



4c

ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: September 3, 2014

**NAME & NUMBER
OF PROJECT:** Colony Park Planned Unit Development
C814-2014-0110.SH

**NAME OF APPLICANT
OR ORGANIZATION:** Laura Toups, Urban Design Group 512-347-0040

LOCATION: 7900 Loyola Ln

PROJECT FILING DATE: June 30, 2014

**PDR/ENVIRONMENTAL
STAFF:** Mike McDougal, 512-974-6380
mike.mcdougal@austintexas.gov

**PDR/
CASE MANAGER:** Heather Chaffin, 512-974-2122
heather.chaffin@austintexas.gov

WATERSHED: Walnut Creek, Elm Creek, Decker Creek
Suburban Watershed Classification
Desired Development Zone

ORDINANCE: Watershed Protection Ordinance (current Code)

REQUEST: Make a recommendation regarding the environmental superiority
and other environmental aspects of the proposed Colony Park
Planned Unit Development.

STAFF RECOMMENDATION: Recommend for approval.

**REASONS FOR
RECOMMENDATION:** The proposed PUD is environmentally superior to the
development that could otherwise be built under current
applicable regulations.

ENVIRONMENTAL BOARD BRIEFING SUMMARY SHEET

PROJECT NAME: Colony Park Sustainable Community Initiative (PUD)

ZONING CASE NUMBER: C814-2014-0005.SH

ACREAGE: 208 acres

OWNER: Austin Housing Finance Corporation (Sandra Harkins)

AGENT: Urban Design Group (Laura Toups)

FROM: SF-2, SF-3, and MF-2

TO: PUD

NEIGHBORHOOD PLAN AREA: N/A

TIA: Under Review

WATERSHEDS: Walnut Creek, Elm Creek and Decker Creek

DESIRED DEVELOPMENT ZONE: Yes

SCENIC ROADWAY: No

DEPARTMENT COMMENTS:

Austin Housing Finance Corporation (AHFC) has submitted a Planned Unit Development for a 208-acre project to be known as the Colony Park Sustainable Community Initiative (PUD). The PUD proposes a mixed use development comprised of commercial, office, residential, parkland, and other land uses. The subject tract is located north of Loyola Lane between Johnny Morris Road and Decker Lane. The northwest property line abuts Capital Metro right-of-way (ROW) that is planned as the future Green Line. Residential neighborhoods are west and east of the subject tract, which is currently undeveloped. Adjacent the southwest portion of the property, Overton Elementary School (AISD) is located on a portion of a 50-acre tract that is dedicated parkland owned by the City of Austin.

The subject tract is currently zoned Single family residence standard lot (SF-2) district, Family residence (SF-3) district and Multifamily residence low density (MF-2). The area does not have a specific land use recommendation identified on the Growth Concept Map of the Imagine Austin plan but is adjacent to a High Capacity Transit Corridor to the northwest, Activity Corridor to the south, Neighborhood Center to the west, and Job Center to the north.

The PUD project is funded through a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant. This is a 3-year planning grant with substantial community involvement elements. AHFC and their agents have coordinated the design and planning processes with Colony Park Neighborhood Association, Capital Metro, Austin Independent School District (AISD), Austin/Travis County Health and Human Services Department (HHSD), Pecan Street, Inc., Capital Area Texas Sustainability Consortium (CATS), Austin Community Development Commission, and several City of Austin departments.

The project will comply with all Tier One PUD development standards, as well as several Tier Two standards. The project proposes approximately 55 acres of open space-- 26.4% of the entire tract (10 acres required). The project also proposes connections with 93 acres of adjacent City parkland. As a S.M.A.R.T. housing project, the project commits a portion of the residential units serving households at or below 80% median family income (MFI). Innovative water quality controls are proposed, as well as a reduction of allowably impervious coverage overall by more than 5%. See attachments for a full list of Tier One and Tier Two features.

ASSIGNED ZONING STAFF: Heather Chaffin

Email: heather.chaffin@austintexas.gov

Phone: 974-2122



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2014-0110.SH

1" = 800'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Mike McDougal, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: September 3, 2014

SUBJECT: Colony Park PUD – C814-2014-0110.SH

Overview

This summary is being provided to the Environmental Board as a supplement to the overall Planning and Development Review recommendations for the Colony Park PUD. The following is a description of the environmental aspects and considerations that have been addressed during Environmental Review of the proposed PUD, including proposed exceptions to the environmental code requirements that have been requested. These recommendations are to be considered in the overall context of the Planning and Development Review recommendations for this project.

Description of Project

The Colony Park PUD proposes single family, multi-family, commercial, mixed use (commercial and multi-family), civic use, parkland, and open space located on approximately 208 acres of land in the City's Full Purpose jurisdiction. Specific proposed development is provided in Attachment One: Engineering Drawings. The project is located on the north side of Loyola Lane approximately 0.3 miles west of the intersection of Loyola Lane and Decker Lane (Attachment Two: Driving Directions). The project is located in the Walnut Creek, Elm Creek, and Decker Creek Watersheds, which are all classified as Suburban Watersheds and Desired Development Zone. The project is not located over the Edwards Aquifer Recharge Zone.

Existing Topography / Vegetation

The site elevation ranges from 496 to 620 feet above mean sea level. The topography is characterized by moderate hills mainly from northeast to west across the property. There are no naturally occurring slopes in excess of 15% within the property. Critical environmental features are present on the site as shown in Attachment One: Engineering Drawings. No heritage trees are located on this site. Existing woody vegetation is predominantly mesquite.

Water/Wastewater

Water and wastewater service will be provided by the City of Austin

Environmental Code Exception Request

The applicant seeks one environmental Code exception as part of this Planned Unit Development:

- **LDC Sections 25-8-392(B)(5)(a) through (c) to exceed impervious cover limits for mixed use development**

Land Development Code Section 25-8-392 and ECM Appendix Q-5 establish impervious cover limits for single family, multi-family, commercial, and mixed-use development in a full purpose, Suburban Watershed. Although the proposed mixed-use development will exceed the allowable impervious cover, the applicant will comply with overall impervious cover limits on a PUD-wide basis.

Review of Tier One and Tier Two Criterion and Environmental Superiority

Please reference Attachment Three: Tier One and Tier Two Requirements Matrix for a description of specific environmental compliance elements and environmental superiority elements for the proposed Colony Park PUD.

Staff has determined that the Colony Park PUD meets the requirements of LDC 25-2(B)(2) for environmental superiority, in summary:

- Greatly increased open space;
- Additional creek buffers are proposed that will protect 32 acre headwater streams;
- Additional street trees will be provided;
- Approximately 23 acres of currently untreated, existing development adjacent to this proposed PUD will drain to and be treated by water quality controls in the Colony Park PUD;
- Development density is concentrated outside of environmentally sensitive areas;
- Trees planted on site will be native Central Texas trees;
- Use of green water quality controls (bio-filtration, rain gardens, etc.) for all stormwater treatment; and
- Reduced impervious cover by approximately 10 acres as described below.

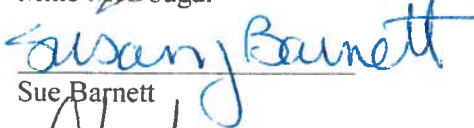
Use	Code IC %	Code IC Acres	Proposed % IC	Proposed IC Acres
Single Family	55%	87.04	47%	74.18
Multi-family	60%	6.98	58%	6.73
Mixed Use	65%	19.41	81%	24.24
<u>Commercial</u>	<u>80%</u>	<u>6.68</u>	<u>60%</u>	<u>5.02</u>
		120.10		110.17

If you need further details, please contact Mike McDougal at 512-974-6380.

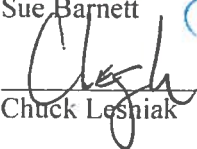
Environmental Review Specialist Senior:


Mike McDougal

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

ATTACHMENT ONE: ENGINEERING DRAWINGS

§2.3 - TIER ONE REQUIREMENTS

All requirements in this section (Tier One Requirements) must be met.

LDC Reference (Chapter 25-2, Subchapter B, Division 5)	Subject	Code Requirement	Colony Park PUD meets or exceeds this requirement by:
2.3.1.A 2.3.1.B		Meet the objectives of the City Code. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code. <i>Section 1.1 General Intent goals: preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</i>	Colony Park PUD will meet or exceed the objectives of the City Code. Preservation of the natural environment started by adopting the COA staff recommendation of preservation of creek buffers for drainage ways of watersheds 64 acres when this was not part of the Code. The master plan that started in October 2013 included these creek protection measure which are now adopted into code. In addition, the PUD includes setbacks of 50' for unclassified drainage areas of at least 32 acres. There is additional open space along these "fingers of nature" that provide for public enjoyment of these areas. The Design Guidelines that will be adopted as a part of the Master Plan and PUD set the requirements for high quality development and innovative design that accomplishes the Compact and Connected goals of the Imagine Austin Comprehensive Plan are incorporated into the Master Plan design guidelines. Opportunities for public facilities and services are achieved in the plan.
2.3.1.C	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	Total open space required: ~10 acres Total open space provided: ~55 acres (26.4% of the entire 208 acre tract). Extensive open space connectivity is provided, including connectivity to ~93 acres of adjacent COA parkland.
2.3.1.D	Green Building Program	Comply with the City's Planned Unit Development Green Building Program.	Development of the property will comply with the requirements of the Austin Energy Green Building Program (AEGB) multifamily, single family, or commercial rating system for a minimum two-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.

4	2.3.1.E	Neighborhood Plans, Historic Areas & Compatibility	Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.	There are no applicable neighborhood plans, conservation combining districts, historic areas, or landmark regulations. The PUD plan is compatible with adjacent property and land uses.
5	2.3.1.F	Environmental Protection	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	PUD plan meets and exceeds Code requirements for environmental preservation and protection. The natural and traditional character of the land has been embraced and preserved in the planning and layout of the proposed development. Specifically the PUD will do the following: Does not disturb the CWQZ (except for allowed street crossings), will provide vegetative restoration in buffer zones, provides for a well-designed public trail system with educational system, requires specific culver crossing design for animal crossings, avoids any floodplain modifications, has been designed to provide for optimum solar orientation of all residential lots to add to the potential for Net Zero Energy Capable homes.
6	2.3.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The PUD provides connectivity to surrounding neighborhoods, including connections to all surrounding dead end stub streets. This greatly improves access for fire, emergency & police response. PUD also provides potential for temporary and/or permanent police substation within the development. Access (currently lacking) from neighboring neighborhoods to existing public facilities on adjacent land (school, recreation center) is created thru the connectivity provided in the PUD.
7	2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	Landscaping requirements will exceed City Code. Street trees will be required on all streets (both commercial and residential). Typical tree spacing will be an average of 30' for typical alley-served single-family lots and multi-family attached lots, 35'-40' for front-served single-family lots and single-family attached lots, and per 25-2 Subchapter E for stacked multi-family, mixed use, retail, and institutional/civic lots. At approximately 48,000 LF of streets at average 35' tree spacing, over 2700 street trees alone will be planted (in addition to lot trees and alley trees).
8	2.3.1.I	Transportation & Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	Connectivity to surrounding road network is provided in the PUD layout in a manner that facilitates increased bus service route options for Capital Metro.
9	2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	Gated roadways are not proposed and will be prohibited.
10	2.3.1.K	Historical Preservation	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	No significant historical, archaeological or cultural sites exist on the property. The plan celebrates and preserves multiple existing views of the downtown Austin skyline, including the Capitol.

11	2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Colony Park PUD tracts total ~ 208 acres.
12	2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).	Master Plan Design Guidelines will comply with intent of Subchapter E.
13	2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement).	Master Plan Design Guidelines will comply with intent of Subchapter E.
14	2.3.2.C	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	Master Plan Design Guidelines will comply with intent of Subchapter E.

§2.4 - TIER TWO REQUIREMENTS

This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (General Intent). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.

Subject	Superiority Criteria listed in §2.4	Colony Park PUD meets or exceeds requirements by:
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Open space provided is ~ 6x required. Total open space required: ~10 acres Total open space provided: ~55 acres (~26.4% of the entire 208 acre tract). Extensive open space connectivity is provided, including connectivity to ~93 acres of adjacent COA parkland.
Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	No grandfathering or other assertion of entitlement to follow older code provisions is proposed.
Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	Stormwater quality facilities will treat stormwater runoff to required levels, which will be quantitatively supported. A number of additional qualitative stormwater quality techniques are also being employed that will provide further stormwater quality benefits. These include increased tree plantings (especially street trees), requirements for disconnected impervious cover at the residential and commercial lot-level, improvement of existing Type-D soils during revegetation of disturbed areas (street ROW and lots) and use of porous pavement for pedestrian sidewalk areas.
Environment / Drainage	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	Green water quality controls, including Rain Gardens, Biofiltration Ponds, Porous Pavement for Pedestrian Use, and Non-Required Vegetation will be incorporated for 100% of the required water quality treatment volume.
Environment / Drainage	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Approximately 23 acres of currently untreated developed single-family residential lots and streets to the east drain to and may be treated by water quality controls in the Colony Park PUD.

6	Environment / Drainage	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	Impervious cover is reduced more than five percent below the otherwise allowed maximum. Allowed impervious cover per 25-8-392 for the proposed uses would be 57.7% of the gross site area (or 120.10 ac of IC allowed). Proposed impervious cover based on the maximum allowed per lot in The Colony Park PUD is 52.9% of the gross site area (or max of 110.16 ac of IC proposed). Proposed impervious cover is 8.3% below the maximum otherwise allowed by code. Furthermore, the PUD concentrates the density and impervious cover outside of environmentally sensitive corridors, leaving considerable more undeveloped land area.
7	Environment / Drainage	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	Setbacks have been provided for approximately 95% of the length of unclassified waterways on the site.
8	Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Peak flow matching will be used to analyze anticipated stormwater detention facilities to mitigate developed stormwater flows to predevelopment levels or less.
9	Environment / Drainage	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	No upgrades to off-site drainage infrastructure are proposed at this time.
10	Environment / Drainage	Proposes no modifications to the existing 100-year floodplain.	No modifications to the boundaries or elevations of mapped 100-year floodplain are proposed. Sections 25-8-261 and 25-8-262 will remain in effect to allow street and trail crossings and other uses as specifically listed in these sections.
11	Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	Natural channel design techniques will be incorporated into the stormwater management and treatment system. No concrete lined channels are proposed. The Design Guidelines require use of natural materials and prohibit use of concrete channels.
12	Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	Degraded riparian areas and creek buffers that have limited existing trees will be targeted for restoration with native trees and other vegetation.
13	Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone.	N/A - No existing impervious cover exists in the CWQZ

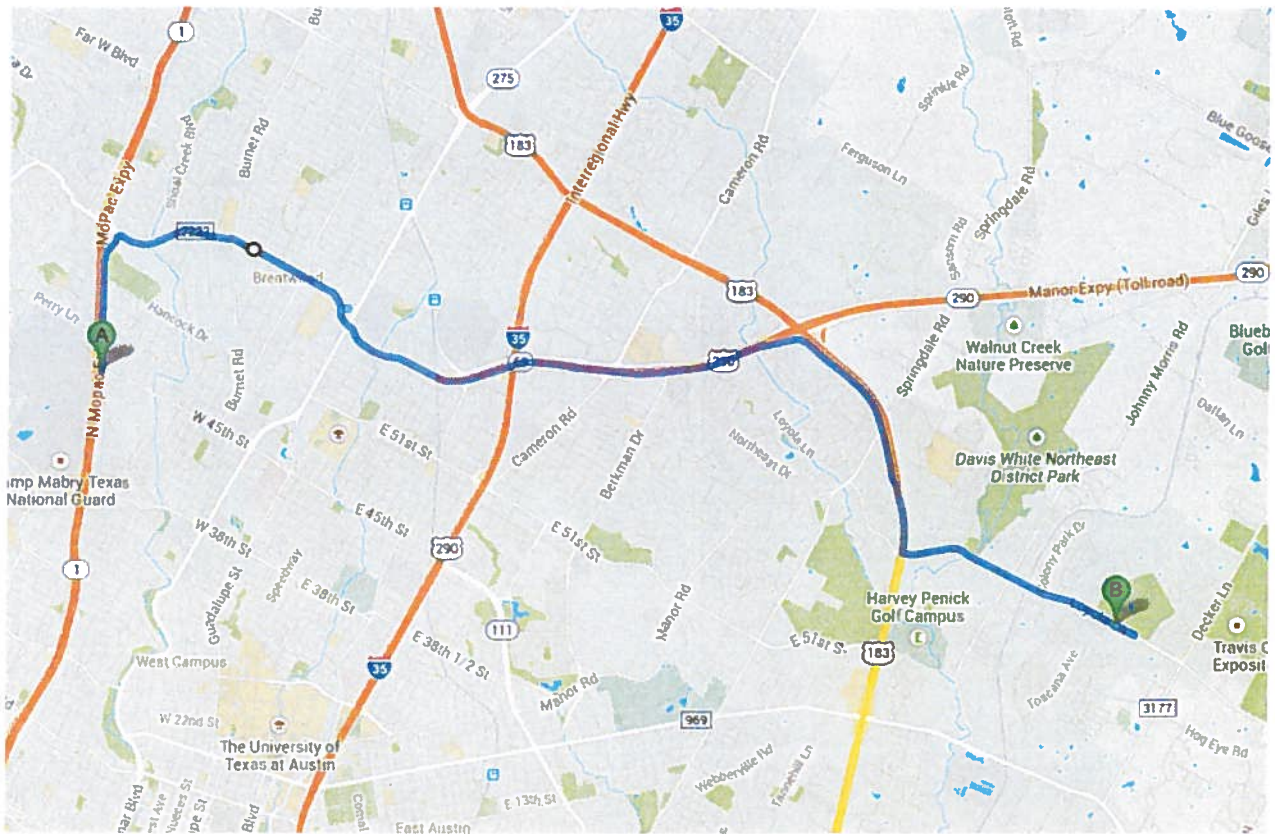
14	Environment / Drainage	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	No heritage trees will be removed. Proposed tree planting requirements in the PUD will greatly improve the tree canopy coverage of the site with desirable, native trees. Landscaping requirements will exceed City Code. Street trees will be required on all streets (both commercial and residential). Typical tree spacing will be an average of 30' for typical alley-served single-family lots and multi-family attached lots, 35'-40' for front-served single-family lots and single-family attached lots, and per 25-2 Subchapter E for stacked multi-family, mixed use, retail, and institutional/civic lots. At approximately 48,000 LF of streets at average 35' tree spacing, over 2700 street trees alone will be planted (in addition to lot trees and alley trees).
15	Environment / Drainage	Tree plantings use Central Texas seed stock native and with adequate soil volume.	Trees will be native Central Texas trees with adequate soil volume and will be planted per COA tree planting specifications and details, or better.
16	Environment / Drainage	Provides at least a 50 percent increase in the minimum roadway and/or critical environmental feature setbacks required by code.	Code required CWQZ setbacks on site is 9.1 acres. Additional provided roadway setbacks total 11.7 acres, for a total of 20.8 acres (or 229% of the required area).
17	Environment / Drainage	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	Developed areas and impervious cover have been clustered away from all waterways on the site. CWQZ setbacks and redistributed CEF setbacks have been provided around the waterways. Additional buffer open space area outside of these setbacks has also been provided.
18	Environment / Drainage	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	The very low permeability of the soils on the site precludes large-scale use of porous pavement for vehicular travelways. The Master Plan and Design Guidelines document does encourage the use of porous pavement on sites and individual lots for vehicular parking areas in conjunction with soil amendment techniques to improve soil permeability.
19	Environment / Drainage	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	The Master Plan and Design Guidelines facilitate use of porous pavement for pedestrian walkways in conjunction with soil amendment techniques to improve soil permeability, both within the ROW and on individual lots.
20	Environment / Drainage	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	The Master Plan and Design Guidelines encourage rainwater harvesting techniques where appropriate in commercial development, as well as implementation of rainwater harvesting at the residential lot level. In addition, a reclaimed water system will be constructed to provide reclaimed water for irrigation within public rights-of-way. Reclaimed water will not be applied to CWQZ or CEF buffer areas.
21	Environment / Drainage	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Runoff from impervious surface areas totalling or exceeding the required landscape area are required to be directed to the landscape areas. The Master Plan Design Guidelines require all roof runoff be directed to landscape areas.
22	Environment / Drainage	Employs other creative or innovative measures to provide environmental protection.	Additional innovative environmental protection will be provided, including educational signage and programming for school children and the public community, the creation of an Eco Concierge (inform future residents as to environmental programs) as a part of the Master Developer program.

23	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	PUD commits to meeting a minimum of Austin Energy GBP two star.
24	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	Yes - Project is committed to including public art as a focal point. The Master Plan includes a map of suggested locations for public art throughout the project.
25	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Street sections in the PUD comply with the intent of the Great Streets Program.
26	Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	PUD includes community open space uses, including distributed and connected parks and open spaces, community gardens, and greatly increased connectivity to existing community uses in the existing adjacent COA parkland (school, recreation center, future park amenities).
27	Community Amenities	Provides publicly accessible multi- use trail and greenway along creek or waterway.	Yes
28	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes
29	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Yes
30	Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	PUD plan will comply with the requirement or provide a more stringent requirement.
31	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The project will have a goal of 20% income-restricted housing.
32	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	No significant historical, archaeological or cultural sites exist on the property. The plan celebrates and preserves multiple existing views of the downtown Austin skyline, including the Capitol.
33	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Development will meet all applicable accessibility requirements.
34	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Retail incubation possibilities are being discussed with City staff for inclusion of small local businesses in the project. This will be addressed in more detail in the Implementation Plan.

ATTACHMENT TWO: DRIVING DIRECTIONS

Driving Directions from 45th and Mopac

- 1 – Proceed north on Loop 1
- 2 – Exit RM 2222 / Northland
- 3 – Proceed east on RM 2222 / US 290
- 4 – Exit US 183
- 5 – Turn right on Ed Bluestein Blvd
- 6 – Turn left on Loyola Lane, proceed approximately 1.7 miles. The property will be on the left.



ATTACHMENT THREE: TIER ONE AND TIER TWO
REQUIREMENTS MATRIX