

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C1814-2014-0110.SH – Colony Park Sustainable Community Initiative PUD

REQUEST:

Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as located on the north side of Loyola Lane between Johnny Morris Road and Decker Lane (Walnut Creek Watershed, Elm Creek Watershed, Decker Creek Watershed) from single family residence-standard lot (SF-2) district zoning, family residence (SF-3) district zoning, and multi-family residence low density (MF-2) district zoning to planned unit development (PUD) district zoning.

DEPARTMENT COMMENTS:

No additional conditions imposed by Council at First reading.

OWNER / APPLICANT: Austin Housing Finance Corporation (Sandra Harkins)

AGENT: Urban Design Group (Laura Toups)

DATE OF FIRST READING: First reading approved on September 25, 2014. Vote: 7-0 (Riley-1st, Cole- 2nd).

CITY COUNCIL HEARING DATE:

November 6, 2014: *To grant postponement as requested by Staff, approved on consent (6-0) [L. Morrison-1st, M. Martinez-2nd; B. Spelman- Off Dais]*

November 20, 2014:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C814-2014-0110.SH **Z.A.P. DATE:** September 16, 2014
Colony Park Sustainable Community Initiative PUD

ADDRESS: Loyola Lane between Johnny Morris Road and Decker Lane

AREA: 208 acres

OWNER: Austin Housing Finance Corporation (Sandra Harkins)

AGENT: Urban Design Group (Laura Toups)

FROM: SF-2, SF-3, and MF-2 **TO:** PUD

TIA: Under Review **SCENIC ROADWAY:** No

WATERSHEDS: Walnut Creek, Elm Creek and Decker Creek

DESIRED DEVELOPMENT ZONE: Yes **CAPITOL VIEW CORRIDOR:** No

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed Planned Unit Development rezoning request as outlined in this report. The proposed rezoning would be subject to the requirements of Traffic Impact Analysis (TIA) that would be tied to the property by public Restrictive Covenant.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 16, 2014: *TO GRANT PUD ZONING AS RECOMMENDED BY STAFF. (5-0-1-1) (G. Rojas- 1st, C. Banks-2nd; S. Compton- Recused; P. Seeger- Absent)*

ENVIRONMENTAL BOARD RECOMMENDATION:

September 3, 2014: *TO GRANT PUD ZONING AS RECOMMENDED BY STAFF. (7-0) (R. Deegan- 1st, M. Neely-2nd)*

ISSUES:

Austin Housing Finance Corporation (AHFC) has submitted a Planned Unit Development (PUD) for a 208-acre project to be known as the Colony Park Sustainable Community Initiative PUD. The PUD proposes a mixed use development comprised of commercial, office, residential, parkland, and other land uses. As a S.M.A.R.T. housing project, the project commits 20% of the residential units to serve households at or below 80% median family income (MFI). Please refer to *Exhibit A (S.M.A.R.T. Housing Certification)*.

The PUD project is funded through a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant. This is a 3-year planning grant with substantial community involvement elements. AHFC and their agents have coordinated the design and planning processes with Colony Park Neighborhood Association, Capital Metro, Austin Independent School District (AISD), Austin/Travis County Health and Human Services Department (HHSD), Pecan Street, Inc., Capital Area Texas Sustainability Consortium (CATS), Austin Community Development Commission, and several City of Austin departments. The HUD grant requires completion of the PUD zoning and a portion of the platting by the end of 2014.

DEPARTMENT COMMENTS:

The subject tract is located north of Loyola Lane between Johnny Morris Road and Decker Lane. The subject tract is currently undeveloped, and is zoned Single family residence standard lot (SF-2) district, Family residence (SF-3) district, and Multifamily residence low density (MF-2). Residential neighborhoods zoned SF-3 are located to the west and east of the subject tract. Overton Elementary School (AISD) is located southwest of the rezoning tract on part of a 50-acre tract that is zoned Public (P); this tract includes dedicated parkland owned by the City of Austin. The northwest property line abuts Capital Metro right-of-way (ROW) that is planned as the future Green Line. The area does not have a specific land use recommendation identified on the Growth Concept Map of the Imagine Austin plan but is adjacent to a High Capacity Transit Corridor to the northwest, Activity Corridor to the south, Neighborhood Center to the west, and Job Center to the north. Please refer to *Exhibits B and C (Zoning Map and Aerial View)*. The project proposes the following mix of land uses:

Multifamily	1,622 Units Maximum
Single Family	866 Units Maximum (Includes Detached, Attached, and Eco-Cottage housing types)
Accessory Dwelling Units	543 Units Maximum
Commercial	522,449 Square Feet Maximum
Institutional/Civic	438,608 Square Feet Maximum
Street/Alley R.O.W.	65.136 Acres Maximum
Open Space	
Parkland	9.108 Acres Minimum
Natural Area	45.853 Acres Minimum

These land uses will be located in five designated neighborhoods. Four neighborhoods allow mixed use, but are predominately single family residential in character. The fifth neighborhood, Loyola Town Center, is a more traditional mixed use development, focusing on ground floor retail, commercial, institutional/civic, and multifamily. Please refer to *Exhibit D (PUD Land Use Plan)*.

The project will comply with all Tier One PUD development standards, as well as several Tier Two standards. Please refer to *Exhibit E (Tier One / Tier Two Tables)*. Key superiority items include:

- As a S.M.A.R.T. housing project, the project commits 20% of the residential units to serve households at or below 80% median family income (MFI).
- 54.961 acres of open space shall be provided, far exceeding the 10 acre requirement. The proposed open space will tie into existing parkland and community features (Overton Elementary School).
- Overall allowable impervious cover is reduced by approximately 10 acres.
- The PUD includes setbacks of 50' for unclassified drainage areas of at least 32 acres. Additionally, setbacks have been provided for approximately 95% of the length of unclassified waterways on the site.
- CEF setbacks are provided for an additional 11.7 acres of unclassified headwaters, with an additional 23.6 acres of natural open space area adjacent to the CEF setbacks and critical water quality zones.
- Approximately 23 acres of currently untreated, existing development adjacent to this proposed PUD will drain to and be treated by water quality controls in the Colony Park PUD;
- The PUD will use green water quality controls (bio-filtration, rain gardens, etc.) for all stormwater treatment.

The rezoning proposes one environmental variance, which received support from the Environmental Board at the September 3, 2014, meeting. Since the PUD is located in Suburban Watersheds/Desired Development Zone, impervious coverage limits are typically established by watershed regulations, which differentiate between general land use categories. The PUD proposes exceeding the impervious coverage typically allowed for Mixed Use, (24.24 acres instead of 19.41 acres). As illustrated on the table below, the PUD reduces the allowable overall impervious cover by approximately 10 acres (110.17 acres instead of 120.10 acres.)

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

Based on this information, and other environmental superiority items, the Environmental Board voted unanimously to grant the variance request and to support the PUD rezoning request overall. Please refer to ***Exhibit F (Environmental Board Documents)***.

The project proposed adding a maximum total of 3,031 residential units to the area. Since the property is still owned by Austin Housing Finance Corporation and future development will be by private developers, detailed information about unit size/bedrooms is not available at this time. An Educational Impact Statement (EIS) is currently under review by Austin Independent School District (AISD). Please refer to ***Exhibit G (Educational Impact Analysis Application)***.

The PUD also proposes alternative street standards and non-standard lot sizes for single family residential development. Staff review shows these alternative design scenarios reflect many of the priorities of Imagine Austin and other City policies. Open space is used to protect creeks and wetland areas, and neighborhoods and roadways are planned with respect to these natural features and open areas. This resulted in the five compact and connected neighborhoods that have a mix of land uses. Additionally, the PUD is designed to provide a variety of housing types that are not achievable under current Code requirements. The different lot sizes, neighborhood groupings, and connected natural and transportation features all reflect City goals and policies. Please refer to ***Exhibit H (Traffic Impact Analysis Memorandum)***.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2, SF-3, MF-2	Undeveloped
<i>North</i>	SF-2, Unzoned	Undeveloped, Rural residential, Capital Metro R.O.W.
<i>South</i>	SF-2, MF-2, GR, MH, SF-3, SF-4A	Undeveloped, Mobile home park, Single family residential
<i>East</i>	SF-3, MF-2, GR, P, GR-CO	Single family residential, Duplex residential, Fourplex residential, Multifamily residential, Undeveloped
<i>West</i>	P, SF-2, Unzoned	Overton Elementary School, Single family residential

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0158 7311 Decker Lane	From MF-3-CO, GR to CS	ZAP 3/5/2013: To grant CS-CO zoning as rec.by staff, w/ the addl. prohibited land use of adult oriented business. (5-0-2) [Rojas, Meeker 2 nd] (Seeger, Compton absent.) Permitted land uses are GR uses plus the following CS uses: Ag. Sales and Services, Campground, Convenience Storage, Equip. Repair Services, Food Preparation (not to exceed 5,000 square feet), Limited Warehousing	3/21/2013: Ord No. 20130321-064 for CS-CO as rec. by ZAP approved on consent. (7-0) [Spelman, 1 st , Martinez, 2 nd .]

		and Distribution, Maintenance and Service Facilities, and Veterinary Services. Vehicular trips shall be limited less than 2,000 per day.	
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ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Loyola Lane	120'-135'	80'	Arterial	Yes	Yes- #37	Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Councils
Bluebonnet Hills Association
Colony Park Neighborhood Association
Del Valle Community Coalition
Friends of the Emma Barrientos MACC

CITY COUNCIL DATE/ACTION:

September 25, 2014: *First reading approved on September 25, 2014. Vote: 7-0 (Riley- 1st, Cole- 2nd).*

November 6, 2014: *To grant postponement as requested by Staff, approved on consent (6-0) [L. Morrison-1st, M. Martinez-2nd; B. Spelman- Off Dais]*

November 20, 2014:

ORDINANCE READINGS: 1st September 25, 2014 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

STAFF RECOMMENDATION:

Staff recommends the proposed Planned Unit Development rezoning request, as outlined in this report. The proposed rezoning would be subject to the requirements of Traffic Impact Analysis (TIA) that would be tied to the property by public Restrictive Covenant.

Staff review shows the PUD design and land uses reflect many of the priorities of Imagine Austin and other City policies. Open space is used to protect creeks and wetland areas, and neighborhoods and roadways are planned with respect to these natural features and open areas. This resulted in the five compact and connected neighborhoods that have a mix of land uses. The PUD also provides a variety of housing types, and commits 20% of the residential units to serve households at or below 80% median family income (MFI). The PUD also provides zoning that will allow much needed commercial and civic land uses to be developed in the area, to serve nearby residents. These various features all reflect City goals and policies.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Applicant is requesting Planned Unit Development (PUD) zoning because the Colony Park Sustainable Community Initiative has been part of a 3-year community planning process for the 208 acre tract. The community effort resulted in a layout that achieved several environmental and housing superiority goals, as well as a mix of land uses and variety of housing types that could not be developed under current City code.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The mix of land uses in the proposed PUD includes a strong residential component, as well as open space, institutional/civic, and commercial. Open space and residential land uses are proposed adjacent to existing neighborhoods, and more intense land uses are proposed along Loyola Lane.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The proposed PUD meets many of the priorities of the City Council, beginning with Imagine Austin. The area does not have a specific land use recommendation identified on the Growth Concept Map of the Imagine Austin plan but is adjacent to a High Capacity Transit Corridor to the northwest, Activity Corridor to the south, Neighborhood Center to the west, and Job Center to the north. Additionally, the design of the PUD emphasizes compact and connected neighborhoods, local services and commercial, as well as a significant commitment to affordable housing.

4. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The proposed PUD promotes both goals of employment opportunities and affordable housing. The proposed mix of land uses includes institutional/civic and commercial. These land uses promote job opportunities, as well as local services and commercial opportunities. As a S.M.A.R.T. housing project, the project commits 20% of the residential units to serve households at or below 80% median family income (MFI).

A copy of the initial Staff review of the PUD rezoning application is attached with this document. The PUD was submitted for rezoning review on June 30, 2014, and comments were issued to the Applicant on August 1, 2014. The Applicant has been working with Staff to clear comments, as outlined in previous sections of the report. Please refer to ***Exhibit I (Master Review Report)***.



City of Austin

EXHIBIT A

P.O. Box 1088, Austin, TX 78766
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department 1100 E. 11 Street, Suite 200 Austin, Texas 78702

September 2, 2014 (revision to letter dated April 30, 2014)

S.M.A.R.T. Housing Certification

Austin Housing & Finance Corporation: Colony Park Sustainability Initiative

TO WHOM IT MAY CONCERN:

Austin Housing & Finance Corporation development contact Gina Copic (512) 974-3181 (o), regina.copic@austintexas.gov is planning to develop approximately 208 acres known as Colony Park. The development will consist of residential (single family & multi family), commercial, retail, and civic uses. The project could yield up to 3,031 residential units at the time of final build out. The applicant proposes to submit a Planned Unit Development application for this development.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Twenty percent (20%) of the residential units in this development will serve households with incomes at or below 80% (AMI). The development is eligible for a waiver of 100% of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. The revision updated residential unit count from 1,700 to 3,031 and increase the percentage of residential units to serve households at or below 80% AMI from 17% to 20%.

Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Parkland Dedication fee, separate addendum
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Plumbing Permit
Mechanical Permit	Misc. Subdivision Fee	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating (Single-family: Bryan Bomer (512) 482-5449 Multi: Katherine Murray (512) 482-5351).
- Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. Separate from any other inspections required by the City of Austin or Austin Energy.
- Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

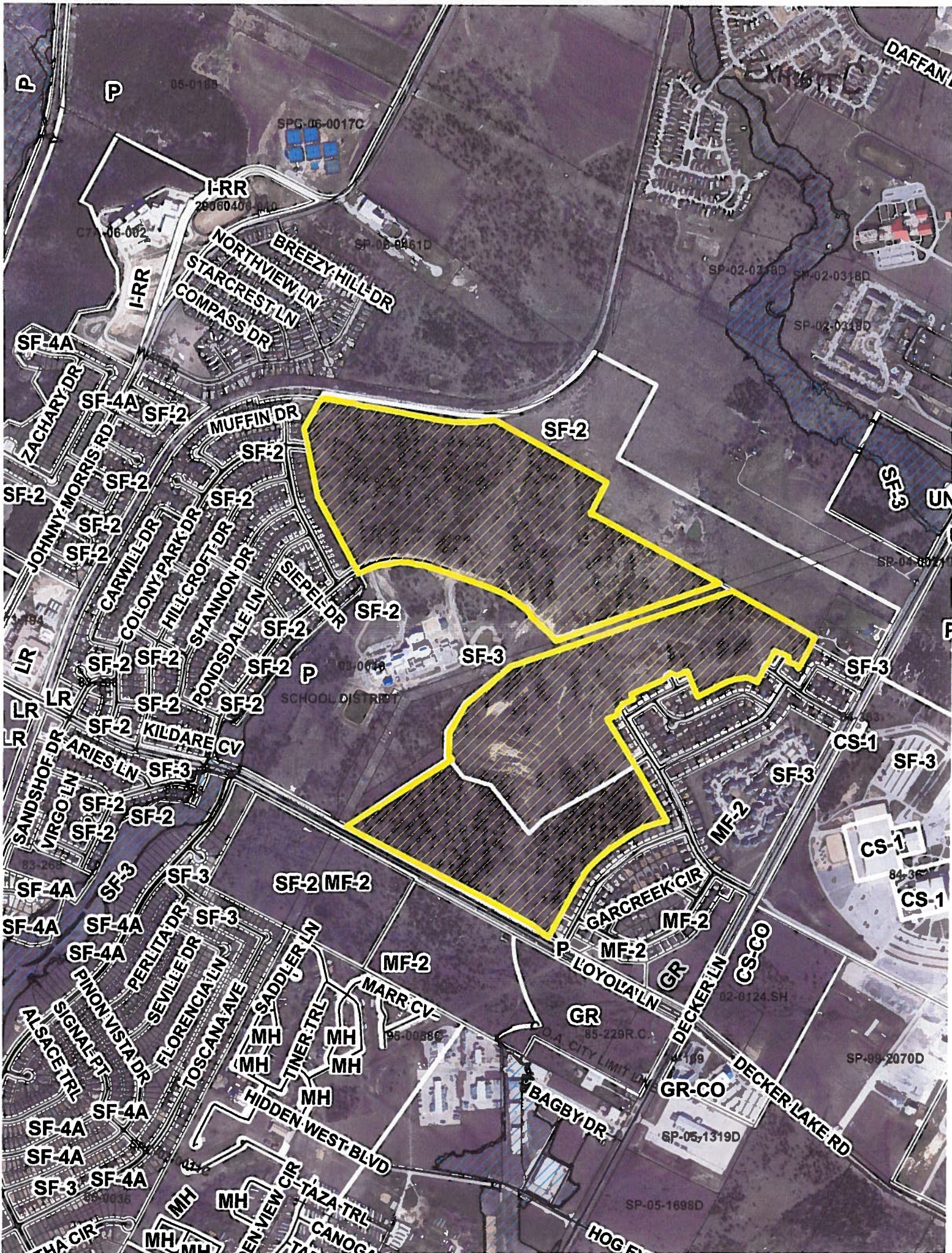
Please contact me at 512 974 3154 if you need additional information

Janet V. Delgado
Neighborhood Housing and Community Development

Deborah Isoper, MGB
Gina Copic, NHCD
Chris Yancey, PARO
John McDonald, PARO
Kathleen Murry, MGB

Susan Kincl, NHCD
Candy Coward, PARO
Alma Molen, PARO
Andy Lancaster, PARO
Scott Ashberry, PARO

Brian Bomer, MGB
Laura Shaw, Cap Metro
Bobbie McArthur, WOT
Dawn McNabb, PARO
Margarita Aguilar, PARO



**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE
P.U.D.**

NOTES

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RESEARCH METHODOLOGY OVERVIEW													
Study ID	Phase	Methodology	Instrumentation	Data Collection	Analysis	Validation	Reliability	Validity	Generalizability	Limitations	Conclusions	Recommendations	Future Research
NEIGHBORHOOD	1	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	2	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	3	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	4	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	5	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	6	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	7	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	8	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	9	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research
	10	Survey	Interview	Focus Group	Content Analysis	Triangulation	Internal	External	Ecological	Generalizability	Conclusions	Recommendations	Future Research

GENERAL COMMENTS

Alloyed Fe-40Ni-50Co-50V-10Cr-10Ti-10Nb-10Zr-10Ta-10W-10Mo-10Cu-10Al-10Mn-10Si-10P-10S-10B-10N-10C-10O-10H-10F-10Cl-10Br-10I-10At-10Rn-10Ac-10Th-10Pa-10U-10Np-10Pu-10Am-10Cm-10Bk-10Cf-10Es-10Fm-10Md-10No-10Lr-10101-10102-10103-10104-10105-10106-10107-10108-10109-10110-10111-10112-10113-10114-10115-10116-10117-10118-10119-10120-10121-10122-10123-10124-10125-10126-10127-10128-10129-10130-10131-10132-10133-10134-10135-10136-10137-10138-10139-10140-10141-10142-10143-10144-10145-10146-10147-10148-10149-10150-10151-10152-10153-10154-10155-10156-10157-10158-10159-10160-10161-10162-10163-10164-10165-10166-10167-10168-10169-10170-10171-10172-10173-10174-10175-10176-10177-10178-10179-10180-10181-10182-10183-10184-10185-10186-10187-10188-10189-10190-10191-10192-10193-10194-10195-10196-10197-10198-10199-10200-10201-10202-10203-10204-10205-10206-10207-10208-10209-10210-10211-10212-10213-10214-10215-10216-10217-10218-10219-10220-10221-10222-10223-10224-10225-10226-10227-10228-10229-10230-10231-10232-10233-10234-10235-10236-10237-10238-10239-10240-10241-10242-10243-10244-10245-10246-10247-10248-10249-10250-10251-10252-10253-10254-10255-10256-10257-10258-10259-10260-10261-10262-10263-10264-10265-10266-10267-10268-10269-10270-10271-10272-10273-10274-10275-10276-10277-10278-10279-10280-10281-10282-10283-10284-10285-10286-10287-10288-10289-10290-10291-10292-10293-10294-10295-10296-10297-10298-10299-10300-10301-10302-10303-10304-10305-10306-10307-10308-10309-10310-10311-10312-10313-10314-10315-10316-10317-10318-10319-10320-10321-10322-10323-10324-10325-10326-10327-10328-10329-10330-10331-10332-10333-10334-10335-10336-10337-10338-10339-10340-10341-10342-10343-10344-10345-10346-10347-10348-10349-10350-10351-10352-10353-10354-10355-10356-10357-10358-10359-10360-10361-10362-10363-10364-10365-10366-10367-10368-10369-10370-10371-10372-10373-10374-10375-10376-10377-10378-10379-10380-10381-10382-10383-10384-10385-10386-10387-10388-10389-10390-10391-10392-10393-10394-10395-10396-10397-10398-10399-10400-10401-10402-10403-10404-10405-10406-10407-10408-10409-10410-10411-10412-10413-10414-10415-10416-10417-10418-10419-10420-10421-10422-10423-10424-10425-10426-10427-10428-10429-10430-10431-10432-10433-10434-10435-10436-10437-10438-10439-10440-10441-10442-10443-10444-10445-10446-10447-10448-10449-10450-10451-10452-10453-10454-10455-10456-10457-10458-10459-10460-10461-10462-10463-10464-10465-10466-10467-10468-10469-10470-10471-10472-10473-10474-10475-10476-10477-10478-10479-10480-10481-10482-10483-10484-10485-10486-10487-10488-10489-10490-10491-10492-10493-10494-10495-10496-10497-10498-10499-10500-10501-10502-10503-10504-10505-10506-10507-10508-10509-10510-10511-10512-10513-10514-10515-10516-10517-10518-10519-10520-10521-10522-10523-10524-10525-10526-10527-10528-10529-10530-10531-10532-10533-10534-10535-10536-10537-10538-10539-10540-10541-10542-10543-10544-10545-10546-10547-10548-10549-10550-10551-10552-10553-10554-10555-10556-10557-10558-10559-10560-10561-10562-10563-10564-10565-10566-10567-10568-10569-10570-10571-10572-10573-10574-10575-10576-10577-10578-10579-10580-10581-10582-10583-10584-10585-10586-10587-10588-10589-10590-10591-10592-10593-10594-10595-10596-10597-10598-10599-10600-10601-10602-10603-10604-10605-10606-10607-10608-10609-10610-10611-10612-10613-10614-10615-10616-10617-10618-10619-10620-10621-10622-10623-10624-10625-10626-10627-10628-10629-10630-10631-10632-10633-10634-10635-10636-10637-10638-10639-10640-10641-10642-10643-10644-10645-10646-10647-10648-10649-10650-10651-10652-10653-10654-10655-10656-10657-10658-10659-10660-10661-10662-10663-10664-10665-10666-10667-10668-10669-10670-10671-10672-10673-10674-10675-10676-10677-10678-10679-10680-10681-10682-10683-10684-10685-10686-10687-10688-10689-10690-10691-10692-10693-10694-10695-10696-10697-10698-10699-10700-10701-10702-10703-10704-10705-10706-10707-10708-10709-10710-10711-10712-10713-10714-10715-10716-10717-10718-10719-10720-10721-10722-10723-10724-10725-10726-10727-10728-10729-10730-10731-10732-10733-10734-10735-10736-10737-10738-10739-10740-10741-10742-10743-10744-10745-10746-10747-10748-10749-107			
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* Feed Amounts (0.1, 0.3, 1.0, 3.0, 10.0, 30.0, 100.0 g)			
Live	% to ground	Advised to	Required Allowed
1	225	25	20.6%
2	100	60.8	42.6%
3	71.5		42.6%

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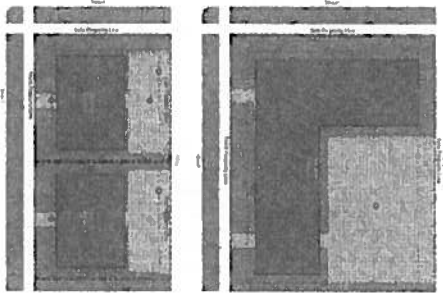
Exposure to the high-salt diet (20% NaCl) for 10 weeks

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Two black and white photographs of the same building, showing the front and side elevations.

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“Before taking meetings outside, giving the students a chance to help in the meeting & also making them aware of the importance of the meeting to the organization.”

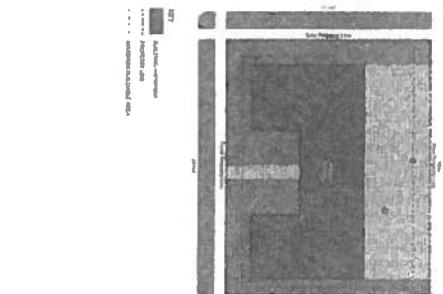
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100% Satisfaction Guarantee

Journal of Management Education

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On substructure types
 "I would like to share a few thoughts on substructure types. For example, I don't believe you can write `if (type is int) { ... }`"



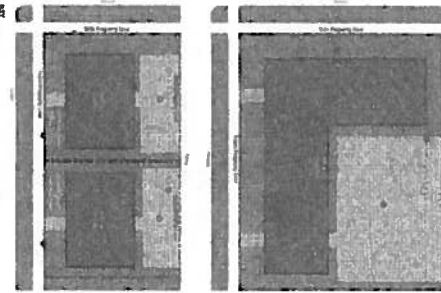
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Wiederholung: In einem 20-minütigen Workshop werden die Teilnehmer*innen eingeladen, ihre eigenen Ideen für eine nachhaltige Entwicklung zu entwickeln und zu präsentieren. Es wird eine Liste von Ideen erstellt, die in der nächsten Sitzung diskutiert werden können.



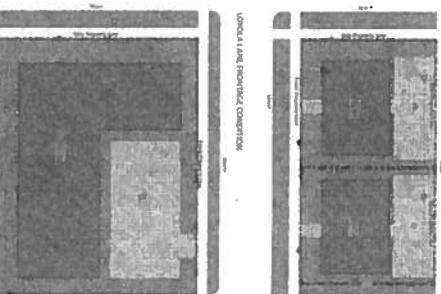
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Figure 3 (continued)

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— Also on page 104



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Journal of Interpersonal Violence 28(12)

CHAIKIN	ENGINEER
ALSTIN HOLDING	URBAN DESIGN GROUP
FINANCE CORPORATION	TX REG CNG MISS #1403
1000 E. 11TH STREET	3800 STONEHEDGE RD
SUITE 200	SUITE B101
ALSTIN, TX 76102	ALSTIN TX 76148

2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-2363, 2363-2364, 2364-2365, 2365-2366, 2366-2367, 2367-2368, 2368-2369, 2369-2370, 2370-2371, 2371-2372, 23

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2	Jane	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
3	John	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
4	Jane	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
5	John	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
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7	John	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
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44	Jane	Doe	J.D.	10	1	101	Mr. Smith	Math	85	
45	John	Doe	J.D.	10	1	101	Mr. Smith	Math	85	

www.kidsinthehouse.org

Don't Miss
Before the industry's biggest show, the bar job hunt crew by a group here on the edge state of the show, a 10-day intensive job-hunt crew will be taking place in a shared hotel room with a \$1000 fee.

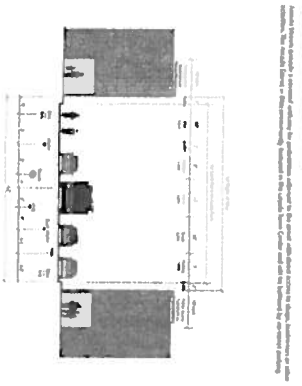


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Chapter 10: Molecular Structure and Intermolecular Forces

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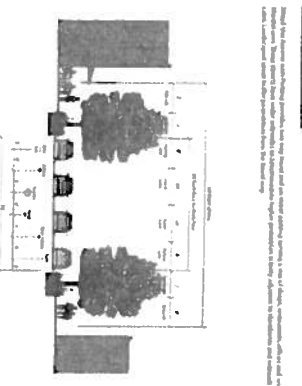


Table 2. Study Population Characteristics

SHEET 1 OF 3
8/27/2014

OWNER:	ENGINEER:
AUSTIN HOUSING	URBAN DESIGN GROUP
FINANCE CORPORATION	TX REG ENG PROJ #7-18
1020 E. 11TH STREET	3900 STOWERS RD
SUITE 200	SUITE E101
AUSTIN, TX 78702	AUSTIN TX 78748

P.U.D. SHEET 6 OF 8

These diagrams illustrate the proposed building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building.

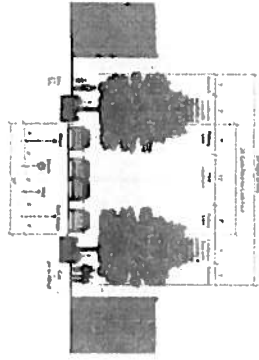


Diagram 1: Building Layout and Parking Layout

These diagrams illustrate the proposed building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building.

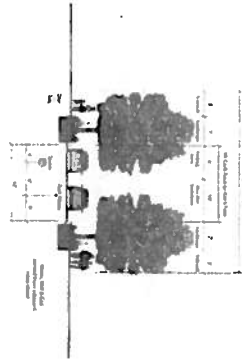


Diagram 2: Building Layout and Parking Layout

These diagrams illustrate the proposed building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building.

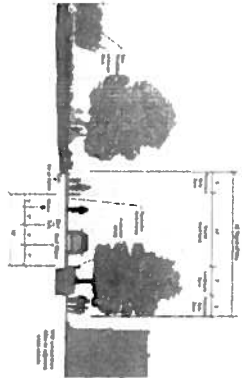


Diagram 3: Building Layout and Parking Layout

These diagrams illustrate the proposed building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building. The diagrams show the building layout and parking layout for the proposed building.

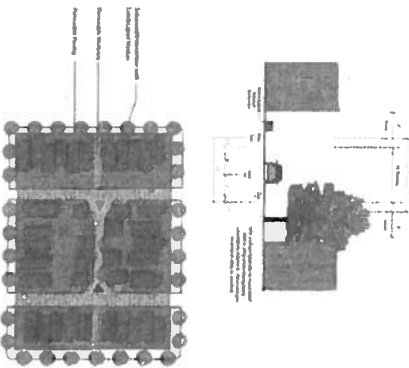


Diagram 4: Building Layout and Parking Layout

COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D.

STREET SECTIONS

SHEET 3 OF 3
8/27/2014

OWNER:
AUSTIN HOUSING
INITIATIVE
1000 N. STANLEY
SUITE 200
AUSTIN, TX 78702

DESIGNER:
URBAN DESIGN GROUP
1000 N. STANLEY
SUITE 200
AUSTIN, TX 78702

§2.3 - TIER ONE REQUIREMENTS

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

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

EXHIBIT

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

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

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



MEMORANDUM

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

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

DATE: September 3, 2014

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

Overview

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

Description of Project

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

Existing Topography / Vegetation

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

Water/Wastewater

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

Environmental Code Exception Request

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

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

K1=30.4 AC

A=4.6 AC

38.6 AC

B1a=52.9 AC

B2a=8 AC

B2b=58.0 AC

B1b=27.5 AC

B3=80.8 AC

C1a=22.5 AC

ALL AC COUNTS INCLUDE EXISTING AND PROPOSED IMPROVEMENTS

EXISTING AND PROPOSED IMPROVEMENTS

EXISTING AND PROPOSED IMPROVEMENTS

EXISTING AND PROPOSED IMPROVEMENTS

COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D.

DRAINAGE AREAS

8/27/2014

OWNER: ALSTON HOLDINGS
PROJECT: URBAN OCEAN GROUP
11,000 SQ FT PHASE 1, 2, 3, 4, 5
11,000 SQ FT PHASE 6, 7, 8, 9, 10
11,000 SQ FT PHASE 11, 12, 13, 14, 15
ALSTON, TX 78702



LEGEND

- DRAINAGE AREA BOUNDARY
- CIP AT BLACK
- PROPOSED DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- PROPOSED DRAINAGE AREA

NOTATION: THESE SHALL BE CONSTRUCTION WITH
SUSTAINABLE MATERIALS AND METHODS (S.M.A.M.)

WITH APPLIED TREES AND OTHER VEGETATION

WITH AQUATIC TREES AND OTHER VEGETATION

ATTACHMENT THREE: TIER ONE AND TIER TWO
REQUIREMENTS MATRIX

(Please See Exhibit E)



**EDUCATIONAL IMPACT ANALYSIS FORM
Part B**

OFFICE USE ONLY

CASE MANAGER: Heather Chaffin

APPLICANT/AGENT: Urban Design Group - Laura Toups, Agent

CASE NUMBER: C814-2014-0110.SH

PROJECT NAME: Colony Park PUD

PROJECT ADDRESS: 7900 Loyola Lane

PROPOSED USE: mixed use - residential / commercial / institutional / civic

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: 0

Number of existing residential units to be demolished: 0

Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: Total Acreage: 208 acres

Number of Lots: #UNITS: SF Residential: 543 Accessory Dwelling Units: 543
Attached Residential: 281 Multifamily: 1622 Eco-cottage: 42

Lots per acre:

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 3031

Size of proposed units in square feet (specify range): to be determined once Master Developer selected

Number of bedrooms per unit: to be determined once Master Developer is selected



EXHIBIT H

Date: August 21st, 2014
To: Laura Toups, Urban Design Group
CC: Heather Chaffin, Case Manager
Reference: Austin Housing Finance Corp. – TIA – C814-2014-0110.SH
Comments II

City of Austin staff has reviewed the Traffic Impact Analysis and offers the following comments:

Austin Transportation Department- Gary Schatz

TIA 1. The executive summary indicates that the intersection of Loyola Lane and Johnny Morris Road will operate below LOS D. Does this mean E&F or C or better? Please clarify.

TIA 2. Will there be sidewalks along Decker?

TIA 3. On pg. 6 "Transportation System: *Existing Roadway Network*", clarify if Loyola, Decker and Colony Loop have sidewalks.

TIA 4. On pg. 10, table 3: Trip Orientation lists bicycle as a mode twice. Please clarify.

TIA 5. Considering there are no sidewalks along Decker, how was "D" determined for Decker on pg. 21, table 11, and on pg. 24, Table 13. If no sidewalks exist, why wouldn't an E or F be determined for the pedestrian mode.

Austin Transportation Department- Dipti Borkar-Desai

TIA 6. Who will be responsible for the fiscal of the mitigation measures?

TIA 7. Page 10 – Trip Orientation – I am assuming that 1% is for the Bicycle Mode.

TIA 8. Page 21 – Existing Conditions MMLOS – How was Ped mode evaluated on Decker Lane?

TIA 9. Page 24 – Are the locations of Bus Stops being coordinated with Cap Metro?

Planning and Development Review Department- Amanda Couch

TIA 10. Provide a signed Scope.

TIA 11. Who will be responsible for the fiscal of the mitigation measures?

TIA 12. Provide a signed TIA worksheet.

TIA 13. There are no land uses established in the scope. Where did these uses come from?

TIA 14. The scope indicates that all site drives are to be included in the study. They don't appear to be included or studied in this TIA.



September 9, 2014

City of Austin
Amanda Couch
Transportation Review
505 Barton Springs Rd.
Austin, TX 78704

RE: Austin Housing Finance Corp.- TIA- C814-2014-0110.SH

Dear Ms. Couch:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by the City of Austin on July 24, 2014. The original comments have also been included below for reference.

Austin Transportation Department- Gary Schatz

TIA 1. The executive summary indicates that the intersection of Loyola Lane and Johnny Morris Road will operate below LOS D. Does this mean E&F or C or better? Please clarify.

Response. Below LOS D means E or F.

TIA 2. Will there be sidewalks along Decker?

Response. No

TIA 3. On pg. 6 "Transportation System: Existing Roadway Network"; clarify if Loyola, Decker and Colony Loop have sidewalks.

Response. Comment Noted.

TIA 4. On pg.10, table 3: Trip Orientation lists bicycle as a mode twice. Please clarify.

Response. The table has been corrected in the updated report.

TIA 12. Provide a signed TIA worksheet

Response. A copy of the TIA Determination Worksheet is attached. Similar to the scope, this form was never signed.

TIA 13. There are no land uses established in the scope. Where did these uses come from?

Response. Land uses are based on the master plan developed by Farr and Associates.

TIA 14. The scope indicates that all site drives are to be included in the study. They don't appear to be included or studied in this TIA.

Response. Site driveways were analyzed in the study and are included in the analysis worksheets. The only one that required any type of mitigation was the main entrance to the town center, which is listed in Table 14.

TIA 15. Pg. 4 indicates that "site vehicular trips were reduced by 30% to account for transit use. How was this assumption established, especially considering that transit currently failing with an F?

Response. The 30% reduction rate was based on discussions with Gary Schatz, along with the assumption that a Transit Oriented Development would be included.

TIA 16. How were the Bike trips calculated? They do not appear to be in the peak hour count data.

Response. Bicycles were counted and are in the appendix, but not clearly labeled. We will update the appendix to show which counts are vehicles and which are bikes.

TIA 17. Explain unconstrained internal capture rates table. Why would the % change of "from office, to office" and "to office, from office" be different?

Response. The internal capture rates table is based on information from the ITE Trip Generation Manual. The manual says that each land use has a potential to both produce and attract internally captured trips from adjacent land uses. The methodology calculates both of these numbers and selects the lower of the two for analysis. Worksheets are provided in Appendix E.

TIA 18. What is the final internal capture rate being used?

Response. The overall internal capture rate calculated for the PM Peak Hour is 24.78%.

Texas Department of Transportation- Gary Morris

Review pending

Please contact me at 512-418-1771 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.



Brian Van De Walle, P.E. PTOE
Associate



TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Colony Park
Location: 7900 Loyola Lane
Owner's Agent: Kimley-Horn and Associates
(Brian D. Van De Walle, P.E.)

Date: June 16, 2014
Phone: 512-418-1771

1. **Intersections.** Level of Service calculations for a.m. and p.m. peak hours must be performed for the following intersections, showing (a) existing traffic conditions and (b) projected traffic conditions for each phase, identifying site, non-site, and total traffic:

Note: New traffic counts are required for all intersections. Existing signal timings will be used for the intersection analyses in order to maintain adequate traffic progression, unless alternative timing proposals are approved by the Austin Transportation Department.

- a. Loyola Lane / Johnny Morris
- b. Loyola Lane / Colony Park
- c. Loyola Lane / Colony Loop (Cielo Vista)
- d. Loyola Lane / Sendero Hills
- e. Loyola Lane / Decker Lane
- f. Decker Lane / Colony Loop
- g. Decker Lane / Valleyfield
- h. All site driveways

2. **Multi Modal Level of Service Analysis.** A multi-modal level of service analysis will be made for the street segments along Loyola Lane and Decker Lane, using methodology in the 2010 Highway Capacity Manual. The following modes of traffic will be analyzed:

- a. Vehicular,
- b. Pedestrian,
- c. Bicycle, and
- d. Transit users.

3. **Neighborhood Impacts.** Neighborhood impacts must be evaluated for the following street segments, based upon the desirable operation levels described in Sec. 25-6-114 of the Land Development Code:

- a. Colony Park
- b. Colony Loop
- c. Valleyfield

4. **Data Assumptions.** The following assumptions must be included in the analysis. Any change in these assumptions must be approved by the transportation planner prior to submittal of the TIA.

- a. Background Traffic

Average annual growth rate to be determined from TxDOT ADT maps and previous intersection and roadway counts: A growth rate up to 2.0% may be applied.

c. Pass-by Trips

To be assumed for all land uses during the a.m. and p.m. peak hour periods based upon data provided in ITE Trip Generation, 9th edition.

Land Use	A.M. Peak Hour	P.M. Peak Hour
Fast Food w/Drive-Through	49%	50%
Convenience Market w/Gas Pumps	63%	66%
Shopping Center	0%	34%
Hotel	0%	0%

d. Traffic Distribution

To be determined based on existing and historical distribution data.

Direction/Roadway	Site Traffic Distribution
Loyola Lane West	40%
Loyola Lane East	10%
Decker Lane North	25%
Decker Lane South	25%
TOTAL	100%

e. Transit Trips

This development is being planned as a PUD, with a proposed light rail station on the existing Capital Metro Line. For the transit option, a Transit Oriented Development plan has been prepared, which will assume up to 30% reduction in trips in that section of the plan.

5. Other Considerations:

- a. Each development phase to be analyzed, if proposed.
- b. Submit a CD containing
 - a. electronic PDF of the TIA,
 - b. Synchro files,
 - c. spreadsheets for trip distribution, trip generation, cost estimates, and
 - d. CAD file for the site plan.
- c. All intersections must be modeled in one Synchro file.
- d. A site plan for the proposed project.
- e. City of Austin timing sheets to be included in the Appendix of the TIA
- f. Map showing bicycle routes, transit routes and stops within ½ mile of the project, if applicable.
- g. Site driveway analysis to include queue study.

This scope and study is based upon the methodology discussed in a meeting with city staff on March 17, 2014. Any change in these assumptions may require a change in the scope. For more detailed guidelines on preparation of the TIA, please see Sec. 2.0 – Traffic Impact Analysis from the Transportation Criteria Manual.

Prepared by: _____ Phone: 974-2674
 Joe R. Almazan

Comprehensive Planning – Kathleen Fox - 512-974-7877

-CLEARED-

CP 1. This zoning case is located on the north side of Loyola Lane on an undeveloped property that is approximately 208 acres in size. This rezoning is not located within the boundaries of an adopted neighborhood planning area. Surrounding land uses includes vacant land to the north and south, a residential subdivision to the east, and the Overview Elementary School and a residential subdivision to the west. This is a proposed mixed use project, planned to have a variety of land uses including: residential housing (single family, duplex and multifamily uses), recreational facilities and open space, and a job center and a town center (containing retail, commercial, office, residential and civic uses).

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of Loyola Lane as an **Activity Corridor**. The property is also located between a Job Center to the north, and a Neighborhood Town Center to the west. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are applicable:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon: (1) abutting residential and institutional land uses located off Loyola Lane; (2) the property being located along a major Activity Corridor, which supports mixed use, and between a Job Center to the north and a Neighborhood Center to the west and; (3) the Imagine Austin policies referenced above, which supports a variety of land uses, including mixed use, staff believes that this proposed mixed use development promotes the Imagine Austin Comprehensive Plan.

PDR Case Manager/Zoning Review - Heather Chaffin 974-2122

NOTE: The final PUD ordinance will be comprised of a Land Use Plan and an Ordinance. Information required below must be provided on the Land Use Plan or in the ordinance-- other documents that are submitted to facilitate review (e.g. regulating plan, conceptual design layouts, etc.) are useful, but comments are not cleared if information is shown on these documents instead of the Land Use Plan.

ZN 14. Add note: *All buildings will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB approval of the rating application.*

ZN 15. Additional comments may be generated as information is provided.

NPZ Environmental Review - Mike McDougal 512-974-6380

The proposed development is located within the following watersheds: Decker Creek Watershed; Elm Creek Watershed; and Walnut Creek Watershed. These watersheds are all classified as Suburban Watersheds. The proposed development is not located over the Edwards Aquifer Recharge Zone. The proposed development is located within the COA full purpose jurisdiction.

The following EV review comments are provided based on the above information.

EV 01 Tree preservation requirements (including heritage tree requirements) are applicable to this property. Please provide a tree survey of all trees with a diameter of 8 inches or more and indicate which trees are expected to be removed. Additional tree review and comment may be pending.

EV 02 Please provide a slope map showing:

- 1 – Slopes from 0 to 15%;
- 2 – Slopes from 15 to 25%; and
- 3 – Slopes in excess of 25%.

In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional construction on slopes review and comment may be pending.

EV 03 Please provide a cut / fill exhibit showing:

- 1 – Proposed cut / fill from 0 to 4 feet;
- 2 – Proposed cut / fill from 4 to 8 feet; and
- 3 – Proposed cut / fill in excess of 8 feet.

In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional cut / fill review and comment may be pending.

EV 04 Please provide an exhibit showing the boundaries of the 100 year fully developed floodplain. In addition, provide an overlay of the proposed development (lot lines, building footprints, proposed water quality / detention ponds, roadway alignments, etc) on this exhibit. Additional floodplain review and comment may be pending.

EV 05 For the purposes of Environmental Review, impervious cover is separated into 3 categories (single family, multi-family, and commercial) per LDC 25-8-391 through 393. Please provide ECM Appendix Q2 impervious cover tables for each of these categories. In addition, use impervious cover assumptions in accordance with LDC 25-8-64 for proposed single family

DE5. Who will be maintaining the storm conveyance in the median? Will it be maintained as a street feature or as a stormwater conveyance feature (PW vs WPD); the ultimate department responsible for the maintenance needs to also approve the non-standard street-section design?

DE6. What is the ultimate stormwater plan for the development? Typically, single-family stormwater facilities (detention and water quality ponds) are maintained by the City and commercial and multi-family facilities are maintained by the property owners. Is this the plan for this development? If not, a variance from LDC 25-8-231 and 25-7-153 should be incorporated into the PUD and a maintenance plan should be discussed at this time.

DE7. Please show 100-year and 25 -year floodplains.

NPZ Site Plan Review - Michael Simmons-Smith 512-974-1225

SP 1. Phasing of the proposed Planned Unit Development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities.

SP 2. Describe the types of proposed residential uses per tract, including maximum density, maximum floor-area ratio, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.

SP 3. If any structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line-of-sight analyses from adjoining properties and/or rights-of-way.

SP 4. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for traffic impact analysis review as required in Section 25-6. Include the following information:

- The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use);
 - Total square footage and whether structured parking facilities are proposed;
 - Maximum impervious cover;
 - Maximum height limitation;
 - Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
 - The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site; and
 - All civic uses by type and proposed site development regulations.
- Additional site development regulations may be specified by the City Council.

SP 5. As per Section 25-2-411(G), any industrial uses within a PUD shall conform to the performance standards established by Section 25-2-648.

Loyola Lane	120'-135'	80'	Arterial	Yes	Bike Lane	Yes
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Electric Review - David Lambert - 512-322-6109
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FYI - David Lambert is no longer the site plan and plat reviewer for Austin Energy. Contact Wendi Broden, at ph. 512-322-6237, to discuss these comments.

EL 1. ADD THE FOLLOWING NOTE:

Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

EL 2. ADD THE FOLLOWING NOTE:

The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

EL 3. ADD THE FOLLOWING NOTE:

The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

EL 4. ADD THE FOLLOWING NOTE:

The owner of the property is responsible for maintaining **clearances** required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

EL 5. Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 6. Ten foot electric and telecommunications easement required adjacent to all street R.O.W. Show on the face of the **plat** or note in a prominent location.

EL 7. Ten/Fifteen foot electric and telecommunications easement requested adjacent to Loyola Lane to be dedicated by separate instrument. Contact this reviewer to **discuss. Show easement on the site plan.**

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

Don Perryman – Subdivision 512-974-2786

SR1. A preliminary plan, or multiple preliminary plans will need to be filed prior to, or concurrently with final plats. In the PUD ordinance, I recommend extending lifespan of your preliminary plans beyond current code allowances, (i.e. Mueller preliminary plan is good for 20 years).

SR2. In the PUD ordinance I would also recommend you include that any revisions to the preliminary plan(s) that does not effect areas outside of the development, be reviewed as a minor revision or minor deviation.

SR3. If there are any specific subdivision related questions you have, please contact me directly.

ELECTRIC: WENDI BRODEN	1 COPY
SUBDIVISION: DON PERRYMAN	1 COPY
FIRE: RALPH CASTILLO	1 COPY
GREEN BUILDING: RICHARD MORGAN	1 COPY