

AUSTIN OAKS PLANNED UNIT DEVELOPMENT
Development Assessment
Additional Staff Review Comments

Austin Energy Green Building & Emerging Technology (RM)

2014-06-24

Under Exhibit D-8, 3 Green Building 3 star rating we request that the following be forwarded to the developer.

Austin Energy Green Building staff believe that achieving a 3 star AEGB rating will be very difficult for speculative buildings on this site. We strongly encourage the developer to schedule a meeting with Liana Kallivoka, the Commercial Green Building Supervisor, at his earliest convenience to discuss these challenges. Ms. Kallivoka can be reached at liana.kallivoka@austinenergy.com or 512-482-5406.

The acceptable wording for the green building requirement is:

Development of the property shall comply with the requirements of the Austin Energy Green Building (AEGB) multifamily, single family or commercial rating system for a minimum two (three)-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitted for individual buildings.

Under Exhibit D-9, 7, Alternative Transportation the electric vehicle charging needs to be more explicit. Our preferred language is.

The project will provide 40 public dedicated spaces and charging infrastructure for electric vehicle charging within the project. A minimum of 25% of the charging infrastructure will be level 2 (240v) and participate in Austin Energy's Plug-In EVerywhere™ network. The remaining spaces can provide electric service via level 1 (120v) ruggedized outlets.

Austin Fire Department Review (RC)

2014-06-23

This project will need to comply with the International Fire Code, as amended by the City of Austin, including but not limited to: fire access, required fire flow, and hydrant spacing. To be reviewed during site plan review.

Neighborhood Housing and Community Development (JD)

2014-06-23

Per the submitted development assessment packet, the Austin Oaks PUD intends to offer affordable housing as part of the zoning application. NHCD would ask the applicant to provide the following as part of the PUD application:

- 1.) Summary of total residential units (homeownership, rental) in the development.
- 2.) The percentage of units to be offered as affordable (total number and then break down of affordable homeownership and rental totals).
- 3.) The median family income to be served by the affordable units.

- 4.) Timeline of proposed build out of residential units and breakout of build out of affordable units.
- 5.) Please note that all affordable units will be subject to a restrictive covenant to document the affordability requirement prior to issuance of Certificate of Occupancy.

PDRD Comprehensive Planning Review Comments (KF)

2014-06-24

Project: Austin Oaks
CD-2014-0010
LO, LR, GR to PUD
June 24, 2014

This zoning case is located on a 31.3 acre site located on the south side of Spicewood Springs Road, on either side of Wood Hollow Drive, and adjacent to Mopac to the west, and is not located within the boundaries of a neighborhood planning area. The site contains an office complex. The developer wants to build a mixed use project with residential elements including townhomes and multi-family apartments, and retail and office uses.

Imagine Austin

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Imagine Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer.

The property is also located within the boundaries of '**Neighborhood Center**', as identified on the Imagine Austin's Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on **creating local businesses and services**—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. The following IACP policies are also relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **LUT P3.** Promote development in **compact centers**, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities **that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.**
- **H P1.** Distribute a **variety of housing types** throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.**

Based upon: (1) abutting residential, multi-family, office, and commercial land uses in this area, which is located along a major corridor; (2) the property being located within the boundaries of a Neighborhood Center, which supports mixed use, including residential, office and retail uses, and; (3) the Imagine Austin policies referenced above, which supports a variety of land uses, including mixed use centers, staff believes that this proposed mixed use development promotes the Imagine Austin Comprehensive Plan.