

THE DAVEY TREE EXPERT CO.

5224 Research Blvd. Austin, TX 78754

BIG RED DCOG

Clc Mr. Russ Hooper

1021 East 7th Street #100

Austin Texas 78702

Re: Tree Condition Tree #1511 Pecan 30" dbh (Cage Anonymous)

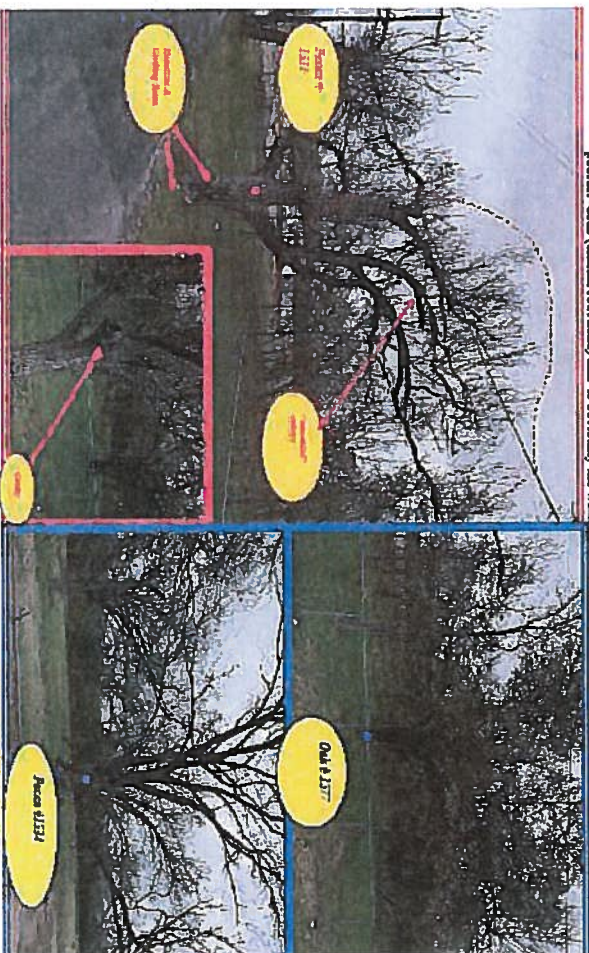
Dear Sirs:

We, here at the Davey Tree Expert Company, are obliged for the opportunity to help with all of your tree care needs. Customer care is our passion, quality and professional tree surgery is our guarantee.

Listed below is the data concerning the trees: Pecan # 1511, Live Oak # 1517 and Pecan tree #1534 which

- > were inspected today 3-1-13... (see photos below).
- > After the careful visual inspection, it was easy to conclude the Pecan Tree #1511 has cavities, starting signs of hypoxia disease, girdling roots, (see attached *fact sheet*), and most important an "abnormal lean" caused by excessive pruning, due to the fact the high voltage primary power lines "ran directly over" tree.
- > All the years of pruning, from the power lines on one side of the canopy, has now caused the tree in question to lean and grow at least 80% in one direction, leaving this tree to be considered a potential hazard.
- > Compared to other trees near Live Oak #1517, and Pecan #1534, the Pecan Tree #1511 next to the road has the poorest CRZ (critical root zone) and is obviously the weak link.

3-1-13



Tree no. 1511 is also located within the proposed roadway alignment required to complete the 1986 CIP.

Mitigation Required:

30" @ 150% (diseased) = 45"

Mitigation Proposed:

53 street trees @ 4" min = 212" and to utilize a variety of 4 native species

Once again, I look forward towards the date in which we may work together. As mentioned, the Live Oak tree # 1517 dbh 22 & 21" as well as the Pecan Tree # 1534 dbh 31" tree are considered to be in "Good to Above Average" condition. We highly suggest they be monitored and cared for during the construction phase. With proper tree surgery, these will continue to thrive. If you have any questions, please contact me at 451-4988.



thinkEAST Austin PUD

Basis for Superiority and Recommendation for Exemplary Urban PUD

Item	Code Requirement	PUD Proposal	Superiority
TIER 1			
General	<p>PUD: Tier 1A</p> <ul style="list-style-type: none"> ▪ Meet the objectives of the City Code <p>PUD: Tier 1B</p> <ul style="list-style-type: none"> ▪ Provide for development standards that achieve equal or greater consistency with general PUD intent and exceed standard Code regulations 	<p>thinkEAST PUD will:</p> <p>Meet the objectives of the City Code</p> <p>1.1.1. Provide appropriate standards to ensure a high quality appearance for Austin and promote pedestrian-friendly design while also allowing flexibility, individuality, creativity, and artistic expression;</p> <p>1.1.2. Strengthen and protect the image, identity, and unique character of Austin and thereby to enhance its business economy;</p> <p>1.1.3. Protect and enhance residential neighborhoods, commercial districts, and other areas by encouraging physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area;</p> <p>1.1.4. Encourage developments that relate well to adjoining public streets, open spaces, and neighborhoods; and</p> <p>1.1.5. Provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.</p>	<p>thinkEAST PUD Superiority:</p> <p>a) Meets the Civic Priority of redeveloping the East Austin Tank Farm Brownfield into a contributing part of the neighborhood fabric by creating an affordable, sustainable, mixed-use urban creative district</p> <p>b) Designed to the "vision of the future" of the adopted 2003 Govalle-Johnston Terrace Combined Neighborhood Plan for the redevelopment of the Tank Farm Properties</p> <p>c) Imagine Austin Comprehensive Plan-Priority Program No. 5: "Grow and Invest in Austin's creative economy"</p> <p>d) Meets the principal recommendations of the CreateAustin Cultural Master Plan by creating a district concept that provides affordable housing and live-work spaces, studio/exhibit spaces and performance/instructional spaces</p> <p>e) Contributes to Austin's goal: "Creative Capital of The World"</p>

Open Space/Parkland	PUD Tier 1C <ul style="list-style-type: none"> ▪ Provide open space at: <ul style="list-style-type: none"> 10% Residential 15% Industrial 20% Commercial Commercial Design Standards <ul style="list-style-type: none"> ▪ 5% Open Space 	thinkEAST PUD will: Meet open space requirements of 20% for a Commercial "Mixed Use" site	thinkEAST PUD Superiority : a) Exceed the 20% open space requirement with 37% minimum b) Parkland dedication of 1.3 acres for a hike and bike entrance to northern Govalle Park c) Large native grass & wildflower prairies per Standard Specification 609S
Green Building Program	PUD Tier 1D <ul style="list-style-type: none"> ▪ Comply with Green Building Program 	Comply with Green Building Program	Exceed PUD Green Building Program requirements
Neighborhood Plans and Historic Compatibility	PUD Tier 1E <ul style="list-style-type: none"> ▪ Be consistent with neighborhood plans, historic and surrounding uses 	Be consistent with neighborhood plans, historic and surrounding uses	Designed to the "vision of the future" of the adopted 2003 Govalle-Johnston Terrace Combined Neighborhood Plan for the redevelopment of the Tank Farm Properties
Water Quality / Environmental	PUD Tier 1F <ul style="list-style-type: none"> ▪ Provide for environmental preservation Sed/Fill Pond <ul style="list-style-type: none"> ▪ Standard water quality requirement 	Will provide for environmental preservation Will exceed standard water quality requirement	a) Provide environmental preservation for Boggy Creek Tributary and Priority Woodlands b) Implement ground water restriction for entire 24.30 acres site in excess of TCEQ Requirements for public safety
Public Facilities	PUD Tier 1 G <ul style="list-style-type: none"> ▪ Provide for public facilities and services 	Provide for public facilities and services	a) Provision for public pedestrian park entries off Jain Lain connecting Govalle Park to neighborhood
Grow Green Landscaping	PUD Tier 1H <ul style="list-style-type: none"> ▪ Exceed minimum landscaping requirements 	Exceed minimum landscaping requirements	a) Restoration of creek, grasslands and priority woodlands with native plants per Standard Specification 609S b) Remove invasive species per Grow Green Guide

Connectivity	PUD Tier 1i <ul style="list-style-type: none"> Provide appropriate transportation connections and mitigate impacts Commercial Design Standards <ul style="list-style-type: none"> Suburban Standards 	a) Provide appropriate transportation connections and mitigate impacts b) Dedication of 1.32 acres of R-O-W for realignment and completion of the 1980's CIP Project No. 627211 Shady Lane Street and Drainage Improvements c) Provision for future CMTA Bus Stop	a) 1350 linear feet of frontage along future CMTA Austin-Manor Green Line b) Connection to Southern Walnut Creek Hike and Bike Trail c) Provision for public hike and bike trail connection to Govalle Park, East Boggy Creek Greenbelt
Gated Roadways	PUD Tier 1j <ul style="list-style-type: none"> Gated Roadways Prohibited 	Gated Roadways Prohibited	
Architectural, historical, cultural, environmental and archaeological areas	PUD Tier 1K <ul style="list-style-type: none"> Protect areas of significance 	Protects areas of significance	Protects and enhances Upper Boggy Creek Tributary No. 1, Priority Woodlands and Swedish pioneer settlement area
PUD Size and Uniqueness	PUD Tier 1L <ul style="list-style-type: none"> 10 acre size unless special issues 	Exceeds 10 acres	24.30 acres; former industrial brownfield
ADDITIONAL			
Commercial Design Standards	PUD Additional Tier <ul style="list-style-type: none"> Comply with CDS Comply with Core Transit Corridor if in Urban Area Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building 	a) Comply with Subchapter E Mixed Use Design Standards b) Comply with sidewalk standards in a Core Transit Corridor for Urban Areas c) Contain pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building	Provision of built elements for a sustainable urban neighborhood to create a compact, pedestrian-friendly and mixed use district including Subchapter E Mixed-Use Design Standards, CTC Sidewalk Standards and pedestrian-orientated uses on the ground floor units and apartments above.
TIER 2			
Open Space/Parkland	PUD Tier 2 <ul style="list-style-type: none"> Provide 10% above minimum or enhancements to trails and open space Commercial Design Standards <ul style="list-style-type: none"> 2% Open Space 	Provide 10% above minimum AND enhancements to trails and open space	Minimum requirement of 37% open space and connection/extension to the existing and proposed trail systems

Environment	PUD Tier 2 <ul style="list-style-type: none"> Provide various environmental options several options per code 2.4 	a) Will not request exceptions to OR modifications of environmental regulations b) Roadway alignment serves as final environmental cap over PMZ per EPA recommendations c) Clusters impervious cover over PMZ	a) Engineered vapor intrusion controls to be installed in all buildings b) Use innovative stormwater management methods (e.g. bio-filtration, vegetative filter strips, rain gardens, etc.) for at least 50% of the required water quality controls
Austin Green Builder Program	PUD Tier 2 <ul style="list-style-type: none"> Provide a rating of three stars or above 	Provide a rating of three stars or above	AEGB 3 Stars+
Art	PUD Tier 2 <ul style="list-style-type: none"> Provide art by the Art in Public Places Program in open spaces or a contribution 	Provide art by the Art in Public Places Program in open spaces	a) East Austin Art by East Austin Artists b) Planned district allows design opportunities for public art in classical loci, alleys, focal points and along trail systems
Great Streets	PUD Tier 2 <ul style="list-style-type: none"> Comply with Great Streets Program – applicable to commercial, retail or mixed use that is not subject to Subchapter E 	Not Applicable Core Transit Corridor subject to Subchapter E	a) Street level shops for small local businesses b) Wide pedestrian walks and seating areas with trees/shade c) Street furniture and lighting
Community Amenities	PUD Tier 2 <ul style="list-style-type: none"> Provide for various community services and amenities such as plazas and space for community meetings 	Provide for various community services and amenities such as plazas and space for community meetings	a) Public trail system b) Public plaza
Transportation	PUD Tier 2 <ul style="list-style-type: none"> Provide bicycle facilities that connect to planned bicycle routes or provide multi-modal transportation features 	Provide bicycle facilities that connect to planned bicycle routes or provide multi-modal transportation features	a) Future CMTA bus stop b) Direct connection to Govealle Park and Southern Walnut Creek Hike and Bike Trail
Building Design	PUD Tier 2 <ul style="list-style-type: none"> Exceed the minimum points required by Building Design Options in CDS 3.3.2 	Exceed the minimum points required by Building Design Options in CDS 3.3.2	Modern, sustainable architecture

Parking Structure Frontage	PUD Tier 2 <ul style="list-style-type: none"> ▪ 75% of building frontage of parking structure in commercial or mixed use must have pedestrian oriented space 	Not Applicable	
Affordable Housing	PUD Tier 2 <ul style="list-style-type: none"> ▪ Provide for affordable housing onsite or in programs 	Provide affordable, diverse housing types on site (single family, apartments, live-work) including rental and owner occupied.	a) Certified SMART Housing Project b) Partner with affordable housing developer to provide a variety of affordable rental and ownership housing options:
Historic Preservation	PUD Tier 2 <ul style="list-style-type: none"> ▪ Preserve historic structures, features and landmarks to a degree exceeding applicable legal requirements 	Not Applicable	
Accessibility	PUD Tier 2 <ul style="list-style-type: none"> ▪ Provide for accessibility for persons with disabilities exceeding applicable legal requirements 	Provide for accessibility for persons with disabilities exceeding applicable legal requirements	Site is near flat and should be fully accessible
Local Small Business	PUD Tier 2 <ul style="list-style-type: none"> ▪ Provide space at affordable rates to one or more independent retail or restaurant small businesses whose principal business is in Austin 	Provide space at affordable rates to one or more independent retail or restaurant small businesses whose principal business is in Austin	Boutique office shop fronts, creative studios and live-work studios affordable to local small businesses
New PUD Ordinance Summary		1) Meets 12 of 12 Tier 1 Sections 2) Meets 3 of 3 Additional Sections 3) Meets 10 of 13 Tier 2 Sections	think <i>EAST</i> Austin shall be an exemplary urban PUD

thinkENST G U S T I N

PROJECT:
thinkST Conceptual Master Plan

PREPARED BY:
Stake Architecture
1616 University Avenue
Berkeley, CA 94702
Oak: 510-864-0011
email: stak@stake.com

DATE:
07.25.18

- Creative Studio
- Retail - Office
- Apartment
- Live - Work
- Community Event
- Community Office



Bridge over creek

future shady lane
completion

future CMTA
green line

Community wet pond

Native prairie
greenpace

Trail connects to
Boggy Creek Tract

Community Garden

Pavilion and
event center

Bridge over creek

Bio-retention pond

Trail connects to
Coville Park
trail system

think EAST
AUSTIN

THANK YOU