ORDINANCE NO. 20091217-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE SOUTH SHORE DISTRICT PUD LOCATED AT 1701 AND 1801 SOUTH LAKESHORE BOULEVARD, 1414 AND 1333 ARENA DRIVE, 1200 TINNIN FORD ROAD, AND 1201 TOWN CREEK DRIVE IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA, FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT, MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT AND PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district and community commercial-neighborhood plan (GR-NP) combining district to planned unit development (PUD) combining district and planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2008-0087, on file at the Planning and Development Review Department, as follows:

Lots 2-6 Blk B, Townlake Plaza Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 18, Page 38, of the Plat Records of Travis County, Texas; and

Lot 5A Resubdivision of Blk D Townlake Plaza Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 37, Page 2, of the Plat Records of Travis County, Texas; and

Lot 4 Resubdivision of Lots 1-4 Blk C Townlake Plaza Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 49, Page 56, of the Plat Records of Travis County, Texas; and

Lots 5-8 Blk C Townlake Plaza Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 18, Page 38, of the Plat Records of Travis County, Texas.

locally known as 1701 and 1801 South Lakeshore Boulevard, 1414 and 1333 Arena Drive, 1200 Tinnin Ford Road, and 1201 Town Creek Drive ("the Property") in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance and the attached Exhibits A through D are the land use plan for the South Shore District planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City, including Ordinance No. 20061116-057 (establishing the Riverside neighborhood plan combining district), in effect on the effective date of this ordinance apply to the PUD, with the exception of regulations under §245.004(1), (9), and (11), Local Government Code, as it exists on the effective date of this ordinance.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Zoning Map
Exhibit B: Land Use Plan
Exhibit C: Grow Green Native and Adapted Landscape Plants and Invasive/Problem Plants
Exhibit D: Austin Energy Green Building Program Commercial rating Packet and Multifamily rating Packet as of the date of this Ordinance

PART 4. In accordance with the regulations in the City Code for a PUD, the following regulations either do not apply to the PUD or apply to the PUD instead of otherwise applicable City regulations.

A. Section 25-2-491 (*Permitted, Conditional, and Prohibited Use*) of the City Code is modified to allow as permitted uses certain community commercial (GR) zoning district uses and other commercial uses as described in the Land Use Plan. Other than uses allowed within the multifamily residence highest density (MF-6) zoning district, a use not shown on the Land Use Plan as a permitted or conditional use is a prohibited use in the PUD.

B. Section 25-2-741 (C) *(South Lakeshore Subdistrict Regulations)* is modified to allow a maximum height of 90 feet for Areas 2, 3, 4, and 6 and allow a maximum height of 60 feet for Areas 1 and 7, as shown on the Land Use Plan.

C. Section 25-2-243 *(Proposed District Boundaries Must Be Contiguous)* of the City Code does not apply to the PUD.

D. The definition of "site" in Section 25-1-21 *(Definitions)* of the City Code is modified to provide that the land in the PUD is a single site for development purposes so that the site includes areas separated by public streets or other right-of-way.

E. Regional Stormwater Pond.

1. Section 25-8-392 *(Critical Water Quality Zone)* of the City Code is modified to allow the Director of the Planning and Development Review department ("Director") to approve location of a regional stormwater management pond designed and constructed as required by this ordinance ("Stormwater Pond") within a critical water quality zone.

2. The owner shall construct the Stormwater Pond in Area 5 as shown on the Land Use Plan. The Stormwater Pond shall be designed and constructed:

a. as a regional water quality wet pond that captures approximately one hundred (100) acres of offsite drainage area;

b. as an amenity with benches, a trail, landscaping, and educational signage as required by Part 4(G) of this ordinance; and non-linear curving edges and layered vegetation;

c. unless otherwise required by City regulations, without a fence bordering the Stormwater Pond;

d. otherwise in accordance with all applicable City requirements; and

e. before or with the phase of development in the PUD that includes the 400th residential unit or 20,000th square foot of retail/commercial space.

3. To the extent not satisfied by the Stormwater Pond, requirements of §25-7-61 *(Criteria for Approval of Plats, Construction Plans, and Site Plans)* in the

PUD shall be satisfied by participation in the regional stormwater management program under §8 of the Drainage Criteria Manual, provided that owners may apply for detention waivers and will neither seek nor accept cost reimbursement or participation from the City.

4. Before or upon filing the first development application in the PUD, the owner shall submit to the Director for approval a stormwater management plan for the PUD. The plan shall provide for the use of the Stormwater Pond, vegetative filter strips, rain gardens, berms, other innovative water quality methods, or any combination thereof to treat stormwater from the PUD and the area draining to the Stormwater Pond to meet or exceed City pollutant removal efficiency requirements and other requirements of Chapter 25-8, Subchapter A *(Water Quality)*. If it does not impair efficient and effective stormwater management, the Director may allow for submission of the plan in parts as phases of the PUD develop instead of requiring a single plan to be submitted before or with the first development application.

5. All aspects of the design and construction of the Stormwater Pond are subject to the Director's approval.

6. The Stormwater Pond shall be maintained by the property owner(s).

F. Building Design, Construction, and Use.

1. Development on Arena Drive shall comply with the standards for development on a core transit corridor under Chapter 25-2, Subchapter E *(Design Standards and Mixed Use)*

2. Building design, including basewalls and angled stepbacks, shall exceed by at least one point the minimum points required by Chapter 25-2, Subchapter E, §3.3 *(Options to Improve Building Design)* of the City Code.

3. Development in the PUD shall comply with the requirements of the Austin Energy Green Building Program (GBP) multifamily or commercial rating system for a minimum three-star rating with 25 percent above energy code requirements. Certification from the GBP shall be required based on the version of the rating system in accordance with the Austin Energy Green Building Program Rating Packets included in Exhibit D, whichever is applicable.

4. 2.5% of residential units in the PUD shall be fully accessible Type A dwelling units under the 2003 International Building Code, as amended locally by the City.

5. Buildings in Areas 2, 3, and 4 as shown on the Land Use plan shall comply with the following requirements.

    a. Parking shall be located either (i) sub-grade or partially sub-grade, or (ii) wrapped by living units or space usable for retail or office space, a sales office, management office, leasing office, recreational facilities, or other amenities within the building or any pedestrian oriented use. At the owner's request, the Director shall modify the foregoing requirements for an easterly or westerly facing parking garage that is architecturally integrated with the associated building.

    b. A building shall have a basewall less than 40 feet high. Any part of a structure that is 40 feet or more shall fit within an envelope delineated by a 70 degree angle starting at 40 feet above the property boundary line abutting Lakeshore Boulevard with the base of the angle being a horizontal plane extending from a line parallel to and away from the surface of Lady Bird Lake.

6. Buildings in Areas 2 and 3 as shown on the Land Use plan shall comply with the following requirements.

    a. The primary public front entrance shall be oriented toward Arena Drive.

    b. Buildings shall include pedestrian oriented uses at the northernmost ends, including but not limited to kiosks or areas for the sale and consumption of refreshments with indoor or outdoor seating.

    c. In the area between the 50 foot primary waterfront overlay setback and a parallel line 180 feet south of the PUD's northern boundary, building coverage shall not exceed 70% in Area 2 and 60% in Area 3.

    d. The northern façade of a building shall open to a courtyard or private amenity deck that is either at grade or on top of a parking structure. The maximum height of a parking structure with a courtyard on

top shall be 32 feet, as measured per Section 25-1-21(46) (*Definitions; Height*).

7. Buildings in Area 4 as shown on the Land Use plan shall comply with the following requirements.

   a. The primary public front entrance may not be oriented toward Lakeshore Boulevard and the building shall generally have a north/south orientation, except along the southern portion adjacent to Arena Drive.

   b. Buildings shall be set back 100 feet from the PUD's northern boundary.

   c. In the area between the 50 foot primary waterfront overlay setback and a parallel line 300 feet south of the PUD's northern boundary, building coverage may not exceed 60%.

   d. In the part of Area 4 fronting Lakeshore Boulevard that is below 35 feet high, no more than 40% of the net frontage length of the property may consist of continuous building façade.

8. At least 30,000 square feet of retail or other commercial uses shall be included in the PUD. Unless otherwise allowed by the Director, the amount of retail/commercial square footage in each phase of development in the PUD must bear a ratio to the 30,000 square feet that is equal to the ratio that the number of residential units in that phase bears to the 1200 units allowed in the PUD

9. The total square footage of cocktail lounges or liquor sales uses in the PUD may not exceed one-third of the total square feet of commercial uses in the PUD. Cocktail lounges or liquor sales uses may be divided among no more than five sites not exceeding 5,000 square feet each. The total combined square footage of cocktail lounge and liquor sales uses in the PUD may not exceed 20,000 square feet.

10. Before or with the phase of development in the PUD that includes the 400th residential unit or 10,000th square foot of retail/commercial space, the PUD shall include (a) public facilities of at least 1,000 square feet of space usable for fire protection, emergency service, or law enforcement, and (b) community amenities of at least 1,000 square feet usable for community

meetings, daycare facilities, non-profit organizations, or similar uses. Owners shall provide the space rent-free for at least 25 years from the date of the certificate of occupancy for the building in which it is located. Occupants of the space will be required to pay for utilities for the space, but shall not be charged for taxes, parking, common area maintenance, or similar charges. Occupants must have either liability and property insurance coverage or a self-insurance program in a commercially reasonable amount, and owners may require or charge for additional insurance or a security deposit only in a commercially reasonable amount.

11. The owner shall provide one independent retail or restaurant small business whose principal place of business is in the Austin Standard Metropolitan Statistical Area usable space in the PUD at a rent 15% below the prevailing market rent when the lease or other arrangement for providing the space is executed. Before execution, the owner shall submit the lease or other arrangement to the Director of the Neighborhood Housing and Community Development Department for review.

12. Owner shall place art of a total value not to exceed $20,000 in five public locations on the site. Owner shall select the art and its location in consultation with the City Art in Public Places Program.

G. Transportation and Circulation.

1. A site plan or building permit may not be approved, released, or issued, if the completed development or uses in the PUD, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the PUD specified in that certain Traffic Impact Analysis ("TIA") prepared by HDR/WHM Transportation Engineering, Inc., dated September 14, 2009, or as amended and approved by the Director. All development in the PUD is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning and Development Review Department, dated September 15, 2009. The TIA shall be kept on file at the Planning and Development Review Department.

2. The owner shall dedicate public right-of-way or access easements for and construct the on-site vehicle routes, sidewalks, bikes lanes, and trails that are located on the site and shown on the Land Use Plan. For off-site facilities, the owner shall pay the proportionate share of the costs of those facilities as

set out in the TIA. All pedestrian ways shall meet federal and state accessibility standards for the disabled. Dedication and construction may be phased according to a plan submitted by the owner to and approved by the Director before approval of the first site plan in the PUD. All pedestrian ways and vehicle routes not located in right-of-way accepted for maintenance by the City shall be maintained by the owner in a safe and passable condition. Public access may be restricted to individual buildings, garages or private recreational amenities.

3. For the vehicle routes, sidewalks, bikes lanes, and trails shown on the Land Use Plan but not located in the PUD, the owner shall pay the proportionate share of the costs of those facilities set out in the TIA.

4. The trail shown on the Land Use Plan between Lakeshore Boulevard and Arena Drive adjacent to the Stormwater Pond shall be designed and constructed as a multi-use trail.

5. The trail shown on the Land Use Plan between Lakeshore Boulevard in Areas 1 through 3 and 5 may be located in the primary waterfront overlay setback and shall be designed and constructed as a pervious, multi-use trail located between Lakeshore Boulevard and the first structures south of Lakeshore Boulevard. The owner shall install a drinking fountain and necessary service lines along this trail, none of which shall be included within in impervious cover calculations for the site.

6. The pavement for the vehicle routes connecting Town Creek Drive and South Lakeshore Boulevard as shown on the Land Use Plan shall be between 25 and 36 feet wide. If it does not impair circulation or threaten public safety, the Director may allow the owner to vary the locations of these two vehicle routes.

7. If an at-grade pedestrian crosswalk is installed on Lakeshore Boulevard directly adjacent to the PUD, the owner shall pay the costs associated with the crosswalk, including paving, lighting, striping, signalization, and ramps.

8. Prior to approval of the first site plan in the PUD, the owner must submit to the Director for approval an agreement between the owner and the Capital Metropolitan Transportation Authority that provides for improvements to bus stops in the immediate area of the PUD in the amount of $25,000.

9. The PUD shall include three vehicle parking spaces dedicated to use by Austin Carshare, or another nonprofit organization with a similar mission, to be provided free of charge.

10. Gates will be prohibited on all roadways, access easements, and any driveways that are dedicated for public use per Chapter 25, Subchapter B, Division 5, Section 2.3(J).

H. Bicycle Plan

1. For every ten vehicle parking spaces in the PUD, the owner shall provide one bicycle parking space. At least half the total spaces shall be either (a) Class I racks/parking spaces as defined in the City Transportation Criteria Manual or (b) spaces in 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 or any successor program is required prior to site plan approval.

2. A building containing one or more GR uses, including cocktail lounge, totaling 5,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing 20,000 square feet or more of GR uses including cocktail lounges, shall provide one facility for each gender. Otherwise, the building shall provide one unisex facility. The facilities shall be separately accessible from commercial/retail toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement.

3. All electric utilities in or adjacent to Arena Drive and Town Creek Drive shall be located in a non-exclusive manner in the right-of-way of these drives, and no electric utilities in or adjacent to Arena Drive or Town Creek Drive shall be required to be located in any other area of the PUD. If electric utilities located in or adjacent to Arena Drive or Town Creek Drive as a result of this 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.

I. Landscaping and Trees

1. With each site plan application filed in the PUD, the owner shall submit a landscape compliance plan to the Director for approval. Landscaping in the PUD shall exceed the requirements of Chapter 25-2, Subchapter C, Article 9 (*Landscaping)* of the City Code by 10%. 80% of the landscaped area shall use plant material recommended in Exhibit C (the City of Austin Grow Green Native and Adapted Landscape Plant Guide) and the remaining 20% of the landscaped area shall use non-invasive species as set forth in Exhibit C (Invasive Species/Problem Plants).

2. Mitigation for tree removal in the PUD shall exceed the requirements of Chapter 25-2, Subchapter B, Article 1, Division 2 (*Protected Trees)* of the City Code by 10%.

3. Lower Colorado River Authority (LCRA) trees donated to the City of Austin (not including Trees 142, 146 and 149 that are not LCRA trees) existing along Lakeshore Boulevard on the effective date of this ordinance shall remain unless removal is required to construct the vehicle routes to Lakeshore Boulevard or as otherwise approved by the City arborist. No more than the five trees shown on the Land Use Plan totaling 110 caliper inches may be removed to construct the two vehicle routes, in which case Trees 138 and 148 shall be transplanted using a methodology approved by the City arborist and Trees 137, 139, and 147 may be removed. The owner shall ensure the survivability of the transplanted trees for at least two years pursuant to a plan approved by the City arborist.

4. The nine trees on Town Creek Drive between Lakeshore Boulevard and Arena Drive numbered 114 through 122 on the Land Use Plan may not be removed, unless the City arborist approves otherwise based on the health of individual trees.

5. With each site plan application filed in the PUD, the owner shall submit to the Director for approval an integrated pest management (IPM) plan for the site that complies with Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual.

PART 5. Density Bonus and Affordable Housing Program.

Redevelopment of the Property will require the destruction of several hundred existing housing units that are affordable to persons of low to moderate income, thus resulting in a significant reduction in the stock of affordable housing in the City. Council intends this

ordinance to allow development of the Property to exceed densities allowed by its current zoning as an incentive to the owner of the Property to mitigate this reduction. Therefore, development authorized by this ordinance may vary from the Property's current zoning only on the condition the owner agrees to mitigate this reduction as provided in this Part of this ordinance. Accordingly, Council grants to the owner a density bonus in exchange for the owner's participation in the affordable housing program for the area in, adjacent to, and beyond the PUD as set out in this Part of this ordinance.

A. The owner must:

1. set aside 13 residential units in the PUD for occupancy by households whose income is equal to or less than 60% of the median family income in the Austin metropolitan statistical area; and

2. pay the City a total of $2,038,666 to be deposited in the Housing Assistance Fund to be and used only for the development or preservation of affordable housing units.

B. For each affordable unit under Section A.1, the affordability requirement shall expire on the 40th anniversary of the issuance of a certificate of occupancy for the unit.

C. The affordable units under Section A.1 shall comprise 8 one bedroom units and 5 two bedroom units.

D. The fee under Section A.2 shall be paid as follows. Before release of any site plan for Area 2 as shown on the Land Use Plan, the owner shall pay $679,555 of the fee under Section A.2.; before release of any site plan for Area 3, the owner shall pay $679,555 of that fee; and before release of any site plan for Area 4, the owner shall pay $679,555 of that fee. These payments shall be in lieu of locating any affordable units in Areas 2 through 4.

E. Before the earlier of the first anniversary of the effective date of this ordinance, the filing of the first development application to be filed after the effective date of this ordinance, or owner's first notice to any tenants of termination of tenant leases in anticipation of demolition of existing buildings, the owner must submit to the Director of the Neighborhood Housing and Community Development Department for review an agreement between the owner and an entity acceptable to the Director of the Neighborhood Housing and Community Development that provides for at least $90,000 in displacement and relocation assistance for displaced tenants. The Director of the Neighborhood Housing and Community Development may require the agreement to be recorded in the Travis County real property records as a restrictive covenant against the Property.

F. To accept the density bonus granted to the owner under this ordinance, within 45 days of the effective date of this ordinance the owner shall submit to the Director of the Neighborhood Housing and Community Development Department for approval and thereafter execute and record in the Travis County real property records a restrictive covenant applicable to the Property that contractually commits any owner of the Property to comply with the requirements of Sections A through E of this Part of this ordinance and Subsections 10 and 11 of Section F of Part 4 of this ordinance. The owner may not file a development application for the Property before recording the restrictive covenant. If the owner does not accept the density bonus by submitting, executing, and recording the restrictive covenant within 45 days of the effective date of this ordinance, the PUD may not be developed as allowed by this ordinance, but instead may only be developed as allowed by the Property's zoning in effect immediately prior to adoption of this ordinance, and the ordinances zoning the Property in effect when this ordinance is adopted shall remain in effect for that purpose.

G. Sections A through F of this Part of this ordinance are not severable from Parts 1 through 4 of this ordinance. If all or any part of the density bonus and affordable housing program under Sections A through F of this Part of this ordinance is held to be void or otherwise unenforceable, Parts 1 through 4 of this ordinance are void *ab initio*, but this section is severable and shall remain valid. Any use or development in the PUD that conflicts with or exceeds restrictions or limits under the zoning regulations applicable to the Property immediately before approval of this ordinance shall not have nonconforming use or structure status under the City Code.

H. $1,019,333 of the fee paid under Section A.2 shall be used for affordable housing within the East Riverside/Oltorf Combined Planning Area, with priority given to ownership housing, and $1,019,333 shall be used for affordable housing for senior citizens.

PART 6. This ordinance takes effect on December 28, 2009.

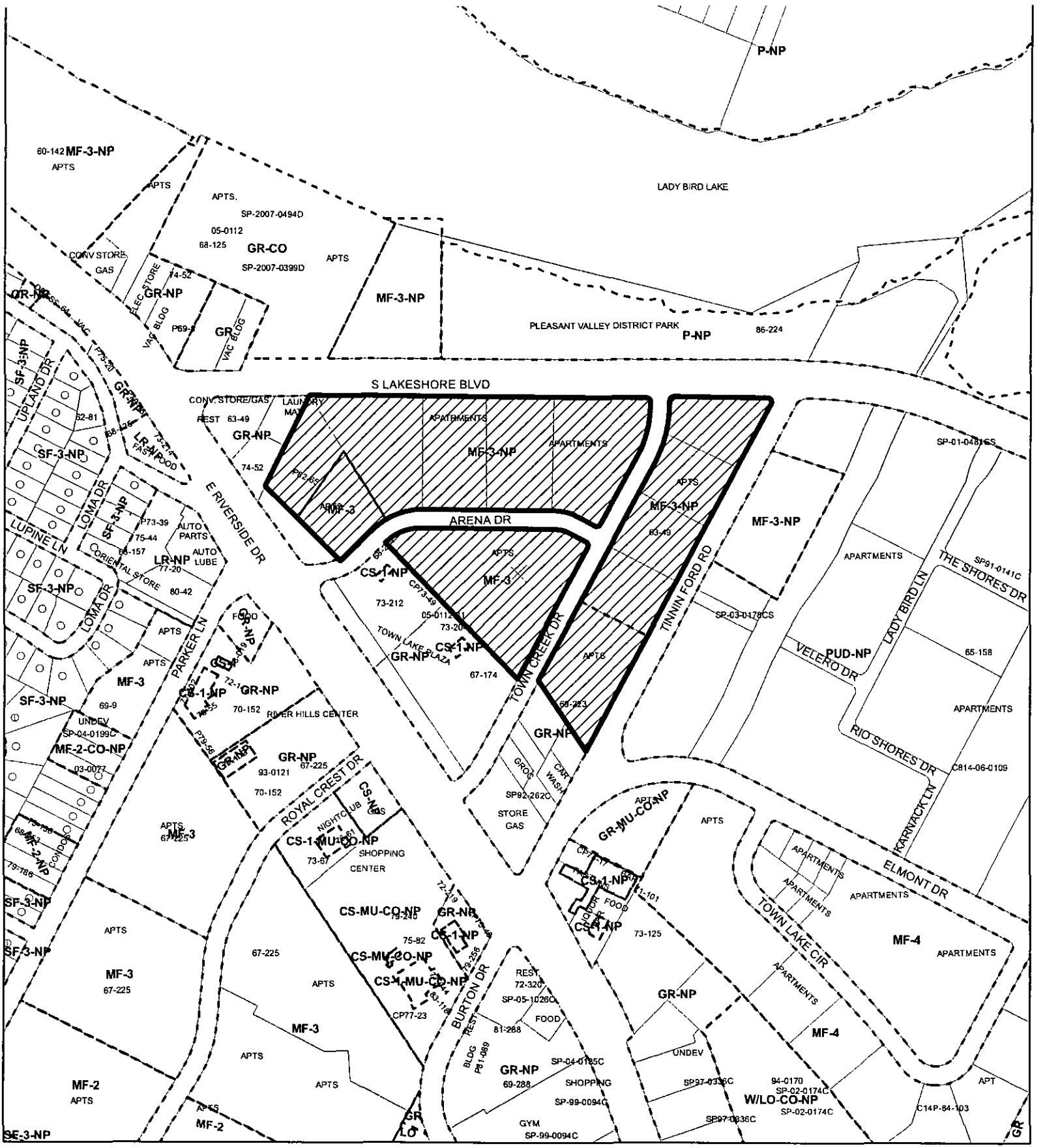
PASSED AND APPROVED

§
§
December 17, 2009 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

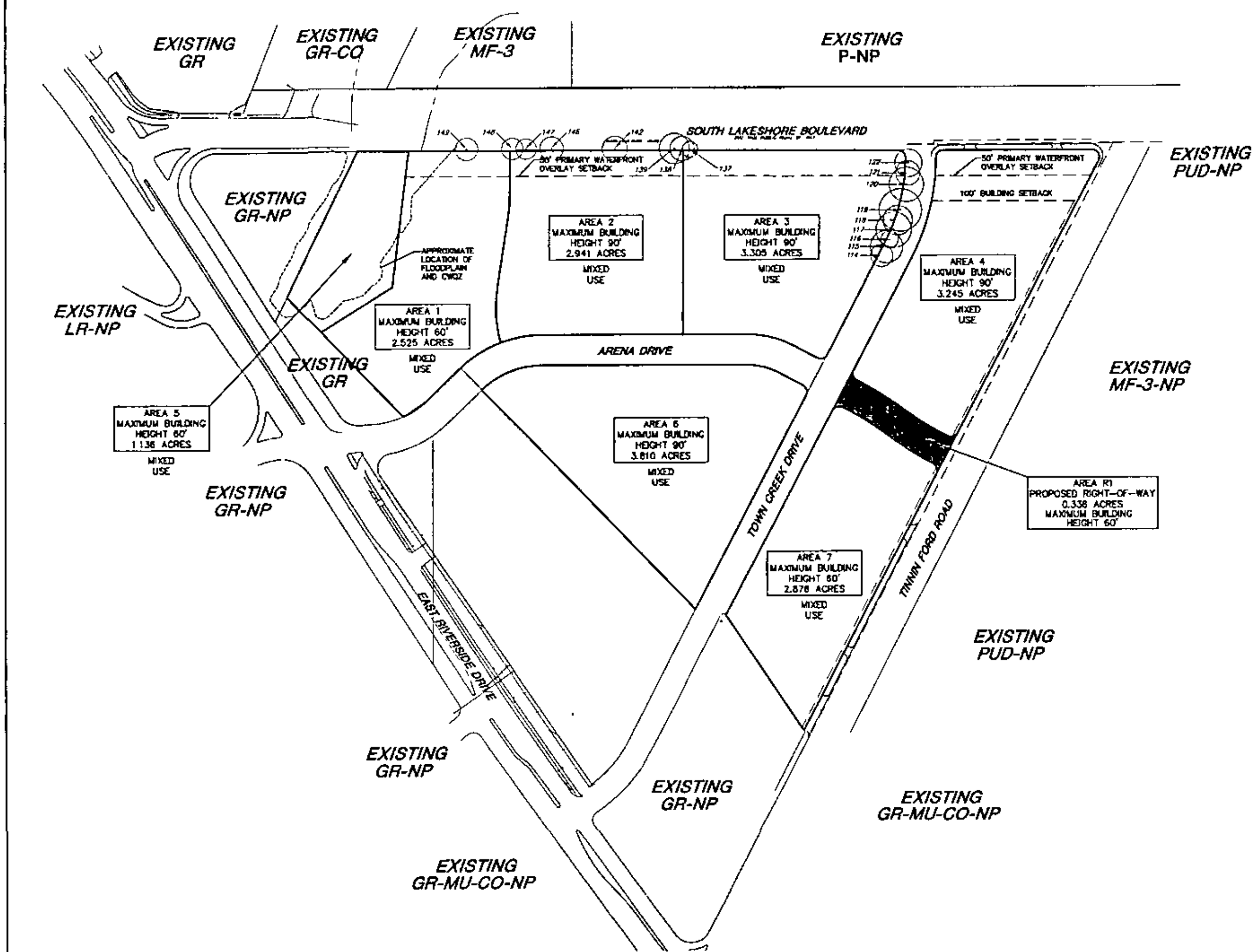
OPERATOR: S. MEEKS

1" = 400'

ZONING EXHIBIT A

ZONING CASE#:	C814-2008-0087
ADDRESS:	1701 & 1801 S LAKESHORE BLVD; 1414 & 1333 ARENA DR; 1200 TINNIN FORD RD; 1201 TOWN CREEK DR
SUBJECT AREA:	20.17 ACRES
GRID:	K20
MANAGER:	S. RYE

CITY OF AUSTIN · FOUNDED 1839



HEIGHT TABLE

AREA NO.	BUILDING HEIGHT (FEET)	AREA (ACRES)
1	60	2.525
2	90	2.941
3	90	3.305
4	90	3.245
5	60	1.136
6	90	3.810
7	60	2.978
R1 PROPOSED RIGHT-OF-WAY		0.336
TOTAL		20.17

PUD APPROVAL

Approved by City Council on December 17 (date) 2009

2009 1217-126

Stephen Rye

SOUTH SHORE REDEVELOPMENT P.U.D.

GRAYCO PARTNERS

EXHIBIT B

LAND USE PLAN

Bury+Partners
ENGINEERING SOLUTIONS

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 01/13/10
DRAWN BY: LKC
DESIGNED BY: RJR
REVIEWED BY: RJR
PROJECT NO.: 1769-01.00

SHEET 1 OF 3

Additional Permitted Uses

Administrative and Business Offices	Research Services
Art Gallery	Restaurant (General)
Art Workshop	Restaurant (Limited)
Business or Trade School	Software 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 sf 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 CRITERIA TABLE

	MF-6
MINIMUM LOT SIZE (square feet):	8,000
MINIMUM LOT WIDTH:	50
MAXIMUM DWELLING UNITS PER LOT:	–
MAXIMUM HEIGHT:	*
MINIMUM SETBACKS:	
FRONT YARD:	**
STREET SIDE YARD:	**
INTERIOR SIDE YARD:	**
REAR YARD:	**
MAXIMUM BUILDING COVERAGE:	70%
MAXIMUM IMPERVIOUS COVER:	***
MAXIMUM FLOOR AREA RATIO:	–

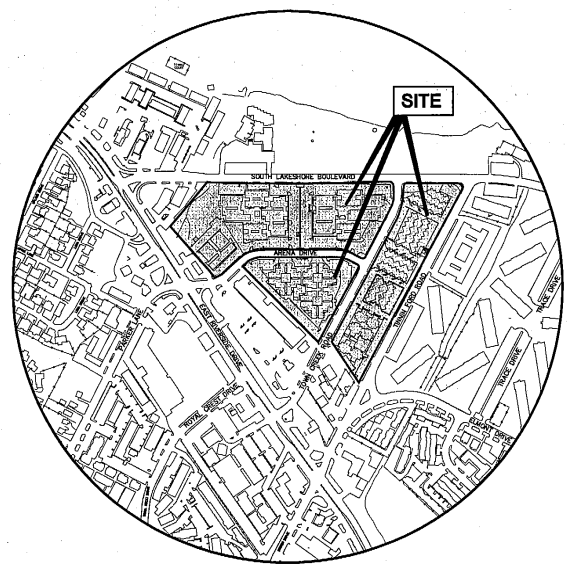
* SEE TABLE ON SHEET 1 OF THE LAND USE PLAN FOR PARCEL HEIGHTS.

** SET BACKS WILL BE GOVERNED BY COMMERCIAL DESIGN STANDARDS FOR BUILDING PLACEMENTS OR STANDARD MF-6 IF NOT APPLICABLE.

*** SEE NOTE 3 FOR MAXIMUM IMPERVIOUS COVER

Prohibited Uses

Drive Thru Services



VICINITY MAP

N.T.S.

PUD NOTES:

1. 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 1 AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
2. 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.
3. IMPERVIOUS COVER SHALL BE RESTRICTED TO 14.90 ACRES OR 74% OF GROSS SITE AREA.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE PUD SHALL BE LIMITED TO 1200.
5. STRUCTURES LOCATED WITHIN AREA 7 OF THE PUD LAND USE PLAN SHALL BE SUBJECT TO A SETBACK OF 20 FEET FROM THE SOUTHERN PROPERTY LINE OF AREA 7. AT SUCH TIME THE CITY OF AUSTIN DETERMINES TO CONSTRUCT AN EXTENSION OF ELMONT DRIVE, AN EASEMENT OR STREET DEED WITHIN THE 20 FOOT SETBACK WILL BE PREPARED TO ALLOW FOR THE CONNECTION OF ELMONT DRIVE BETWEEN ARENA DRIVE AND TINNIN FORD ROAD.

MODIFICATIONS TO CODE:

THE PUD SPECIFIC PERFORMANCE STANDARD IDENTIFIED HEREIN SHALL APPLY IN LIEU OF OTHERWISE APPLICABLE CODE SECTIONS, CITY REGULATIONS OR THE CITY POLICIES:

1. 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.
2. MODIFICATION TO SECTION 25-2-243 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE PUD AREA TO BE CONSIDERED CONTIGUOUS IN ONE ZONING APPLICATION.
3. MODIFICATION TO SCECTION 25-4-491 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR ADDITIONAL PERMITTED 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 WITHIN THE BOUNDARIES OF THE CRITICAL WATER QUALITY ZONE.
5. MODIFICATION TO SECTION 25-2-741(C) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE MAXIMUM HEIGHTS OF AREAS 2, 3, 4 AND 6 TO EXCEED 60 FEET OR THE HEIGHT OF THE EXISTING MF-3 BASE ZONING DISTRICT.

PUD APPROVAL
CASE NUMBER C814-2008-0087 SOUTH SHORE DISTRICT PUD
APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON:
JUNE 24 (DATE) 2009 (YEAR)
APPROVED BY COUNCIL ON December 17 (DATE) 2009 (YEAR)
UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND 20091217-126 OF CHAPTER 25-2 OF THE CITY CODE.
Stephen Ryle
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
FINAL ORDINANCE READING:
Rev. 1
Rev. 2
Rev. 3

Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1046
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LAND USE PLAN NOTES

SOUTH SHORE DISTRICT P.U.D.

GRAYCO PARTNERS

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 11/20/08
FILE: PLAN\178901LANDUSEPLAN-2 OF 3.DWG
DRAWN BY: DBK
DESIGNED BY: RJR
REVIEWED BY: RJR
PROJECT NO.: 1789-01.22

SHEET 2 OF 3

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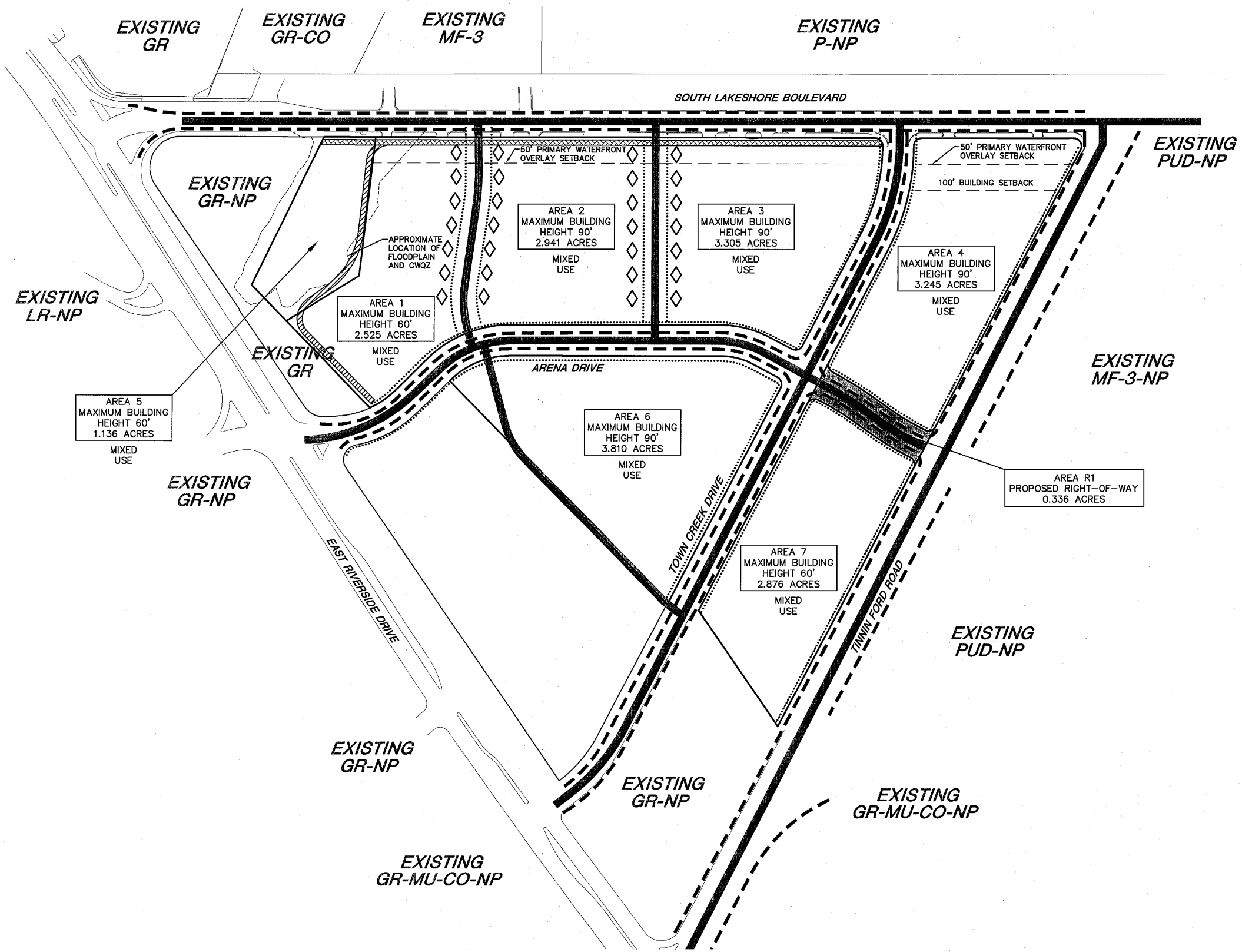
G:\1789\01\EXHIBITS\LAND USE PLAN\178901LANDUSEPLAN-2 Of 3.dwg modified by lcooper on Dec 16, 09 11:30 AM



PUD APPROVAL
CASE NUMBER C814-2008-0067 SOUTH SHORE DISTRICT PUD
APPROVED BY COMMISSION / ZONING AND PLANNING COMMISSION ON:
JUNE 24 (DATE) 2009 (YEAR)
APPROVED BY COUNCIL ON December 17 (DATE) 2009 (YEAR)
UNDER SECTIONS 25-2-144 AND 25-2, SUBCHAPTER B, DIVISION 5, SUBPART A, SUBPART B, SUBPART C (3.2), SUBPART D AND 20091217-126 OF CHAPTER 25-2 OF THE CITY CODE.
Stephen Rye
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
FINAL ORDINANCE READING:
Rev. 1
Rev. 2
Rev. 3

Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78701
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TBPE Registration Number F1046
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LAND USE PLAN CONNECTIVITY

SOUTH SHORE REDEVELOPMENT P.U.D.

GRAYCO PARTNERS

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 01/13/10
FILE: G:\1789\01\EXHIBITS\LAND USE PLAN\1789LANDUSEPLAN-3 OF 3
DRAWN BY: LKC
DESIGNED BY: RJR
REVIEWED BY: RJR
PROJECT NO.: 1789-01.00

SHEET 3 OF 3

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EXHIBIT C
Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas *Fraxinus texensis*
Arizona Cypress *Cupressus arizonica*
Big Tooth Maple *Acer grandidentatum*
Cypress, Bald *Taxodium distichum*
Cypress, Montezuma *Taxodium mucronatum*
Elm, Cedar *Ulmus crassifolia*
Elm, Lacebark *Ulmus parvifolia*
Honey Mesquite *Prosopis glandulosa*
Oak, Bur *Quercus macrocarpa*
Oak, Chinquapin *Quercus muhlenbergii*
Oak, Southern Live *Quercus virginiana*
Oak, Escarpment Live *Quercus fusilformis*
Oak, Lacey *Quercus glaucoides*
Oak, Monterey (Mexican White) *Quercus polymorpha*
Oak, Shumard *Quercus shumardii*
Oak, Texas Red *Quercus texana (Quercus buckleyi)*
Pecan *Carya illinoinensis*
Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchid Tree *Bauhinia congesta*
Buckeye, Mexican *Ungnadia speciosa*
Buckeye, Rec *Aesculus pavia*
Carolina Buckthorn *Rhamnus caroliniana*
Cherry Laurel *Prunus caroliniana*
Crape Myrtle *Lagerstroemia indica*
Desert Willow *Chilopsis linearis*
Dogwood, Roughleaf *Cornus drummondii*
Escarpment Black Cherry *Prunus serotina var. eximia*
Eve's Necklace *Sophora affinis*
Goldenball Leadtree *Leucaena retusa*
Holly, Possumhaw *Ilex decidua*
Holly, Yaupon *Ilex vomitoria*
Mountain Laurel, Texas *Sophora secundiflora*
Persimmon, Texas *Diospyros texana*
Pistachio, Texas *Pistacia texana*
Plum, Mexican *Prunus mexicana*
Pomegranate *Punica granatum*
Redbud, Mexican *Cercis canadensis 'mexicana'*
Redbud, Texas *Cercis canadensis var. 'texensis'*
Retama Jerusalem Thorn *Parkinsonia aculeata*
Senna, Flowering *Cassia corymbosa*
Smoke Tree, American *Cotinus obovatus*
Sumac, Flameleaf *Rhus lanceolata*
Viburnum, Rusty Blackhaw *Viburnum rufidulum*
Viburnum, Sandankwa *Viburnum suspensum*

Shrubs

Abelia, Glossy *Abelia grandiflora*
Agarita *Berberis trifoliata*
Agave (Century Plant) *Agave sp.*
American Beautyberry *Callicarpa americana*
Artemisia *Artemisia 'Powis Castle'*
Barbados Cherry *Malpighia glabra*
Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
Basket Grass (Sacahuista) *Nolina texana*
Black Dalea *Dalea frutescens*
Bush Germander *Teucrium fruticans*
Butterfly Bush *Buddleia davidii*
Butterfly Bush, Wooly *Buddleia marrubiifolia*
Coralberry *Symphoricarpos orbiculatus*
Cotoneaster *Cotoneaster sp.*
Eleagnus *Eleagnus pungens*
Esperanza/Yellow Bells *Tecoma stans*
Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
Fragrant Mimosa *Mimosa borealis*
Holly, Burford *Ilex cornuta 'Burfordii'*
Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
Jasmine, Primrose *Jasminum mesnyi*
Kidneywood *Eysenhardtia texana*
Lantana, Native *Lantana horrida*
Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
Mock Orange *Philadelphus coronarius*
Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
Oleander *Nerium oleander*
Palmetto *Sabal minor*
Prickly Pear *Opuntia engelmannii var. lindheimeri*
Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
Rose, Lamarne *Rosa 'Lamarne'*
Rose, Livin' Easy *Rosa 'Livin' Easy'*
Rose, Marie Pavie *Rosa 'Marie Pavie'*
Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
Rose, Mutabilis *Rosa 'Mutabilis'*
Rose, Nearly Wild *Rosa 'Nearly Wild'*
Rose, Old Blush *Rosa 'Old Blush'*
Rose, Perle d'or *Rosa 'Perle d'or'*
Rock Rose *Pavonia lasiopetala*
Rosemary *Rosmarinus officinalis*
Sage, Mountain *Salvia regla*
Sage, Texas (Cenizo) *Leucophyllum frutescens*
Senna, Lindheimer *Cassia lindheimeriana*
Southern Wax Myrtle *Myrica cerifera*
Sumac, Evergreen *Rhus virens*
Sumac, Fragrant (Aromatic) *Rhus aromatica*
Texas Sotol *Dasylirion texanum*
Turk's Cap *Malvaviscus arboreus*
Yucca, Paleleaf *Yucca pallida*
Yucca, Red *Hesperaloe parviflora*
Yucca, softleaf *Yucca recurvifolia*
Yucca, Twistleaf *Yucca rupicola*

Perennials

Black-eyed Susan *Rudbeckia hirta*
Bulbine *B. frutescens or caulescens*
Bush Morning Glory *Ipomoea fistulosa*
Butterfly Weed *Asclepias tuberosa*
Buterfly Weed 'Mexican' *Asclepias curassivica*
Cast Iron Plant *Aspidistra elatior*
Chile Pequin *Capsicum annuum*
Cigar Plant *Cuphea micropetala*
Columbine, Red *Aquilegia canadensis*
Columbine, Yellow *Aquilegia chrysantha 'Texas Gold'*
Coreopsis *Coreopsis lanceolata*
Daisy, Blackfoot *Melampodium leucanthum*
Daisy, Copper Canyon *Tagetes lemmonii*
Damiantia *Crysactina mexicana*
Fall Aster *Aster oblongifolius*
Fern, River *Thelypteris kunthii*
Firebush *Hamelia patens*
Gaura *Gaura lindeheimeri*
Gayfeather *Liatris mucronata*
Gregg Dalea *Dalea greggii*
Hibiscus, Perennial *Hibiscus moscheutos, Hibiscus coccineus*
Honeysuckle, Mexican *Justicia spicigera*
Hymenoxys (Four Nerve Daisy) *Tetraneuris scaposa*
Indigo Spires *Salvia 'Indigo Spires'*
Iris, Bearded *Iris albicans*
Iris, Butterfly/Bicolor (African) *Dietes sp.*
Lamb's Ear *Stachys byzantina*
Lantana *Lantana x hybrida (many varieties)*
Lantana, Trailing *Lantana montevidensis*
Marigold, Mexican Mint *Tagetes lucida*
Obedient Plant, Fall *Physostegia virginiana*
Oregano, Mexican *Poliomintha longiflora*
Penstemon *Penstemon sp.*
Phlox, Fragrant *Phlox pilosa*
Pink Skullcap *Scutellaria suffrutescens*
Plumbago *Plumbago auriculata*
Poinciana, Red Bird of Paradise, Pride of Barbados *Caesalpinia pulcherrima*
Primrose, Missouri *Oenothera macrocarpa*
Purple Coneflower *Echinacea purpurea*
Ruellia *Ruellia brittoniana*
Sage, Cedar *Salvia roemeriana*
Sage, Jerusalem *Phlomis fruticosa*
Sage, Majestic *Salvia guaranitica*
Sage, Mealy Blue *Salvia farinacea*
Sage, Mexican Bush *Salvia leucantha*
Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
Sage, Russian *Perovaskia atriciplifolia*
Sage, Scarlet or 'Tropical' *Salvia coccinea*
Salvia, Gregg (Cherry Sage) *Salvia greggii*
Shrimp Plant *Justicia brandegeana*
Texas Betony *Stachys coccinea*
Verbena, Prairie *Verbena bipinnatifida*
Yarrow *Achillea millefolium*
Zexmenia *Wedelia texana*

Vines

Asian Jasmine *Trachelospermum asiaticum*
Carolina Jessamine *Gelsemium sempervirens*
Coral Vine *Antigonon leptopus*
Crossvine *Bignonia capreolata*
Fig Vine *Ficus pumila*
Honeysuckle, Coral *Lonicera sempervirens*
Lady Banksia Rose *Rosa banksiae*
Passion Vine *Passiflora incarnata*
Trumpet Vine *Campsis radicans*
Virginia Creeper *Parthenocissus quinquefolia*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
Bluestem, Bushy *Andropogon glomeratus*
Bluestem, Little *Schizachyrium scoparium*
Fountain Grass, Dwarf *Pennisetum alopecuroides*
Indian Grass *Sorghasturm nutans*
Inland Sea Oats *Chasmanthium latifolium*
Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
Muhly, Bamboo *Muhlenbergia dumosa*
Muhly, Big *Muhlenbergia lindheimeri*
Muhly, Deer *Muhlenbergia rigens*
Muhly, Gulf *Muhlenbergia capillaris*
Muhly, Seep *Muhlenbergia reverchonii*
Sideoats Grama *Bouteloua curtipendula*
Wild Rye *Elymus canadensis*

Groundcover

Aztec Grass *Ophiopogon japonicus*
Frogfruit *Phyla incisa*
Horseherb *Calyptocarpus vialis*
Leadwort Plumbago *Ceratostigma plumbaginoides*
Liriope *Liriope muscari*
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
Oregano *Origanum vulgare*
Periwinkle, Littleleaf *Vinca minor*
Pigeonberry *Rivina humilis*
Purple Heart *Secreasea pallida*
Santolina (Lavender Cotton) *Santolina chamaecyparissus*
Sedge, Berkeley *Carex tumulicola*
Sedge, Meadow *Carex perdentata*
Sedge, Texas *Carex texensis*
Sedum (Stonedrop) *Sedum nuttallianum*
Silver Ponyfoot *Dichondra argentea*
Wooly Stemodia *Stemodia lanata (Stemodia tomentosa)*

Turf Grasses

Bermuda *'Tif 419', 'Sahara', 'Baby', 'Common'*
Buffalo *'609', 'Stampede', 'Prairie'*
St. Augustine *'Baby', 'Common', 'Raleigh', 'Delmar'*
Zoysia, Fine Leaf *'Matrella', 'Emerald', 'Zorro'*
Zoysia, Coarse Leaf *'Japonica', 'Jamur', 'El Toro', 'Palis*

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES
(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant
(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

PROBLEM TREES AND SHRUBS
(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts
(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

AUSTIN ENERGY GREEN BUILDING
MULTIFAMILY RATING 2009
PROJECT:

Point Requirements for Star Ratings	
★	Basic Requirements
★★	29-35 points
★★★	36-42 points
★★★★	43-56 points
★★★★★	57 or more points

Star Rating	0
Sub-Totals: Basic Reqs	Not Achieved
Site	0
Energy	0
Water	0
IEQ	0
Materials	0
Innovation	0
Total Points:	0

Project Information Summary

Physical Address:

Primary Use of Building(s):
Mandatory Austin Energy Green Building Rating:

Austin Energy Green Building Star Rating Goal:
LEED Certification Goal:

Description:

Type of Construction:
# of Floors:
Sq. Ft. (gross):
Sq. Ft. (net):

Construction Scheduled Start:
Construction Scheduled Finish:

Demand and Energy Savings - calculated:
kW
kWH/year
CCF/year

Water and Wastewater Savings - Calculated:
Building Water 0,000 Gallons or 0% reduction over Baseline
Irrigation Water 0,000 Gallons in July or reduction over Baseline

Construction Waste Management 0 tons or 0% diverted from landfill

Project Team Summary

AEGB Representatives:

Building Owner/Developer:
(000) 000-0000

Architect:
(000) 000-0000

Mechanical Engineer:
(000) 000-0000

Structural Engineer:
(000) 000-0000

Electrical Engineer:
(000) 000-0000

General Contractor:
(000) 000-0000

Commissioning Authority:
(000) 000-0000

Civil Engineer:
(000) 000-0000

Professional Title:
(000) 000-0000

Professional Title:
(000) 000-0000

EXHIBIT D

AUSTIN ENERGY GREEN BUILDING COMMERCIAL

PROJECT:

Point Requirements for Star Ratings	
★	Basic Requirements
★★	30-36 points
★★★	37-43 points
★★★★	44-58 points
★★★★★	59 or more points

Star Rating	0
Sub-Totals: Basic Reqs	Not Achieved
Team	0
Site	0
Energy	0
Water	0
IEQ	0
Materials	0
Education	0
Innovation	0
Total Points:	0

Project Information Summary

Physical Address:

Primary Use of Building(s):
Mandatory Austin Energy Green Building Rating:

Austin Energy Green Building Star Rating Goal:
LEED Certification Goal:

Description:

Type of Construction:

# of Floors:
Sq. Ft. (gross):

Sq. Ft. (net):

Construction Scheduled Start:

Construction Scheduled Finish:

Demand and Energy Savings (calculated):

kW for a % demand reduction

kWH/year for a % annual electric savings
CCF/year for a % annual natural gas savings

0,000 x 10^6 Btu/year for a % total annual energy savings

Water and Wastewater Savings (calculated):

Building Water 0,000 Gallons or 0% reduction over Baseline

Irrigation Water 0,000 Gallons in July or 0% reduction over Baseline

Construction Waste Management: tons or 0% diverted from landfill

Project Team Summary

AEGB Representatives:

Building Owner/Developer:
(000) 000-0000

Architect:
(000) 000-0000

Mechanical Engineer:
(000) 000-0000

Structural Engineer:
(000) 000-0000

Electrical Engineer:
(000) 000-0000

General Contractor:
(000) 000-0000

Commissioning Authority:
(000) 000-0000

Professional Title:
(000) 000-0000

Professional Title:
(000) 000-0000

Professional Title:
(000) 000-0000

Instructions

1. Use the "Worksheet" to indicate the green building measures implemented.
2. An X will be automatically marked in the green boxes below when the corresponding measure on the Worksheet is implemented.

The Rating Report documents the green building measures implemented and assigns a Star Rating.
It is directly linked to the Worksheet and Calculators.

Basic Requirements

A building must fulfill all 8 items on this page to qualify for a Rating.
An X in the green box indicates implementation of the measure.

0 **1. Building Systems Commissioning**

A commissioning agent with documented commissioning experience on at least two other building projects, will verify and ensure that mechanical and electrical systems are installed, and calibrated to operate according to the design intent and the owner's operational needs The following commissioning activities will be completed:

- Develop owner project requirements (OPR) and basis of design (BOD) documentation.
- Include commissioning requirements in the construction documents.
- Develop and utilize a commissioning plan.
- Verify installation, functional performance, training, and documentation.
- Complete a commissioning report.

0 **2. Storm Water Run-off & Water Quality Control** - Reduce impact of stormwater run-off on environment

Meet current city drainage and water quality standards and ordinances for the project site watershed.

0 **3. Roofing to Reduce Heat Island** - Reduce heat island effects to minimize the impact on microclimate and human wildlife habitat.

Meet current City of Austin Energy Code roofing requirements with vegetated or reflective roofs.

0 **4. Building Energy Use Efficiency** - Reduce consumption and demand to lessen impact on the utility infrastructure and environment.

Exceed current City of Austin Energy Code building envelope and interior lighting requirements by 15% each or exceed current code building by 15% using the ASHRAE/IESNA 90.1-2004 Appendix G Building Performance Rating Method.

0 **5. Building Water Use Reduction** - Reduce consumption to lessen impact on water and electric utilities and environment.

Reduce planned indoor potable water consumption below the baseline (ANSI/ASME Standard and City Ordinance) by 10%.

0 **6. Low VOC Interior Paints and Coatings** - Reduce amount of toxic pollutants released into the environment.

All paints, primers, and anti-corrosive coatings applied on-site to the building interior must not exceed the VOC limit of Green Seal Standard GS-11; all coatings applied on-site to the building interior must not exceed the current VOC limit of South Coast Air Quality Management District (SCAQMD) Rule 1113.

0 **7. Storage and Collection of Recyclables** - Reduce landfill waste generation. Save energy and resources through recycling.

Provide an easily accessible area, that serves the entire facility, dedicated to the separation, collection, and storage of materials for recycling including, at a minimum, the top two (4 for multi-family > 100 units) identified recyclable waste stream items. Building loading dock or pick-up location must be sized appropriately to handle the recycling material volumes generated by the building occupants.

0 **8. Construction Waste Management** - Reduce landfill waste generation. Save energy and resources through recycling

Recycle and/or salvage at least 50% (by weight) non-hazardous construction and demolition waste excluding excavated soil and stone.

☐ **BASIC REQUIREMENTS NOT ACHIEVED.**

Voluntary Measures

T E A M: Integrating the Design Team, Setting and Achieving Sustainability Goals

1 pt. [0] **1. Integrated Project Design Team and Sustainable Goals** - Best approach to achieving a sustainable building.

- Choose design team professionals and consultants early in design phase who are experienced in sustainable design
- Establish and document sustainability goals.
- Throughout the Programming, Schematic Design, DD & CD, and Construction phases, hold sustainability meetings with entire project team to restate project goals and design intent, track the progress toward meeting the project's goals and obtaining a Green Building Program Star Rating.
- Specifications clearly explain the sustainability goals of the project.
- Incorporate the green elements of the project and proposed certification into the pre-construction meeting with all subcontractors who will be affected by them, include, at a minimum, project goals and design intent

0 **Total Team Points**

S I T E: Sustainability through Site Selection

1. Site Selection - Avoid development of environmentally sensitive sites and reduce the environmental impact from the location of the building structures on the site.

2 pts [0] **a. Environmental Sensitivity**

- Project site is not located in the Drinking Water Protected Zone. Also, project site is not a greenfield

4 pts. [0] **b. Desired Development Area**

- Project site is located within the Urban Watershed Desired Development Zone.

1 pt. [0] **2. Diverse, Walkable Communities**

- Building(s) connects with neighboring properties with pedestrian and/or bicycle only paths (shading is preferred) that are separate from vehicular traffic. Project includes or is located within 1/2 mile walking distance of residences and at least 10 Basic Services which are accessible via a safe route explicitly intended for use by the pedestrian that does not require crossing a road more than 5 lanes wide or 35 miles per hour.

1 pt [0] **3. Brownfield Redevelopment** - Rehabilitate sites where development is complicated by environmental contamination.

- Project demonstrates effective remediation of site contamination using established technologies that have minimal disruption on the site's natural features above and below ground.

1 pt. [0] **4. Site Characteristics Study** - Reduce the impact of the structures to the environment and optimize building placement on a site.

- Evaluate and document the site's environmental characteristics. Document existing water elements, soil conditions, ecosystems and natural habitats, trees and other vegetation, and seasonal wind and daylight availability; and map all potential hazards including traffic and pollution sources. Create plan to maintain or restore existing site features. Site building to minimize impact and to utilize natural characteristics.

5. Transportation Alternatives - Reduce pollution and development impact from automobile use.

1 pt. [0] **a. Public Transportation**

- Building is located within 1/4 mile of at least 2 Capital Metro bus stops or within 1/2 mile of a rail stop (or future rail stop with proposed completion within 5 years)

1 pt [0] **b. Bicycle Use**

- Incorporate bicycle securing areas and shower / changing facilities that accommodate 10% or more of the building occupants Provide one bicycle parking space for each rider and one shower for every 8 riders and temporary use lockers. Provide safe bicycle routing on property.

1 pt [0] **c. Parking Capacity**

- Parking does not exceed minimum local zoning requirements and provides preferred parking for carpools for at least 5% of building occupants

6. Site Development - Limit site disturbance or restore damaged open areas to provide habitat and promote biodiversity.

1 pt. [0] **a. Protect or Restore Open Areas**

- On greenfield sites plan to limit disturbance to 40 ft beyond the building perimeter; 10 ft beyond walkways, patios, and surface parking; 15 ft beyond roadways and utility trenches; and 25 ft beyond any pervious areas that require additional staging. On previously developed sites, at least 50% of the post-development open area (site minus building footprint) is vegetated using native/adapted plants. Vegetated roof areas may be included in the open area calculations, if the plants meet the definition of native/adapted

1 pt. [0] **b. Maximize Vegetated Open Area**

- Provide vegetated open area using native/adapted plants equal to 20% of the project site area. Vegetated roof areas may be included in the vegetated open area calculations, if the plants meet the definition of native/adapted

SITE Cont'd: Sustainability through Site Selection

7. Additional Heat Island Reduction - Reduce heat island effects to minimize the formation of ground-level ozone or smog.

1 pt. [0] **a. Site**

50% of site hardscape any combination of: planted or vegetative open-grid pavement system, paving materials with SRI 29 minimum, or vegetative shading planted over at least 30% of the non-roof impervious surfaces within 5 years.

OR

A minimum of 50% of the parking spaces located underground or in structured parking with a top deck surface SRI 29 minimum.

1 pt. [0] **b. Roofing**

Any combination of vegetated and high albedo Roof with a solar reflectance ≥ 75% or SRI ≥ 85 for Roofs < 2:12 pitch and solar reflectance ≥ 45% or SRI ≥ 35 for Roofs ≥ 2:12 pitch.

1 pt. [0] **8. Light Pollution Reduction** - Minimize light trespass from the building and site, improve night sky access and reduce development impact on nocturnal environments.

Exterior lighting meets COA Code-Chpt.25-2, E, Art 2.5; IESNA RP-33 Light Trespass; and Illuminance levels at specific facilities including parking lots, entry areas near buildings, fueling stations, and sales lots.

1 pt [0] **9. Integrated Pest Management** - Preserve the site's ecological integrity, enhance biological diversity, and protect wildlife by employing least toxic grounds management practices while supporting building performance and integration into surrounding landscapes

Implement an Integrated Pest Management Plan and practices.

1 pt. [0] **10. Outdoor Environmental Quality - Outdoor Spaces** - Provide outdoor places on site to enable building occupants and visitors to connect to and enjoy the natural environment.

Shaded seating for 10% or more of the building's occupants

0 **Total Site Points**

ENERGY: Save Energy, Use Clean Energy

12 pts [0] **1. Additional Energy Use Efficiency** - Reduce environmental impacts associated with excessive energy use

Energy model using ASHRAE 90.1-2004 Appendix G Performance Rating Method shows building performs:

at least 17.5% better than City of Austin Energy Code. 17.5% = 1 pt, 20% = 2 pts, 22.5% = 3 pts, 25% = 4 pts, 27.5% = 5 pts, 30% = 6 pts, 32.5% = 7 pts, 35% = 8 pts, 37.5% = 9 pts, 40% = 10 pts, 42.5% = 11 pts, 45% = 12 pts.

1 pt. [0] **2. Green Energy** - Support growth of renewable power generation. Reduce environmental impacts of electricity use.

GreenChoice® commercial agreement. If GreenChoice® is unavailable, 2-year contract for Texas or Green-e certified National RECs for 100% of building's annual electricity use.

2 pts [0] **3. Renewables** - Support distributed power generation through renewable energy. Install on-site renewable energy system for.

1 pt 2% of energy needs.

1 pt. 5% of energy needs.

1 pt [0] **4. Additional Commissioning** - Ensure building and systems performance.

In addition to BR 1. Building Systems Commissioning pre-requisite the following must be completed.

Commissioning agent shall at a minimum conduct design document review prior to 50% CD's.

Demonstrate that all building systems operate according to Owner Project Requirements narrative.

Demonstrate building structure and envelope perform according to OPR narrative.

Provide seasonal re-commissioning through warranty period.

Complete a commissioning report.

1 pt [0] **5. District Cooling** - Utilize district cooling plant to reduce power utility load and environmental impacts

Tie into an Austin Energy district cooling loop.

0 **Total Energy Points**

WATER: Better Water Quality, Water Conservation, Rainwater Catchment

3 pts. [0] **1. Irrigation Water Reduction** - Reducing the use of potable water for landscape irrigation purposes reduces the load on municipal water systems, saving water and energy.

Irrigation potable water consumption is reduced by at least:

1 pt 50%

1 pt 75%

1 pt. 100%

4 pts. [0] **2. Indoor Potable Water Use Reduction** - Reduce load on municipal water systems saving water and energy.

Indoor potable water use is reduced by at least:

1 pt 15%

1 pt. 20%

1 pt. 25%

1 pt. 30%

3. Stormwater Management - Limit the disruption of natural water flows by reducing stormwater runoff, increasing on-site infiltration and eliminating contaminants

1 pt [0] **Rate and Quantity**

Manage by infiltration 25% of the water quality volume (WQV), as defined by the calculation in the City of Austin Environmental Criteria Manual, for sites ≥ 50% existing impervious cover (IC) or 50% of the WQV for sites < 50% existing IC.

0 **Total Water Points**

Indoor Environmental Quality: Better Indoor Environmental Quality, Humidity Control, Comfort

1 pt. [0] **1. Indoor Air Quality Monitoring** - Maintain adequate volume of fresh air for health and productivity of occupants.
- [ ] Install permanent carbon dioxide monitoring system that provides feedback in a usable form to make adjustments to ventilation system. Commission all systems to the preferred set point parameters and optimal performance for all operating conditions.

1 pt. [0] **2. Indoor Chemical & Pollutant Sources** - Minimize contamination of indoor pollutants for the health and performance of occupants. For areas of identified point source pollution, including copy rooms and print shops, copy machines, laboratories, and janitorial chemical storage rooms:
- [ ] Provide ventilation directly to the outside of the building.
- [ ] Construct a structural deck-to-deck partition (or hard lid enclosure) between these areas and occupied spaces.
- [ ] Operate at negative pressure relative to surrounding areas under all operating conditions by testing.

1 pt [0] **3. Daylighting**
- [ ] Provide adequate daylighting which minimize glare and integrate daylighting systems, electric lighting systems, and controls to optimize daylighting strategies and minimize energy consumption and heat generation.

1 pt [0] **4. Views to the Outside**
- [ ] Glazing systems and interior partitions allow for a minimum of 75% of regularly occupied spaces a view of vision glazing (between 2'-6" and 7'-6" from finished floor height) and a view of the outdoors.

1 pt [0] **5. Thermal Comfort**
- [ ] Install mechanical systems (thermal, ventilation, and dehumidification) and controls to provide thermal comfort for all operating conditions according to ASHRAE 55-2004.

1 pt. [0] **6. Individual Controllability**
- [ ] Install and commission systems for individual occupant controllability for visual and thermal comfort for 75% of the occupants.

7. Low-Emitting Materials - To reduce the quantity of indoor air contaminants that are odorous or potentially irritating to installer and occupant health and comfort.

1 pt [0] **a. Sealants & Adhesives**
- [ ] All sealants and adhesives applied on-site to building interior meet South Coast Air Quality Management District (SCAQMD) Rule 1168.

1 pt. [0] **b. Flooring Systems**
- [ ] All installed carpets meet Carpet & Rug Institute's (CRI) Green Label Plus minimum standard; all carpet pads meet CRI Green Label minimum standard All resilient flooring products, including linoleum, laminate, and rubber are FloorScore certified All engineered wood and laminate flooring contain no added urea-formaldehyde. All flooring systems meet SCAQMD Rule 1113 and 1168.

1 pt. [0] **c. Composite Wood & Agrifiber Products**
- [ ] All installed composite wood and agrifiber products contain no added urea-formaldehyde.

1 pt. [0] **d. Insulation**
- [ ] All installed insulation (excluding piping) contains no added urea-formaldehyde.

1 pt [0] **8. Moisture Prevention** - Maintain building integrity and durability and a healthly environment for occupants.
- [ ] No vinyl wallcoverings or other vapor barrier may be installed as the finish material on the interior of any exterior wall Include in tenant agreements.
- [ ] Ensure proper installation of building envelope drainage plane systems, including flashing and overhang systems.
- [ ] Ensure building will be pressurized.

1 pt [0] **9. Acoustic Quality** - Prevent noise infiltration for the comfort and productivity of the occupants.
- [ ] Define appropriate background sound levels, reverberation decay times, speech intelligibility, and sound isolation for the building use. Identify spaces where impact noises are likely and address the potential problem.
- [ ] Mechanical and duct systems designed to meet guideline RC,NC or NCB provided by current copy of ASHRAE Applications Design Guidelines for HVAC Sound and Vibration Control Chapter.
- [ ] Provide appropriate vibration isolation for mounted equipment.
- [ ] Select equipment that could not be characterized as "tonal"
- [ ] Specify surface finishes and/or masking systems to provide appropriate sound intelligibility and privacy.
- [ ] Specify partitions, ceilings, floor/ceiling assemblies, building layouts, and vestibules to provide adequate sound isolation between spaces.
- [ ] Mitigate intermittent noise sources such as footfall and loading dock noise

1 pt [0] **10. Outdoor Pollutant Sources** - Prevent infiltration of outdoor pollutants for the health of occupants.
- [ ] Entrances, operable windows and fresh air intakes shall be located a minimum 30 feet away from designated smoking areas and air intakes shall meet the minimum separation distance requirements of ASHRAE STD. 62.1-2004, Table 5-1. Install appropriate signage to clearly designate where smoking is permitted and not permitted.
- [ ] Install permanent entryway systems at least 6 feet long (10 feet recommended).
- [ ] Mitigate air borne contaminates from outdoor air pollutant sources.

1 pt. [0] **11. Construction Indoor Air Quality** - Prevent indoor air quality problems that result from the construction process.
- [ ] Implement a Construction Indoor Air Quality Management Plan that meets or exceeds the Sheet Metal and Air Conditioning National Contractor's Association (SMACNA) Guidelines for Occupied Buildings Under Construction. The plan should include each of these key areas of IAQ protection: Scheduling, Source Control, HVAC Protection, Pathway Interruption, and Housekeeping. Protect stored on-site or installed absorptive materials from moisture damage. If permanently installed air handlers are used during construction, filtration media with a minimum MERV of 8 shall be used at each return grille Replace all media filters immmediately prior to occupancy.

0 Total Indoor Environmental Quality Points

MATERIALS & RESOURCES: Sustainable Material Choices, Use and Disposal

1 pt [0] **1. Additional Construction Waste Management** - Recycle and/or salvage at least 75% by weight of construction and demolition waste excluding excavated soil and stone.
- [redacted] 75% (by weight) diverted from landfill.

2. Building Reuse - Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste, and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

2 pts [0] **a. Building Envelope and Structure**
- 1 pt [redacted] Incorporate at least 40% (surface area) of existing building envelope and structure in the new building.
- 1 pt. [redacted] Incorporate at least 80% (surface area) of existing building envelope and structure in the new building.

1 pt. [0] **b. Interior Non-structural Elements**
- [redacted] Incorporate at least 50% (surface area) of existing interior non-structural elements in the new building.

2 pts. [0] **3. Salvaged Materials** - Extend the life cycle of targeted building materials by reducing environmental impacts related to materials manufacturing and transport. Salvaged or refurbished materials account for:
- 1 pt [redacted] 5% (dollar value) of project building materials.
- 1 pt [redacted] 10% (dollar value) of project building materials.

2 pts [0] **4. Recycled Content** - Increase demand for building products that have incorporated recycled content materials, therefore reducing the impacts resulting from the extraction of new materials.

Building materials contain recycled content (the sum of post-consumer recycled content plus one-half of the pre-consumer content) of at least:
- 1 pt [redacted] 10% (dollar value) of the materials in the project.
- 1 pt [redacted] 20% (dollar value) of the materials in the project.

2 pts [0] **5. Texas Sourced Material** - Increase demand for materials that are manufactured locally, thereby reducing the environmental impacts resulting from their transportation and supporting the local economy.

Building materials and products are extracted and/or manufactured (final assembly) regionally within Texas for at least:
- 1 pt. [redacted] 30% (dollar value) of the project building materials.
- 1 pt [redacted] 50% (dollar value) of the project building materials.

1 pt. [0] **6. Certified Wood** - Encourage environmentally responsible forest management.
- [redacted] At least 50% (dollar value) of wood-based materials are certified in accordance with the Forest Stewardship Council (FSC) guidelines for wood building components

1 pt. [0] **7. Low VOC Paints, Coatings, Adhesives, and Sealants** - To reduce the quantity of air contaminants that are odorous or potentially irritating to installer health and comfort.
- [redacted] All paints, primers, and anti-corrosive coatings applied on-site to the building exterior must not exceed Green Seal standard GS-11and all exterior coatings, adhesives, and sealants applied on-site must not exceed the current VOC limits of South Coast Air Quality Management District (SCAQMD) Rule 1113 and Rule 1168.

0 **Total Materials & Resources Points**

EDUCATION: Environmental Awareness and Contribution

1 pt. [0] **1. Educational Outreach**
- [redacted] Provide at least 2 educational services to include comprehensive signage, case study, and/or educational outreach (ex. guided tours).

0 **Total Education Points**

INNOVATION: Creative, New Sustainable Solutions

1 pt [0] **1**
- [redacted]

1 pt [0] **2**
- [redacted]

1 pt [0] **3**
- [redacted]

1 pt [0] **4**
- [redacted]

1 pt. [0] **5**
- [redacted]

0 **Total Innovation Points**