

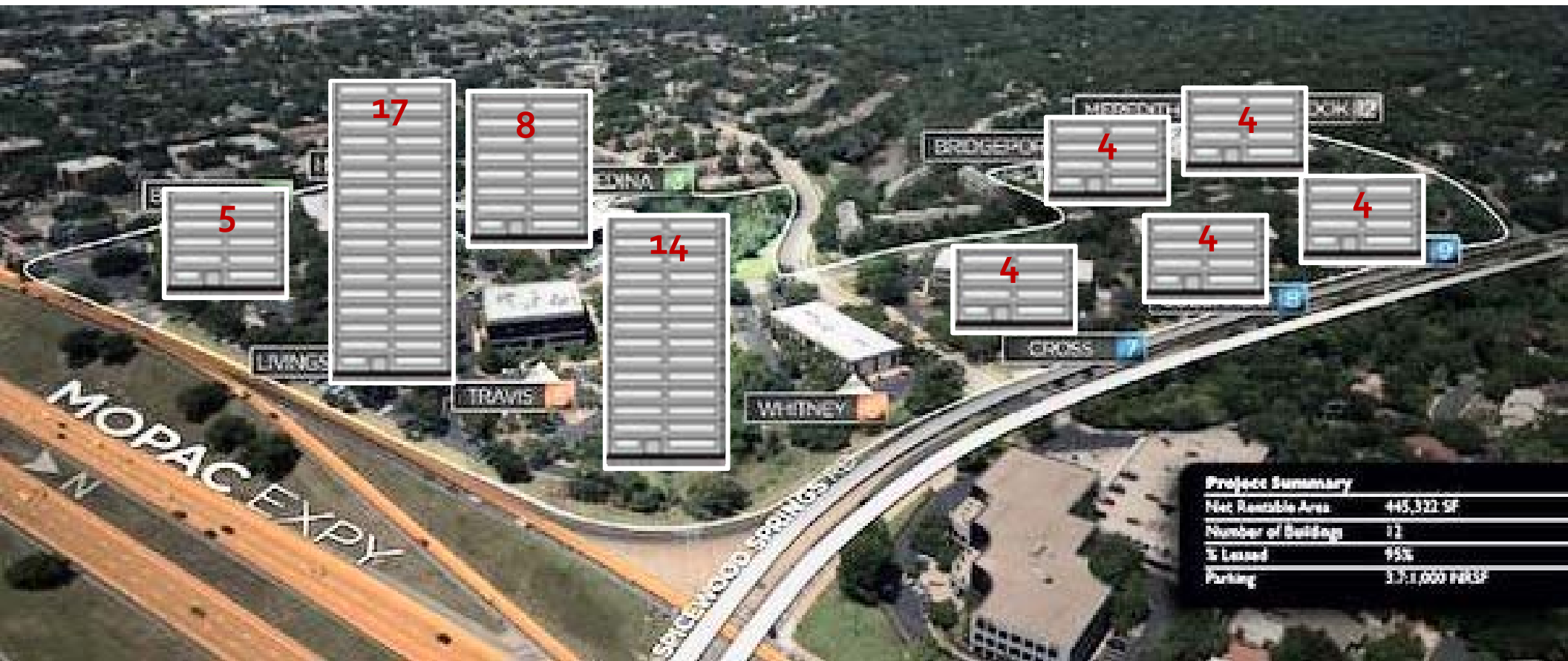


Project Summary

Net Rentable Area	445,321 SF
Number of Buildings	12
% Leased	95%
Parking	17,100 PERSP

Austin Oaks Office Complex

Spicewood Springs & MOPAC Expressway



Project Summary

Net Rentable Area	445,321 SF
Number of Buildings	11
% Leased	95%
Parking	3,71,000 PPSF

Austin Oaks Office Complex

Spicewood Springs & MOPAC Expressway

Austin Oaks Office Park

- **Existing development:**

- 12 low-rise office buildings (8 two-story & 4 three-story)
- 446,000 square feet office floor area

- **Proposed PUD development:**

- Two high-rise office buildings (14-17)
- Two mid-rise office buildings (5-8)
- One low-rise office building (4)
- Four low-rise residential buildings (4)
- 868,500 square feet office floor area
- 89,000 square feet retail floor area
- 574 apartment units
- 36 townhomes



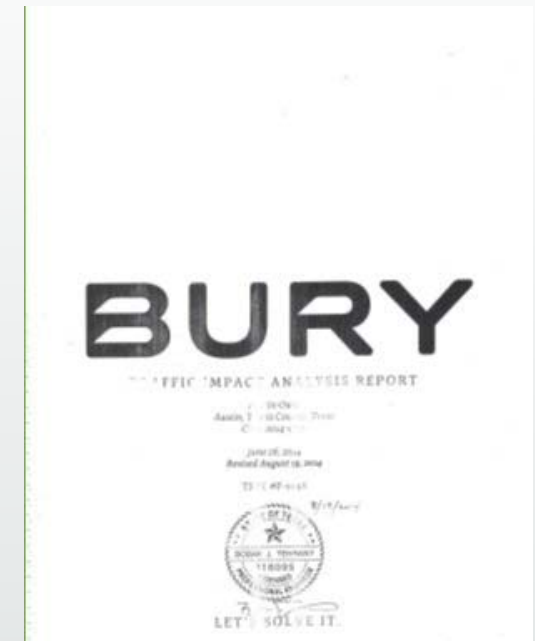
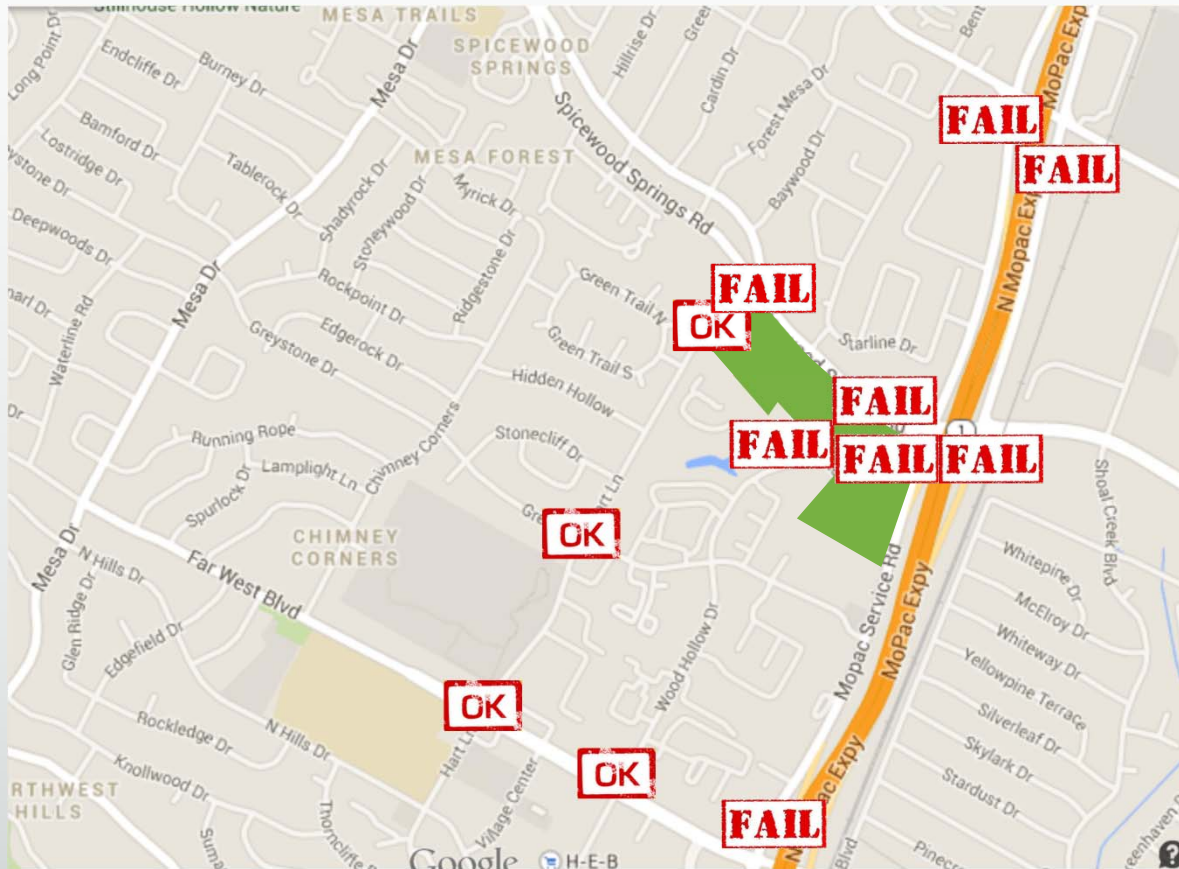
Austin Oaks Office Park: Existing vs. Proposed PUD

Parcel	Acres	Building	Existing				Proposed				Percent Increase
			sq ft	floors	FAR	TIA**	sq ft	hgt (flrs)	FAR	TIA**	
A	4.42	Proctor Colorado	77,556	2/3	0.40	427	295,000*	60 (4)	1.60	982	280.3
B	3.83	Cross	43,742	3	0.26	241	57,528	60 (4)	0.50	317	31.5
C	6.10	Whitney Travis	79,183	2/3	0.30	436	349,000	210 (14)	1.31	1926	340.7
D	2.81	Livingston	51,652	3	0.42	285	304,000	225 (17)	2.50	1678	488.6
E	4.63	Hubbard Buchanan	58,743	2	0.29	324	112,000	70 (5)	0.50	618	90.7
F	3.72	Medina	28,884	2	0.18	159	140,000	125 (8)	0.86	772	385.5
G	6.06	Benbrook Meredith Bridgeport	106,331	2	0.40	350	315,000*	60 (4)	1.19	1039	196.8
Total	31.57		446,091		0.31	2,222	1,618,904		1.20	7,332	262.9

* Proposed residential units converted to square footage for intensity comparative purposes (610 units x 1,000sf = 610,000sf).

** Traffic based on average peak hour AM one-way trip rate of 5.5 per /1,000sf for office and 3.3 for residential units from ITE Trip Generation Manual.

Austin Oaks PUD: Traffic Impact Analysis Report (19 August 2014)



Austin Oaks ADT:
 $4,118 > 23,804$ or
478%



Austin City Charter:

ARTICLE X. PLANNING *(Adopted by public referendum 19 January 1985)*

§ 1. PURPOSE AND INTENT.

- It is the purpose and intent of this article that the city council establish comprehensive planning as a continuous and ongoing governmental function in order to promote and strengthen the existing role, processes and powers of the City of Austin to prepare, adopt and implement a comprehensive plan to guide, regulate and manage the future development within the corporate limits and extraterritorial jurisdiction of the city to assure the most appropriate and beneficial use of land, water and other natural resources, consistent with the public interest. ... It is further the intent of this article that the adopted comprehensive plan shall have the legal status set forth herein, and that no public or private development shall be permitted, except in conformity with such adopted comprehensive plan or element or portion thereof, prepared and adopted in conformity with the provisions of this article.

Proposition 15 - Ordinance #841213-K			
Yes	% Yes	No	% No
49074	66.00%	24862	34.00%
"SHALL the City Charter be amended to declare a purpose and intent, redefine the duties of the Planning Commission so as to require the development of a comprehensive plan, requiring the adoption of a comprehensive plan by the City Council, and designating the legal effect of the comprehensive plan and the prior comprehensive plan?"			



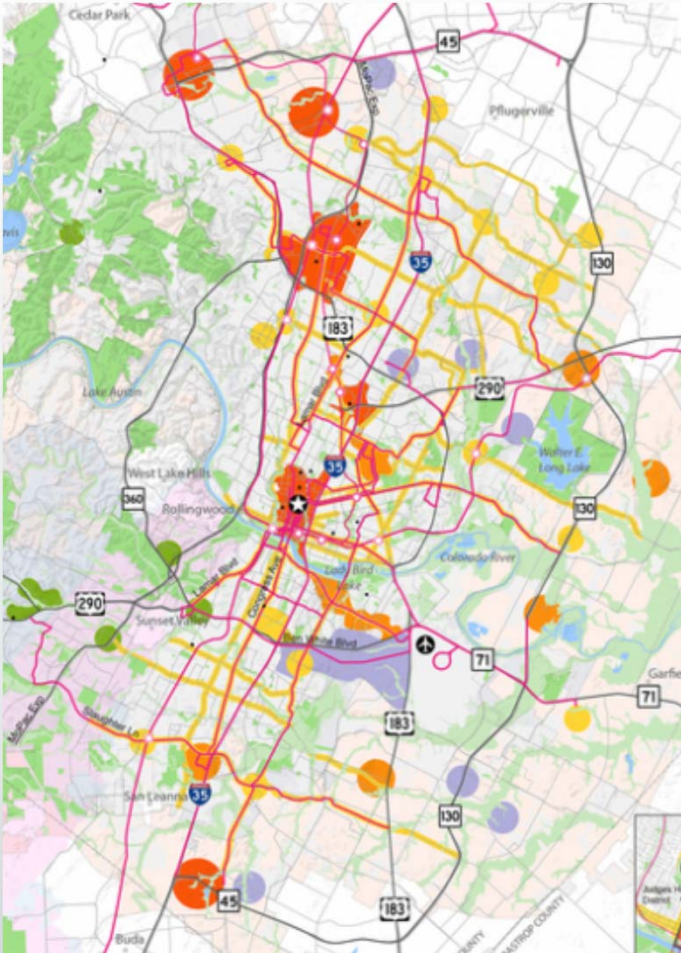
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Imagine Austin (adopted 15 June 2012)



IMAGINEAUSTON

Vibrant. Livable. Connected.

Growth Concept Map

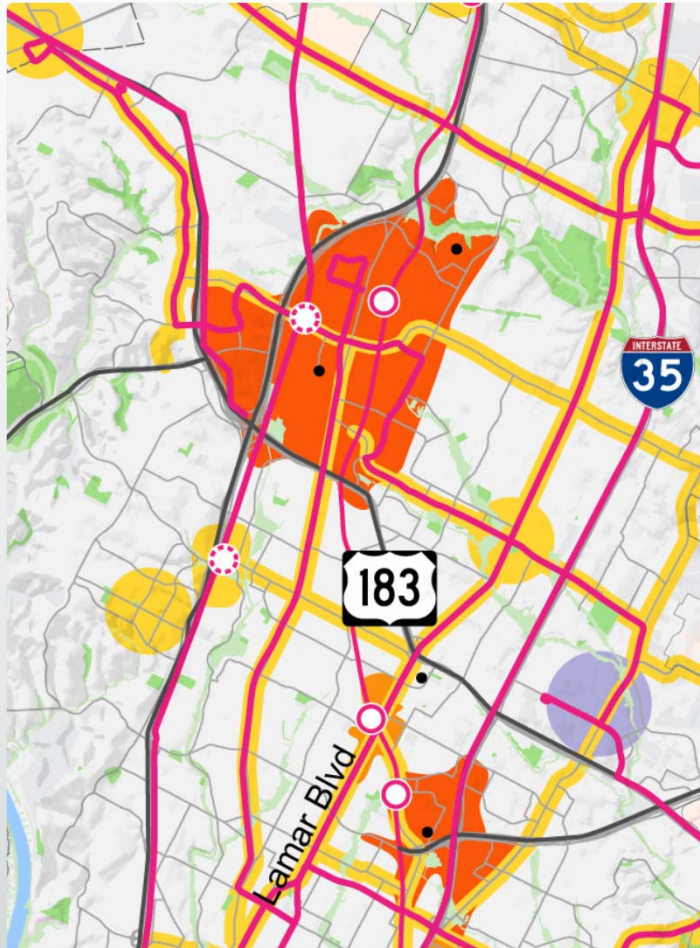
Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

Transportation

- High Capacity Transit Stop
- Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Imagine Austin (adopted 15 June 2012)



Activity Centers:

Regional Center:

- Most urban places in region
- Greatest density/tallest buildings
- 25,000-45,000 people
- 5,000-25,000 jobs

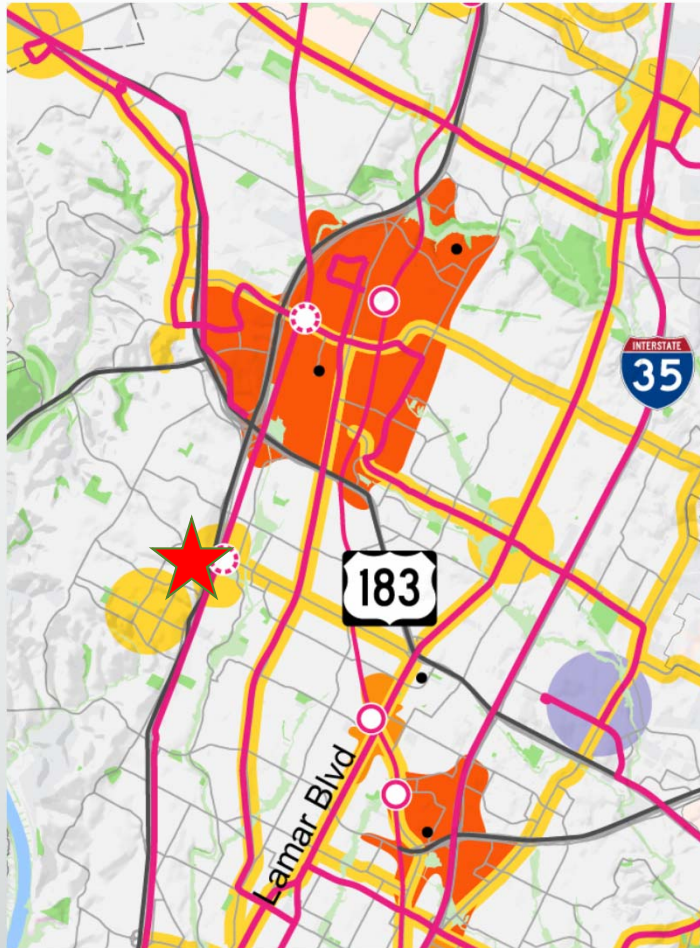
Town Center:

- Less intense than regional center
- Low to mid-rise buildings
- 10,000-30,000 people
- 5,000-20,000 jobs

Neighborhood Center:

- Smallest and least intense center
- Walkable, bikeable and transitable
- 5,000-10,000 people
- 2,500-7,000 jobs

Imagine Austin (adopted 15 June 2012)



Activity Centers:



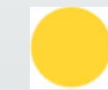
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Town Center:

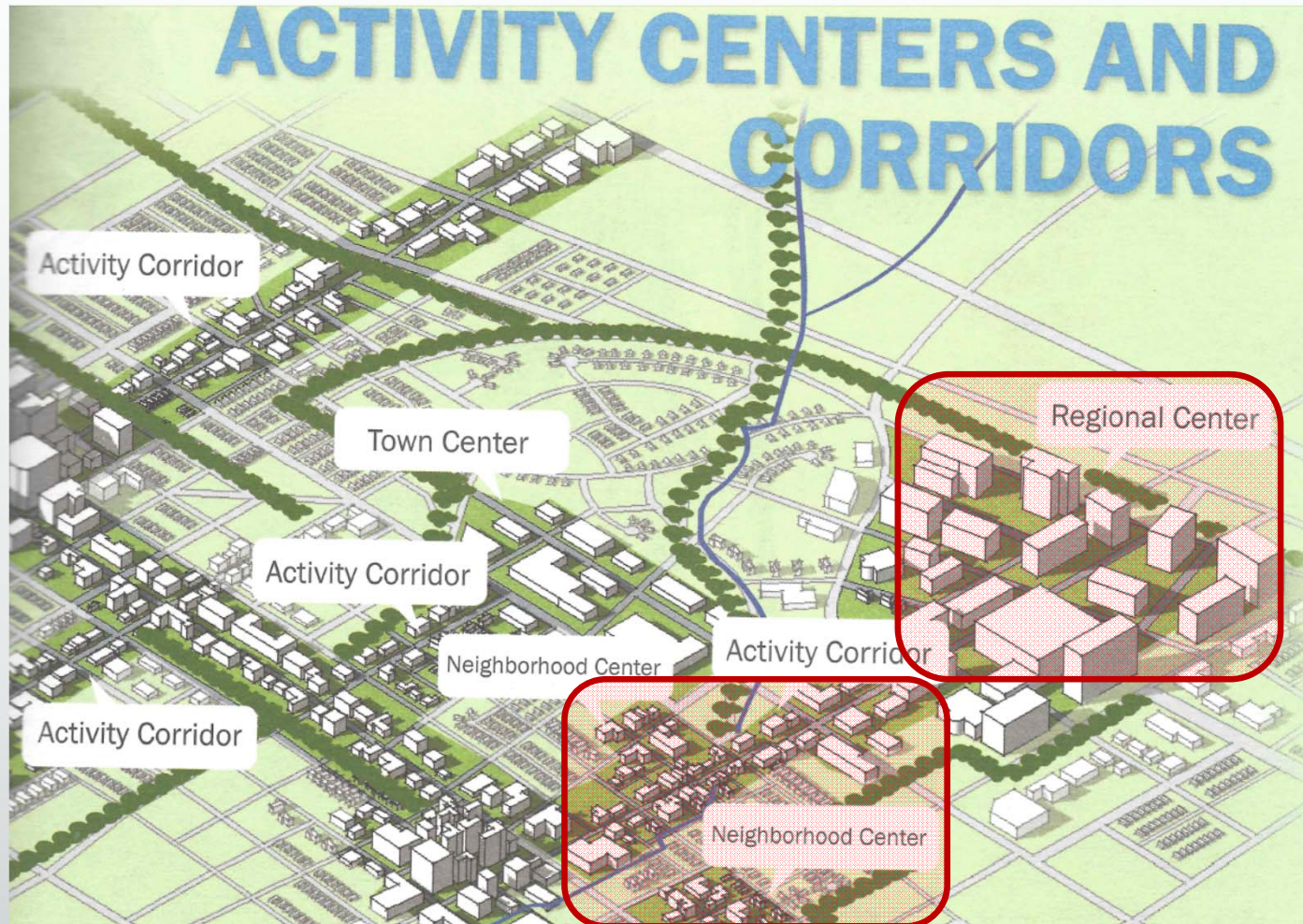
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Neighborhood Center:

- Smallest and least intense center
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- 5,000-10,000 people
- 2,500-7,000 jobs

Imagine Austin (adopted 15 June 2012)



Austin PUD Ordinance (Chapter 25-2, Subchapter B, Article 2, Division 5)

2.3. Tier One Requirements.

2.3.1. Minimum Requirements. All PUDs must

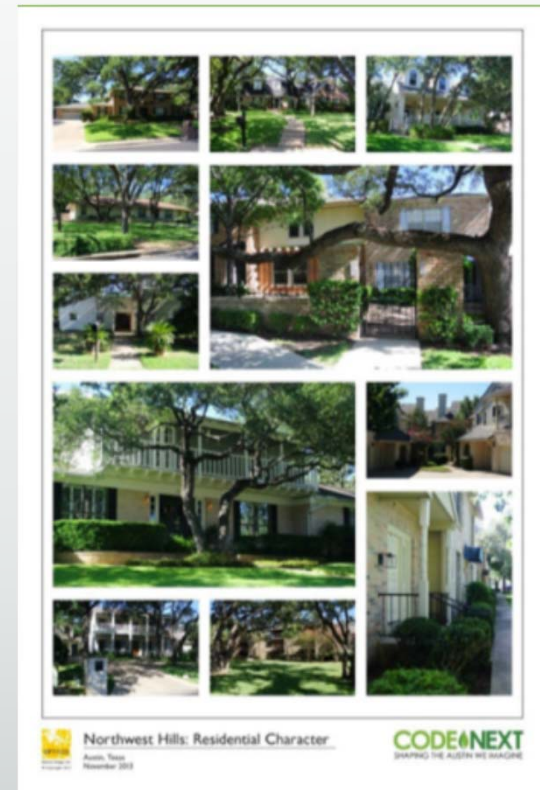
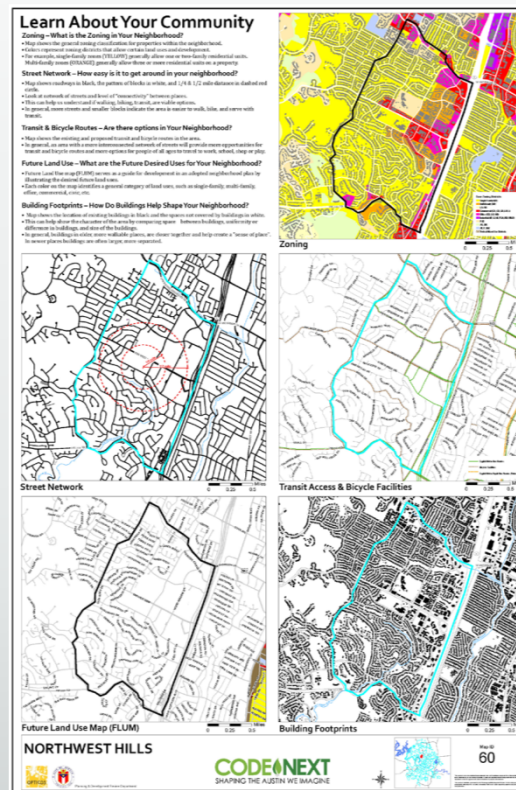
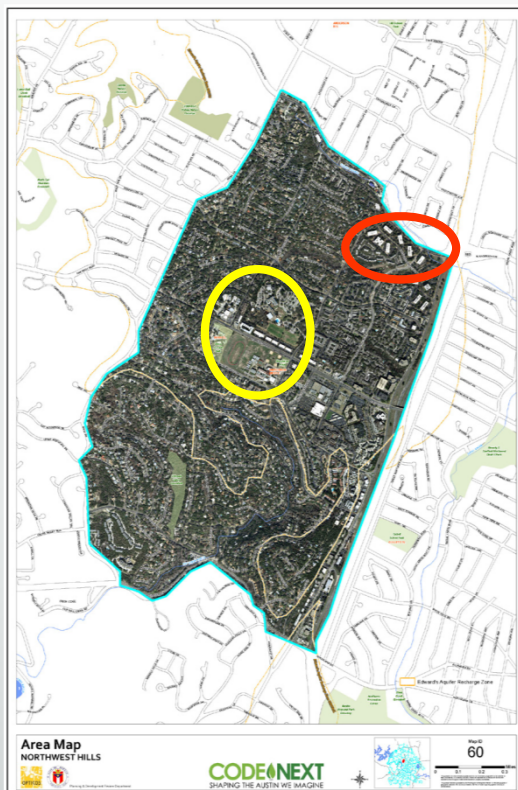
E be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses;

consistent

compatible

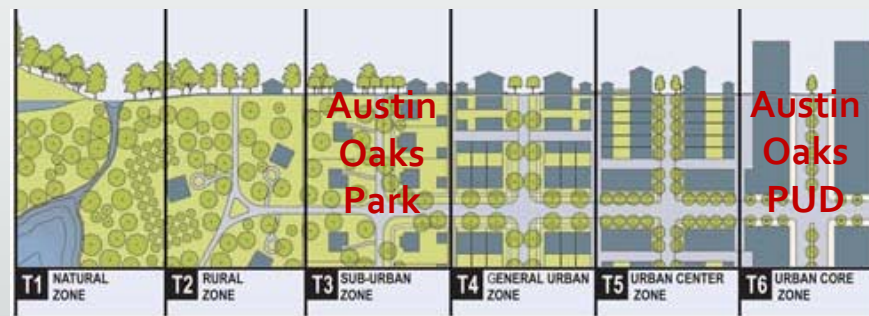
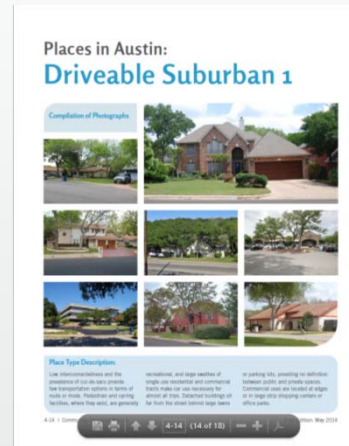
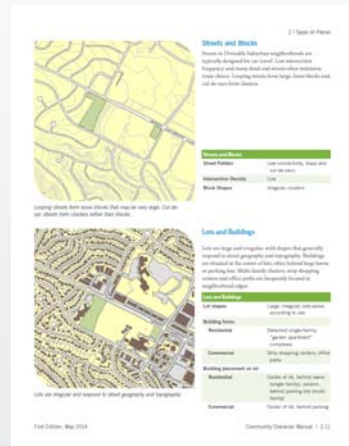
CODENEXT Community Character: Northwest Hills

"The Community Character Manual (CCM) focuses on cataloging and naming the physical elements that make Austin the great place it is. The goal of the CCM is to document the patterns, form and character of each neighborhood to provide a foundation for good planning and policy decisions within the City of Austin."



CODENEXT Type of Places: Drivable Suburban

"Place Types are categories that attempt to capture the unique characteristics that contribute to making a 'place' — a location that is distinct from the areas around it."



Drivable Suburban: Auto-centric, low-rise, low-density neighborhoods (Northwest Hills, Gracy Woods, Barton Hills, Dittmar-Slaughter)

Development Assessment: Additional Staff Review Comments (24 Jun 2014)

CD-2014-0010

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Item # 138

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@austinenrgy.com or 512-482-5406.

"this proposed mixed-use development promotes the Imagine Austin Comprehensive Plan."

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.

Departmental Reviews: Processes and Notes Status (16 Jul - 26 Aug 2014)

PROCESSES AND NOTES							
Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Initial Distribution	Closed		Jul 16, 2014	Jul 16, 2014	Jul 16, 2014	Intake Group	1
Posting Sign at Site	Open		Jul 17, 2014			Zoning Inspector	0
Early Notification	Closed		Jul 16, 2014	Jul 28, 2014	Jul 28, 2014	Debra Sustaita (512-974-2193)	1
Staff Report	Open					Lee Heckman (512-974-7604)	0
Case Manager Log	Open					Lee Heckman (512-974-7604)	0
Zoning Application Review	Open		Jul 16, 2014			Lee Heckman (512-974-7604)	0
NPZ Austin Water Utility Review	Approved		Jul 16, 2014	Jul 18, 2014	Jul 18, 2014	Bradley Barron (512-972-0078)	1
NPZ Drainage Engineering Review	Approved		Jul 16, 2014	Jul 21, 2014	Jul 21, 2014	Benny Ho (512-974-3402)	1
NPZ Environmental Review	Rejected		Jul 16, 2014	Jul 28, 2014	Jul 28, 2014	Atha Phillips (512-974-6303)	1
NPZ Fire Review	Approved		Jul 16, 2014	Aug 19, 2014	Aug 19, 2014	Cora Urgena (512-974-0184)	1
NPZ Flood Plain Review	Approved		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	David Marquez (512-974-3389)	1
NPZ Legal Department Review	Open		Jul 16, 2014				0
NPZ Mapping Review	Approved		Jul 16, 2014	Jul 17, 2014	Jul 18, 2014	Bruce Bacia (512-974-6449)	1
NPZ Site Plan Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Rosemary Avila (512-974-2784)	1
NPZ Transportation Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Bryan Golden (512-974-3124)	1
NPZ Water Quality Review	Approved		Jul 16, 2014	Jul 21, 2014	Jul 21, 2014	Benny Ho (512-974-3402)	1

NPZ Comprehensive Planning Review **APPROVED** Kathleen Fox (512-974-7877)

Heritage Tree Review	Rejected		Jul 16, 2014	Aug 7, 2014	Aug 7, 2014	Kelth Mars (512-974-2755)	1
Electric Review	Closed		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	David Lambert (512-322-6109)	1
Submittal Intake	Closed		Jul 16, 2014	Jul 16, 2014	Jul 16, 2014	Intake Group	2
Hydro Geologist Review	Closed		Jul 16, 2014	Aug 6, 2014	Aug 6, 2014	Sylvia Pope (512-974-3429)	1
Wetlands Biologist Review	Closed		Jul 16, 2014	Aug 26, 2014	Aug 26, 2014	Andrew Clamann (512-974-2694)	1

City Council Comments (26 June 2014):

- **Council Member A**

- Curb cuts on MOPAC?
- Traffic impact analysis?
- Impact on Jewish Center?
- Wants them to get started!



- **Council Member C**

- Project discrepancies?
- Tract C question?
- Floodplain implications?
- No upzoning!



- **Council Member B**

- Bicycle access?
- Sidewalks?
- Pedestrian areas?
- Affordable housing?



- **Council Member D**

- Buildings too tall!
- Bad MOPAC precedent!
- "Remember Jollyville!"
- No upzoning!



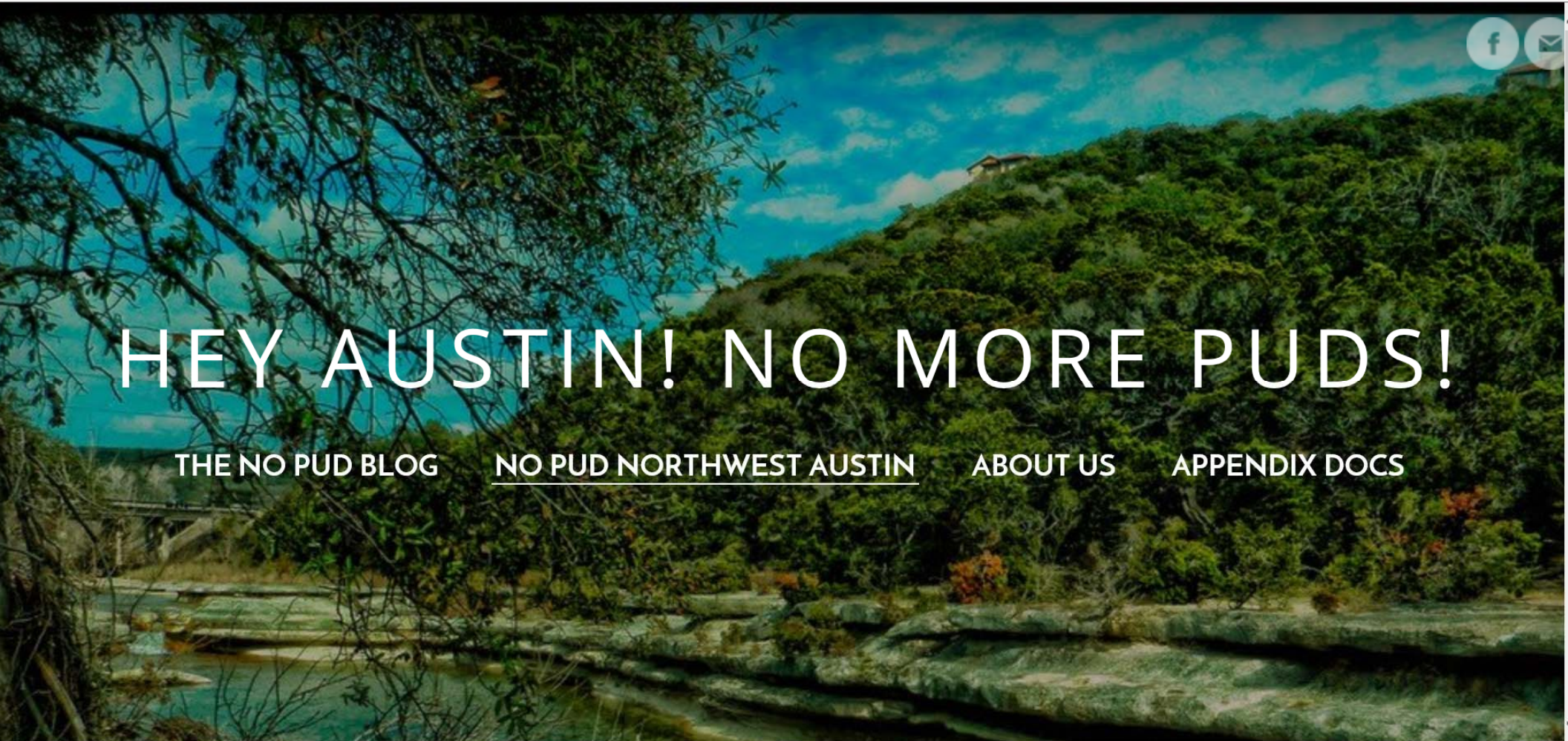
Conclusions:

Reasons to Disapprove:

- Violates “Imagine Austin” comprehensive plan
 - Does not meet “neighborhood center” criteria
 - Does not “preserve neighborhood character”
- Does not meet PUD Tier One requirements
- Quadruples site density, intensity and height
- Adds 20,000 trips to already “failing” intersections
- Allows tallest buildings between UT and Waco
- Current zoning already permits mixed-use

Reasons to Approve:

- Increases property values for applicant



HEY AUSTIN! NO MORE PUDS!

[THE NO PUD BLOG](#)

[NO PUD NORTHWEST AUSTIN](#)

[ABOUT US](#)

[APPENDIX DOCS](#)

It's  TIME to
PROTECT our NEIGHBORHOOD

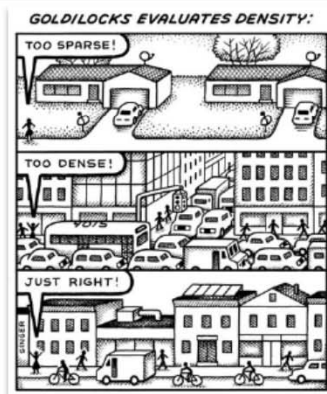
WHAT YOU CAN DO

Contact the following and let them know your opinion ASAP.

1. CONTACT Your NEIGHBORHOOD group/assn

2. The Zoning case manager
Lee.Heckman@austintexas.gov

3. And to the City Council:
<http://austintexas.gov/mail/all-council-members>



This flyer brought to you by like-minded individuals and concerned citizens. Join us by volunteering to help. Or just keep up to date on the 'PUD issues' in Austin at our website: www.nopud.weebly.com Or follow us on Facebook at our cause page:

No Pud, Not Now, Not Ever

or send us an email at: nopudAusTX@gmail.com



WHY YOU DON'T WANT PUDS in AUSTIN

MORE GRIDLOCK:

- Developer says an additional 21,000 trips per day will (read: cars) be added to our streets in and around Spicewood Springs at MOPAC. (This is directly from the proposal to the city.)
- Traffic Impact Analysis (TIA) states that the development creates FAILURES at the intersections of MOPAC & Anderson, MOPAC & Steck and MOPAC & Far West. (This is not really "news" to anyone who drives this route today.)
- What this means, if the City of Austin staff recommend this PUD and Council approves the re-zoning, is that the intersections & bridges will have to be widened on MOPAC! (Guess who's going to pay for this...?? hint: Its not the Developer.)

EVEN MORE TRAFFIC ALREADY PLANNED on FAR WEST:

- You may not be aware that new (denser) zoning has been granted on Far West from Mopac to Chimney Corners as a designated Neighborhood Center in ImagineAustin with Vertical Mixed Use (VMU) zoning to accommodate 5-10,000 additional people daily.
- The Developer's TIA leaves out the new zoning's forecasted background traffic for Far West Blvd and Spicewood Springs.
- (Imagine thousands more cars on the roads because that's where we are headed if we don't ALL speak up.)

PRECEDENT for a DOMINO EFFECT

- Imagine more of these "PUD Developments" all along MOPAC intersections...and the cars that go with them all stacking up.
- This development sets a PRECEDENT that WE DONT WANT! INCREASING DANGER for PEDESTRIANS
- If you live on a cut-through street off Spicewood Springs or Far West or Steck, you are in all probability going to have A LOT MORE TRAFFIC out in front of your house. Its that simple. Steck is particularly vulnerable as its one lane in either direction!!

FUTURE & FANTASY

- The Developer references a light rail station that is proposed for Anderson Lane (across MOPAC) as a means of transportation for the residents of their new development. The nearest Metro Rapid station is 2 miles away on Burnet!
- Austin has no light rail, YET. Voters have to first approve this and then its years away. This PUD rezoning decision TODAY need not be based on the probability of light rail TOMORROW. Its a disaster in the meantime.

INCREASED HEAT SIGNATURE & UTILITY COSTS

- Loss of many heritage oaks and protected trees on the property will increase our heat signature creating an urban heat island. Developer says will plant new. Hard rock subsurface makes this impossible. Drive by yourself to see.



GET THE FACTS

The AUSTIN OAKS PUD

- ➔ WHAT IT IS.
- ➔ WHY YOU CARE.
- ➔ WHY YOU DON'T WANT PUDS IN AUSTIN, TX, and
- ➔ WHAT YOU CAN DO ABOUT IT.

WELCOME to an OUT-OF-TOWN DEVELOPER'S VIEW of AUSTIN and YOUR FUTURE!

The AustinOaks PUD development (the first of many according to the developer) and others like it will...

- LOOM over the homes and be visible from 620,
- overwhelm our roads (more than they are already)
- require bridge widening, more stop lights, removal of bike lanes to handle traffic load, etc etc
- (all at taxpayer expense; because developers don't pay for this stuff)
- further CRAM more kids into our already crowded schools (DOSS has 942 kids in a schools built for 520)
- cut down 45% of protected trees on the property increasing our heat signature in the area, and more...

This isn't a NIMBY campaign. We advocate for sensible re-development in Austin, using conventional zoning. We want uniquely Austin re-development to keep Austin the gem that it is! If we don't speak up, WHO WILL? We need YOUR HELP. **Read on, please!**



"To some degree this will be a test of Imagine Austin – did we mean it?"

Steve Drenner, Zoning Attorney, Austin American Statesman, 2 Sep 2014