

TIER ONE REQUIREMENTS- MINIMUM				
	LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of How PUD Meets or Exceeds the Requirement
1.	2.3.1.A		Meet the objectives of the City Code	The PUD meets the objectives of the City Code.
2.	2.3.1.B		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. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The PUD encourages high quality development, improved mobility and connectivity, and adequate public facilities. The PUD will allow for the realignment of Red River Street through the subject property such that Red River Street connects in a straight alignment from 15 <sup>th</sup> Street to 13 <sup>th</sup> Street rather than remaining in its current configuration. The PUD will also allow for the redevelopment of property that is currently mostly vacant and largely underutilized since the closure of Brackenridge Hospital.
3.	2.3.1.C		The PUD provides 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	The PUD requests waiver of this provision. The PUD will comply with the non-PUD open space requirements of the City Code.  Additionally, PUD approval will result in the enhancement of nearby open space, since it will allow the City to close the ROW that is currently used as Red River Street and add it to the public amenities being developed in Waterloo Park.

			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	
4.	2.3.1.D		Provide a two-star Austin Energy Green Building rating	The PUD development will earn a minimum two-star Austin Energy Green Building rating.
5.	2.3.1.E		Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	<p><b>Consistency with Neighborhood Plan</b></p> <p>The property is located in the Downtown Austin Plan, and the PUD will be consistent with said plan which calls for dense development in the downtown core and the creation of a dense Innovation District in this area.</p> <p><b>Compatibility with Adjacent Property and Land Uses</b></p> <p>The PUD will be compatible with adjacent property and land uses, given its location within the Innovation District and Central Business District. Adjacent properties include Waterloo Park to the West, the City's Health South Property to the South, the Dell Medical School to the North, and IH35 to the East. Across IH35 is the Swede Hill neighborhood.</p>
6.	2.3.1.F		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	The PUD will comply with City Code requirements for environmental preservation and protection.

			natural and traditional character of the land	
7.	2.3.1.G		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 will provide for public facilities and services that are adequate to support the proposed development including upgrade of Austin Energy and Austin Water infrastructure and construction of new storm water detention infrastructure and transportation infrastructure in partnership with the City.
8.	2.3.1.H		Exceed the minimum landscaping requirements of the City Code	The PUD requests waiver of this provision. In the alternative, the PUD will meet the landscaping requirements of the City Code.
9.	2.3.1.I		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	The project will include new sidewalks, pedestrian and bike trails, and realignment of Red River Street.
10.	2.3.1.J		Prohibit gated roadways	No roadways within the PUD are proposed to be gated.
11.	2.3.1.K		Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	The site has been reviewed by the City of Austin Historic Preservation Officer, and his determination was that no structures on the site need to be preserved. However, Central Health has worked with the City to document the history of the site as the first City of Austin-owned hospital.
12.	2.3.1.L		Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is 14.343 acres of land so meets this requirement.

TIER ONE REQUIREMENTS – ADDITIONAL				
	LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of how PUD Meets or Exceeds the Requirement
13.	2.3.2.A		Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	The PUD will be able to generally comply with Subchapter E but requests waiver of this requirement since future development plans have not yet been established.
14.	2.3.2.B		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)	The PUD will generally comply with the sidewalk standards in Section 2.2.2. However, because of the location of existing buildings and the design of the realigned Red River Street, sidewalk design along Red River Street includes some variation from this requirement but has been reviewed and approved by Austin Transportation Department.
15.	2.3.2.C		Pay the tenant relocation fee established under Section 25-1-715 (Tenant Relocation Assistance—Developer Funded), if approval of the PUD would allow multi-family redevelopment that may result in tenant displacement	There are no existing residential tenants on the property.
16.	2.3.2.D		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	The PUD requests waiver of this requirement since future uses that will be established on the site have not yet been determined.

		TIER TWO REQUIREMENTS			
		LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of how PUD Meets or Exceeds the Requirement
17.	2.4		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.	The PUD will result in the enhancement of nearby Waterloo Park and surrounding public open space, since it will allow the City to close the ROW that is currently used as Red River Street and add it to the public amenities being developed in Waterloo Park.
18.			Environment/ Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	No grandfathering is being sought at this time.
19.				Provides water quality controls superior to those otherwise required by code.	Water quality in the PUD will comply with City of Austin Code requirements.

20.			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.	Water quality controls have not yet been designed within the PUD.
21.			Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Water quality controls have not yet been designed within the PUD.
22.			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.	The PUD does not call for a reduction of impervious cover within the PUD.
23.			Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	There are no waterways within the PUD.
24.			Provides volumetric flood detention as described in the Drainage Criteria Manual.	Flood detention has not yet been analyzed or designed within the PUD.
25.			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.	Drainage infrastructure has not yet been designed within the PUD.
26.			Proposes no modifications to the existing 100-year floodplain.	There is no floodplain within the PUD.

27.			Uses natural channel design techniques as described in the Drainage Criteria Manual.	Channel design techniques have not yet been analyzed within the PUD.
28.			Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	There is no Critical Water Quality Zone on the property.
29.			Removes existing impervious cover from the Critical Water Quality Zone.	There is no Critical Water Quality Zone on the property.
30.			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.	Tree preservation has not yet been analyzed within the PUD.
31.			Tree plantings use Central Texas seed stock native and with adequate soil volume.	Future tree plantings have not yet been analyzed within the PUD.
32.			Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	The existence of waterways and CEFs has not yet been analyzed within the PUD.
33.			Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	The placement, amount, or location of impervious cover has not yet been analyzed within the PUD.
34.			Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Pavement types for future development within the PUD have not yet been analyzed.

35.			Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	Pavement types for future development within the PUD have not yet been analyzed.
36.			Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	Irrigation mechanisms have not yet been analyzed within the PUD.
37.			Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Landscape irrigation and treatment of stormwater runoff have not yet been analyzed in the PUD.
38.			Employs other creative or innovative measures to provide environmental protection.	Methods of environmental protection have not yet been analyzed under the PUD.
39.		Austin Energy Green Building	Provides an Austin Energy Green Building Rating of three stars or above.	2-star green will be provided within the PUD.
40.		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.	Placement of public art and treatment of public spaces have not been addressed in the PUD.
41.		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 ( <i>Design Standards and Mixed Use</i> ).	Because of the location of existing buildings and the design of the realigned Red River Street, the property owner has worked with Austin Transportation Department in connection with the design and construction of Red River Street in a manner that is not wholly consistent with Great Streets.



42.		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.	The inclusion of public amenities within the PUD has not yet been analyzed.
43.			Provides publicly accessible multi-use trail and greenway along creek or waterway.	There is no creek or waterway within the PUD.
44.		Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Bicycle facilities are not yet designed within the PUD.
45.		Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E ( <i>Design Standards and Mixed Use</i> ).	There are no buildings proposed yet within the PUD, so building design has not yet been addressed.
46.		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) ( <i>Waterfront Overlay District Uses</i> ) in ground floor spaces.	No parking structures have been designed yet within the PUD.
47.		Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The property will include a reservation of affordable housing held by the City pursuant to an Interlocal Agreement between Central Health and the City.

<b>48.</b>		Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	The site has been reviewed by the City of Austin Historic Preservation Officer, and his determination was that no structures on the site need to be preserved. However, Central Health has worked with the City to document the history of the site as the first City of Austin owned hospital.
<b>49.</b>		Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	ADA design has not yet been analyzed within the PUD.
<b>50.</b>		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.	Specific uses/users/tenants have not yet been identified within the PUD.