

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2025-0003

REQUEST:

Presentation of a Development Assessment Report for Townlake YMCA Planned Unit Development (PUD), located at 1100 West Cesar Chavez Street, 206 1/2 and 220 1/2 North Lamar Boulevard - within the Lady Bird Lake Watershed - Urban Watershed in District Area 9.

DEPARTMENT COMMENTS:

The applicant has submitted a development assessment for a 4.8 acre mixed use project generally located at 1100 West Cesar Chavez Street; 206 1/2 and 220 1/2 North Lamar Boulevard (*see Case Map – Exhibit A*). The PUD will consist of a mixed-use development of up to 750 condominium homes, a minimum of 90 affordable housing units, 110, 000 square feet of civic and office uses and approximately 35, 000 square feet of pedestrian oriented uses on the ground floor of the project. Approximately 10, 000 square feet of ground floor pedestrian oriented space will be for a restaurant use. The parking for the development will be achieved through parking structures (*see Development Assessment Application Letter – Exhibit B*). The applicant is proposing the LI, Limited Industrial Services District, as the baseline zoning district for the PUD.

The property in question is zoned Limited Industrial Services – Conditional Overlay – Neighborhood Plan (LI-CO-NP). It is designated as “Civic” on the Land Use Map in the Old West Austin Neighborhood Plan that was adopted on June 29, 2000. The property is located within the Lady Bird Lake Watershed, which is classified as an Urban Watershed, and is part of the Lamar Waterfront District.

The applicant has stated in the submittal materials that the project will meet all of the applicable Tier One PUD development standards, two Tier One Additional Requirements and offer elements of superiority in eleven Tier 2 categories (*Open Space/Parkland; Environmental/Drainage; Austin Greener Builder Program; Art; Community Amenities; Transportation; Building Design; Parking Structure Frontage; Affordable Housing; Accessibility; Local Small Business*). Therefore, they have stated that the proposed PUD will result in a superior development to that which could be developed under conventional zoning standards (*see Basis of Superiority Table – Exhibit C*).

In the PUD Development Assessment submittal letter, the applicant states that they are seeking LI, Limited Industrial Services District zoning and site development regulations for the PUD. The staff will provide a review of the proposed site development standards, including the applicant’s request for an increase in height up to 425 feet and a Floor to Area request of 7.5 to 1 which of course, the existing zoning does not allow when the zoning/formal PUD request is submitted. In addition to the allowed uses within the LI zoning district, the applicant has requested multifamily residential to be permitted within the PUD. The applicant is also willing to prohibit several uses that are not compatible with the proposed residential use in the PUD (*see Land Use Plan – Exhibit D*).

The envisioned PUD proposal will seek sixteen modifications from the Land Development Code requirements (*see Proposed Code Modifications to Development Regulations Table - Exhibit E*).

The staff's comments on the applicant's Development Assessment submittal for this proposed PUD project are compiled in the Master Report for case CD-2025-0003 (*see Staff Comment Report – Exhibit F*).

OWNER/APPLICANT: Greater Austin YMCA

AGENT: Drenner Group, PC (David Anderson)

ENVIRONMENTAL COMMISSION BRIEFING DATE: October 15, 2025

CITY COUNCIL BRIEFING DATE: November 18, 2025

ASSIGNED STAFF: Cynthia Hadri

Email: cynthia.hadri@austintexas.gov
Phone: 512-974-7620

LIST OF ATTACHMENTS

Exhibit A: Case Map

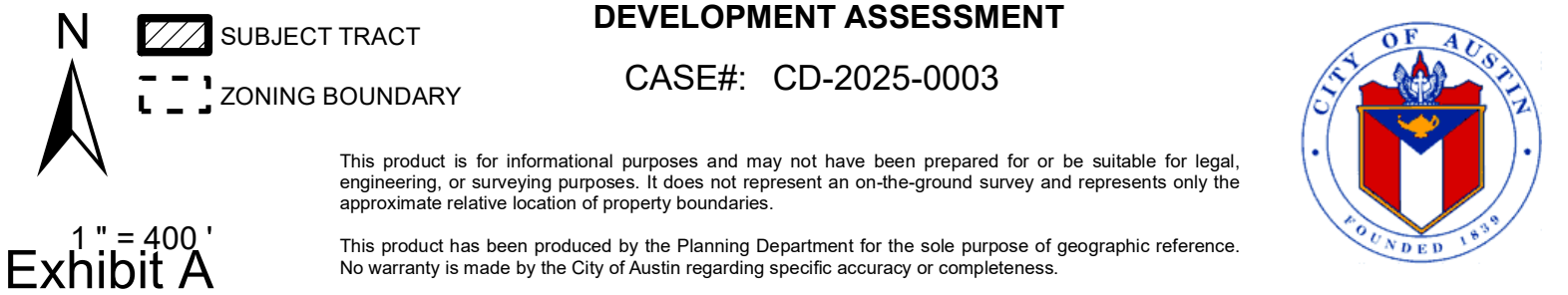
Exhibit B: Development Assessment Application Letter

Exhibit C: Basis of Superiority Table

Exhibit D: Land Use Plan

Exhibit E: Proposed Code Modifications to Development Regulations Table

Exhibit F: Staff Comment Report



July 8, 2025

Ms. Lauren Middleton-Pratt
Planning and Zoning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Hand Delivery

Re: TownLake YMCA PUD – Development Assessment for the 4.8-acre piece of property located at 1100 West Cesar Chavez St., Austin, Travis County, Texas (the “Property”)

Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed Development Assessment application package. The project is titled YMCA PUD and is located near the northwest corner of North Lamar Blvd. and Cesar Chavez Street. Following review of the Development Assessment, the owners intend to request the rezoning of the Property from LI-CO-NP, Limited Industrial Services – Conditional Overlay – Neighborhood Plan zoning to PUD-NP, Planned Unit Development District – Neighborhood Plan zoning. The Property is currently developed as the 74,000 square foot TownLake YMCA, which first opened in September 1970 and currently welcomes 400,000 visits each year. The TownLake YMCA is home to a wide array of programs meeting the needs of the surrounding communities, including health & fitness programs, swimming & swim lessons, and youth & adult sports. The TownLake YMCA is at the end of its useful life and can no longer provide cost-effective services to the Austin community.

The proposed project (the “Project”) will include a new 110,000 square foot TownLake YMCA, inclusive of a 13,000 square foot Tomorrow Academy preschool/daycare facility. The new 110,000 SF TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations.

Additionally, the Project will include approximately 111,000 square feet of on-site affordable rental housing comprised of a minimum of 90 units serving households with average incomes in the 55% Median Family Income (MFI) range, the majority of which will be 2- and 3-bedroom units focused on providing families with the opportunity to live close to their downtown employers.

The market rate housing portion of the Project will include approximately 1,000,000 square feet of habitable market-rate housing comprised of up to 750 condominium homes in three residential towers.

There will be approximately 35,000 square feet of pedestrian-oriented uses on the ground floor of the Project between the new TownLake YMCA, the affordable housing portion of the project, and the market rate housing portion of the project.

A Traffic Impact Analysis (TIA) will be required as indicated in the attached TIA Determination Form executed by Manar Hasan dated June 2, 2025. The TIA will be submitted for review prior to, or concurrent with, submittal of the formal PUD application.

The Property is located within the Lamar Subdistrict of the Waterfront Overlay and will substantially comply with the Waterfront Overlay regulations; the modifications proposed are minor in nature and will not impact the superior project developed in close proximity to Lady Bird Lake. The Property is also located within the Old West Austin Neighborhood Planning Area and although the Neighborhood Plan does not include a Future Land Use Map, the *Old West Austin Existing Land Use: Neighborhood Plan Proposed Land Use and Zoning Changes* figure (page 26) designates the Property as “*Change from Light Industrial (LI) to Mixed Use: Mix of residential with commercial and/or office would apply to lots currently zoned LI.*” As such, no change to a Future Land Use Map is required.

The PUD proposes Limited Industrial Services (LI) zoning subdistrict as the base district for the PUD. As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I and Tier II requirements as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning. Code modifications are requested with the PUD as outlined in the attached Code Modification Table.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "David J. Anderson", with a long horizontal flourish extending to the right.

David J. Anderson
Director of Land Use & Entitlements
Drenner Group

cc: Joi Harden, City of Austin Zoning Officer
File

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

Tier I Requirement	Compliance	Superiority	PUD Notes
2.3.1.A. Meet the objectives of the City Code.	Yes.	The City of Austin goals and objectives for the property can most readily be understood by reviewing past plans encompassing the property including: • <i>Town Lake Corridor Study (1985)</i> • <i>Town Lake Park Comprehensive Plan (1987)</i> • <i>Old West Austin Neighborhood Plan (2000)</i> • <i>Volma Overton Sr. Beach Vision Plan (2017)</i> The 1985 Town Lake Corridor Study “encourages development that is diverse, intimate, full of surprises and creates the maximum opportunity to walk and linger” and “encourages and provides incentives for a variety of housing opportunities in the Corridor, accessible to all income groups.” This can be done by providing “incentives to increased residential uses in the Corridor such as additional floor area allowance...” The Study has goals to protect and improve the water quality of Town Lake to “achieve the highest possible standards, creating superior planning, design, and mixing of land uses that are waterfront dependent or waterfront related” that “require people-oriented activities on the ground and second levels of buildings.” The Study also states that the property “...is zoned LI (Light Industrial). Uses which are more compatible with Town Lake and the parkland should be considered.” The 1987 Town Lake Park Comprehensive Plan identifies the TownLake YMCA facility on the property is a “significant institutional facility ... a recreationally oriented institution that is particularly compatible with adjacent parklands.” This Plan posits the idea that “arts/cultural/museum facilities should be centralized in district along both side of Town Lake...” and that “new development should be scaled for human use and create a positive synergy between it and adjacent parklands” and that “Housing, especially for moderate to low-income families, should be considered for future development.” The Old West Austin Neighborhood Plan (2000) lists 13 Neighborhood Plan goals, many of which can be applied to the property, including encouraging mixed use, protecting the character of the neighborhood, maintaining the social and economic diversity of residents, providing for the safe movement for all modes of transportation, improving existing parks and increasing recreational amenities in the neighborhood, and preserving and improving green space. The Plan also calls for “restoring the old Union Pacific underpass or building a new underpass...”and states “the neighborhood will encourage developers to include residences of an appropriate size for families with children.” The Old West Austin Neighborhood Plan Proposed Land Use and Zoning Changes map lists the property as “Change from Light Industrial (LI) to mixed use.” The 2017 <i>Volma Overton Sr. Beach Vision Plan</i> has identified the property as an Activity Node in the Plan and calls for concentrating significant programming and design proposals into these strategic hubs of activity. As it relates to the property, the Preferred Alternative in the <i>Volma Overton Sr. Beach Vision Plan</i> includes ball field improvements, roadway reconfigurations to improve connectivity within the park, improvements to water quality via the addition of a water quality pond near B.R. Reynolds Dr., and the addition of surface parking west of the existing APA! Facility and immediately south of the TownLake YMCA to facilitate increased access to the parkland. Today, the property is located within the City of Austin Desired Development Zone as well as within the Urban Core and is immediately west of the Lower Shoal Creek District of the Downtown Austin Plan. The Project abuts North Lamar Blvd., a City of Austin Core Transit Corridor, an Imagine Austin Corridor, and an Austin Strategic Mobility Plan (ASMP) Level 3 Vehicle, Transit, and Bicycle Priority roadway. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Similarly, the site abuts B.R. Reynolds Dr., an ASMP Level 2 Vehicle,	

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		Transit, and Bicycle Priority roadway. The Project abuts the <i>Volma Overton Sr. Beach</i> segment of the Town Lake Metropolitan Park on the west and southern portion of the site. The Cap Metro MetroRapid 803 line runs along B.R. Reynolds Dr. less than 50 feet from Project. Cesar Chavez Street runs to the south of the Project along Lady Bird Lake. The Lance Armstrong Bikeway runs parallel to Cesar Chavez and is a major east-west connector in the Austin bicycle network. The Project lies within the Lamar Beach section of the Waterfront Overlay but outside of any setback areas. The property currently encompasses the 74,000 square foot (SF) TownLake YMCA which first opened in September 1970. As a regional mega center of the Greater Austin Y, TownLake YMCA welcomes 400,000 visits each year and is home to a wide array of programs meeting the needs of the surrounding communities, including health & fitness programs, swimming & swim lessons, and youth & adult sports. The TownLake YMCA is at the end of its useful life and can no longer provide cost-effective services to the Austin community.	
2.3.1.B. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	The Project will consist of repurposing a 4.8-acre urban infill site with a community-focused health and wellness mixed use project by demolishing the existing YMCA on the site and constructing a dense and highly activated live-work-play environment. Anchored by a brand new 110,000 SF TownLake YMCA facility that will directly abut the <i>Volma Overton Sr. Beach</i> segment of the <i>Town Lake Metropolitan Park</i>, and lying less than 500 feet from downtown, the mixed-use nature of the Project is consistent with the vision for the site as indicated in the Old West Austin Neighborhood Plan and the development that was envisioned as part of the Imagine Austin Comprehensive Plan along Imagine Austin Corridors, activating this space and welcoming all users to this part of Austin’s “Living Room.” The <i>Volma Overton Sr. Beach</i> segment of the <i>Town Lake Metropolitan Park</i> directly south and west of the property currently hosts West Austin Youth Association (WAYA) activities (one baseball field, one softball field, three little league baseball/softball fields, one football field, and one soccer/lacrosse field – and the ancillary support structures related to either maintenance or shading for spectators), the Austin Pets Alive! Town Lake Animal Center, and other parks users. As part of its PUD superiority, the Project intends to work with the City to improve access to this parkland for pedestrians, cyclists, and vehicles from all parts of the City, and access through this parkland to the Ann and Roy Butler Hike and Bike Trail at Lady Bird Lake and parkland beyond. It is also intended to provide better experiences for WAYA users and APA! patrons. In addition to the well-known physical health and wellness programming offered by the YMCA, the new TownLake YMCA will also include a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there is no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids’ Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Childcare has been a clear policy goal and objective for the City of Austin as evidenced by City Council activities in 2023 that made Austin the first Texas city to ensure a 100 percent property tax abatement for eligible childcare providers and expanded zoning allowances for local childcare facilities. Finally, it is important to note that in 2024 the Downtown Austin Alliance identified a full-day preschool as a Critical Need for downtown hospitality employees. The new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations.	U.1, U.2, U.3 AF.1, AF.2, AF.3

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		Additionally, the Project includes a minimum of 90 units as on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% Median Family Income (MFI) range, with the overall average affordability level under 55%. The majority of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. There is no housing on the property today. On-site affordable housing in District 9 is a goal of the City of Austin Strategic Housing Blueprint, with District 9 only achieving 30% of the desired number of affordable units as of 2023 – the 4th lowest total among all Districts. This Project is unique in the fact that it has paid for every affordable housing resident to have guaranteed membership at the TownLake YMCA (subject to TownLake YMCA rules and regulations). The Project will provide up to 750 market rate units in three residential towers and, similar to the affordable housing portion of the Project, every market rate resident will have guaranteed membership at the TownLake YMCA (also subject to TownLake YMCA rules and regulations). Finally, the Project will provide up to 35,000 SF of ground floor pedestrian oriented space as defined in the City of Austin Land Development Code (LDC) §25-2-691. Simply stated, this Project provides a unique opportunity to positively impact the health and wellness of generations of future Austinites.	
2.3.1.C. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% 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.	Yes.	In accordance with 2.3.1.C.2, for urban properties where the Project characteristics make open space infeasible if other community benefits are provided, providing 10-20% open space is infeasible for this Project given its urban location. This urban mixed-use Project directly abuts the <i>Volma Overton Sr. Beach</i> segment of Town Lake Metropolitan Park on the west and southern boundaries of the site. Given the Project’s adjacency to abutting parkland, the Butler Hike and Bike Trail on Lady Bird Lake, and Lady Bird Lake itself, there is unsurpassed access to publicly accessible open space. The Project will comply with current City of Austin requirements for parkland dedication and will provide structured parking for 100% of Project residents (a minimum number of on-street spaces may be allowed as approved by the Director), Project employees, and TownLake YMCA patrons and staff. In addition to the PARD contribution, to meet the intent, the Project is providing an enhanced pedestrian experience through Town Lake Metropolitan Park to the Lance Armstrong Bikeway, the Ann and Roy Butler Hike and Bike Trail, and Lady Bird Lake. This enhanced area will improve existing sidewalks in public Right of Way to the east of the Project along North Lamar Boulevard and in the park south of the Project along B.R. Reynolds Drive to meet ADA standards and provide shade trees along those pedestrian walkways.	TR.1.A PI.3.A
2.3.1.D. Provide a two-star Austin Energy Green Building Rating.	Yes.	The Project will exceed the requirements of the City of Austin’s Green Building Program, with a minimum 3-star rating. The Project is currently evaluating the ability to commit to a 4-star rating.	EV.5.A

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

2.3.1.E. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area, and landmark regulations and compatible with adjacent property and land uses.	Yes	The Project is located within the Old West Austin Neighborhood Planning Area and will provide accessibility and amenities to complement the existing community. Although the Old West Austin Neighborhood Plan (OWANP) does not include a Future Land Use Map, the Project is consistent with the Neighborhood Plan, which states for the property that <i>“Change from Light Industrial (LI) to Mixed Use: Mix of residential with commercial and/or office would apply to lots currently zoned LI.”</i> As such, no change to a Future Land Use Map is required. The Project will be consistent with the surrounding land use by providing housing and indoor/outdoor recreational amenities that complement those activities currently taking place on the existing site and adjacent parkland. The new TownLake YMCA will also provide dedicated space for childcare, mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Additionally, up to 35,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) will be included in the Project. The OWANP states that <i>“the neighborhood will encourage developers to include residences of an appropriate size for families with children.”</i> The Project includes a minimum of 90 units as on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. The majority of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. All affordable housing units will have guaranteed memberships to the TownLake YMCA (subject to TownLake YMCA rules and regulations). The OWANP also calls for <i>“restoring the old Union Pacific underpass or building a new underpass...”</i> and the Project is working with Union Pacific Railroad on a new, dedicated pedestrian crossing north of the Project to 3rd Street.	U.2, U.3 AF.1, AF.2, AF.3 PI.2.A
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 natural and traditional character of the land.	Yes.	The PUD will provide for a development that exceeds what would be required under current code. The PUD will achieve a 3-star green builder rating at a minimum as well as provide for water quality treatment from currently un-treated off-site flows. Development of the Project prohibits undesirable land uses currently permitted on the property, including Automotive Rentals, Automotive Repair Services, Automotive Sales, Bail Bond Services, Basic Industry, Funeral Services, Kennels, Scrap and Salvage Services, Service Station, Vehicle Storage, Custom Manufacturing, General Warehousing and Distribution, Light Manufacturing, Distribution Recycling Center, and Resource Extraction, among others. The existing impervious cover on the property is 56% with no on-site water quality controls. Development of the Project to <95% impervious cover will provide Code compliant water quality treatment for all stormwater generated from the Project. 115% of required site stormwater will be treated using on-site water quality methods as opposed to paying the fee-in-lieu of treatment. Project landscaping will integrate water quality treatment into landscape features via raingardens throughout the Project. Coincident with the ephemeral drainage channel are both a Critical Water Quality Zone and an Erosion Hazard Zone. The Project intends to extend the current stormwater pipe through the Project to outfall south of the property to remove the Critical Water Quality Zone and Erosion Hazard Zone in this area. Creek restoration and associated passive in-channel water quality treatment will occur from that point through the parkland to Cesar Chavez Street in concert with PARD and the Watershed Protection Department. The existing tree canopy on the property consists of four (4) trees that have been identified on the survey as dead (53”) and an additional five (5) trees that have been studied by a Certified Arborist and identified as dead, partially dead or in very poor condition (185”). There are four (4) Heritage Trees on the site (107”), two (2) of which have been identified as good candidates for transplant and 2 in only fair condition. There are 25 Protected Trees on or impacted by the site, eight (8) of which are in good condition (167”), and of those eight (8), four (4)	EV.1.D, EV.2.A, EV.2.B, EV.2.C, EV.3.A, EV.3.B, EV.3.C, EV.4.E, EV.4.F, EV.4.G, EV.4.H, EV.4.L, EV.4.M, EV.5.A, EV.6.A SDR.8, SDR.9 CM.3, CM.5, CM.6, CM.7, CM.8

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		are good candidates for transplant (80"). There are 14 Protected Trees in fair condition (364") and three (3) that are in dead or dying condition. There are 44 regulated trees on the site; four (4) of which are in good condition that are good candidates for transplant (54"). After consultation with a Certified Arborist and in coordination with PARD and TPW, the Project intends to transplant all ten (10) good transplant candidate trees (185") in the adjacent parkland, in public Right-of-Way, and along pedestrian walkways. All other trees will be removed and mitigated per Code. Replacement trees will be Appendix F trees and will exceed the minimum tree replacement diameter by having a minimum diameter of 3" for new trees planted on the property and 4" for new trees planted in adjacent parkland. The Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16" of planting soil for each tree. 5-year tree care plans will be developed and implemented for all transplanted trees. The tree canopy on the Property resulting from transplants and planting new trees after 5 years will be 33% compared to the existing tree canopy for healthy trees of 19%, almost doubling the urban tree canopy at this location and reducing the heat island effect. Further, 185" of transplanted and 352" of new trees will be planted in the adjacent parkland, improving the pedestrian and cyclist experience, reducing the heat island effect, providing added shade for park users, and restoring the natural and traditional character of the land. Air quality will be improved by providing a mix of uses on site and thereby reducing vehicle trips from suburban areas into the Central Business District. The Project will capture, treat, and reuse rooftop rainfall on the site for landscape irrigation, cooling tower use, and toilet flushing and will incorporate an on-site graywater collection and treatment system to capture graywater generated from the PUD. Concept designs show that alternative water supplies from captured and treated gray water, air conditioning condensate, and rainwater will provide 100% of the on-site water demands from cooling tower make-up water, toilet flushing, and on-site irrigation. The Project will meet City of Austin Exterior Lighting requirements with the criteria outlined in one of the following ratings allowed in 5.2.10 - SUBCHAPTER E, SECTION 2.5, EXTERIOR LIGHTING RULES FOR ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) for all buildings and site lighting: • Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version). • U.S. Green Building Council Leadership in Energy and Environmental Design - Sustainable Site credit Lighting Pollution Reduction as outlined in LEED v4 NC BD+C (or latest applicable version).	
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.	Yes.	The Project will not necessitate the additional City of Austin infrastructure costs associated with suburban development and will provide density to support proposed urban infrastructure improvements proposed by the City. The Project will provide a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there are no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids' Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Childcare has been a clear policy goal and objective for the City of Austin as evidenced by City Council activities in 2023 that made Austin the first Texas city to ensure a 100 percent property tax abatement for	U.1 OSP.2.A E.1.A, E.1.B, E.1.C BD.3.A, BD.4.A CM.14

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		eligible childcare providers and expanded zoning allowances for local childcare facilities. Finally, in 2024 the Downtown Austin Alliance identified a full-day preschool as a Critical Need for downtown hospitality employees. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, a minimum of 80,000 SF of fitness/recreation space across 3 levels, including more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Similar to the rooftop amenities at the Austin Public Library, up to 15,000 square feet of rooftop areas of the YMCA will be accessible to the public during designated hours alongside YMCA programming. The Project as currently envisioned will span the existing 72" Ullrich Water Transmission Main as it traverses the western portion of the property, but if so desired by the City, the Project could relocate and replace this line along the rear of the property, improving this important public facility with a new 72" water transmission main. This would avoid spanning the existing main with residential multifamily and parking structures (at a height of approximately 25 feet) and provide the City with a new section of transmission main, increasing the life span of the main and reducing the potential for deterioration due to aging. Accommodations to the width of the water easement in this area would be needed. The owners will work with City of Austin emergency services, fire, and police facilities to ensure that there is adequate service for the Project during the Development Assessment for this proposed PUD.	
2.3.1.H. Exceed the minimum landscaping requirements of the City Code.	Yes.	The PUD will exceed the minimum landscape requirements of the City Code and will utilize native and adaptive species as well as non-invasive plants per the City of Austin Grow Green program. All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the ECM. All required tree plantings shall use Central Texas native seed stock. 100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the <i>"Grow Green Native and Adapted Landscape Plants Guide"</i>. An integrated pest management plan (the "IPM") that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD. Tree transplants and new tree planting will exceed the minimum tree replacement diameter by having a minimum diameter of 3" for new trees planted on the Property and 4" for new trees planted in adjacent parkland. The Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16" of planting soil for each tree. 5-year tree care plans will be developed and implemented for all transplanted trees. The Project will exceed the Street Yard landscaping requirements with one (1) additional street yard tree and up to 50% more landscape buffering elements such as plants, berms, and decorative fences/walls than required. The Project will also meet the Austin Energy Green Building Rating System Restore Soil Health criteria STIP1 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings.	EV.4.A, EV.4.C, EV.4.D, EV.4.E, EV.4.F, 3V.4.G, EV.4.H, EV.4.I, EV.4.K, EV.4.L, EV.4.M
2.3.1.I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and	Yes.	The Property is located in close proximity to various transportation, mass transit, bicycle, and pedestrian infrastructure. The Project abuts North Lamar Blvd., a City of Austin Core Transit Corridor, an Imagine Austin Corridor, and an Austin Strategic Mobility Plan (ASMP) Level 3 Vehicle, Transit, and Bicycle Priority roadway. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Similarly,	TR.2.A, TR.2.B, TR.2.C, TR.2.D, TR.2.E, TR.3.C

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.		the site abuts B.R. Reynolds Dr., an ASMP Level 2 Vehicle, Transit, and Bicycle Priority roadway. The Project abuts the <i>Volma Overton Sr. Beach</i> segment of the Town Lake Metropolitan Park on the west and southern portion of the site. The Cap Metro MetroRapid 803 line runs along B.R. Reynolds Dr. and Lamar Boulevard less than 50 feet from Project. Cesar Chavez Street runs to the south of the Project along Lady Bird Lake. The Lance Armstrong Bikeway lies less than 1/10th of a mile to the south of the Project running parallel to Cesar Chavez and is a major east-west connector in the Austin bicycle network. The Ann and Roy Butler Hike and Bike Trail lies 450 feet to the south of the Project. Providing daytime density on this site will support future transit and provide daytime “feet on the street” for surrounding businesses. The Project will coordinate with the Transportation and Public Works Department to better understand the future vision for pedestrian and bicycle infrastructure improvements along North Lamar Boulevard and Cesar Chavez Street. The Project is also currently in conversations with Cap Metro regarding their long-range plans for this area and will work to identify and construct up to \$10,000 worth of improvements to the bus infrastructure in this area. The Project will also work with the Parks and Recreation Department, the West Austin Youth Association, Austin Pets Alive!, and other stakeholders to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by funding and constructing several components of the <i>Volma Overton Beach, Sr. Vision Plan</i>, adopted by the City Council in 2017. This superiority item includes: 1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards and providing shade trees along those pedestrian walkways. 2. Improving and expanding the existing east-west access road/parking area on parkland immediately south of the Project to meet Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, sidewalks, and bike lanes. On the southern edge of this proposed roadway, the TCM design standards would be exceeded by including grade-separated facilities for bicycles and pedestrians. 3. Providing a new north-south vehicular access road to the parkland from Cesar Chavez Street to meet Level 1 public roadway design standards and TCM roadway design standards, including sidewalks and bike lanes. 4. Providing Cesar Chavez Street Minor Improvements to facilitate the new north-south vehicular access road, including the potential for a signalized intersection on Cesar Chavez Street. 5. Providing vehicle parking in the South Parking Area. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase One, Item 10. 6. Constructing a roundabout on B.R. Reynolds Drive to facilitate safer vehicular and pedestrian movements for access and egress to the parkland, North Lamar Boulevard and the Project. 7. Constructing a water quality pond to treat currently untreated stormwater runoff from North Lamar Boulevard as well as the transportation improvements envisioned in the <i>Volma Overton Sr. Beach Vision Plan</i>. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase Two, Item 18.	EV.1.B
2.3.1.J. Prohibit gated roadways	Yes.	No gated roadways will be permitted within the PUD.	TR.1.B

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2.3.1.K. Protect, enhance, and preserve the areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	Yes.	The TownLake YMCA first opened in September 1970, but this entire facility is at the end of its useful life and can no longer provide cost-effective services to the Austin community. Redevelopment will allow the YMCA to stay at this location and continue serving the community as it has done for 55 years.	
2.3.1.L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The property does not exceed 10 acres of land but is characterized by special circumstances. The Project abuts the Union Pacific Railroad and associated Amtrak Station to the North, grade separated North Lamar Boulevard to the east, and parkland to the south and west. It is unique in its location because 1) it has the ability to provide community health and wellness facilities in very close proximity to the Central Business District; 2) it has the ability to improve access and connectivity to the parkland and ball fields to the south; and 3) it has the ability to improve access and connectivity to the Roy Butler Hike and Bike Trail at Lady Bird Lake. Redevelopment allows for improved connectivity to the north, south, and west, including better access to the <i>Volma Overton Sr. Beach</i> segment of Town Lake Metropolitan Park and the Ann and Roy Butler Hike and Bike Trail at Lady Bird Lake.	

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Tier I - Additional PUD Requirements for a mixed-use development	Compliance	Superiority	PUD Notes
2.3.2.A. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The Project will comply with the City of Austin Subchapter E, Commercial Design Standards.	PI.1.A CM.8
2.3.2.B. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes.	The Project will comply with the Core Transit Corridor sidewalk requirements along North Lamar Boulevard. Additional coordination will be required with Transportation and Public Works staff to determine the feasible dimensions for sidewalk infrastructure due to the Lamar Boulevard bridge section.	PI.3.A CM.10
2.3.2.C. Pay the tenant relocation fee established under 25-1-715 (Tenant Relocation Assistance – Developer Funded) if approval of the PUD would allow multifamily redevelopment that may result in tenant displacement.	N/A	No residents will be displaced with this PUD Project.	
2.3.2.D. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed-use building.	Yes.	The Project will contain pedestrian-oriented uses on the ground floor of multistory commercial and mixed-use buildings, including residential units on the ground floor of the affordable housing building, TownLake YMCA lobby along with other YMCA uses such as administration offices, drop-in childcare services, youth development services, changing rooms with showers, a warm water pool, and a sauna, and finally up to 35,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) throughout the project.	U.2

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2.4 Tier II Requirement	Compliance	Superiority	PUD Notes
1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), 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.	Yes.	The Project is within the Urban Roadway boundary and shall comply with current City of Austin PUD requirements for parkland dedication. In addition to the PARD contribution, to meet the intent, the Project is providing an enhanced pedestrian experience through Town Lake Metropolitan Park to the Lance Armstrong Bikeway, the Ann and Roy Butler Hike and Bike Trail, and Lady Bird Lake. This enhanced area will improve existing sidewalks in the park south of the Project to meet ADA standards and provide shade trees along those pedestrian walkways. Additionally, the Project is providing: 1. TownLake YMCA portion of the property: up to 15,000 square feet of YMCA rooftop areas accessible to the public during designated hours alongside YMCA programming. 2. Affordable Housing portion of the property: a minimum of 3,000 SF of publicly accessible landscaped community open space and a minimum of 1,300 SF of plaza/patio space on the ground floor. 3. Market rate housing portion of the property: a minimum of 3,000 SF of publicly accessible plaza/patio space on the ground floor and a minimum of 15,000 SF of private common open space on the roof top and amenity decks. Further, the Project is proposing to work with PARD and TPW to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by making improvements to the adjacent parkland open space area that realize the vision of the <i>Volma Overton Sr. Beach Vision Plan</i>. These improvements include: 1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards and providing shade trees along those pedestrian walkways. 2. Improving and expanding the existing east-west access road/parking area on parkland immediately south of the Project to meet Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, sidewalks, and bike lanes. On the southern edge of this proposed roadway, the TCM design standards would be exceeded by including grade-separated facilities for bicycles and pedestrians. 3. Providing a new north-south vehicular access road to the parkland from Cesar Chavez Street to meet Level 1 public roadway design standards and TCM roadway design standards, including sidewalks and bike lanes. 4. Providing Cesar Chavez Street Minor Improvements to facilitate the new north-south vehicular access road, including the potential for a signalized intersection on Cesar Chavez Street. 5. Providing vehicle parking in the South Parking Area. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase One, Item 10. 6. Constructing a roundabout on B.R. Reynolds Drive to facilitate safer vehicular and pedestrian movements for access and egress to the parkland, North Lamar Boulevard and the Project. 7. Constructing a water quality pond to treat currently untreated stormwater runoff from North Lamar Boulevard as well as the transportation improvements envisioned in the <i>Volma Overton Sr. Beach Vision Plan</i>. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase Two, Item 18.	PI.3.A OSP.2.A, OSP.3.A, OSP.4.A, OSP.4.B EV.1.B TR.2.A, TR.2.B, TR.2.C, TR.2.D, TR.2.E
2. Environment: a. Comply with current code instead of asserting	Yes.	The Project will develop under current code except as modified under the PUD. In concert with PARD and Watershed Protection, the Project proposes to construct a water quality pond to treat currently untreated stormwater runoff from 3.4 acres of North Lamar Boulevard and north of the Project flowing into Lady Bird Lake as envisioned in the <i>Volma Overton Sr. Beach</i>	EV.1.B, EV.1.C, EV.1.D, EV.3.B, EV.3.C, EV.3.D,

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entitlement to follow older code provisions by application of law or agreement. b. Provide water quality controls superior to those otherwise required by Code. c. Use 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. d. Provide water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size. e. Reduce impervious cover by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code. f. Provide minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	<i>Vision Plan.</i> It is estimated that this water quality pond will remove up to 2,000 pounds of Total Suspended Solids (TSS) per year that is currently flowing untreated into Lady Bird Lake. Further, an ephemeral drainage channel traverses north to south on the western portion of the site that currently receives flow from approximately 95 acres of infill development within the Old West Austin neighborhood through two (2) 54-inch stormwater pipes routed underneath the Union Pacific Rail line. An unknown portion of this drainage area may be currently treated, but much of this drainage area does not have existing water quality controls, including the 6 to 7-acre abandoned Tipps Iron Works property which has no water quality treatment facilities. The Project proposes to construct a water quality treatment facility under Tower A to treat approximately 3.5 acres of untreated offsite runoff from north of the railroad. It is estimated that this water quality treatment facility will remove up to 2,000 pounds of Total Suspended Solids (TSS) per year that is currently flowing untreated into Lady Bird Lake. The Project will also restore this drainage channel from the southern end of the Project through parkland to Cesar Chavez Street in concert with PARD and the Watershed Protection Department utilizing best practices via riparian renewal and natural channel design techniques, which are also estimated to provide appreciable water quality benefits for stormwater currently flowing untreated into Lady Bird Lake. These natural channel design techniques will be utilized to keep maintenance needs low by restoring and stabilizing the channel to provide unobstructed conveyance to reduce erosion in the future as well as providing a desirable riparian area, adding significant social benefits. The Project will also incorporate the following Functional Green concepts to further augment water quality treatment on the property: • Environmental Criteria Manual (ECM) soil volumes for newly planted trees • ECM Appendix N species for Shrubs, Ornamental Grasses, and Perennial Forbs. • Irrigation with an alternative water source • Intensive and Extensive Green Roof • Retention Irrigation (Sitewide) • Shrub Planting • Rain gardens and Raingarden Planting • Newly Planted Tree: Large • Newly Planted Tree: Medium • Existing Tree Canopy • Pollinator Resources The Project does not propose any changes to the 100-year floodplain and will meet Code requirements. The Project will work with the City of Austin to analyze the benefits of participation in the Regional Stormwater Management Program given the hydrologic characteristics of the watershed and will design detention facilities that minimize flood impacts to the local area. The Project will work with Watershed Protection to determine if off-site drainage infrastructure serving the site may be appropriate for improvements. The existing tree canopy on the property consists of four (4) trees that have been identified on the survey as dead (53”) and an additional five (5) trees that have been studied by a Certified Arborist and identified as dead, partially dead or in very poor condition (185”). There are four (4) Heritage Trees on the site (107”), two (2) of which have been identified as good candidates for transplant and 2 in only fair condition. There are 25 Protected Trees on or impacted by the site, eight (8) of which are in good condition (167”), and of those eight (8), four (4)	EV.4.A, EV.4.C, EV.4.E, EV.4.F, EV.4.G, EV.4.H, EV.4.J, EV.4.L, EV.4.M, EV.5.B CM.5, CM.6, CM.7, CM.8 TR.1.D BD.2.C
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TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

g. Provides volumetric flood detention as described in the Drainage Criteria Manual. h. Provide 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. i. Propose no modifications to the existing 100-year floodplain. j. Use natural channel design techniques as described in the Drainage Criteria Manual. k. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas. l. Removes existing impervious cover from the Critical Water Quality Zone. m. Preserve all heritage trees; preserve 75% of the caliper inches associated with native protected size trees; and	are good candidates for transplant (80"). There are 14 Protected Trees in fair condition (364") and three (3) that are in dead or dying condition. There are 44 regulated trees on the site; four (4) of which are in good condition that are good candidates for transplant (54"). After consultation with a Certified Arborist and in coordination with PARD and TPW, the Project intends to transplant all ten (10) good transplant candidate trees (185") in the adjacent parkland, in public Right-of-Way, and along pedestrian walkways. All other trees will be removed and mitigated per Code. Replacement trees will be Appendix F trees and will exceed the minimum tree replacement diameter by having a minimum diameter of 3" for new trees planted on the property and 4" for new trees planted in adjacent parkland. The Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16" of planting soil for each tree. 5-year tree care plans will be developed and implemented for all transplanted trees. The tree canopy on the Property resulting from transplants and planting new trees after 5 years will be 33% compared to the existing tree canopy for healthy trees of 19%, almost doubling the urban tree canopy at this location and reducing the heat island effect. Further, 185" of transplanted and 352" of new trees will be planted in the adjacent parkland, improving the pedestrian and cyclist experience, reducing the heat island effect, providing added shade for park users, and restoring the natural and traditional character of the land. A minimum of 10,000 SF of green roof will be provided on the Project and will receive a minimum of 120" of newly planted trees. These green roofs will integrate pollinator gardens into the natural landscaping. The PUD will meet or exceed the landscape requirements of Subchapter E by providing a diverse mixture of landscaping from the City of Austin Grow Green Native and Adaptive Landscape Plan Guide utilizing drought-resistant and non-toxic plants. The Project will provide approximately one (1) additional street yard tree and up to 50% more landscape buffering elements such as plants, berms, and decorative fences/walls than required. The Project will also provide 10% of the overall parking spaces as dedicated spaces for electric vehicle charging within the parking garage for use by residents and employees of the Project. Further, an additional 15% of the vehicular spaces in the Project will be reserved for future electric vehicle charging capabilities. Harnessing the power of the sun, the Project will include up to 2,500 square feet of photovoltaic solar panels on the roof terrace of the YMCA – proudly on display and offering a powerful, visible reminder of our commitment to sustainability - to generate power on site. Accompanied by engaging interpretive signage, these panels will not only generate clean energy but also spark curiosity and inspire visitors to learn about renewable energy and its direct impact on the YMCA community. The Project will continue to study building architecture, construction methods, and operational considerations for the buildings proposed as part of the PUD to maximize energy efficiency and ameliorate the impacts of the Texas climate on energy usage.	
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preserve 75% of all the native caliper inches. n. Tree plantings use Central Texas seed stock native with adequate soil volumes. o. Provide at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code. p. Clusters impervious cover and disturbed areas in a matter that preserves the most environmentally sensitive areas of the site that are not otherwise protected. q. Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas. r. Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use. s. Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.			
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t. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area. u. Employs other creative or innovative measures to provide environmental protection.			
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	The Project will participate in the Austin Energy Green Builder program at or above the 3-star level. The Project is currently evaluating the ability to commit to a 4-star rating.	EV.5.A
4. 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.	The Project will commission a minimum of two (2) art pieces by artists who principally reside in Austin within the Project, inclusive of some combinations of murals, signage , or sculptures. In addition, The TownLake YMCA can commit to a permanent installation that tells the story of Clarksville, the oldest surviving freedman’s town west of the Mississippi, by working with local historians and artists in the African American community which could include signage, a mural, or other art in recognition of its unique and valuable history to the community. The Project will also provide educational signage to educate the public on the sustainable strategies being utilized within the Project (i.e., stormwater, native planting, tree relocating, rainwater collection, etc.).	BD.2.A, BD.2.B, BD.2.C
5. 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>)	N/A.	While the Project is subject to, and will comply with, the requirements of Subchapter E, the Project will also comply with the requirements of the Transportation Criteria Manual (TCM). Additionally, the Project Team will coordinate with the Transportation and Public Works Department to better understand any specific visions for this Project that would differ from the TCM.	CM.10

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6. Community Amenities: a. Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need. b. Provides publicly accessible multiuse trail and greenway along creek or waterway	Yes.	The TownLake YMCA has been providing community amenities in Austin since September 1970. As the economic engine for YMCAs throughout the Greater Austin area, revenue specific to the TownLake YMCA provides approximately \$1M of a \$3.4M annual budget for scholarships, program expansion, and operational expenses for various facilities throughout the Greater Austin YMCA area, including: • Financial assistance to students at the YMCA Tomorrow Academy in Dove Springs. • Financial assistance for afterschool childcare at 35 elementary campuses within the City of Austin and 15 camp locations. • Scholarships through its Membership for All program along with reduced HAAM (Health Alliance for Austin Musicians) memberships at all Y centers. • Operational expenses at the City of Austin/YMCA North Austin Community Recreation Center, which it operates in partnership with the city's Parks & Recreation Department. Redevelopment and expansion of the TownLake YMCA will continue this important contribution to YMCAs throughout the City of Austin. In addition to the well-known physical health and wellness programming offered by the YMCA, the new TownLake YMCA will also include a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there is no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids' Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. Further, the new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Dating back to the 1987 Town Lake Park Comprehensive Plan, affordable housing has been identified as another community need, and the OWANP specifically identified the need for affordable housing that focused on families. The Project will fulfill these goals by providing a minimum of 90 units as on-site affordable rental housing with a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. The Project will also provide a minimum of 2,000 SF of commercial space for a local business or non-profit use on the TownLake YMCA rooftop made available at subsidized non-profit and community partnership rates (i.e., no more than eighty percent (80%) of the market costs for similarly sized and located commercial space). All Project residents and homeowners within the Project will have guaranteed memberships at the TownLake YMCA (subject to TownLake YMCA rules and regulations).	U.1, U.3 AF.1, AF.2, AF.3
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or	Yes.	The Project's proximity to the Cap Metro MetroRapid 803 line (50 ft), the Lance Armstrong Bikeway (300 ft), the Ann and Roy Butler Hike and Bike Trail at Lady Bird Lake (550 ft), and even the Shoal Creek Trail (1600 ft) provide excellent opportunities to enhance bicycle and multi-modal transportation features within and adjacent to the Project. The Project is currently in conversations with Cap Metro regarding their long-range plans for this area and will work to identify and construct up to \$10,000 worth of improvements to the bus infrastructure in this area.	TR.1.D, TR.1.E, TR.3.A, TR.3.B, TR.3.C BD.1.B

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provides other multi-modal transportation features not required by code.		The TownLake YMCA, the affordable housing building, and the market rate housing buildings all include designated bicycle storage facilities and bike racks. The Project will exceed the minimum on site bicycle parking requirements by 10% above the Code requirements for use by TownLake YMCA users, residents, commercial patrons, trail users, and residents. Including off-site short-term bike parking within the street ROW immediately in front of the Project, we are 60% above the required base short-term bike parking spaces. The TownLake YMCA includes a minimum of 5,000 SF of changing rooms and shower facilities which will be available for use by all Project residents with TownLake YMCA memberships. Shower and changing facilities will also be available for retail employees within the Project. The Project will also provide up to 10% of the overall parking spaces as dedicated spaces for electric vehicle charging within the parking garage for use by residents and employees of the Project. Further, an additional 15% of the vehicular spaces in the Project will be reserved for future electric vehicle charging capabilities. The Project will include a designated area for electric scooter parking. The Project is currently working with Union Pacific Railroad on a new, dedicated pedestrian crossing north of the Project to allow safe access and egress across the tracks to the 3rd Street area. If a pedestrian crossing is allowed, the Project can commit to funding approximately 220 feet of pedestrian improvements (increasing sidewalk width to 5', making ADA compliant, and adding a crosswalk as necessary) to facilitate east-west movements on 3rd Street from the western intersection with North Lamar Boulevard Southbound Service Road to the existing sidewalk associated with the Spring Condominiums. The market rate housing portion of the Project will be parked at 23% or more below the previous Code minimum requirements. The affordable housing portion of the Project will be parked at 37% or more below the previous Code minimum requirements. The TownLake YMCA will be parked at a rate based on empirical YMCA parking data obtained over the last 5 years of use. Loading and trash collection facilities for the PUD shall be located on site. Maneuvering for loading and trash facilities shall also be located on-site. Public Right-of-Way shall not be used for maneuvering.	PI.2.A, PI.3.B
8. Building Design – Exceed 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>)	Yes.	Subchapter E requires that every project achieves at least one point from the table in 3.3.2 of the City Code. The Project will exceed the minimum number of points as follows: 1. YMCA – 8 points a. City of Austin Green Building program b. Provide primary entrance design c. Provide roof design d. Integrate solar power generation into building design 2. Affordable Housing – 3 points a. Achieve a 3 star rating (at a minimum) under the City of Austin Green Building program 3. Tower A – 5 points a. City of Austin Green Building program b. Provide for liner stores in building façade c. Provide primary entrance design 4. Tower B – 4 points	BD.1.A. BD.4.A EV.6.A CM.14

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		a. City of Austin Green Building program b. Provide primary entrance design 5. Tower C – 5 points a. City of Austin Green Building program b. Provide for liner stores in building façade c. Provide primary entrance design The Project will meet City of Austin Exterior Lighting requirements with the criteria outline in one of the following ratings allowed in 5.2.10 - SUBCHAPTER E, SECTION 2.5, EXTERIOR LIGHTING RULES FOR ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) for all buildings and site lighting: • Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version). • U.S. Green Building Council Leadership in Energy and Environmental Design - Sustainable Site credit Lighting Pollution Reduction as outlined in LEED v4 NC BD+C (or latest applicable version). The Project will continue to study building architecture, construction methods, and operational considerations for the buildings proposed as part of the PUD to maximize energy efficiency and ameliorate the impacts of the Texas climate on energy usage.	
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% 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.	Yes	The Project will contain pedestrian-oriented uses on the ground floor of multistory commercial and mixed-use buildings, including residential units on the ground floor of the affordable housing building, TownLake YMCA lobby along with other YMCA uses such as administration offices, drop-in childcare services, youth development services, changing rooms with showers, a warm water pool, and a sauna, and finally up to 35,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) throughout the project.	U.2
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The Project includes a minimum of 90 units as on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. The majority of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. This Project is unique in the fact that it has paid for every affordable housing resident to have guaranteed membership (subject to TownLake YMCA rules and regulations) at the TownLake YMCA, meaning that the building can dedicate every available square foot to providing actual housing units. Support services such as physical health and wellness, mental health services, childcare, counseling, art studios, etc. will all be provided by the adjacent TownLake YMCA. According to the most recent update (2023) to the City of Austin Affordable Housing Blueprint, the inclusion of the 90 units on the Project averaging below 55% MFI is a 100% increase over the number of 50-60% MFI units constructed in Zip Code 78701 as of 2023, and a 67% increase	AF.1, AF.2

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		in the number of 20-60% MFI units constructed in Zip Code 78701 as of the same date. With approximately 2/3 of these units planned to be 2- and 3-bedroom, this Project is making a generational impact on the affordable housing landscape in downtown Austin. Further, the YMCA and Foundation Communities have worked together to secure a St. David's Foundation HOUSING + HEALTH Grant for planning and predevelopment of the affordable housing within the PUD.	
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A		
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The Project will provide accessibility for persons with disabilities to a degree that meets or exceeds applicable legal regulations for the residential portions of the Project. The YMCA will provide a minimum of 50% more ADA parking spaces than Code requires, will quadruple the number of drinking fountains required (with 50% ADA accessible), and at this stage of design is planned to provide 11 showers with 2 ADA accessible and 1 family/assisted use, 20 individual changing rooms, 2 same-sex communal rooms with lockers, and 1 universal communal changing area that better serve the needs of families with young children and of individuals requiring mobility assistance. Up to 15% of the individual changing rooms can be ADA accessible. The TownLake YMCA will also exceed ADA accessibility requirements for toilets and urinals. The affordable housing and market rate housing portions of the Project will meet the Code accessibility requirements for persons with disabilities.	TR.1.C
13. 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.	Yes.	The Project will provide a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there are no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids' Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, a minimum of 80,000 SF of fitness/recreation space across 3 levels, including more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. The Project will also provide a minimum of 2,000 SF of commercial space for a local business or non-profit use on the TownLake YMCA rooftop made available at subsidized non-profit and community partnership rates (i.e., no more than eighty percent (80%) of the market costs for similarly sized and located commercial space). The PUD will also provide a target of 10,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) for local businesses for lease.	U.1, U.2 AF.3

SITE DEVELOPMENT REGULATIONS (SDR):

1. EXCEPT AS SPECIFICALLY MODIFIED BY THE LAND USE PLAN AND ASSOCIATED NOTES, THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE REGULATIONS APPLICABLE IN THE GENERAL LIMITED INDUSTRIAL SERVICES (LI) ZONING DISTRICT.
2. THE LI ZONING BASE DISTRICT REGULATIONS SHALL BE ESTABLISHED AS THE BASELINE FOR DETERMINING DEVELOPMENT BONUSES UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) §25-2, SUBCHAPTER B, DIVISION 5.1.4.1.C.
3. THE MAXIMUM HEIGHT FOR THE PUD IS 425 FEET IN HEIGHT. CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2-531 HEIGHT LIMIT EXCEPTIONS STILL APPLY TO THE PUD. THIS 425-FOOT MAXIMUM HEIGHT SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2, SUBCHAPTER B, DIVISION 5.1.4.1.D.
4. THE BASE FLOOR-TO-AREA RATIO (FAR) MAY BE MODIFIED PER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2-714 PRIOR TO CALCULATION OF A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE § 25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
5. THE MAXIMUM FLOOR-TO-AREA RATIO (FAR) IN THE PUD IS 7.5:1. THIS 7.5:1 MAXIMUM FLOOR-TO-AREA RATIO SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
6. THE MINIMUM SETBACKS OF THE LI BASE DISTRICT ARE REDUCED TO ZERO FEET FOR THE FRONT, REAR, AND SIDE YARDS.
7. THE MAXIMUM BUILDING COVERAGE IN THE PUD SHALL BE 75%.
8. THE MAXIMUM IMPERVIOUS COVER IN THE PUD SHALL BE 95%.
9. PERMITTED, CONDITIONAL AND PROHIBITED LAND USES SHALL BE CONSISTENT WITH THE LI BASE DISTRICT WITH THE FOLLOWING MODIFICATIONS:

- A. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:
1. MULTIFAMILY RESIDENTIAL
- B. THE FOLLOWING ARE PROHIBITED USES IN THE PUD:

1. AGRICULTURAL SALES AND SERVICES
2. AUTOMOTIVE RENTALS
3. AUTOMOTIVE SALES
4. BAIL BOND SERVICES
5. BUILDING MAINTENANCE SERVICES
6. CAMPGROUND
7. CONSTRUCTION SALES AND SERVICES
8. CONVENIENCE STORAGE
9. DROP-OFF RECYCLING COLLECTION FACILITY
10. ELECTRONIC PROTOTYPE ASSEMBLY
11. ELECTRONIC TESTING
12. EQUIPMENT REPAIR SERVICES
13. EQUIPMENT SALES
14. EXTERMINATING SERVICES
15. KENNELS
16. LAUNDRY SERVICES
17. MEDICAL OFFICES (>5000 SF)
18. MONUMENT RETAIL SALES
19. OFF-SITE ACCESSORY PARKING
20. OUTDOOR ENTERTAINMENT (C)
21. PEDICAB STORAGE AND DISPATCH
22. PLANT NURSERY
23. PRINTING AND PUBLISHING
24. RESEARCH SERVICES
25. SCRAP & SALVAGE (C)
26. SERVICE STATION
27. SOFTWARE DEVELOPMENT
28. VEHICLE STORAGE
29. VETERINARY SERVICES
30. BASIC INDUSTRY
31. CUSTOM MANUFACTURING
32. GENERAL WAREHOUSING AND DISTRIBUTION
33. LIGHT MANUFACTURING
34. LIMITED WAREHOUSING AND DISTRIBUTION
35. RECYCLING CENTER
36. RESOURCE EXTRACTION
37. INDOOR CROP PRODUCTION
38. URBAN FARM
39. COLLEGE AND UNIVERSITY FACILITIES
40. CONGREGATE LIVING
41. GROUP HOME, CLASS I (GENERAL)
42. GROUP HOME, CLASS II (LIMITED)
43. GROUP HOME, CLASS II
44. LOCAL UTILITY SERVICES
45. MAINTENANCE AND SERVICE FACILITIES
46. RESIDENTIAL TREATMENT
47. SAFETY SERVICES
48. TRANSITIONAL HOUSING
49. TRANSPORTATION TERMINAL

LAND DEVELOPMENT CODE MODIFICATIONS (CM):

1. THE DEVELOPMENT BONUS AREA FOR THIS PUD SHALL BE CALCULATED SOLELY BASED ON THE GROSS SQUARE FOOTAGE OF THE MARKET RATE HOUSING PORTION OF THE PROJECT DIVIDED BY THE TOTAL GROSS SITE AREA.
2. THE PUD SHALL RECEIVE CREDIT FOR SATISFYING THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SECTION 2.5.3 THROUGH THE PROVISION OF ON-SITE DAYCARE SERVICES. SUCH SERVICES SHALL MEET THE REQUIREMENTS OF LDC §25-2-586 (E)(3) AND BE CREDITED ON A SQUARE-FOOT PER SQUARE-FOOT BASIS.
3. LANDOWNER SHALL CONSTRUCT A SUBSURFACE STORMWATER CONVEYANCE STRUCTURE THAT CONVEYS STORMWATER FLOWS FROM THE EXISTING STORMWATER OUTFALL NORTH OF THE PROPERTY THROUGH THE PROJECT SITE AND OUTFALLING SOUTH OF THE PROPOSED EAST-WEST ROAD SOUTH OF THE PROJECT, FLOWING INTO THE EXISTING UNNAMED EPHEMERAL DRAINAGE CHANNEL. SUCH SUBSURFACE STORMWATER CONVEYANCE STRUCTURE WILL BE SIZED AND DESIGNED TO ACCOMMODATE 100-YEAR FLOOD FLOWS AS REQUIRED IN CITY OF AUSTIN LDC §25-7-151 AND THE DRAINAGE CRITERIA MANUAL, AS AMENDED. FOR PURPOSES OF THIS PUD, THE CONSTRUCTION OF THIS SUBSURFACE STORMWATER CONVEYANCE STRUCTURE WILL ELIMINATE THE CRITICAL WATER QUALITY ZONE AND EROSION HAZARD ZONE ALONG THE LENGTH OF THE SUBSURFACE STRUCTURE.
4. LANDOWNER SHALL CONSTRUCT A FIRE LANE ALONG THE REAR PROPERTY LINE ON SLOPES WITH GRADIENTS UP TO 45%. SUCH CUT AND FILL WITHIN THE LIMITS OF CONSTRUCTION FOR THE FIRE LANE SHALL BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE.
5. THE FOLLOWING PROTECTED TREES ARE APPROVED FOR REMOVAL FROM THE SITE. SUCH TREES REQUIRING MITIGATION PAYMENTS INTO THE URBAN FOREST REPLISHMENT FUND AS NOTED:

- A. TREE #5000, CEDAR ELM, 17-INCH, MITIGATED AT 50%
- B. TREE #5001, MULBERRY, 19-INCH, MITIGATED AT100%
- C. TREE #5008, LIVE OAK, 20-INCH, MITIGATED AT100%
- D. TREE #5010, LIVE OAK, 21-INCH, MITIGATED AT100%
- E. TREE #5011, LIVE OAK, 20-INCH, MITIGATED AT100%
- F. TREE #5018, HACKBERRY, 24-INCH, MITIGATED AT100%
- G. TREE #5019, AMERICAN ELM, 21-INCH, MITIGATED AT100%
- H. TREE #5021, HACKBERRY, 22-INCH, MITIGATED AT 50%
- I. TREE #5027, HACKBERRY, 20-INCH, MITIGATED AT100%
- J. TREE #5035, COTTONWOOD, 40-INCH, MITIGATED AT100%
- K. TREE #5037, COTTONWOOD, 41-INCH, MITIGATED AT100%
- L. TREE #5038, COTTONWOOD, 31-INCH, MITIGATED AT100%
- M. TREE #5039, LACEBARK ELM, 24-INCH, MITIGATED AT 50%
- N. TREE #5040, LACEBARK ELM, 47-INCH, MITIGATED AT 50%
- O. TREE #5042, LACEBARK ELM, 19-INCH, MITIGATED AT 50%
- P. TREE #5055, LIVE OAK, 22-INCH, MITIGATED AT100%
- Q. TREE #5060, LIVE OAK, 22-INCH, MITIGATED AT100%
- R. TREE #5062, LIVE OAK, 21-INCH, MITIGATED AT100%

6. THE FOLLOWING PROTECTED TREES ARE APPROVED FOR RELOCATION AND TRANSPLANTING TO LOCATIONS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK OR WITHIN THE PUBLIC RIGHT-OF-WAY:

- A. TREE #5007, LIVE OAK, 19-INCH
- B. TREE #5013, LIVE OAK, 20-INCH
- C. TREE #5014, LIVE OAK, 21-INCH
- D. TREE #5016, LIVE OAK, 20-INCH

7. THE FOLLOWING HERITAGE TREES ARE APPROVED FOR REMOVAL FROM THE SITE, SUCH TREES REQUIRING MITIGATION PAYMENTS INTO THE URBAN FOREST REPLISHMENT FUND AS NOTED.

- A. TREE #5004, LIVE OAK, 26-INCH, MITIGATED AT 300%
- B. TREE #5065, PECAN, 30-INCH, MITIGATED AT 300%

8. THE FOLLOWING HERITAGE TREES ARE APPROVED FOR RELOCATION AND TRANSPLANTING TO LOCATIONS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK OR WITHIN THE PUBLIC RIGHT-OF-WAY:

- A. TREE #5015, LIVE OAK, 27-INCH
- B. TREE #5054, LIVE OAK, 24-INCH

9. THE PUD WILL NOT USE MIRRORED GLASS PRODUCTS AND WILL MITIGATE ANY REFLECTIVITY AND GLARE FOR ALL BUILDING SURFACES THROUGH BUILDING ORIENTATION, SHADING DEVICES, AND FAÇADE ARTICULATION AND MATERIALITY.

10. THE PUD WILL PROVIDE FOUR (4) DRIVEWAY CONNECTIONS TO THE PRINCIPAL ROADWAY, INCLUDING ONE (1) ONE-WAY DRIVE, TWO (2) RESIDENTIAL TOWER DROP OFFS, AND ONE (1) RESIDENTIAL TOWER GARAGE ACCESS.

11. THE PUD SHALL BE PERMITTED TO ACCOMMODATE THE RELOCATION OF AUSTIN ENERGY POLE 38 ON A SLOPE GREATER THAN 30% SLOPES WITH THE CORRESPONDING RETAINING WALL LOCATED WITHIN THE AUSTIN ENERGY CLEARANCE ZONE.

12. THE PUD SHALL BE PERMITTED TO ALLOW UP TO FIVE (5) BUILDINGS AND ASSOCIATED APPURTENANCES (RETAINING WALLS, ETC.) WITHIN THE WORKING AREA.

13. THE PUD SHALL BE PERMITTED TO INCLUDE THE FOLLOWING ENCRoACHMENTS WITHIN EASEMENTS FOR AUSTIN ENERGY TRANSMISSION FACILITIES: 725 LF OF RETAINING WALL AND ONE (1) FIRE HYDRANT.

14. THE PUD SHALL UTILIZE A REINFORCED CONCRETE DOUBLE HELIX STAIR CONFIGURATION WITHIN A SINGLE REINFORCED CONCRETE AND/OR GROUT-FILLED CMU ENCLOSURE. EXIT ACCESS INTO THE TWO-HOUR (90-MIN. DOORS) RATED ENCLOSURE FROM OCCUPIED AREAS SHALL BE THROUGH ONE-HOUR (20-MIN. DOORS) RATED EXIT CORRIDORS LOCATED AT OPPOSITE SIDES OF THE BUILDING CORE, A MINIMUM OF FIFTY FEET APART. STAIRWELLS SHALL BE PRESSURIZED.

PUD NOTES:

USES (U)

1. THE PUD SHALL PROVIDE A MINIMUM OF 13,000 SF OF CHILDCARE/PRESCHOOL SPACE.
2. THE PUD SHALL PROVIDE A MINIMUM OF 30,000 SF OF GROUND FLOOR PEDESTRIAN-ORIENTED USES AS DEFINED IN CITY OF AUSTIN LDC §25-2-691.
3. EACH UNIT OF MARKET RATE HOUSING SHALL BE GRANTED A FAMILY MEMBERSHIP AT THE TOWNLAKE YMCA FOR THE DURATION OF EACH OWNERSHIP PERIOD, TO BE PAID FOR BY LANDOWNER AND/OR CONDOMINIUM ASSOCIATION AND SUBJECT TO THE TOWNLAKE YMCA RULES AND REGULATIONS FOR MEMBERSHIP. SUCH FAMILY MEMBERSHIP SHALL BE AUTOMATICALLY TRANSFERRED TO THE NEW BUYER IN THE EVENT OF A SALE. EACH UNIT OF AFFORDABLE HOUSING SHALL BE GRANTED A FAMILY MEMBERSHIP AT THE TOWNLAKE YMCA FOR THE DURATION OF EACH LEASE PERIOD, TO BE PAID FOR BY LANDOWNER. SUCH FAMILY MEMBERSHIP SHALL BE AUTOMATICALLY TRANSFERRED TO THE NEW LESSEE UPON EXPIRATION OF THE PREVIOUS LEASE.

ENVIRONMENTAL (EV)

1. WATER QUALITY
- A. LANDOWNER SHALL PROVIDE 115 PERCENT (115%) ON-SITE WATER QUALITY CAPTURE VOLUME EQUIVALENCY FOR ALL DEVELOPMENT ON THE PROPERTY. FEE-IN-LIEU FOR WATER QUALITY TREATMENT SHALL NOT BE ALLOWED.
- B. LANDOWNER SHALL DESIGN AND CONSTRUCT A WATER QUALITY TREATMENT FACILITY WITHIN THE PARKLAND TO THE SOUTH OF THE PROJECT AS ENVISIONED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN TO TREAT CURRENTLY UNTREATED OFFSITE STORMWATER RUNOFF FROM APPROXIMATELY 3.4 ACRES OF NORTH-LAMAR BOULEVARD AND NORTH OF THE PROJECT SITE FLOWING INTO LADY BIRD LAKE AS ENVISIONED IN THE VOLMA OVERTON SR. BEACH VISION PLAN. THE WATER QUALITY TREATMENT FACILITY SHALL MEET THE STANDARDS LISTED IN CITY OF AUSTIN LDC §25-8-213.
- C. LANDOWNER SHALL DESIGN AND CONSTRUCT A WATER QUALITY TREATMENT FACILITY UNDERNEATH THE PROPOSED BUILDING TO TREAT THE EQUIVALENT OF APPROXIMATELY 3.5 ACRES OF UNTREATED OFFSITE STORMWATER RUNOFF FROM NORTH OF THE UNION PACIFIC RAILROAD PROPERTY. THE WATER QUALITY TREATMENT FACILITY SHALL MEET THE STANDARDS LISTED IN CITY OF AUSTIN LDC §25-8-213.
- D. LANDOWNER SHALL PROVIDE A MINIMUM OF 530 SF OF RAIN GARDENS FOR ON-SITE STORMWATER QUALITY TREATMENT THAT SHALL BE DESIGNED TO ECM STANDARDS.
2. WATER REUSE
- A. LANDOWNER SHALL CAPTURE, TREAT, AND REUSE ROOFTOP RAINFALL ON THE SITE FOR LANDSCAPE IRRIGATION, COOLING TOWER USE, AND TOILET FLUSHING.
- B. LANDOWNER SHALL DESIGN AND CONSTRUCT A GRAYWATER COLLECTION AND TREATMENT SYSTEM TO CAPTURE GRAYWATER GENERATED FROM THE MARKET RATE PORTION OF THE PUD.
- C. CONCEPT DESIGNS SHOW THAT ALTERNATIVE WATER SUPPLIES FROM CAPTURED AND TREATED GRAY WATER, AIR CONDITIONING CONDENSATE, AND RAINWATER WILL PROVIDE 100% OF THE ON-SITE WATER DEMANDS FROM COOLING TOWER MAKE-UP WATER, TOILET FLUSHING, AND ON-SITE IRRIGATION.

3. DRAINAGE

- A. LANDOWNER SHALL WORK WITH UNION PACIFIC ON THE DESIGN AND CONSTRUCTION OF APPROXIMATELY 375 LINEAR FEET OF NEW STORMWATER DRAINAGE INFRASTRUCTURE, EXTENDING EXISTING STORMWATER DRAINAGE INFRASTRUCTURE NORTH OF THE PROJECT TO THE EPHEMERAL DRAINAGE CHANNEL AS APPROVED BY THE DIRECTOR OF THE WATERSHED PROTECTION DEPARTMENT, OR SUCCESSOR DEPARTMENTS, OR THEIR DESIGNEE.
- B. LANDOWNER SHALL REMOVE INVASIVE SPECIES, TRASH, AND DEBRIS WITHIN THE EPHEMERAL DRAINAGE CHANNEL DOWNSTREAM OF THE SITE, FROM THE NEW OUTFALL LOCATION TO CESAR CHAVEZ STREET.
- C. LANDOWNER SHALL WORK WITH THE WATERSHED PROTECTION DEPARTMENT TO REDESIGN AND RESTORE THE EPHEMERAL DRAINAGE CHANNEL DOWNSTREAM OF THE SITE TO CESAR CHAVEZ STREET UTILIZING NATURAL CHANNEL DESIGN TECHNIQUES AND BEST PRACTICES IN A FORM THAT IS MUTUALLY AGREEABLE BY THE WATERSHED PROTECTION DEPARTMENT AND PROPERTY OWNER.
- D. SHOULD FLOODPLAIN MODELING REQUIRED AT THE TIME OF THE SITE DEVELOPMENT PERMIT PER CITY OF AUSTIN LDC §25-7-31 REQUIRE VARIANCES AND/OR EXCEPTIONS FROM CITY OF AUSTIN LDC §25-7, ARTICLE 3, SUCH VARIANCES AND/OR EXCEPTIONS SHALL BE PROCESSED WITHOUT THE NEED FOR A PUD AMENDMENT.

4. LANDSCAPE

- A. THE PUD SHALL EXCEED THE LANDSCAPE REQUIREMENTS OF CITY OF AUSTIN LDC §25-2, SUBCHAPTER E BY PROVIDING A DIVERSE PALETTE OF PLANT MATERIALS THAT ARE DROUGHT TOLERANT, NON-INVASIVE, AND SAFE FOR PEDESTRIANS AND PETS AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
- B. ALL LANDSCAPED MATERIAL ON THE PROPERTY SHALL BE IRRIGATED WITH NON-POTABLE WATER SOURCES.
- C. THE PUD SHALL EXCEED THE STREET YARD LANDSCAPING REQUIREMENTS WITH ONE (1) ADDITIONAL STREET YARD TREE AND UP TO 50% MORE LANDSCAPE BUFFERING ELEMENTS SUCH AS PLANTS, BERMS, AND DECORATIVE FENCES/WALLS THAN REQUIRED.
- D. THE PUD SHALL MEET THE AUSTIN ENERGY GREEN BUILDING RATING SYSTEM RESTORE SOIL HEALTH CRITERIA ST1P1 AS OUTLINED IN THE 2022 COMMERCIAL RATING SYSTEM (OR LATEST APPLICABLE VERSION) FOR ALL BUILDINGS.
- E. ALL NEW REQUIRED TREE PLANTINGS SHALL USE NATIVE TREE SPECIES SELECTED FROM APPENDIX F (DESCRIPTIVE CATEGORIES OF TREE SPECIES) OF THE ENVIRONMENTAL CRITERIA MANUAL (THE "ECM"), AND CENTRAL TEXAS NATIVE SEED STOCK AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
- F. ALL NEW STREET TREES PLANTED ON THE PROPERTY SHALL BE A MINIMUM OF 3 CALIPER INCHES AT THE TIME OF PLANTING AND INCLUDE A MINIMUM OF 16" OF TOPSOIL AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
- G. ALL NEW STREET TREES PLANTED ADJACENT TO THE PROPERTY SHALL BE A MINIMUM OF 4 CALIPER INCHES AT THE TIME OF PLANTING AND INCLUDE A MINIMUM OF 16" OF TOPSOIL AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
- H. ALL TRANSPLANTED TREES ON THE PROPERTY OR ADJACENT TO THE PROPERTY SHALL INCLUDE A MINIMUM OF 16" OF TOPSOIL FOR EACH TREE AND DEVELOP AND IMPLEMENT 5-YEAR TREE CARE PLANS FOR ALL TRANSPLANTED TREES AS APPROVED BY THE CITY ARBORIST. TREE CARE PLAN SHALL ADDRESS ROOT INVIGORATION, SOIL SAMPLING AND PRESCRIBED FERTILIZATION, PRUNING, AND PEST/DISEASE MANAGEMENT AT A MINIMUM.
- I. LANDOWNER SHALL USE 100 PERCENT OF NON-TURF PLANT MATERIALS FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N (CITY OF AUSTIN PREFERRED PLANT LIST) OR THE "GROW GREEN NATIVE AND ADAPTATIVE LANDSCAPE PLANTS GUIDE" ON THE PROPERTY AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.
- J. LANDOWNER SHALL PROVIDE A MAXIMUM OF 10,000 SF OF GREEN ROOFS THROUGHOUT THE PROJECT ROOF TOP DECKS OR AMENITY TERRACES. THE GREEN ROOFS:

- i. MAY BE SPLIT BETWEEN THE BUILDINGS AS DETERMINED BY THE LANDOWNER, BUT IN NO CASES SHALL EACH DISCRETE GREEN ROOF AREA BE LESS THAN 1,000 SF.
- ii. SHALL RECEIVE A MINIMUM OF 150" OF NEWLY PLANTED TREES, WITH THE SPLIT OF TREES TO BE DETERMINED BY LANDOWNER.
- iii. SHALL INCORPORATE A MINIMUM OF 50 SF POLLINATOR GARDENS INTO EACH GREEN ROOF AREA'S LANDSCAPING UTILIZING A DIVERSE VARIETY OF POLLINATOR-FRIENDLY SPECIES IDENTIFIED AS APPROPRIATE FOR POLLINATOR GARDENS IN THE LADY BIRD JOHNSON WILDFLOWER CENTER NATIVE PLANTS DATABASE.
- iv. NO SINGLE SPECIES WILL COVER MORE THAN 15 PERCENT OF THE AVAILABLE PLANTING AREA TO ENSURE BIODIVERSITY.
- v. ALL PLANTINGS WILL BE INSTALLED IN A RAISED PLANTER SYSTEM THAT PROVIDES SUFFICIENT SOIL VOLUME.
- vi. SOIL MATERIAL AND OTHER SOIL AMENDMENTS SHALL BE CERTIFIED ORGANIC.
- vii. PLANTERS MUST BE IRRIGATED WITH NON-POTABLE WATER SOURCES.
- viii. TREE PLANTING ON GREEN ROOF WILL DIRECTLY COUNT TOWARDS TREE REPLACEMENT MITIGATION.

- K. LANDOWNER SHALL PROVIDE AN INTEGRATED PEST MANAGEMENT ("IPM") PLAN THAT COMPLIES WITH SECTION 1.6.9.2 (D) (PESTICIDES AND HERBICIDES) OF THE ECM, AS AMENDED, WITH A SITE PLAN APPLICATION FILED FOR COMMERCIAL, MIXED USE, MULTIFAMILY RESIDENTIAL, OR OPEN SPACE DEVELOPMENT. THE IPM PLAN MUST BE APPROVED BEFORE THE SITE PLAN MAY BE APPROVED. LANDOWNER SHALL PROVIDE COPIES OF THE IPM PLAN TO HOMEOWNERS AND COMMERCIAL PROPERTY OWNERS LOCATED WITHIN THE BOUNDARIES OF THE PUD.

- L. LANDOWNER SHALL TRANSPLANT THE FOLLOWING REGULATED TREES TO LOCATIONS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK OR WITHIN THE PUBLIC RIGHT-OF-WAY, GENERALLY SHOWN ON EXHIBIT XY2:

- i. TREE #5056, LIVE OAK, 18-INCH
- ii. TREE #5063, LIVE OAK, 10-INCH
- iii. TREE #5069, CEDAR ELM, 13-INCH
- iv. TREE #5070, CEDAR ELM, 13-INCH

- M. ALL TREES TRANSPLANTED AS PART OF THE PUD SHALL BE REQUIRED TO HAVE A 5-YEAR TREE CARE PLAN THAT SHALL ADDRESS ROOT INVIGORATION, SOIL SAMPLING AND PRESCRIBED FERTILIZATION, PRUNING, AND PEST/DISEASE MANAGEMENT AT A MINIMUM.

5. ENERGY

- A. ALL BUILDINGS ON THE PROPERTY SHALL ACHIEVE A THREE-STAR OR GREATER RATING UNDER THE AUSTIN ENERGY GREEN BUILDING PROGRAM USING THE APPLICABLE RATING VERSION IN EFFECT AT THE TIME A RATING REGISTRATION APPLICATION IS SUBMITTED FOR THE BUILDING.
- B. LANDOWNER SHALL UTILIZE SOLAR ENERGY BY INSTALLING A MINIMUM OF 2,500 SQUARE FEET OF SOLAR PANELS ON THE ROOF OF THE TOWNLAKE YMCA BUILDING OR ANY OTHER BUILDING WITHIN THE PUD AT ITS OPTION.
6. LIGHT POLLUTION
- A. LANDOWNER SHALL MEET CITY OF AUSTIN EXTERIOR LIGHTING REQUIREMENTS WITH THE CRITERIA OUTLINED IN EITHER THE AUSTIN ENERGY GREEN BUILDING STAR RATING SYSTEM LIGHT POLLUTION REDUCTION CRITERIA ST7 AS OUTLINED IN THE 2022 COMMERCIAL RATING SYSTEM (OR LATEST APPLICABLE VERSION) OR THE U.S. GREEN BUILDING COUNCIL LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN – SUSTAINABLE SITE CREDIT LIGHTING POLLUTION REDUCTION AS OUTLINED IN LEED V4 NC BD+C (OR LATEST APPLICABLE VERSION).

TRANSPORTATION (TR)

1. PARKING
- A. THE PUD SHALL PROVIDE STRUCTURED PARKING FOR 100% OF PROJECT RESIDENTS, PROJECT EMPLOYEES, PEDESTRIAN ORIENTED RETAIL PATRONS, AND TOWNLAKE YMCA EMPLOYEES AND PATRONS. A MINIMUM NUMBER OF ON-STREET SPACES MAY BE ALLOWED AS APPROVED BY THE DIRECTOR. ANY STRUCTURED PARKING SHALL COMPLY WITH TRANSPORTATION CRITERIA MANUAL ("TCM") STANDARDS.
- B. ONLY STRUCTURED PARKING ON THE PROPERTY MAY BE GATED. NO OTHER GATED ROADWAYS WILL BE PERMITTED.
- C. LANDOWNER SHALL PROVIDE A MINIMUM OF 50% MORE ADA PARKING SPACES THAN CODE REQUIRES FOR THE TOWNLAKE YMCA.
- D. LANDOWNER SHALL PROVIDE A MINIMUM OF 10 PERCENT OF THE TOTAL PARKING SPACES WITHIN THE PARKING STRUCTURE AS ELECTRIC VEHICLE CHARGING STATIONS. THESE ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY RESIDENTS OF THE PUD, EMPLOYEES, AND PATRONS OF THE RETAIL SPACE AND TOWNLAKE YMCA EMPLOYEES AND PATRONS. AN ADDITIONAL 15% OF THE TOTAL PARKING SPACES ON THE PROPERTY SHALL BE RESERVED FOR FUTURE ELECTRIC VEHICLE CHARGING CAPABILITIES.
- E. LANDOWNER SHALL PROVIDE DEDICATED SPACE FOR SCOOTER PARKING.
2. TRANSPORTATION IMPROVEMENTS

- A. LANDOWNER SHALL DESIGN AND CONSTRUCT IMPROVEMENTS TO THE EXISTING EAST-WEST ACCESS ROAD/PARKING AREA ON PARKLAND IMMEDIATELY SOUTH OF THE PROJECT TO IMPROVE ACCESS TO PARKLAND THAT MEETS LEVEL 1 PUBLIC ROADWAY DESIGN STANDARDS AND TCM ROADWAY DESIGN STANDARDS, INCLUDING ON-STREET PARKING, SIDEWALKS AND BIKE LANES. ON THE SOUTHERN EDGE OF THIS PROPOSED ROADWAY, THE TCM DESIGN STANDARDS WOULD BE EXCEEDED BY INCLUDING GRADE-SEPARATED FACILITIES FOR BICYCLES AND PEDESTRIANS. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5.
- B. LANDOWNER SHALL DESIGN AND CONSTRUCT A NEW NORTH-SOUTH VEHICULAR ACCESS ROAD TO IMPROVE ACCESS TO PARKLAND FROM CESAR CHAVEZ STREET THAT MEETS LEVEL 1 PUBLIC ROADWAY DESIGN STANDARDS AND TCM ROADWAY DESIGN STANDARDS, INCLUDING SIDEWALKS AND BIKE LANES. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5.
- C. LANDOWNER SHALL DESIGN AND CONSTRUCT IMPROVEMENTS TO CESAR CHAVEZ STREET TO IMPROVE ACCESS TO PARKLAND THAT FACILITATES THE NEW NORTH-SOUTH VEHICULAR ACCESS ROAD, INCLUDING THE POTENTIAL FOR A SIGNALIZED INTERSECTION ON CESAR CHAVEZ STREET (SEE EXHIBIT XY2). THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5.
- D. LANDOWNER SHALL DESIGN AND CONSTRUCT A ROUNDABOUT ON B.R. REYNOLDS DRIVE TO FACILITATE SAFER VEHICULAR AND PEDESTRIAN MOVEMENTS FOR ACCESS AND EGRESS TO THE PARKLAND, NORTH LAMAR BOULEVARD, AND THE PUD. SUCH ROUNDABOUT DESIGN MAY INCLUDE DECELERATION AND ACCELERATION LANES ON SOUTHBOUND NORTH LAMAR BOULEVARD. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5.
- E. LANDOWNER SHALL DESIGN AND CONSTRUCT A PARKING LOT DIRECTLY SOUTH OF THE PUD AS ENVISIONED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN THAT PROVIDES A MINIMUM OF 175 SPACES. FOR USE BY EXISTING PARK USERS, WEST AUSTIN YOUTH ASSOCIATION USERS, AND AUSTIN PETS ALIVE! USERS AND YMCA PATRONS, AS APPROVED BY THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 7, DIVISION 4.
3. OTHER
- A. BICYCLE PARKING ON THE PROPERTY SHALL EXCEED THE MINIMUM NUMBER OF ON-SITE BICYCLE PARKING REQUIREMENTS BY 10% INCLUDING OFF-SITE SHORT-TERM BIKE PARKING WITHIN THE STREET ROW IMMEDIATELY IN FRONT OF THE PROJECT. THE PUD SHALL BE A MINIMUM OF 60% ABOVE THE REQUIRED BASE SHORT-TERM BIKE PARKING SPACES.
- B. LANDOWNER SHALL PROVIDE ALL LOADING AND TRASH FACILITIES ON-SITE AND ANY MANEUVERING WITHIN ANY PUBLIC RIGHT-OF-WAY IS PROHIBITED.
- C. LANDOWNER WILL WORK WITH CAPITAL METRO TRANSPORTATION AUTHORITY TO IDENTIFY AND FUND UP TO \$10,000 WORTH OF IMPROVEMENTS TO BUS STOPS ALONG CESAR CHAVEZ STREET, B.R. REYNOLDS DRIVE, AND POTENTIAL FUTURE BUS STOPS ALONG NEW ADJACENT ROADWAYS CONSTRUCTED AS PART OF THE PUD.

PEDESTRIAN IMPROVEMENTS (PI)

1. AEC
- A. THE PUD SHALL SEEK ALTERNATIVE EQUIVALENT COMPLIANCE FOR CITY OF AUSTIN LDC § 25-2, SUBCHAPTER E, SECTION 2.4 BY DESIGNATING THE PRINCIPAL STREET FOR THE PUD AS THE EAST-WEST ROADWAY TO BE CONSTRUCTED SOUTH OF THE PROPERTY.
2. RAILROAD CROSSING
- A. LANDOWNER SHALL WORK WITH UNION PACIFIC TO PROPOSE, DESIGN, AND CONSTRUCT A PEDESTRIAN AND/OR VEHICULAR CROSSING FROM 3RD STREET SOUTH TO THE PUD BOUNDARY, AS APPROVED BY THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. THE DESIGN OF THE CROSSING SHALL MEET UNION PACIFIC DESIGN CRITERIA AND THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 5, DIVISION 3.
3. SIDEWALKS
- A. LANDOWNER SHALL UPGRADE EXISTING SIDEWALKS IN THE PARK SOUTH OF THE PROJECT ALONG B.R. REYNOLDS DRIVE TO MEET ADA STANDARDS AND PROVIDE SHADE TREES ALONG THOSE PEDESTRIAN WALKWAYS.
- B. LANDOWNER SHALL, IF UNION PACIFIC AGREES TO AN AT-GRADE PEDESTRIAN CROSSING, COMMIT TO FUNDING, APPROXIMATELY 220 FEET OF PEDESTRIAN IMPROVEMENTS (INCREASING SIDEWALK WIDTH TO 5', MAKING ADA COMPLIANT, AND ADDING A CROSSWALK AS NECESSARY) TO FACILITATE EAST-WEST PEDESTRIAN MOVEMENTS ON 3RD STREET FROM THE WESTERN INTERSECTION WITH NORTH LAMAR BOULEVARD SOUTHBOUND STREET TO THE EAST, AS APPROVED BY THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. THE DESIGN OF THE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 5, DIVISION 3.

BUILDING DESIGN (BD)

1. SUBCHAPTER E BUILDING DESIGN OPTIONS
- A. LANDOWNER SHALL ACHIEVE A MINIMUM OF 25 POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE), CALCULATED ON A PER-BUILDING BASIS. THE TOWNLAKE YMCA SHALL ACHIEVE A MINIMUM OF 8 POINTS, THE AFFORDABLE HOUSING BUILDING SHALL ACHIEVE A MINIMUM OF 3 POINTS, RESIDENTIAL TOWER A SHALL ACHIEVE A MINIMUM OF 5 POINTS, RESIDENTIAL TOWER B SHALL ACHIEVE A MINIMUM OF 4 POINTS, AND RESIDENTIAL TOWER C SHALL ACHIEVE A MINIMUM OF 5 POINTS.
- B. LANDOWNER SHALL PROVIDE ACCESS TO SHOWER FACILITIES FOR USE OF EMPLOYEES OF THE GROUND FLOOR COMMERCIAL USES.
2. ARTS & CULTURE
- A. LANDOWNER SHALL PROVIDE A MINIMUM OF TWO (2) ART PIECES BY ARTISTS WHO PRINCIPALLY RESIDE IN THE CITY OF AUSTIN WITHIN THE PROJECT, INCLUSIVE OF SOME COMBINATIONS OF MURALS, SIGNAGE, OR SCULPTURES.
- B. LANDOWNER SHALL PROVIDE A PERMANENT INSTALLATION WITHIN THE TOWNLAKE YMCA THAT DEPICTS THE STORY OF CLARKSVILLE, THE OLDEST SURVIVING FREEDMAN'S TOWN WEST OF THE MISSISSIPPI, BY WORKING WITH HISTORICALLY SIGNIFICANT TOWNS IN THE AFRICAN AMERICAN COMMUNITY WHO PRINCIPALLY RESIDE IN AUSTIN THAT COULD INCLUDE SIGNAGE, A MURAL, OR OTHER ART IN RECOGNITION OF ITS UNIQUE AND VALUABLE HISTORY TO THE COMMUNITY.
- C. LANDOWNER SHALL PROVIDE EDUCATIONAL SIGNAGE WITHIN THE TOWNLAKE YMCA TO EDUCATE THE PUBLIC ON THE SUSTAINABLE STRATEGIES BEING UTILIZED WITHIN THE PUD.

3. FIRE

- A. THE PUD SHALL PROVIDE A FIRE APPARATUS ACCESS ROAD WITHIN 200 FEET OF ALL PORTIONS OF THE BUILDINGS AND ALL BUILDINGS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

4. ELECTRICAL

- A. THE PUD SHALL PROVIDE ELECTRIC SERVICE FOR THE PROJECT UTILIZING UNDERGROUND AND VAULT SERVICE IN ACCORDANCE WITH THE AUSTIN ENERGY DESIGN CRITERIA AND AUSTIN ENERGY NETWORK CONSTRUCTION STANDARDS.

OPEN SPACE AND PARKLAND (OSP)

1. LANDOWNER SHALL SATISFY CITY PARKLAND DEDICATION REQUIREMENTS IN EFFECT AS OF THE DATE OF FILING A SITE DEVELOPMENT PERMIT FOR THE PROPERTY.
2. YMCA
- A. LANDOWNER SHALL PROVIDE UP TO 15,000 SQUARE FEET OF TOWNLAKE YMCA ROOFTOP AREAS ACCESSIBLE TO THE PUBLIC DURING DESIGNATED HOURS ALONGSIDE YMCA PROGRAMMING.
3. AFFORDABLE HOUSING
- A. LANDOWNER SHALL PROVIDE A MINIMUM OF 3,000 SF OF PUBLICLY ACCESSIBLE GROUND FLOOR LANDSCAPED COMMUNITY OPEN SPACE AND A MINIMUM OF 1,300 SF OF PLAZA/PATIO SPACE ON THE GROUND FLOOR OF THE AFFORDABLE HOUSING PORTION OF THE PROPERTY.
4. MARKET RATE HOUSING
- A. LANDOWNER SHALL PROVIDE A MINIMUM OF 3,000 SF OF PUBLICLY ACCESSIBLE PLAZA/PATIO SPACE ON THE GROUND FLOOR OF THE MARKET RATE HOUSING PORTION OF THE PROPERTY.
- B. LANDOWNER SHALL PROVIDE A MINIMUM OF 15,000 SF OF PRIVATE COMMON OPEN SPACE ON THE ROOF TOP AND AMENITY DECKS OF THE MARKET RATE HOUSING PORTION OF THE PROPERTY.

AFFORDABLE HOUSING (AH)

1. LANDOWNER SHALL RESERVE A MINIMUM OF NINETY (90) UNITS OF RENTAL HOUSING AS AFFORDABLE FOR A MINIMUM OF 40 YEARS, FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, FOR RENTAL BY HOUSEHOLDS WHO, ON AVERAGE, EARN NO MORE THAN 55% OF THE ANNUAL MEDIAN FAMILY INCOME (MFI).
- A. THE UNIT MIX SHALL CONSIST OF A MINIMUM OF 65% 2- AND 3-BEDROOM UNITS.
- B. THE AFFORDABLE UNITS SHALL BE LOCATED IN A STAND ALONE BUILDING DEDICATED TO THE PROVISION OF AFFORDABLE HOUSING.
- C. EACH UNIT OF AFFORDABLE HOUSING SHALL BE GRANTED A FAMILY MEMBERSHIP AT THE TOWNLAKE YMCA FOR THE DURATION OF EACH LEASE, TO BE PAID FOR BY LANDOWNER AND SUBJECT TO THE TOWNLAKE YMCA RULES AND REGULATIONS FOR MEMBERSHIP.
2. THE CONSTRUCTION OF THE AFFORDABLE HOUSING PORTION OF THE PUD SHALL NOT BE REQUIRED TO COMMENCE UNTIL AFTER CERTIFICATES OF OCCUPANCY HAVE BEEN GRANTED FOR THE TOWNLAKE YMCA AND A MINIMUM OF ONE (1) OF THE MARKET RATES TOWERS. THE PUD BINDS THE LANDOWNER TO THE CONSTRUCTION AND OCCUPANCY OF THE AFFORDABLE HOUSING PROJECT (TOTALING A MINIMUM OF 90 UNITS AS DESCRIBED ABOVE) REGARDLESS OF THE COMPLETION OF THE BALANCE OF THE PUD. NOTWITHSTANDING THE ABOVE, IF NOTHING IS BUILT OR THE ONLY FACILITY BUILT ON THE PROPERTY IS THE TOWNLAKE YMCA, THE PUD REQUIREMENT FOR AFFORDABLE HOUSING WILL BE VOID.
3. LANDOWNER SHALL PROVIDE A MINIMUM OF 2,000 SF OF COMMERCIAL SPACE FOR A LOCAL BUSINESS OR NON-PROFIT USE WHOSE PRINCIPAL PLACE OF BUSINESS IS IN THE AUSTIN STANDARD METROPOLITAN STATISTICAL AREA ON THE TOWNLAKE YMCA ROOFTOP (OR OTHER LOCATION AS DETERMINED DURING THE PUD SUBMITTAL) MADE AVAILABLE AT SUBSIDIZED NON-PROFIT AND COMMUNITY PARTNERSHIP RATES (I.E., NO MORE THAN EIGHTY PERCENT (80%) OF THE MARKET COSTS FOR SIMILARLY SIZED AND LOCATED COMMERCIAL SPACE AS DETERMINED BY THE DIRECTOR OF ECONOMIC DEVELOPMENT DEPARTMENT).

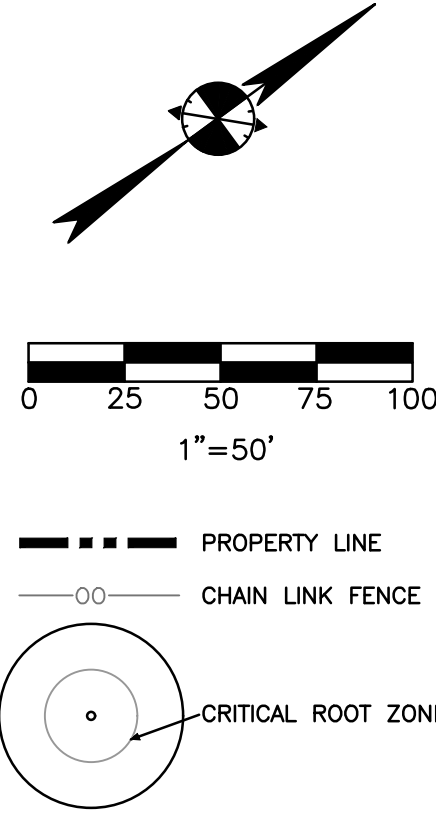
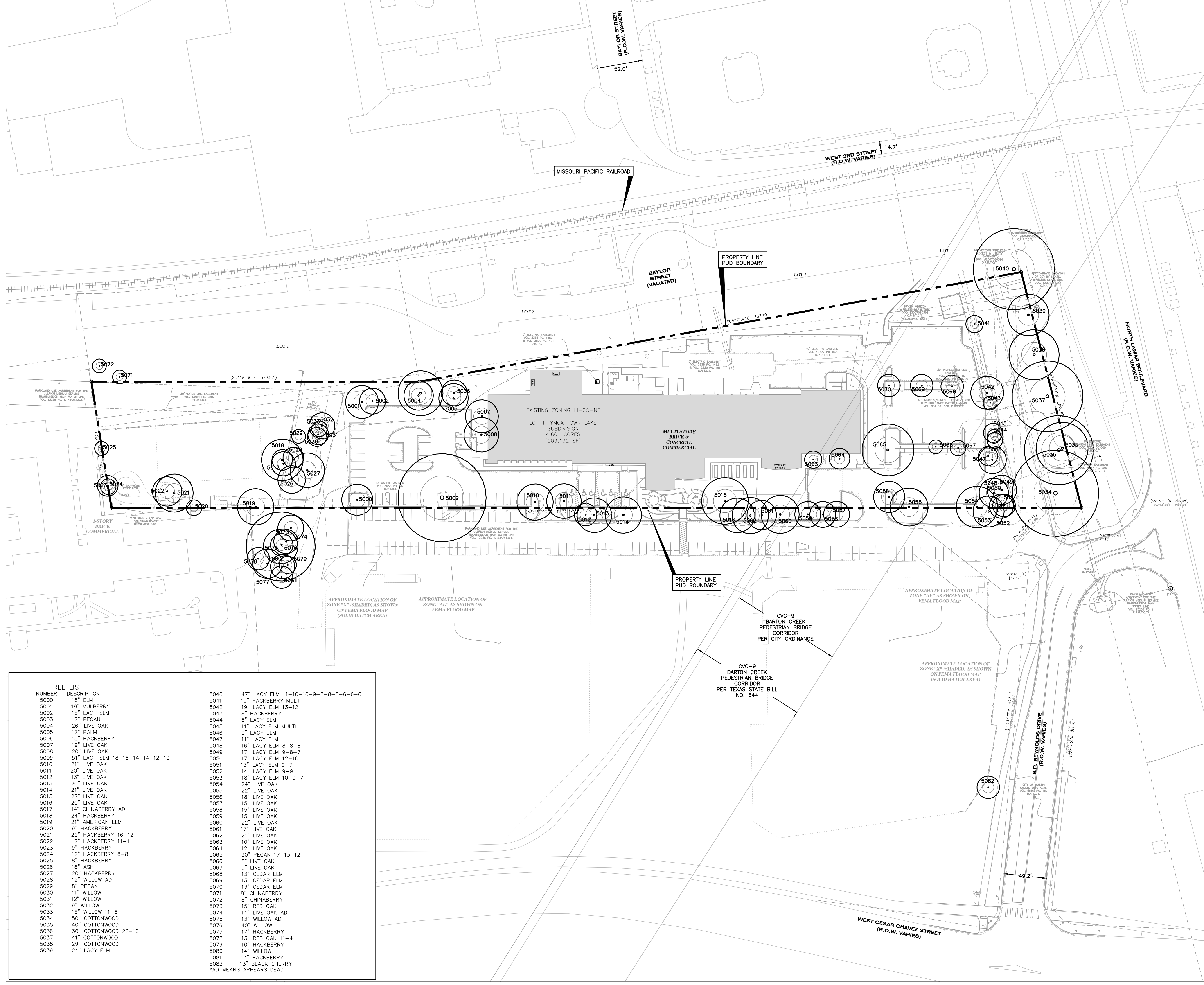
PHASING

1. IN THE EVENT THAT THE PUD IS PHASED, EACH PHASE OF THE PUD SHALL COMPLY WITH THESE NOTES.

EASEMENTS

1. WATER
- A. THE EASEMENT ASSOCIATED WITH THE 72' ULLRICH WATER TRANSMISSION MAIN SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS AT A MINIMUM HEIGHT OF 25 FEET ABOVE THE GROUND LEVEL:
- i. THE BUILDING PODIUM WILL SPAN THE WATER LINE ACROSS THE SITE.
- ii. THE BUILDING PODIUM AND TOWERS WILL CANTILEVER OVER TOP THE WATER LINE ALONG THE NORTH SIDE OF THE SITE UP TO 15'.
- B. THE EASEMENT ASSOCIATED WITH THE 72' ULLRICH WATER TRANSMISSION MAIN SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE STORMWATER CONVEYANCE FACILITY TO BE CONSTRUCTED WITHIN THE LIMITS OF THE EASEMENT WITH A MINIMUM OFFSET OF 8'.
- C. THE WIDTH OF THE EASEMENT ASSOCIATED WITH THE 72' ULLRICH WATER TRANSMISSION MAIN SHALL BE NO WIDER THAN 20 FEET.
2. ELECTRICAL
- A. THE EASEMENT ASSOCIATED WITH THE AUSTIN ENERGY TRANSMISSION LINES ALONG THE REAR OF THE PROPERTY SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS:
- i. 725 LINEAR FEET OF RETAINING WALL.
- ii. UTILITIES INCLUDING DOMESTIC WATER, FIRE, WATER, GAS, STORM AND BROADBAND.
- iii. FENCING AND DIRECTIONAL SIGNAGE.
- iv. UTILITY COMPATIBLE TREES AND LANDSCAPING.
3. WATER AND WASTEWATER CONVEYANCE
- A. THE EASEMENTS ASSOCIATED WITH AUSTIN WATER – WATER AND WASTEWATER INFRASTRUCTURE SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS:
- i. IRRIGATION, FENCING, BENCHES, AND PLANTERS.
4. STORMWATER
- A. THE EASEMENT ASSOCIATED WITH STORMWATER FACILITIES TRAVERSING THE WESTERN PORTION OF THE PROPERTY SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS AT A MINIMUM HEIGHT OF 25 FEET ABOVE THE GROUND LEVEL:
- i. THE BUILDING PODIUM WILL SPAN THE STORMWATER LINE ACROSS THE SITE.
- B. THE EASEMENT ASSOCIATED WITH STORMWATER FACILITIES TRAVERSING THE WESTERN PORTION OF THE PROPERTY SHALL BE CONSIDERED NON-EXCLUSIVE AND SHALL ALLOW THE PERMANENT ENCROACHMENT OF THE 72' ULLRICH WATER TRANSMISSION MAIN.

Date:	Drawn by:	File:	Xref:	Project:
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LEGAL DESCRIPTION:
LOT 1 OF YMCA TOWN LAKE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 1460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:
1. PROPERTY ADDRESS: 1100 W CESAR CHAVEZ ST, AUSTIN, TX 78703
2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
4. THERE IS A DISCREPANCY BETWEEN THE LOCATION OF THE CVC (CAPITOL VIEW CORRIDORS) AS DESCRIBED IN TEXAS STATE BILL NO. 644 AND THE CVC SUPPLIED IN THE DRAWING SUPPLIED BY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT. THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME DESCRIBED IN TEXAS STATE BILL NO. 644 DIFFERS FROM THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME BASE (NATIONAL GEODETIC SURVEY, PID #BM0900) USED BY THE COA PUBLIC WORKS DEPARTMENT BY ±3'. THE APPROXIMATE LOCATIONS OF BOTH CAPITOL VIEW CORRIDORS ARE SHOWN. THE ELEVATIONS SHOWN ARE BASED ON THE ELEVATIONS GIVEN IN TEXAS STATE BILL NO. 644 (NGVD 29).

FLOODPLAIN NOTE:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON F.I.R.M. MAP NO. 4845300445K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TREE LIST			
NUMBER	DESCRIPTION		
5000	18" ELM	5040	47" LACY ELM 11-10-10-9-8-8-8-6-6-6
5001	19" MULBERRY	5041	10" HACKBERRY MULTI
5002	15" LACY ELM	5042	19" LACY ELM 13-12
5003	17" PECAN	5043	8" HACKBERRY
5004	26" LIVE OAK	5044	8" LACY ELM
5005	17" PALM	5045	11" LACY ELM MULTI
5006	15" HACKBERRY	5046	9" LACY ELM
5007	19" LIVE OAK	5047	11" LACY ELM
5008	20" LIVE OAK	5048	16" LACY ELM 8-8-8
5009	51" LACY ELM 18-16-14-14-12-10	5049	17" LACY ELM 9-8-7
5010	21" LIVE OAK	5050	17" LACY ELM 12-10
5011	20" LIVE OAK	5051	13" LACY ELM 9-7
5012	13" LIVE OAK	5052	14" LACY ELM 9-9
5013	20" LIVE OAK	5053	18" LACY ELM 10-9-7
5014	21" LIVE OAK	5054	24" LIVE OAK
5015	27" LIVE OAK	5055	22" LIVE OAK
5016	20" LIVE OAK	5056	18" LIVE OAK
5017	14" CHINABERRY AD	5057	15" LIVE OAK
5018	24" HACKBERRY	5058	15" LIVE OAK
5019	21" AMERICAN ELM	5059	15" LIVE OAK
5020	9" HACKBERRY	5060	22" LIVE OAK
5021	22" HACKBERRY 16-12	5061	17" LIVE OAK
5022	17" HACKBERRY 11-11	5062	21" LIVE OAK
5023	9" HACKBERRY	5063	10" LIVE OAK
5024	12" HACKBERRY 8-8	5064	12" LIVE OAK
5025	8" HACKBERRY	5065	30" PECAN 17-13-12
5026	16" ASH	5066	8" LIVE OAK
5027	20" HACKBERRY	5067	9" LIVE OAK
5028	12" WILLOW AD	5068	13" CEDAR ELM
5029	8" PECAN	5069	13" CEDAR ELM
5030	11" WILLOW	5070	13" CEDAR ELM
5031	12" WILLOW	5071	8" CHINABERRY
5032	9" WILLOW	5072	8" CHINABERRY
5033	15" WILLOW 11-8	5073	15" RED OAK
5034	50" COTTONWOOD	5074	14" LIVE OAK AD
5035	40" COTTONWOOD	5075	13" WILLOW AD
5036	30" COTTONWOOD 22-16	5076	40" WILLOW
5037	41" COTTONWOOD	5077	17" HACKBERRY
5038	29" COTTONWOOD	5078	13" RED OAK 11-4
5039	24" LACY ELM	5079	10" HACKBERRY
		5080	14" WILLOW
		5081	13" HACKBERRY
		5082	13" BLACK CHERRY
			*AD MEANS APPEARS DEAD

DRENNER GROUP

TREE SURVEY AND LIST

YMCA TOWN LAKE

Date:	Drawn by:	File:	Xref:	Project:

3

OF 3

Exhibit E

TownLake YMCA PUD Code Modifications Table

July 1, 2025

Code Section	Code Requirement	Modification Request
§25-2, Subchapter B, Article 2, Division 5, Section 2.5.3	If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must: A. be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area; B. remain affordable for 40 years from the date a certificate of occupancy is issued; and C. be eligible for federal housing choice vouchers.	The Development Bonus Area for this PUD shall be calculated solely based on the gross square footage of the market rate housing portion of the project divided by the total gross site area. The PUD shall receive credit for satisfying the requirements of City of Austin LDC §25-2, Subchapter B, Article 2, Division 5, Section 2.5.3 through the provision of on-site daycare services. Such services shall meet the requirements of LDC §25-2-586 (E)(3) and be credited on a square-foot per square-foot basis.
§25-2-491 Permitted, Conditional and Prohibited Uses	The following are permitted or conditional uses: • Administrative & Business Offices • Agricultural Sales and Services • Art Gallery • Art Workshop • Automotive Rentals • Automotive Sales • Automotive Washing (of any sort) • Bail Bond Services • Building Maintenance Services • Business or Trade School • Business Support Services • Campground • Commercial Off-Street Parking • Communications Services • Construction Sales and Services • Consumer Convenience Services • Convenience Storage • Drop-Of Recycling Collection Facility • Electronic Prototype Assembly • Electronic Testing	The following are added permitted uses (along with appropriate accessory uses as defined in §25-2-891): • Multifamily Residential is a permitted use per the Waterfront Overlay. The following are prohibited uses: • Agricultural Sales and Services • Automotive Rentals • Automotive Sales • Bail Bond Services • Building Maintenance Services • Campground • Construction Sales and Services • Convenience Storage • Drop-Of Recycling Collection Facility

TownLake YMCA
PUD Code Modifications Table

July 1, 2025

	• Equipment Repair Services • Equipment Sales • Exterminating Services • Financial Services • General Retail Sales (Convenience) • General Retail Sales (General) • Hotel-Motel • Indoor Entertainment • Indoor Sports and Recreation • Kennels • Laundry Services • Liquor Sales (C) • Medical Offices (>5000 SF) • Medical Offices (<5000 SF) • Monument Retail Sales • Off-Site Accessory Parking • Outdoor Entertainment (C) • Outdoor Sports and Recreation • Pedicab Storage and Dispatch • Personal Improvement Services • Personal Services • Plant Nursery • Printing and Publishing • Professional Office • Research Services • Restaurant (General) • Restaurant (Limited) • Scrap & Salvage (C) • Service Station • Software Development • Theater • Vehicle Storage • Veterinary Services • Basic Industry • Custom Manufacturing • General Warehousing and Distribution • Light Manufacturing • Limited Warehousing and Distribution • Recycling Center • Resource Extraction • Community Garden • Indoor Crop Production • Urban Farm	• Electronic Prototype Assembly • Electronic Testing • Equipment Repair Services • Equipment Sales • Exterminating Services • Kennels • Laundry Services • Medical Offices (>5000 SF) • Monument Retail Sales • Off-Site Accessory Parking • Outdoor Entertainment (C) • Pedicab Storage and Dispatch • Plant Nursery • Printing and Publishing • Research Services • Scrap & Salvage (C) • Service Station • Software Development • Vehicle Storage • Veterinary Services • Basic Industry • Custom Manufacturing • General Warehousing and Distribution • Light Manufacturing • Limited Warehousing and Distribution • Recycling Center • Resource Extraction • Indoor Crop Production • Urban Farm • College and University Facilities • Congregate Living (General) • Group Home, Class I (Limited) • Group Home, Class II • Local Utility Services • Maintenance and Service Facilities
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**TownLake YMCA
PUD Code Modifications Table**

July 1, 2025

	• Club or Lodge (C) • College and University Facilities • Communication Service Facilities • Community Events • Community Recreation (Private) • Community Recreation (Public) • Congregate Living • Counseling Services • Cultural Services • Day Care Services (Commercial) • Day Care Services (General) • Day Care Services (Limited) • Employee Recreation • Group Home, Class I (General) • Group Home, Class I (Limited) • Group Home, Class II • Local Utility Services • Maintenance and Service Facilities • Railroad Facilities • Religious Assembly • Residential Treatment • Safety Services • Telecommunications Tower • Transitional Housing (C) • Transportation Terminal (C)	• Residential Treatment • Safety Services • Transitional Housing (C) • Transportation Terminal (C)
§25-2-492 Site Development Regulations	In the LI base zoning district: Maximum Height: 60 feet Minimum Setbacks Front Yard: -- Street Side Yard: -- Interior Side Yard: 10 feet Rear Yard: 10 feet Maximum Building Coverage: 75% Maximum Impervious Cover: 80% Maximum FAR: 1.6:1 Note: Per § 25-2-714, the Maximum FAR may be increased by up to 60%. The PUD qualifies for this 60% increase in the base district FAR per § 25-2-714(B) and (D).	In the PUD: Maximum Height: 425 feet Minimum Setbacks Front Yard: 0 feet Street Side Yard: 0 feet Interior Side Yard: 0 feet Rear Yard: 0 feet Maximum Impervious Cover: 95% Maximum FAR: 7.5:1

**TownLake YMCA
PUD Code Modifications Table**

July 1, 2025

§25-2-721(E)(1) Waterfront Overlay (WO) Combining District Regulations	Exterior mirrored glass and glare producing glass surface building materials are prohibited.	The PUD will not use mirrored glass products and will mitigate reflectivity and glare for all building surfaces through building orientation, shading devices, and façade articulation and materiality.
§25-2 Subchapter E, Section 2.7.3.A Private Common Open Space and Pedestrian Amenities – Design Criteria	8. This subsection provides for the covering of a required open space. (a.) Not more than 50 percent of ground level open space may be covered by a fixed manmade obstruction, including a roof, balcony, or building projection. Roof gardens and sculptural elements that are accessible to the public are not to be considered manmade obstructions.	The project may have up to 70% of the required ground floor private open space covered with a building or building projection.
§25-8-261 Critical Water Quality Zone Development	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division.	The PUD proposes to eliminate the CWQZ on the property through the installation of a stormwater treatment and conveyance facility underneath the proposed development and out-falling south of the property.
§25-8-263 (B) Floodplain Modification	Floodplain modification within a critical water quality zone is prohibited except as allowed under Section 25-8-261 (<i>Critical Water Quality Zone Development</i>).	The PUD proposes to eliminate the CWQZ on the property through the installation of a stormwater treatment and conveyance facility underneath the proposed development and out-falling south of the property.
§25-8-301 Construction of a Roadway or Driveway	A person may not construct a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to: (1) at least two contiguous acres with a gradient of 15 percent or less; or (2) building sites for at least five residential units.	The PUD proposes to construct a fire lane along the rear property line on slopes with gradients up to 45%. Such cut and fill within the limits of construction for the fire lane shall be revegetated, or if a cut or fill has a finished gradient of more than 33 percent, stabilized with a permanent structure.

**TownLake YMCA
PUD Code Modifications Table**

July 1, 2025

§25-8-621 (A)	Except as otherwise provided in this section, a person may not remove a protected tree unless the Planning and Development Review Department has issued a permit for the removal under this division	The PUD proposes to remove 18 Protected Trees from the site and an additional 4 Protected Trees that are good candidates for transplant will be transplanted on adjacent public land or parkland. Removed trees will be mitigated per Code.
§25-8-641 (A)	Removal of a heritage tree is prohibited unless the Planning and Development Review Department has issued a permit for the removal under this division.	The PUD proposes to remove 2 Heritage Trees from the site and an additional 2 Heritage Trees that are good candidates for transplant will be transplanted on adjacent public land or parkland. Removed trees will be mitigated per Code.
§25-12-1, International Building Code Section 403.5.1 - Remoteness of Interior Exit Stairways	Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the enclosure surrounding the interior exit stairways. In buildings with three or more interior exit stairways, not fewer than two of the interior exit stairways shall comply with this section. Interlocking or scissor stairways shall be counted as one interior exit stairway.	The PUD shall utilize a reinforced concrete double helix stair configuration within a single reinforced concrete and/or grout-filled CMU enclosure. Exit access into the two-hour (90-min. doors) rated enclosure from occupied areas will be through one-hour (20-min. doors) rated exit corridors located at opposite sides of the building core, approximately fifty feet apart. Stairwells will be pressurized as required by code. The concrete/masonry stairwell enclosure is a significant upgrade from a normal code-compliant two-hour fire-rated gypsum board assembly. Although the stairwells are housed within a single enclosure in lieu of two, separated by code specified distances, the design will provide an equivalent level of safe

TownLake YMCA
PUD Code Modifications Table

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		discharge from the building, and not compromise fire fighter safety.
§25-12-1, International Building Code Section 1007.1.1 - Two Exits or Exit Access Doorways	Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway. Exceptions: 1) Where interior exit stairways or ramps are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor.; 2) Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.	The PUD shall utilize a reinforced concrete double helix stair configuration within a single reinforced concrete and/or grout-filled CMU enclosure. Exit access into the two-hour (90-min. doors) rated enclosure from occupied areas will be through one-hour (20-min. doors) rated exit corridors located at opposite sides of the building core, approximately fifty feet apart. Stairwells will be pressurized as required by code. The concrete/masonry stairwell enclosure is a significant upgrade from a normal code-compliant two-hour fire-rated gypsum board assembly. Although the stairwells are housed within a single enclosure in lieu of two, separated by code specified distances, the design will provide an equivalent level of safe discharge from the building, and not compromise fire fighter safety.
Transportation Criteria Manual 7.6.1 Maximum Site Access	Site frontages over 600 feet are allowed to have no more than 3 driveway entrances.	The PUD will provide four (4) driveway connections to the Principal Roadway, including one (1) one-way drive, two (2) residential tower drop offs, and one (1) residential tower garage access.

**TownLake YMCA
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Utilities Criteria Manual 1.31.A AE Electric Distribution Service Voltages and Maximum Demand Ampacities	Underground/Vault Network Service Voltages and Maximum Demand Ampacities for Residential and Commercial Only in Network Area. Electric service is normally available in the AE network service area (See map in Section 1.11.5) as shown in Table 1.5.1.2. (See Section 1.3.2.)	The PUD shall provide electric service for the project utilizing underground and vault service in accordance with the Austin Energy Design Criteria and Austin Energy Network Construction Standards.
Utilities Criteria Manual 1.14.3 Easements for Transmission Facilities	Working clearance under a 345 KV transmission line shall be 15.33 feet.	The PUD shall be permitted to accommodate the relocation of Austin Energy Pole 38 on a slope greater than 30% with the corresponding retaining wall located within the Austin Energy Clearance Zone.
Utilities Criteria Manual 1.14.4.B Access to Transmission Facilities	No above ground obstructions within 100 feet from the edge of a transmission structure, unless otherwise approved by Austin Energy.	The PUD shall be permitted to allow up to five (5) buildings and associated appurtenances, including retaining walls, sidewalks, and roadways within the working area.
Utilities Criteria Manual 1.14.7.A-D Easements for Transmission Facilities	A. Any permanent structures including, but not limited to, habitable structures such as homes, mobile homes, garages, or offices, B. Any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities that would result in a violation of the required clearances in effect at the time the structure is erected, nor C. Any structures including, but not limited to, fences, storage sheds, drainage, filtration, or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easements. D. Fire hydrants cannot be located inside the transmission easement and must be a minimum of 20 feet from any transmission structure.	The PUD shall be permitted to include the following encroachments within easements for Austin Energy Transmission Facilities: 725 LF of retaining wall and one (1) fire hydrant.

Exhibit F

STAFF COMMENT REVIEW REPORT

CASE NUMBER:CD-2025-0003
CASE MANAGER: Cynthia Hadri
PHONE #: 512-974-7620

PROJECT NAME: Town Lake YMCA PUD

SUBMITTAL DATE: July 11, 2025
REPORT DUE DATE: August 19, 2025
FINAL REPORT DATE: August 19, 2025
REPORT LATE: DAYS:

LOCATION: Town Lake YMCA PUD

DISTRICT: 9

STAFF REVIEW:

This report includes all comments received to date concerning your Development Assessment application.

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

THE FOLLOWING COMMENTS SHOULD BE ADDRESSED PRIOR TO SUBMITTING A FORMAL PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

INCORPORATED IN THE NUMBERING OF EACH COMMENT IS THE RELEVANT REVIEW SECTION. FOR THESE REFERENCES, THE FOLLOWING ABBREVIATIONS APPLY

- | | |
|---------------------------|------------------------|
| SP - SITE PLAN | CM - CAPITAL METRO |
| SR - SUBDIVISION | CO - COUNTY |
| TR - TRANSPORTATION | MD - MUD REVIEW |
| CN - CONSTRUCTION | PH - PHONE COMPANY |
| DR - DRAINAGE | PK - PARK |
| EG - ENGINEERING | PO - POST OFFICE |
| LR - LANDSCAPE REVIEW | PW - PUBLIC WORKS |
| AR - ARBORIST | SD - SCHOOL DISTRICT |
| EV - ENVIRONMENTAL | HE - HEALTH DEPARTMENT |
| WW - WATER AND WASTEWATER | EL - ELECTRIC |
| FI - FIRE DEPARTMENT | AD - TPSD - ADDRESS |
| HD - HIGHWAY DEPARTMENT | DG - DRAFTING |

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

Arborist Review - Taylor Horton - 512-974-1218

- CA1 The proposed PUD does not meet Tier 2 Superiority requirements for trees.
- CA2 More information is needed to determine if transplanting of Heritage Trees is feasible. No information regarding condition of existing trees is included in the submittal.
- CA3 Consider scheduling a meeting on site with the City Arborist to evaluate the trees and confirm the findings of the third-party arborist.
- CA4 A tree transplanting feasibility report with tree care plan is standard requirement and is not considered a measure toward superiority.
- CA5 Trees are not allowed to be transplanted in the R.O.W.
- CA6 Transplanting trees in Parkland requires approval from PARD.
- CA7 Clarify the superiority of the proposed PUD soil volume. Elaborate on the existing soil volume reference.
- CA8 All Heritage Trees are to be preserved and 75% of caliper inches of all other native trees are to be preserved for Tier 2 Superiority.

AFD Planning & Facilities Review - Laura Ayres - 512-972-4134

The redevelopment of the Townlake YMCA will bring new residents and an increase in visitors to an already strained area, which exceeds National Fire Protection Agency standards of 8 minute emergency response time, 90 percent of the time. Due to the existing large call volume, this response area has had a 9 minute 27 second emergency incident response time, 90 percent of the time, in 2025 (Jan 1 – July 18) and is meeting the 8 minute national response time standard only 80.2% of the time. The additional affordable housing and market rate housing will add unsustainable strain to the limited public safety resources available downtown. The Austin Fire Department cannot provide timely emergency response without additional stations and resources to serve this development. To ensure the life safety of the residents and visitors to this redevelopment, AFD recommends the following to be provided by the developer:

- **9,000 to 11,000 square feet** unfinished space within the level of discharge ("ground floor") and floor above to serve as a Fire/EMS facility, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

If an on-site fire/EMS station is not feasible, AFD requests an alternative nearby site for a Fire/EMS station to ensure timely and effective emergency response to this development without further detriment to the existing City of Austin residents in the area.

NPZ Austin Water Utility Review - Virginia Collier - 512-972-0117

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required.

Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.

Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

NPZ Comprehensive Planning Review - Chase Gonsoulin - 512-974-3170

Project Name and Proposed Use: 1100 W CESAR CHAVEZ STREET. CD-2025-0003.
Project: TownLake YMCA PUD. The applicant is requesting a development assessment for planned unit development. Existing: Recreational Community Center (74,000 SF). Proposed: Recreational Community Center (110,000 SF), Multifamily High-Rise (750 DU), Multifamily

Mid-Rise (100 DU), and Sit-Down Restaurant (16,000 SF). Additionally, the applicant describes more than 50,000 SF of programmable space for youth, inclusive of preschool/daycare facilities.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: • Adjacent to the Lamar Boulevard Activity Corridor; 0.12 miles from the 5th/6th Streets/Lake Austin Blvd Activity Corridor; Adjacent to the Downtown Regional Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • Adjacent to bus stop along N Lamar BLVD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along S Lamar BLVD and N Lamar BLVD
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Within 0.5 miles to Goods and Services located along N Lamar BLVD
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • Within 0.5 miles of the Whole Foods Market grocery store along N Lamar BLVD
Connectivity and Education *: Located within 0.50 miles from a public school or university.	
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.3 miles to Ladybird Lake-Lamar Beach Metro Park
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • Within 0.5 miles of dentist located along W 5th ST
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). • 0.5 miles to Austin Central Library
Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.	
Y	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.) • A small performing arts theater and art studios are proposed
Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.	

	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
12	Number of “Yes’s”
Imagine Austin Priority Program PUD Specific Bonus Features	
Y	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact). Two or more art pieces will be commissioned by local artists, and a permanent installation telling the story of historic Clarksville with incorporated art pieces are proposed; 3,000 Sf of publicly accessible open space including plaza/patio space
Y	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin’s green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network. 10,000 SF of green roof will be included in the project
Y	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion. 2,500 feet of solar panels will generate on site renewable energy; the project will meet or exceed the requirements of the 3-star rating of the City of Austin Green Building Program
	Protects Environmentally Sensitive Lands: Protects Austin’s natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
Y	Water/Wastewater Infrastructure: Sustainably manages Austin’s water resources and stream corridors through on-site use of storm water detention, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements. Provides for the treatment of stormwater runoff through the construction of a water quality pond will remove 2,000 pounds of Total Suspended Solids annually
4	Total Number of “Yes’s”

NPZ Drainage Engineering Review - Kena Pierce - 512-978-1832

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DE 1. Please confirm that no Code/Criteria are being altered under this PUD, specifically LDC 25-7 and the Drainage Criteria Manual.

DE 2. There was a reference to removing the Erosion Hazard Zone by installing a pipe. The EHZ is defined as a waterway having 64 acres of contributing area. The elimination of the EHZ

through proposed improvements would need to be approved through WPD. Not that proposed improvements can intersect the EHZ as long as protective works are provided.

Electric Review – Rosemary Avila - rosemary.avila@austinenergy.com

EL 1: FYI- Electric easement locations will be determined once more information is submitted. Easements to be determined at time of site plan submittal.

EL 2: FYI- This site will be going through AE Major Project for design. Coordination with Thomas Whitaker will be needed for design.

EL 3: FYI- AE Transmission Engineering Review will be required with the site plan application. Please continue to coordinate this review with Oliver Chiang.

EL 4: Remove all transmission easement notes on sheet 2.

2. ELECTRICAL

A. THE EASEMENT ASSOCIATED WITH THE AUSTIN ENERGY TRANSMISSION LINES ALONG THE REAR OF THE PROPERTY SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS:

- i. 725 LINEAR FEET OF RETAINING WALL.
- ii. UTILITIES INCLUDING DOMESTIC WATER, FIRE, WATER, GAS, STORM AND BROADBAND.
- iii. FENCING AND DIRECTIONAL SIGNAGE.
- iv. UTILITY COMPATIBLE TREES AND LANDSCAPING.

Environmental Office – Leslie Lilly - leslie.lilly@austintexas.gov

EO1 U0 – Provide an environmental exhibit showing the location and conceptual plans for any proposed innovative environmental superiority elements.

EO2 U0 – The Land Use Plan and superiority chart indicate improvements including water quality treatment will be located on offsite parkland. It is unclear at this time if off-site improvements can be regulated under the PUD ordinance and additional coordination will be required with other affected departments.

EO3 U0 – The applicant is proposing the removal of the CWQZ and floodplain modification on the site for the purpose of increasing developable area. This is a significant environmental code modification that will require commensurate superiority. Proposed superiority will need to be significant and demonstrate that the site and creek function better than existing conditions with quantifiable measures including but not limited to a Functional Assessment of Floodplain Health, creek restoration plan, and water quality modeling.

EO4 – U0 – As proposed, the project does not currently demonstrate superiority from an environmental perspective. Additional environmental superiority elements should be coordinated with staff in advance of the formal submittal of the PUD application.

NPZ Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1 Provide the proposed development plan in the Land Use Plan.

EV 2 The removal of the CWQZ is concerning. To be seriously considered, we would need to see significant ecological superiority proposed on-site (not in the adjacent public parkland).

EV 3 Tier 1, 2.3.1.F The plan does not appear to provide for environmental preservation and protection.

- It proposes to remove the CWQZ riparian buffer and significant trees, both of which are crucial for protecting air and water quality, as well as soil and waterway health.
- The project claims it will increase tree canopy from what exists and provide rain gardens “throughout the project.” However, proposed impervious cover is over 95%, and we have not received a proposed land use plan or a landscape plan. Therefore, the environmental value of these proposals cannot be evaluated at this time.

EV 4 Tier 1, 2.3.1.H The plan does not appear to exceed minimum landscape requirements.

- Landscape code does not explicitly prohibit use of invasive plants, but that is a standard best practice, especially given the site’s proximity to Lady Bird Lake.
- Using native plantings from Appendices F and N is standard practice in Austin projects. A proposal to use plantings native to the eco-region would be welcome, as would a proposal to increase tree and plant variety in relation to neighboring projects.
- There is no soil volume requirement, so it cannot be exceeded. A proposal to work with staff to determine and provide superior soil volume would be welcome.
- Without a proposed development exhibit, it is not possible to evaluate the proposal to provide one additional street yard tree. As for increasing buffering, it is not likely that any landscape buffering would be required.

EV 5 Tier 2

- The green roof could demonstrate superiority for landscape and environment. The proposal needs to be quantified (e.g., the planting area will be at least X percent of total roof area or at least X square feet) and qualified (e.g., soil volume, types of plants, type of planters).
- Most of the items listed as landscape-related Tier 2 environmental superiority are standard practice, such as using Appendix N plants; or they are so general that their value is undeterminable, such as planting trees and shrubs. Others need quantification and specification to be evaluated, such as pollinator resources and use of alternative water sources.
- Regarding irrigation with alternative water sources, I would need to know AWU’s requirements in order to evaluate superiority.
- There is no soil volume requirement, so it cannot be exceeded. A proposal to work with staff to determine and provide superior soil volume would be welcome.

EV 6 Code modifications

- Covering 70% of required ground floor open space is an environmental issue, since plants do not thrive in such shade.
- Elimination of the CWQZ is not desired by staff without considerable proposals for environmental superiority, which we do not see in the current proposal.

Flood Plain Review - Zach Kretsch – 512-552-5174

General notes: There is a portion of a FEMA zone AE floodplain and COA 100-year floodplain that encroaches the site. At any future development submittals, LDC 25-7 section of code will be required to be met.

FYI: There is a CWQZ indicating a drainage area of 64 acres or more draining through the site which indicates an unmapped COA regulatory floodplain that must be determined at the time of the development application per DCM 1.2.6 and LDC 25-7-6.

FYI: All sections of LDC 25-7 must be met upon a development submittal. Keep this in mind when determining the location of the proposed building footprint, parking, and any additional grading with future development submittals.

Housing Review – Robert Anderson - 512-974-0823

The development will be subject to Chapter 4-18 of the Land Development Code. As such, the proposal to delay the provision of affordable housing until after the certificates of occupancy have been issued for the YMCA and at least one of the market-rate buildings is not Code compliant. LDC 4-18-23(E) requires the simultaneous availability of affordable units. Further, applicant should be advised that dispersal of affordable units throughout the site is a requirement of the Fair Housing Act; thus, a stand-alone affordable housing building would not be permissible.

Chapter 4-18 of the Land Development Code also requires a comparable unit mix of affordable to market rate housing (LDC 4-18-23(D)). The emphasis on family-friendly units is unclear. Is it the intention to count the 2- and 3-bedroom affordable units as multiple efficiency units, per the option stated in Code?

Generally, calculating the Bonus Area against only the floor area of the market-rate housing portion of the project is confusing, and it seems unnecessary. The provision of 111,000 sq ft of affordable housing meets or exceeds what a development bonus would require with the underlying LI base zoning (FAR of 1:1).

The intention of the following text within the PUD Code Modifications Table is unclear: “The PUD shall receive credit for satisfying the requirements of City of Austin LDC §25-2, Subchapter B, Article 2, Division 5, Section 2.5.3 through the provision of on-site daycare services. Such services shall meet the requirements of LDC §25-2- 586 (E)(3) and be credited on

a square-foot per square-foot basis.” Other sections of the application indicate the intention is to provide housing at or below 60% MFI. The provision of Day Care services doesn’t appear to be needed to gain additional bonus area. Furthermore, the project location is not within the geographic boundaries of the Downtown Density Bonus Program.

Overall, the proposal seems unnecessarily complicated and perhaps even contradictory. Staff is concerned about the ability to effectively interpret this into the future. Specifically: 1) the proposal to consider the development bonus baseline against only the market rate housing portion of the project is imprecise and would shift according to the actual proposal; 2) the reference text stating that the provision of day care services satisfies requirements for rental housing is problematic.

Hydro Geologist Review - Eric Brown - 512-978-1539

HG1_U0 This project is located within the Edwards Aquifer Recharge Zone as defined by The City of Austin Land Development Code 25-8-2(D)(5). This site is NOT within the Edwards Aquifer Recharge Zone as defined TCEQ Texas Administrative Code (30 TAC) Chapter 213. If desired, the applicant may conduct Geotech borings to analyze the underlying strata and determine if the Edwards formation is present. If the Edwards formation is shown to be absent, the applicant can remove the callout of a portion of the site being within the Recharge Zone and applicable LDC requirements. No additional hydrogeologic CEFs were identified on or within 150’ of the project area.

PARD Review - Robynne Heymans - robynn.heyman@austintexas.gov

PR 1: Please provide a set of plans, drawings, sections and circulation diagrams to show the proposed changes to BR Rynolds Dr. Include a survey of the project’s property boundary as well as dedicated parkland. Include the proposed development on the Land Use Plan. How does the proposed roadway realignment align with the [Volma Overton Vision Plan](#)?

Further, the Project is proposing to work with PARD and TPW to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by making improvements to the adjacent parkland open space area that realize the vision of the Volma Overton Sr. Beach Vision Plan. These improvements include:

1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards and providing shade trees along those pedestrian walkways.
2. Improving and expanding the existing east-west access road/parking area on parkland immediately south of the Project to meet Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, sidewalks, and bike lanes. On the southern edge of this proposed roadway, the TCM design standards

- would be exceeded by including grade-separated facilities for bicycles and pedestrians.
3. Providing a new north-south vehicular access road to the parkland from Cesar Chavez Street to meet Level 1 public roadway design standards and TCM roadway design standards, including sidewalks and bike lanes.
 4. Providing Cesar Chavez Street Minor Improvements to facilitate the new north-south vehicular access road, including the potential for a signalized intersection on Cesar Chavez Street.
 5. Providing vehicle parking in the South Parking Area. This is noted in the Volma Overton, Sr. Beach Vision Plan Preferred Alternative, Phase One, Item 10.
 6. Constructing a roundabout on B.R. Reynolds Drive to facilitate safer vehicular and pedestrian movements for access and egress to the parkland, North Lamar Boulevard and the Project.
 7. Constructing a water quality pond to treat currently untreated stormwater runoff from North Lamar Boulevard as well as the transportation improvements envisioned in the Volma Overton Sr. Beach Vision Plan. This is noted in the Volma Overton, Sr. Beach Vision Plan Preferred Alternative, Phase Two, Item 18

PR 2: Provide details showing the proposed driveways onto the adjacent ROW- do these connections rely on passage through parkland?

“The PUD will provide four (4) driveway connections to the Principal Roadway, including one (1) one-way drive, two (2) residential tower drop offs, and one (1) residential tower garage access”

PR 3: Provide details for the tree relocations on parkland, type of trees, size, number, relocation sites, tree care plan, etc:

The PUD proposes to remove 18 Protected Trees from the site and an additional 4 Protected Trees that are good candidates for transplant will be transplanted on adjacent public land or parkland. Removed trees will be mitigated per Code

PR 4: Provide details showing improvements to Heron Creek on Parkland, what are the extents of the improvements, how will they impact park use, how do they expand access to nature in the parkland?

PR 5: The above impacts to parkland are prohibited under the Parks and Wildlife Code Title 3 Parks, Chapter 26: Protection of Public Parks and Recreation Lands and the City of Austin Charter Article II 5. Powers of the Council. Chapter 26 requires that projects on parkland cannot be approved by the City unless it is determined that

1. There is no feasible and prudent alternative to the use of taking of such land, and
2. The project includes all reasonable planning to minimize the harm to the land, as a park

The City Charter prevents the City from selling, leasing, mortgaging, or otherwise alienating any land which is now, or shall hereafter, dedicated for park purposes, unless the qualified voters of the city shall authorize such activity in a general or special election.

Please schedule a meeting with this reviewer to discuss.

PR 6: If no alternate route can be found for the proposed impacts to parkland, the project will need a City Department to sponsor a Chapter 26 process through the City's Park and Recreation Board and the City Council. This process will include field notes and mitigation determined by PARD for damage done to parkland. Please provide this reviewer with the relevant City sponsors for this work

Site Plan Review – Meg Greenfield - 512-978-4663

SP1 Site plans will be required for any new development except for residential only project with up to 4 units.

SP2 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP3 The land use site plan appears to be only existing conditions. Please provide a land use plan for the proposed development. I don't see where the bottom 3 items will be added:

USE	AREA	UNITS
RECREATIONAL COMMUNITY CENTER	4.8 ACRES	110,000 SF
MULTIFAMILY (HIGH-RISE)		750 DU
AFFORDABLE HOUSING		90 DU
SIT-DOWN RESTAURANT		10,000 SF

SP4 Waterfront overlay - Review of a site plan by the director of the Parks and Recreation Department is required before the site plan may be approved.

Why is 25-2-721(E)(1) in the code modifications table if no modifications are proposed? Please remove if no modifications are proposed. Please note that per 25-2-736(E) surface parking is prohibited.

SP5 In your language on heritage tree removal I suggest specifying that you are changing the code to administrative approval because the language as stated isn't actually requesting a different process. Same with some other code modification requests. 'the PUD proposes' isn't a waiver. Suggest saying no waiver will be required during review etc.

SP6 Is there only one zoning category in this PUD? According to the permitted uses and site dev regulations in the code modifications chart I assume that is the case.

SP7 This site lies within/is bisected by the BARTON CREEK PEDESTRIAN BRIDGE Capitol View Corridor. A height analysis will be required with site plan submittal. PUD appears to be in compliance with maximum elevation.

Elevation 1: 445

Elevation 2: 460

SP8 Please clarify if/how cocktail lounges and liquor sales will be further restricted; will they be limited by overall square footage, distancing requirements, or both?

SP9 please check use list—urban farm and transportation terminal are listed as both permitted and prohibited.

SP10 please clarify that modifications from B & C are not being requested:

If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must:

A. be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area;

B. remain affordable for 40 years from the date a certificate of occupancy is issued; and

C. be eligible for federal housing choice vouchers.

ZC - Subdivision Review Comments – Juan Enriquez – juan.enriquez@austintexas.gov

1. New proposed public or private streets requires a preliminary plan application and processed through the subdivision review process. Also, any extension of an existing street (public or private) requires approval of a preliminary plan. Both can be combined into one application.
2. Please note that any ROW vacation may require a plat vacation application that is reviewed via the subdivision process, or it may require to go through our Land Management office which is approved by the City Council. We review several factors to determine the appropriate route. Some of the factors are, does the ROW have existing infrastructure? Is the ROW a major Transportation roadway? Has Transportation staff reviewed your request?

TPW-TDS Review – Bryan Golden – 512-974-9183

- TPW 1. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0.
- TPW 2. Proposed TCM code amendment will be subject to the findings of the TIA and a submitted conceptual site plan.

Transportation Criteria Manual 7.6.1 Maximum Site Access	Site frontages over 600 feet are allowed to have no more than 3 driveway entrances.	The PUD will provide four (4) driveway connections to the Principal Roadway, including one (1) one-way drive, two (2) residential tower drop offs, and one (1) residential tower garage access.
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NPZ Water Quality Review - Kena Pierce - 512-978-1832

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Please confirm that no Code/Criteria dealing with WQ requirements are being changed with this PUD. It appears that WQ controls are going to be provided but the reviewer is wondering how that will be done using GIS with 95% impervious cover on site.

NPZ Wetlands Biologist Review - Sean Watson - sean.watson@austintexas.gov

WB1. Update 0. The Land Use plan does not show what development is proposed and only shows current conditions and that the YMCA will be demolished. Please, provide a Land Use Plan exhibit that shows what development is proposed for this PUD.

WB2. Update 0. Commit to the development of a natural areas management plan, including an Integrated Pest Management Plan, for the restoration of the creek to be approved by the Director of WPD at the time of site plan approval. The plan should establish baseline maintenance practices to support a healthy riparian habitat including but not limited to the management of invasive species, establishment and monitoring of native plant community, and activities to support the health of canopy and understory trees.

WB3. Update 0. The PUD intends to restore the creek within the CWQZ. For the floodplain restoration requirements, the plan will need to use a Zone 2 Functional Assessment of Floodplain Health (Zone 2 floodplain in CWQZ) for the site.

WB4. Update 0. Plant selection for GSI storm water controls must utilize plants native to the Central Texas Blackland Prairie and Edwards Plateau ecoregions and be approved by a WPD wetland biologist.

WB5. Update 0. Provide standards on plant diversity and species composition (eg. minimum of 3 native herbaceous species, all plantings native to eco region, etc.) for the planting specifications within the landscape areas, green roof, and designated creek restoration areas. Include pollinator and wildlife friendly plant species.

Zoning/Land Use Review – Cynthia Hadri - 512-974-7620

ZN 1. Per City Code (25-2-144 (D)) “A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.” The applicant will need to submit a code modification in the Site Development Regulations section of the Code Modifications Chart as this site is approximately 4.8 acres and not 10 acres.

ZN 2. Regarding the uses on the Code Modifications Chart and the Land Use Plan Set:

- A. Staff has received advice that residential treatment and transitional housing should not be prohibited uses of the Property because it could be viewed as discriminating against those suffering from a medical condition. Please remove these uses from the Prohibited Use list on the Code Modifications Chart and the Land Use Plan Set.
- B. For similar reasons, please remove Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home, Class II and Local utility services from the Prohibited Use list on the Code Modifications Chart and the Land Use Plan Set.
- C. Transitional Housing is listed as a Conditional use on the Code modifications document but listed as a prohibited use on the Land Use Plan Set. This use can be conditional but cannot be a prohibited use. Please correct this on the Land Use Plan set.

ZN3. The housing review states confusion on the MFI percentage for the affordable housing units. “Other sections of the application indicate the intention is to provide housing at or below 60% MFI.” Please correct this on all documents submitted with the MFI percentage when submitting the PUD.

ZN4. This site lies within the Capitol View Corridor Overlay, specifically the Barton Creek Pedestrian Bridge. Per site plan comments a height analysis will be required with site plan submittal.

ZN5. Zoning staff supports the environmental concerns regarding:

- A. The removal of the CWQZ and floodplain modification on the site for the purpose of increasing developable area. This is a significant environmental code modification that will require commensurate superiority.
- B. The significant tree removal on the site and an impervious cover of 95%. As proposed, the project does not currently demonstrate superiority from an environmental perspective.

ZN6. In the Land Use Notes on the land use plan, the applicant states that they will incorporate public art into the project. If a public art plan is proposed, please identify the potential location(s) on an exhibit to be included in the PUD application. Review by the Art in Public Places staff at the Economic Development Department will be necessary with the PUD submittal.