

305 South Congress - Zoning Comparison Table		
	SCW Plan Recommendation	Statesman - Amended PUD Request
Gross SF	2,142,900 gross square feet	3,510,000 gross square feet
Max Height	400 feet. See attachment for breakout of each proposed building's height.	525 feet. See attachment for breakout of each proposed building's height.
FAR	2.61:1 FAR	4.27:1 FAR
Structured Parking	68% of parking in <b>above-grade</b> structured garages	Proposed 95+% <b>below-grade</b> for an activated pedestrian community environment
Affordable Housing (For Rent)	4% of all for-rent residential units to be affordable at 80% MFI	We are in agreement.
Affordable Housing (For Sale)	4% of all for-sale residential units to be affordable at 120% MFI. City staff has since communicated that they would prefer a fee-in-lieu structure on 4% of the for-sale residential units.	We believe we are in agreement with city staff as follows:  1. Pay \$450,000 per condo unit on 4% of the condo units built as a fee-in-lieu payable pro rata after every 25 units are sold. For example, if the condo building being constructed was 100 condo units, we would owe \$450,000 every 25 condo sale closings. After 100 condos are sold, the city will have received a total of \$450,000 x 4 units = \$1,800,000,  OR  2. The owner will provide 4% of the total ownership units in the form of an equivalent number of deed restricted for-rent multifamily units within the South Central Waterfront District at 80% MFI for a period not less than 40 years from the date of the first certificate of occupancy of the for-sale residential development.
Green Building Rating	All development must achieve a minimum Two-Star rating with Austin Energy's Green Building Program	We are in agreement.
Tree Protection	100 percent of heritage trees shall be preserved, unless a tree is dead, fatally diseased, or poses an imminent hazard to life or property which cannot reasonably be mitigated without removing the tree. Heritage trees may be transplanted, if approved by the City Arborist. Transplanting is not considered removal.	We are in agreement.  <b>Superiority item:</b> preserving 75% of the caliper inches associated with native protected size trees; and preserves 75% of all native caliper inches (using the City of Austin’s Appendix F to define native trees).
Street Trees	At least 1,000 cubic feet of soil volume shall be provided per tree. The City Arborist may approve a smaller soil volume if necessary due to utility conflicts or other unavoidable constraints.	We are in agreement. In addition, staff agrees that up to 25% of the soil volume may be shared with adjacent trees in continuous plantings.  <b>Superiority item:</b> At a minimum, street trees will change species at every block length and have a minimum of five (5) street tree species on site.  <b>Superiority item:</b> The street trees will be a minimum of 3” caliper measured 6” above grade, and the sizing will comply with the standards for nursery stock.
Transportation Improvements	<p>*REFER TO EXHIBITS ATTACHED FOR COMPARISON*</p> <p>Barton Springs Extension: Shared by the Statesman site and the adjacent neighbor to the south. Refer to attached exhibit for proposed extension alignment between property owners. The SCW Plan envisions a two-lane road with two protected bike lanes, and a lane for parked cars.</p> <p>North/South Internal Drives: Envisioned to be two-lane road with one additional lane for parking. Includes 15' pedestrian/landscape zones on both sides of the road. No mention of internal protected bike lanes.</p> <p>East/West Internal Drive: Envisioned to be two-lane road with one additional lane for parking. Includes 15' pedestrian/landscape zones on both sides of the road. No mention of internal protected bike lanes.</p>	<p>*REFER TO EXHIBITS ATTACHED FOR COMPARISON*</p> <p>Barton Springs Extension: Traffic engineer for the project has determined that a four-lane road is required to adequately handle the project and the district's future density. An additional right-turn lane onto Congress was included for traffic calming. We have also incorporated a dual track cycle lane on the north side of the roadway with a 2' buffer for protection of traffic.</p> <p>North/South Internal Drives: Envisioned to be three-lane roads with 18' pedestrian/landscape zones on both sides.</p> <p>East/West Internal Drive: Envisioned to be a two-lane road with a shared 10' bike/pedestrian zone within the curblines. It also envisions 18' pedestrian/landscape zones on both sides of the street.</p> <p><b>Superiority item:</b> Statesman is providing the entire 1.97 acre land area for the Barton Springs Extension (versus 50%+ being on neighboring site).</p> <p><b>Superiority item:</b> Providing dual track bicycle lane with 2' buffer for protection from traffic on the north side of Barton Springs Extension.</p> <p><b>Superiority item:</b> Providing protected cycle track from Barton Springs Extension's dual track bicycle lane directly to Butler Hike and Bike Trail.</p>
Water Quality	1. All projects must provide on-site controls that meet code requirements for water quality treatment; payment in lieu shall not be allowed. 2. The required water quality treatment for all new public and private roads shall be provided using green stormwater control measures, as prescribed in the ECM. 3. Development shall provide water treatment for existing, adjacent roads to the extent feasible (considering utility conflicts, etc.), using green stormwater control measures as prescribed in the ECM. 4. Rain gardens shall be planted with native and adapted plant species.	100% of the required onsite water quality volume will be treated with green stormwater infrastructure including, but not limited to, rain gardens, biofiltration ponds, filter strips, and underground rainwater cisterns.  <b>Superiority item:</b> Inclusion of at least 30 native pollinator and prairie species in the green stormwater infrastructure that covers approximately 0.73 acres of site area.  <b>Superiority item:</b> The PUD will strive to provide stormwater treatment for up to 1.4 acres of off-site drainage that is currently untreated and draining to Lady Bird Lake.
Utilities	Need to be extended and constructed	Need to be extended and constructed
Public Art	N/A	<b>Superiority item:</b> Participate in the Art in Public Places Program by incorporating 2 art pieces in the project.

305 South Congress - Parkland Comparison Table		
	2016 SCW Plan Recommendation	Statesman Park Plan and Shoreline Amenities*
Parkland Excluding Green Stormwater Infrastructure	5.64	<u>6.15</u>
Public Plaza Space - Hardscape area with park easement	<u>2.59</u>	<u>1.59</u>
Total Public Open Space	8.23	7.74
Green Stormwater Infrastructure (Water Quality)	<u>1.35</u>	<u>0.73</u>
Total Park and Plaza Space	9.58	8.47

\*Includes 0.56 acres of inundated land