recommends this request to encourage owner-occupied housing and commercial/retail redevelopment.

Goal 6, Obj. 6.4 R89

The plan also calls for the protection of mature trees along the north and south sides of Lakeshore Boulevard. These trees were given to the City of Austin Parks Department in 1990 by LRCA and now provide street canopy for Lakeshore Boulevard within the PUD boundaries. The applicant has agreed to the protection of mature trees and to commit to 10% above the required amount of tree mitigation for smaller trees.

**Draft East Riverside Corridor Master Plan Goals
Related to South Shore PUD Proposal**

Mixed Use

- The adopted East Riverside/Oltorf Combined Neighborhood Plan Future Land Use Map identifies the tracts adjoining Lakeshore Drive as mixed-use.
- The draft version of the East Riverside Corridor Master Plan currently envisions mixed use and multifamily for the PUD tracts

Street Network:

- A connected street network is an important goal of the East Riverside Corridor Plan because it creates a balance between all modes of transportation, including by foot, bicycle, transit, as well as vehicle.
- The plan currently envisions increased connectivity between Riverside, Arena, Lakeshore and Tinnin Ford, which is currently planned for in the PUD. The applicant plans to extend Arena

Drive and connect it with Tinnin Ford Road, and shall be responsible for paying the proportionate share of cost to install a traffic signal at Lakeshore Boulevard and Tinnin Ford Road.

Pedestrian Improvements:

- Streetscape improvements such as following Core Transit Corridor standards are consistent with the E. Riverside Corridor master plan goal of improving pedestrian amenities. The applicant will provide additional pedestrian connection between Arena Drive and Lakeshore Boulevard and bicycle lanes along each side of Lakeshore Boulevard between Riverside Drive and Tinnin Ford Road.
- Recommendation that sidewalk standards for internal drives follow Urban Roadway standards

Height:

Participants in the planning process do seem to be somewhat comfortable with higher heights near potential future transit hubs. As part of a survey that was conducted at public meetings and online, 77% of participants highly support or support the idea that higher concentrated infill/redevelopment should occur in a series of "development nodes" around transit stops focusing new retail, office and residential uses.

Reactions to Existing Conditions in E. Riverside Corridor area:

As part of the East Riverside Corridor master planning process, which is not yet complete, participants in the process were asked to rank images with descriptions from -10 to +10, depending on how appropriate the images are for the East Riverside Corridor area in the future.

A number of images of existing conditions were shown, with these results:

Existing Riverside Drive with Views to Austin -3

Existing Multi-family Rehabbed Housing -1

Existing Garden Apartments -3

There were also images showing conditions that do not exist today in the E. Riverside Corridor area.

There are the results for some of those images:

Multi-story buildings at Transit Stop with Views to Downtown (not existing) +6

Sidewalk with Green Buffer (not existing) +7

3-4 Story Residential/Retail (not existing) +5

Traditional Multi-Story Housing (not existing) +5

Summary:

To be consistent with the adopted East Riverside/Oltorf Neighborhood Plan and the initial goals that have been identified as part of the East Riverside Corridor plan, the South Shore PUD should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD. Staff recommends granting PUD and PUD-NP zoning (Planned Unit Development, Planned Unit Development-Neighborhood Plan district zoning) as requested by the applicant with the following conditions:

For the structures on tracts 2, 3 and 4, the structures adjacent to Lakeshore Boulevard, a building base wall is required that may not exceed a height of 40 feet. That portion of a structure built above the base wall and oriented toward Arena Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall 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 on tracts 2, 3 and 4.

Staff would not object to a maximum building height of 120 feet on tract 6, located outside of the Waterfront Overlay district and not included in the adopted East Riverside/Oltorf Neighborhood Plan Future Land Use Map. Staff agrees to a maximum building height of 60 feet on tract 1 and tract 7.

Staff further recommends that for the buildings located on tracts 2, 3 and 4, at least 60 percent of the net frontage length of the property within the PUD along Lakeshore Boulevard shall not consist of continuous building façade.

For tracts 2 and 3 the building coverage shall not exceed 60% from the 50 feet primary Waterfront Overlay boundary to 180 feet from the Lakeshore Boulevard property line.

The setback for tract 4 shall extend 100 feet from the Lakeshore Boulevard property line and the building coverage shall not exceed 60% from the 50 feet primary Waterfront Overlay boundary to 300 feet from the Lakeshore Boulevard line.

The restrictive covenant includes all recommendations listed in the Traffic Impact Analysis memorandum.

CITY COUNCIL DATE: August 27, 2009
September 24, 2009
October 22, 2009

ACTION: Postponed by Council
Approved 1st reading
Approved 2nd reading

ORDINANCE READINGS: 1st 9/24/09 2nd 10/22/09 3rd 11/5/09

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us

PUD Superior Items

Connectivity/Commercial Design Standards

- Upgrading of Arena Drive from an urban roadway designation to a core transit corridor standards
- Extension of Arena Drive to Tinnin Ford Road for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of driveways connecting Arena Drive to Lakeshore Boulevard for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of Elmont Drive to Lakeshore Boulevard as a driveway for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of bicycle lanes along both sides of Arena Drive and along both sides of Lakeshore Boulevard beyond the boundaries of the PUD
- Providing for a bicycle and pedestrian trail as a feature of the proposed regional wet pond
- Promotion of access to the waterfront by prohibiting gates within the PUD
- Providing for a pedestrian crosswalk on Lakeshore Drive (subject to City of Austin approval)

Water Quality

- A regional wet pond capturing 100 acres of storm water runoff from the existing neighborhood, removing Total Suspended Solids at a rate of 22,000 pounds/year, which exceeds the standard requirement of 9,500 pounds/year
- Regional wet pond designed as an amenity with required landscaping
- Providing for partial onsite treatment via wet pond and water quality controls such as vegetative filter strips, rain gardens and berms

Trees/Landscaping

- Tree mitigation at 10% above standard requirement;
- Preservation of 21 of 26 LCRA trees along Lakeshore Boulevard with remaining to be transplanted
- Landscaping at 10% above standard requirement
- Providing Grow Green/Preferred Native/20% Non-Invasive Plant List practices
- Providing an Integrated Pest Management Plan

Open Space/Parkland

- Increasing Waterfront Overlay primary setback from 50 feet to 100 feet for Area 4
- Providing 20% open space
- Parkland Dedication (\$897,000 based upon 1,380 units)
- Providing for a \$200,000 donation to either fund a study of a bridge across Lady Bird Lake or fund the proposed boardwalk
- Capping impervious cover to the existing level of 74%
- Expanding urban open space with pedestrian and bicycle connections and plazas throughout the PUD

Green Building

- 3 star level Green Building with 25% above energy code for the entire PUD

Affordability

- Three options proposed by applicant to be determined by Council:
 1. 10% of units at 80% MFI
 2. \$1,500,000 contribution to the Austin Housing Finance Corporation (or another designated entity) to provide affordable housing for senior citizens in another location
 3. An equivalent value of options 1 and 2

Community Amenities/Public Facilities/Art

- Providing for a minimum of 1,000 square feet of rent free space for either fire protection, emergency services or police facilities
- Providing for a minimum of 1,000 square feet of rent free space for either community meetings, day care facilities or non-profit organizations
- Providing for three public plazas with public art approved by the Art in Public Spaces Program

Local Small Business

- Providing for 10% of the total retail square footage at below market value to a locally-owned or small business

Historic Preservation

- A contribution of \$25,000 to the Austin Parks Foundation is proposed for the preservation of the Norwood House on Riverside Drive

Building Design/Parking/Accessibility

- A building base wall of 40 feet with a 70 degree angle step-back is required for Areas 2, 3 & 4
- Building coverage is limited to 60% for portions of Areas 2, 3 & 4
- The minimum building design points required by the Commercial Design Standards will be exceeded
- Pedestrian oriented uses will be provided on the ground floor of mixed uses buildings
- Surface parking lots are prohibited
- Parking structures will be either subgrade, partially subgrade, surrounded by usable space or architecturally integrated
- 75% of the ground floor of the building frontages of the parking structure facing the principal street will contain a pedestrian oriented use
- Exceeding accessibility requirements by providing for 2.5% of the total units to be available for persons with disabilities (25% increase above requirement)

Transportation

- Providing for 3 dedicated parking spaces for use by the Austin CarShare Program

Austin Bicycle Plan

- Providing approximately \$18,000 for bicycle facilities beyond code requirement
- Bicycle Program signoff for bicycle rack location
- Providing additional bicycle routes not in adopted Bicycle Plan
- Providing shower facilities to encourage bicycle commuting
- Providing additional 5% bicycle parking beyond code requirement

**Waterfront Overlay Regulations
Related to the South Shore PUD Proposal**

§ 25-2-741 Waterfront Overlay South Lakeshore Subdistrict Setback Regulations

- The PUD meets the required 50 foot setback south of Lakeshore Boulevard for Areas 1, 2 3 and 5 and increases the setback to 100 feet for Area 4

§ 25-2-741 Waterfront Overlay South Lakeshore Subdistrict Height Regulations

- The existing PUD area within the Waterfront Overlay includes a base zoning district of MF-3 (40 feet height). The PUD proposes a base district of MF-6, which allows for 90 feet in height. The areas of the PUD within the Waterfront Overlay are proposed as 60 feet in height for Area 1 and 90 feet in height with a 40 foot base wall and 70 degree angle stepback for Areas 2, 3 and 4. PUD zoning is not superseded by the height limitations of the Waterfront Overlay. The PUD proposes several items of superiority as a basis for increased height.

§ 25-2-721 Waterfront Overlay Combining District Regulations on Parking Structures and Park Facilities

- The PUD proposes to conform to the primary setback with no parking areas or structures proposed. The PUD does not propose any park facilities within the primary setback.
- The PUD proposes to prohibit surface parking.
- The PUD proposes to provide all parking structures either subgrade, partially subgrade, surrounded by usable space of architecturally integrated. The PUD is not adjacent to Town Lake, the Colorado River, parkland, or a creek named in this part.

§ 25-2-721 Waterfront Overlay Combining District Regulations on Design Standards

- The PUD intends to comply with design standards for buildings per this section. The PUD is across the street from public parkland and proposes to exceed the base wall requirement by requiring a 40 foot base wall with the portion of a structure built above the base wall oriented toward Arena Drive within an envelop delineated by starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to an away from the surface of Lakeshore Boulevard to a maximum height of 90 feet for Areas 2, 3 and 4.

PUD Superior Items

Connectivity/Commercial Design Standards

- Upgrading of Arena Drive from an urban roadway designation to a core transit corridor standards
- Extension of Arena Drive to Tinnin Ford Road for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of driveways connecting Arena Drive to Lakeshore Boulevard for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of Elmont Drive to Lakeshore Boulevard as a driveway for improved neighborhood connectivity for pedestrians, bicycles and vehicles
- Extension of bicycle lanes along both sides of Arena Drive and along both sides of Lakeshore Boulevard beyond the boundaries of the PUD
- Providing for a bicycle and pedestrian trail as a feature of the proposed regional wet pond
- Promotion of access to the waterfront by prohibiting gates within the PUD
- Providing for a pedestrian crosswalk on Lakeshore Drive (subject to City of Austin approval)

Water Quality

- A regional wet pond capturing 100 acres of storm water runoff from the existing neighborhood, removing Total Suspended Solids at a rate of 22,000 pounds/year, which exceeds the standard requirement of 9,500 pounds/year
- Regional wet pond designed as an amenity with required landscaping
- Providing for partial onsite treatment via wet pond and water quality controls such as vegetative filter strips, rain gardens and berms

Trees/Landscaping

- Tree mitigation at 10% above standard requirement;
- Preservation of 21 of 26 LCRA trees along Lakeshore Boulevard with remaining to be transplanted
- Landscaping at 10% above standard requirement
- Providing Grow Green/Preferred Native/20% Non-Invasive Plant List practices
- Providing an Integrated Pest Management Plan

Open Space/Parkland

- Increasing Waterfront Overlay primary setback from 50 feet to 100 feet for Area 4
- Providing 20% open space
- Parkland Dedication (\$897,000 based upon 1,380 units)
- Providing for a \$200,000 donation to either fund a study of a bridge across Lady Bird Lake or fund the proposed boardwalk
- Capping impervious cover to the existing level of 74%
- Expanding urban open space with pedestrian and bicycle connections and plazas throughout the PUD

Green Building

- 3 star level Green Building with 25% above energy code for the entire PUD

Affordability

- Three options proposed by applicant to be determined by Council:
 1. 10% of units at 80% MFI
 2. \$1,500,000 contribution to the Austin Housing Finance Corporation (or another designated entity) to provide affordable housing for senior citizens in another location
 3. An equivalent value of options 1 and 2

Community Amenities/Public Facilities/Art

- Providing for a minimum of 1,000 square feet of rent free space for either fire protection, emergency services or police facilities
- Providing for a minimum of 1,000 square feet of rent free space for either community meetings, day care facilities or non-profit organizations
- Providing for three public plazas with public art approved by the Art in Public Spaces Program

Local Small Business

- Providing for 10% of the total retail square footage at below market value to a locally-owned or small business

Historic Preservation

- A contribution of \$25,000 to the Austin Parks Foundation is proposed for the preservation of the Norwood House on Riverside Drive

Building Design/Parking/Accessibility

- A building basewall of 40 feet with a 70 degree angle step-back is required for Areas 2, 3 & 4
- Building coverage is limited to 60% for portions of Areas 2, 3 & 4
- The minimum building design points required by the Commercial Design Standards will be exceeded
- Pedestrian oriented uses will be provided on the ground floor of mixed uses buildings
- Surface parking lots are prohibited
- Parking structures will be either subgrade, partially subgrade, surrounded by usable space or architecturally integrated
- 75% of the ground floor of the building frontages of the parking structure facing the principal street will contain a pedestrian oriented use
- Exceeding accessibility requirements by providing for 2.5% of the total units to be available for persons with disabilities (25% increase above requirement)

Transportation

- Providing for 3 dedicated parking spaces for use by the Austin CarShare Program

Austin Bicycle Plan

- Providing approximately \$18,000 for bicycle facilities beyond code requirement
- Bicycle Program signoff for bicycle rack location
- Providing additional bicycle routes not in adopted Bicycle Plan
- Providing shower facilities to encourage bicycle commuting
- Providing additional 5% bicycle parking beyond code requirement

**Waterfront Overlay Regulations
Related to the South Shore PUD Proposal**

§ 25-2-741 Waterfront Overlay South Lakeshore Subdistrict Setback Regulations

- The PUD meets the required 50 foot setback south of Lakeshore Boulevard for Areas 1, 2 3 and 5 and increases the setback to 100 feet for Area 4

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- The existing PUD area within the Waterfront Overlay includes a base zoning district of MF-3 (40 feet height). The PUD proposes a base district of MF-6, which allows for 90 feet in height. The areas of the PUD within the Waterfront Overlay are proposed as 60 feet in height for Area 1 and 90 feet in height with a 40 foot base wall and 70 degree angle stepback for Areas 2, 3 and 4. PUD zoning is not superseded by the height limitations of the Waterfront Overlay. The PUD proposes several items of superiority as a basis for increased height.

§ 25-2-721 Waterfront Overlay Combining District Regulations on Parking Structures and Park Facilities

- The PUD proposes to conform to the primary setback with no parking areas or structures proposed. The PUD does not propose any park facilities within the primary setback.
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§ 25-2-721 Waterfront Overlay Combining District Regulations on Design Standards

- The PUD intends to comply with design standards for buildings per this section. The PUD is across the street from public parkland and proposes to exceed the base wall requirement by requiring a 40 foot base wall with the portion of a structure built above the base wall oriented toward Arena Drive within an envelop delineated by starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to an away from the surface of Lakeshore Boulevard to a maximum height of 90 feet for Areas 2, 3 and 4.



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PARKER LN

ROYAL CREST DR

RIVERSIDE DR E

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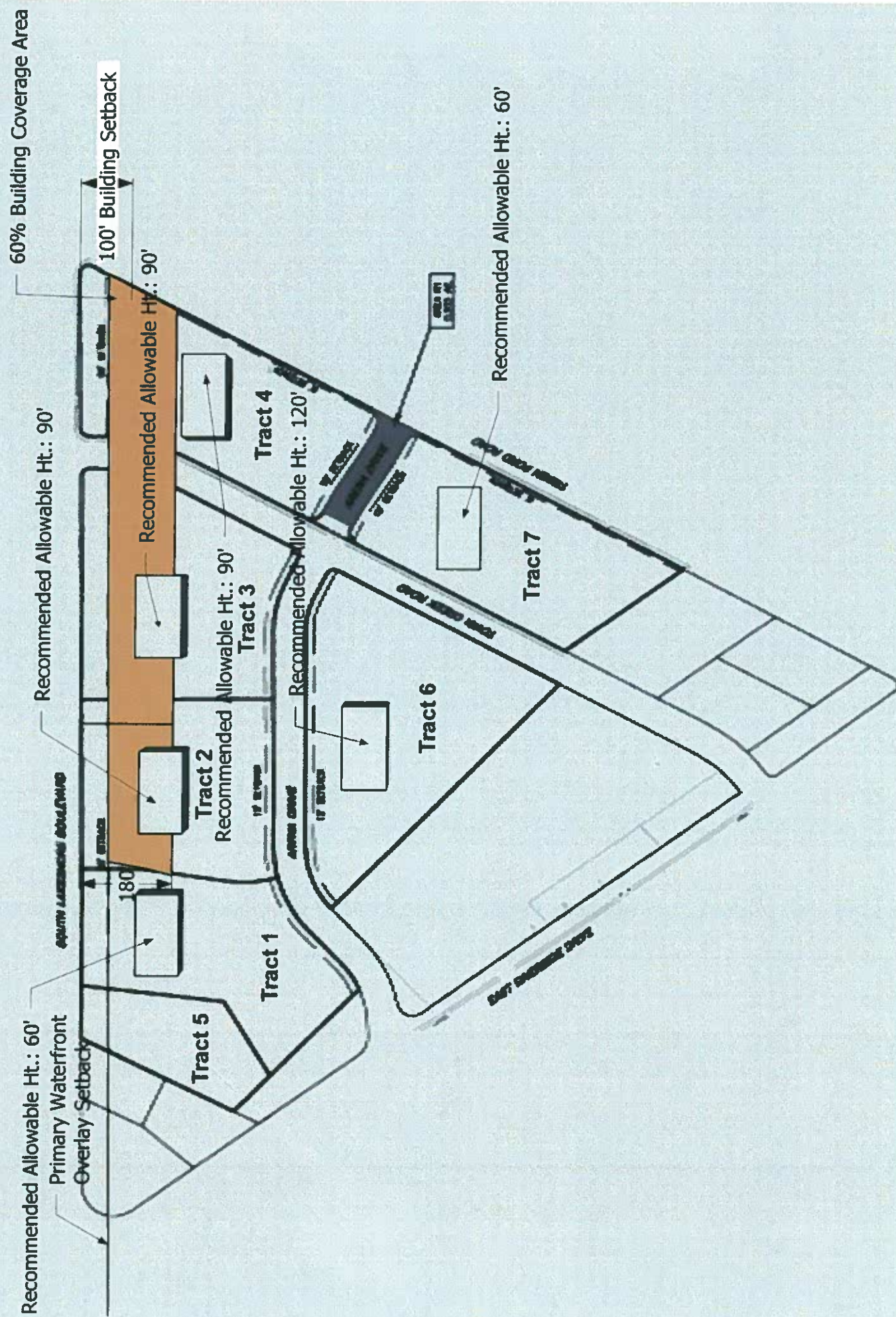
SITE

TINNIN FORD RD

ELMONT DR

TOWN LAKE CIR





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SOUTH SHORE PUD – C814-2008-0087
Basis for Superiority and Recommendation

Item	Code Requirement	PUD Proposal	Superiority
Connectivity (Vehicular)	<ul style="list-style-type: none"> Commercial Design Standards 	<ol style="list-style-type: none"> Extension of Arena Drive to Tinnin Ford Extension of Elmont Drive (via driveway) to Lakeshore Blvd. Additional driveways connecting Arena Drive to Lakeshore Blvd. Orientation of the Arena Drive extension to coordinate with the major driveway on the 50 acre PUD to the east 	<ul style="list-style-type: none"> Extending vehicular connections when not required (beyond standard CDS compliance) Orienting extension of Arena Drive to major driveway within 50-acre project to the east, greatly assisting connectivity between the two properties (70 acres total)
Connectivity (Bike) TIA PUD Note 29	<ul style="list-style-type: none"> 2009 Bike Master Plan Not Required <p>Note: 2008 PUD Tier 1i</p>	<ol style="list-style-type: none"> Extension of bike lanes (dual) along Arena Drive to Town Creek Extension of bike lanes (dual) along Lakeshore Blvd. from Riverside Drive to Tinnin Ford Extension of bike lanes (dual) along Town Creek from Arena Drive to Lakeshore Blvd. Creation of bike and pedestrian trail from Arena Drive along eastern edge of wet pond to Lakeshore Blvd. 	<ul style="list-style-type: none"> Extending bike connections when not required (beyond property boundaries and along both sides of Lakeshore Blvd. from Riverside Drive to Tinnin Ford) Extending bike connections along both sides of Arena Drive and northern portion of Town Creek to Lakeshore Blvd.
Connectivity (Pedestrian) PUD Notes 17, 20 & 27	<ul style="list-style-type: none"> Not Required <p>Note: 2008 PUD Tier 1i</p>	<ol style="list-style-type: none"> Gated community prohibited Extension of sidewalks along Arena Drive from Riverside to Town Creek (dual) Dedication of ROW and extension of sidewalks along Arena Drive from Town Creek to Tinnin Ford Extension of sidewalks from Arena Drive to Lakeshore Blvd. along two 	<ul style="list-style-type: none"> Extending pedestrian connections when not required (beyond Commercial Design Standards for Urban Roadways)

		driveways 5. Extension of bike and pedestrian trail from Arena Drive along eastern edge of wet pond to Lakeshore Blvd. 6. Pedestrian crossing on Lakeshore Blvd. to be provided (if allowed by COA)	
Water Quality PUD Notes 15, 21, 23, 24 & 29 Need one for onsite	<ul style="list-style-type: none"> ■ Sed/Fill Pond (on-site capture only) ■ Environmental Preservation Not Required Note: 2008 PUD Tier 1F 	<ul style="list-style-type: none"> 1. Regional wet pond capturing 100 acres of offsite drainage removing TSS of approximately 22,000 lbs/yr (exceeds on-site standard of 9,500 lbs/yr) 2. Partial on-site capture with wet pond and Innovative Water Quality Methods (ECM 1.6.7) 3. Wet pond designed as an "amenity" with required landscaping 	<ul style="list-style-type: none"> ■ Providing for a regional wet pond when not required (and not seeking cost recovery funds from the City) ■ Exceeds TSS removal by more than 250% ■ Providing for partial on-site treatment via wet pond, vegetative filter strips, rain gardens and berms ■ Wet pond required to be landscaped as an "amenity" with fencing by Code only
Trees PUD Notes 22 & 28	<ul style="list-style-type: none"> ■ 1,097 inches required to be mitigated ■ Environmental Preservation Not Required Note: 2008 PUD Tier 1F & K 	<ul style="list-style-type: none"> 1. Exceed mitigation/replacement requirement by 10% 2. Preservation of LCRA trees along Lakeshore Blvd. <ul style="list-style-type: none"> A. All trees will remain in place except for 110 inches B. 110 inches to be transplanted if recommended by City Arborist 	<ul style="list-style-type: none"> ■ Increasing inches to be mitigated beyond standard requirement by 10% ■ 21 of 26 LCRA trees to be preserved in place. Other 5 LCRA trees to be transplanted if recommended by City Arborist ■ Existing impervious cover removed from primary setback to allow for better tree growth
Austin Green Builder Program PUD Note 13	<ul style="list-style-type: none"> ■ Not Required Note: 2008 PUD Tier 1D 	<ul style="list-style-type: none"> ■ 2-Star Green Builder 	<ul style="list-style-type: none"> ■ Meeting Green Building regulations that are only required by new PUD ordinance
Grow Green Landscaping	<ul style="list-style-type: none"> ■ Not Required 	<ul style="list-style-type: none"> 1. 80% of the site will be native species with a prohibition of invasive plants on 	<ul style="list-style-type: none"> ■ Applying Grow Green regulations when not required

PUD Note 12	<ul style="list-style-type: none"> Exceed Landscaping Code Not Required Note: 2008 PUD Tier 1H 	<p>the remaining 20%</p> <p>2. Providing for 10% above minimum landscaping requirements</p>	<ul style="list-style-type: none"> Exceeding landscaping code when not required
Integrated Pest Management Plan PUD Note 26	<ul style="list-style-type: none"> Not Required 	<ul style="list-style-type: none"> IPM Plan to be provided 	<ul style="list-style-type: none"> Applying an IPM Plan when not required
Impervious Cover PUD Note 4	<ul style="list-style-type: none"> 80% Gross for MF-6 in Urban Watershed 	<ul style="list-style-type: none"> 74% Gross 	<ul style="list-style-type: none"> Limiting impervious cover to existing level when not required
Open Space PUD Notes 19 & 24	<ul style="list-style-type: none"> Waterfront Overlay <ul style="list-style-type: none"> 2% Open Space Required by Commercial Design Standards Pre and Post 2008 PUD (Tier 1C and Tier 2) requires: <ul style="list-style-type: none"> 10% Residential 15% Industrial 20% Commercial 	<ol style="list-style-type: none"> Wet pond area (landscaped as an amenity) shall serve as open space Increased setback (100 feet instead of 50 feet) from Lakeshore Blvd. on Area 4 shall serve as open space Additional useful urban open space is provided by the following: <ol style="list-style-type: none"> New driveways, sidewalks and bike routes (Arena Drive to Tinnin Ford; 2 driveways connections from Arena Drive and Lakeshore Blvd.) Expanded activity nodes at the intersections of Arena Drive and (i) the 2 driveways to Lakeshore Blvd. and (ii) Town Creek 	<ul style="list-style-type: none"> Providing for increased waterfront overlay setback Providing for increased open space with pedestrian, bike and road connections Providing for 20% open space for mixed use despite loss of open space for access and connections to Lady Bird Lake
Affordability PUD Note 30	<ul style="list-style-type: none"> Not Required Note: 2008 PUD Tier 2 	<ol style="list-style-type: none"> At the City's option, either: <ol style="list-style-type: none"> Provide 10% of the MF units (above existing MF-3 density) at 80% of MFI; 	<ul style="list-style-type: none"> Providing for affordable housing when not required

			<p>B. Provide \$1,500,000 in funds to the Austin Housing Finance Corporation or another designated entity to provide affordable housing for senior citizens at another location; or</p> <p>C. A value equivalent combination of either of the options listed above.</p>	
Public Facilities PUD Note 31	<ul style="list-style-type: none">Not Required <p>Note: 2008 PUD Tier 1 G</p>	<ul style="list-style-type: none">Provide, on a rent-free basis, a minimum of 1,000 square feet of usable space for either fire protection, emergency service or police facilities	<ul style="list-style-type: none">Providing for public facilities when not required	
Community Amenities PUD Note 32	<ul style="list-style-type: none">Not Required <p>Note: 2008 PUD Tier 2</p>	<ul style="list-style-type: none">Provide, on a rent-free basis, a minimum of 1,000 square feet of usable space for either community meetings, day care facilities or non-profit organizations	<ul style="list-style-type: none">Providing space for community amenities when not required on a rent free basis	
Local Small Business PUD Note 33	<ul style="list-style-type: none">Not Required <p>Note: 2008 PUD Tier 2</p>	<ul style="list-style-type: none">Provide a minimum of 10% of the total retail space for a locally-owned small business at a rental rate below market value	<ul style="list-style-type: none">Providing for space at below market rent for a local small business when not required	
Historic Preservation PUD Notes 28 and 34	<ul style="list-style-type: none">Not Required <p>Note: 2008 PUD Tier 2</p>	<ol style="list-style-type: none">Preserve LCRA trees, as described above under Trees SectionContribute \$25,000 to the Austin Parks Foundation for the preservation of the Norwood House	<ul style="list-style-type: none">Commitment to preserve LCRA trees when not requiredFinancial commitment to the renovation of a nearby historic structure located on parkland when not required	
Building Design PUD Notes 18, 19, 36 & 37	<ul style="list-style-type: none">Waterfront OverlayCommercial Design Standards Basic PointsExceeding Design	<ol style="list-style-type: none">Proposed 40 foot base wall with 70 degree angle setback for Areas 2, 3 & 4Building Coverage shall not exceed 60% from the 50 foot setback to 180 feet from Lakeshore Blvd for Areas 2 & 3	<ul style="list-style-type: none">Exceeding Commercial Design Standards and Waterfront Overlay Design Standards when not required	

	<p>Points – Not Required Note: 2008 PUD Tier 2</p> <ul style="list-style-type: none"> ▪ Ped Oriented Uses on Ground Floor of Mixed Use Buildings -Not Required <p>Note: 2008 PUD Additional Tier 1C)</p>	<p>3. Building Coverage shall not exceed 60% from 50 foot setback to 300 feet from Lakeshore Blvd.</p> <p>4. Exceed the minimum points for building design by:</p> <ul style="list-style-type: none"> A. 2 Star Green Building (2 points) B. Providing for liner stores in building façade (1+ points) C. Providing primary entrance design (1 point) D. Providing for roof design (1 point); E. Providing for building materials meeting the standards outlined (1 point) <p>5. Providing for pedestrian oriented uses on the ground floor of mixed use buildings</p>	
<p>Parking Structure Frontage</p> <p>PUD Notes 18 & 19</p>	<ul style="list-style-type: none"> ▪ Waterfront Overlay ▪ Not Required <p>Note: 2008 PUD Tier 2</p>	<p>1. No surface parking lots shall be allowed</p> <p>2. Other than on-street parking, all parking shall either be sub-grade, partially sub-grade, surrounded by usable space or architecturally integrated</p> <p>3. 75% of the ground floor of the building frontage of the parking structure facing the principal street must contain a pedestrian oriented use</p>	<ul style="list-style-type: none"> ▪ Committing to increased design and use of parking structures when not required
<p>Accessibility</p> <p>PUD Note 38</p>	<ul style="list-style-type: none"> ▪ Standard TAS Required 	<ul style="list-style-type: none"> ▪ Providing for 2.5% of the units to be available for persons with disabilities (a 25% increase above the requirements) 	<ul style="list-style-type: none"> ▪ Providing for additional accessible units beyond standard requirement

	<ul style="list-style-type: none"> Exceeding – Not Required Note: 2008 PUD Tier 2 			
Art PUD Note 39	<ul style="list-style-type: none"> Not Required Note: 2008 PUD Tier 2 	<ul style="list-style-type: none"> Providing for 3 public plazas along Arena Drive where public art will be provided as approved by Art in Public Places Program 	<ul style="list-style-type: none"> Providing for multiple locations for public art to enhance community space 	
Transportation TIA	<ul style="list-style-type: none"> TIA Improvements <ul style="list-style-type: none"> Additional Transportation Features – Not Required Note: 2008 PUD Tier 2 	<ol style="list-style-type: none"> Shall participate in transportation improvements on 6 intersections including 1 traffic signal and striping on 3 roads; The frontage along Riverside Drive was removed from the PUD to allow future planning of such area following further City planning on a possible future rail corridor along Riverside Drive Providing for a dedicated parking space for use by the Austin CarShare program 	<ul style="list-style-type: none"> Providing for transportation improvements required by traffic generated <ul style="list-style-type: none"> Providing for a dedicated CarShare space when not required 	
Commercial Design Standards PUD Note 25	<ul style="list-style-type: none"> Urban Roadway 	<ul style="list-style-type: none"> Arena Drive to be Core Transit Corridor (15-feet vs. 12-feet in width) 	<ul style="list-style-type: none"> Upgrading an Urban Roadway to a Core Transit Corridor when not required 	
Parkland PUD Note 35	<ul style="list-style-type: none"> Land or Fees Required based upon Residential Units <ul style="list-style-type: none"> Exceeding – Not Required 	<p>In addition to all required parkland dedication fees (approximately \$897,000 based upon 1,380 units) generated by this project, a \$200,000 donation will be made to either:</p> <ol style="list-style-type: none"> Fund a study to determine the 	<ul style="list-style-type: none"> Providing for additional funding for PARD initiatives beyond commitment to required parkland fees 	