



Carbon Impact Statement

Item 3a

Project: 425 W. Riverside Drive PUD

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<u>Transportation</u>		
T1: Public Transit Connectivity	<input type="text" value="1"/>	<input type="text" value="Y"/>
T2: Bicycle Infrastructure	<input type="text" value="1"/>	<input type="text" value="Y"/>
T3: Walkability	<input type="text" value="1"/>	<input type="text" value="Y"/>
T4: Utilize TDM Strategies	<input type="text" value="1"/>	<input type="text" value="Y"/>
T5: Electric Vehicle Charging	<input type="text" value="1"/>	<input type="text" value="Y"/>
T6: Maximize Parking Reductions	<input type="text" value="0"/>	<input type="text" value="N"/>
<u>Water + Energy</u>		
WE1: Onsite Renewable Energy	<input type="text" value="0"/>	<input type="text" value="N"/>
WE2: Reclaimed Water	<input type="text" value="1"/>	<input type="text" value="Y"/>
<u>Land Use</u>		
LU1: Imagine Austin Activity Center or Corridor	<input type="text" value="1"/>	<input type="text" value="Y"/>
LU2: Floor-to-Area Ratio	<input type="text" value="1"/>	<input type="text" value="Y"/>
<u>Food</u>		
F1: Access to Food	<input type="text" value="1"/>	<input type="text" value="Y"/>
<u>Materials</u>		
M1: Adaptive Reuse	<input type="text" value="0"/>	<input type="text" value="N"/>
<u>Total Score:</u>		<u>9</u>

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: The site is 1.45 acres, and the project would be a mixed use building to include approximately 270,525 square feet of office, 21,045 square feet of retail and ten residential units with a maximum height of 195 feet. A score of 9 demonstrates leadership by including many carbon-reducing or carbon-limiting factors in the project's plans.

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

- Two Cap Metro floating bus stops to be included at the site

T2. Is there safe connectivity from the project site to an “all ages and abilities bicycle facility” as listed in the Austin Bicycle Master Plan?

- The project will design and construct buffered bike lanes along all street frontages

T3. Is the property location “very walkable” with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

- The Walk Score is 83 – most errands can be accomplished on foot

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

- The project will provide secured and covered bicycle storage and provide shower facilities as well.

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

- The project will include a minimum of six electric vehicle charging stations, all stations will be DC Fast Charging Stations.

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code’s base ratios if there is no minimum parking capacity requirement)? NO

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption? NO

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

- The project will include large scale cisterns onsite along with a reclaimed water line which will give the building the ability to tap into the City’s reclaimed water line as soon as Austin Water provides the infrastructure from the Long Center round about. It will treat 100% of the water quality volume on-site and will utilize 75% of captured water for beneficial use on-site.

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map? YES

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio? YES

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

- Trader Joe’s at Seaholm is 0.8 miles from the site.

M1. Will the project reuse or deconstruct existing buildings on the project site? NO