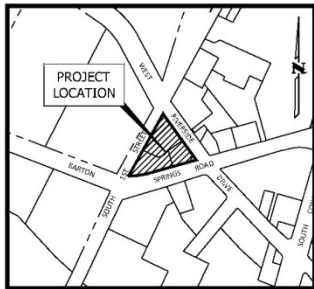


425 PUD OVERVIEW:

- Class A Office (approximately 289,000 SF)
- Retail/Restaurant (approximately 21,000 SF)
- Height: 195'
- Parking: 748 spaces
- 2-Star AEGB Greenbuilding
- Elevated building design and materials
- South Central Waterfront streetscapes and enhanced pedestrian realm (Complete Streets)
- Pedestrian oriented uses along 75% of the building frontages
- 2 CapMetro floating bus stops and B-cycle station
- Buffered bike lanes
- Project is participating in the Carbon Impact Statement Pilot Program
- Transportation Demand Management Plan to be implemented
- Bicycle valet and parking
- Minimum 100 caliper inches, planted in structured soil cells (minimum 1,000 cubic ft soil volume)
- 100% irrigation from: captured rainwater, AC condensate, and if necessary, potable water
- 100% water quality on-site, utilizing green stormwater quality controls
- Minimum 2,500 SF of green roofs
- Approximately 15% open space will be provided on-site
- Significant traffic mitigation, in alignment with the S. Central Waterfront Plan
- 800 square foot rain garden in the ROW along Barton Springs
- Reduces impervious cover from nearly 100% to 95%
- IPM
- Extension of the City's purple pipe to the site
- Participation in the Art in Public Places Program



VICINITY MAP
NOT TO SCALE
BARTON SPRINGS ROAD
CITY OF AUSTIN GRID 021

ZONING: CS-1-W-AP
USE: RESTAURANT

ZONING: CS-1-W-AP
USE: COMMERCIAL

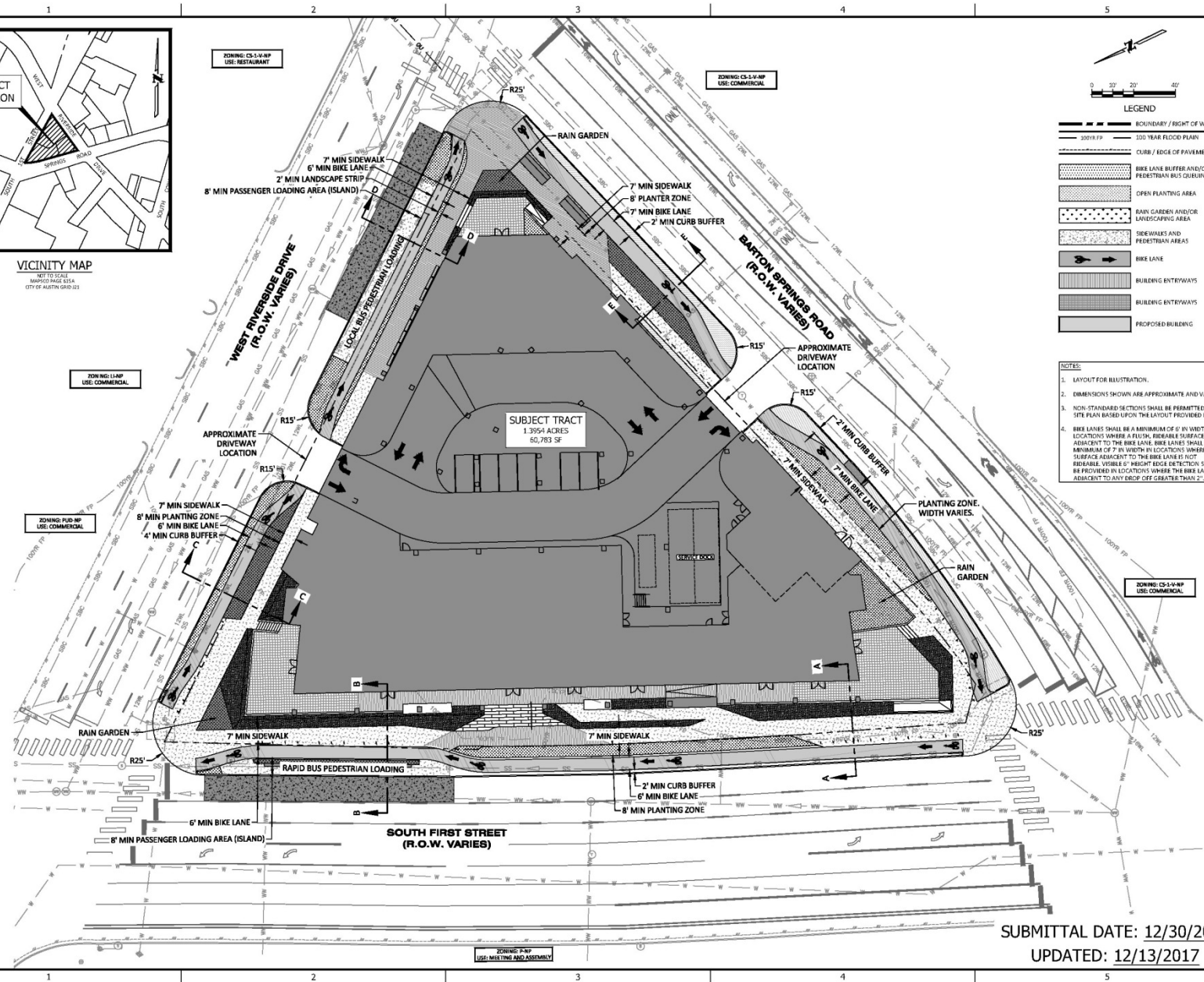
ZONING: L-1-MP
USE: COMMERCIAL

ZONING: PUD-MP
USE: COMMERCIAL

LEGEND

- BOUNDARY / RIGHT OF WAY
- 100-YR FLOOD PLAIN
- 300-YR FLOOD PLAIN
- CURB / EDGE OF PAVEMENT
- BIKE LANE BUFFER AND/OR PEDESTRIAN BUS CORRIDOR
- OPEN PLANTING AREA
- RAIN GARDEN AND/OR LANDSCAPING AREA
- SIDEWALKS AND PEDESTRIAN AREAS
- BIKE LANE
- BUILDING ENTRYWAYS
- BUILDING ENTRYWAYS
- PROPOSED BUILDING

- NOTES:**
- LAYOUT FOR ILLUSTRATION.
 - DIMENSIONS SHOWN ARE APPROXIMATE AND VARIED.
 - NON-STANDARD SECTIONS SHALL BE PERMITTED AT SITE PLAN BASED UPON THE LAYOUT PROVIDED HEREIN.
 - BIKE LANES SHALL BE A MINIMUM OF 6' IN WIDTH IN LOCATIONS WHERE A FLUSH, RIDEABLE SURFACE IS ADJACENT TO THE BIKE LANE. BIKE LANES SHALL BE A MINIMUM OF 7' IN WIDTH IN LOCATIONS WHERE THE SURFACE ADJACENT TO THE BIKE LANE IS NOT RIDEABLE. VISIBLE 6" HEIGHT EDGE DETECTION SHALL BE PROVIDED IN LOCATIONS WHERE THE BIKE LANE IS ADJACENT TO ANY DROP OFF GREATER THAN 2'.

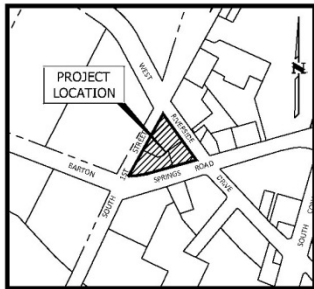


425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS
EXHIBIT C - LAND USE PLAN

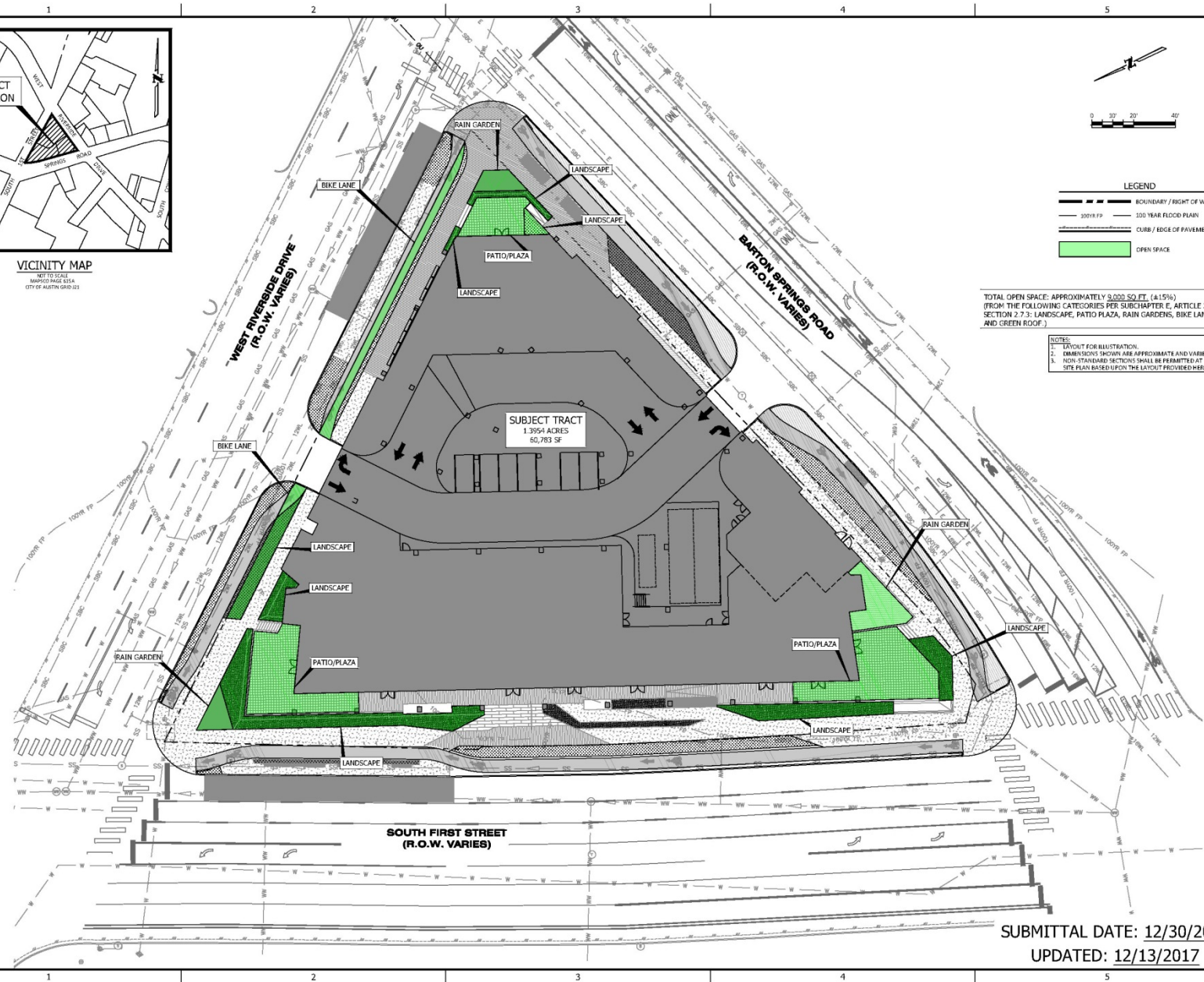
SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017

SHEET
EXHIBIT C
OF
SP-2017-XXXX

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0002: 12/30/2016 - SCHULZ P&L LAND USE PLAN 2017.12.06 12/13/2017 10:51 AM
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VICINITY MAP
NOT TO SCALE
SHOWN FOR REFERENCE
CITY OF AUSTIN GRID 021



SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017



425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT F - LAND USE PLAN-OPEN SPACE

SHEET
EXHIBIT F
OF
SP-2017-XXXX

Code - SCW - PUD at a glance

Base Code	S. Central Waterfront Plan	PUD Requirements	Proposed PUD
CS-1 (General Commercial Services – Liquor Sales), Waterfront Overlay	Mixed-Use (office and/or residential)	Retain base zoning district	PUD, with CS base district
2:1 FAR	6:1	Negotiated	6:1
60' height, waterfront overlay design articulation and stepback	195'	Negotiated	195'
Subchapter E sidewalks (15') and streetscapes (1 ½" caliper trees, spaced 30' on center) = 30 caliper inches of trees	Enhanced pedestrian realm and streetscapes, as depicted in the plan (minimum 15')	Exceed baseline landscape requirement	Compliant with the S. Central Waterfront Plan, which exceeds Great Streets
Subchapter E Open Space (only required for site plans 2 acres and greater) = 5% of site area	Evaluated district-wide open space, none identified on-site	Minimum 20% for office; required percentage may be reduced for urban properties	15%
Water quality for the redeveloped area, could be achieved via fee-in-lieu for 1 acre; on-site treatment for .5 ac	Minimum 50% on-site treatment, using green water quality controls	100% on-site treatment	<ul style="list-style-type: none"> 100% on-site treatment via cisterns and raingardens; 800 SF. treatment of ROW along Barton Springs
95% code; 100% existing	¾ of the district is impervious cover, no goals identified by site	Reduce existing impervious cover	Approximately 5% reduction

Code – SCW – PUD at a glance

Base Code	S. Central Waterfront Plan	PUD Requirements	Proposed PUD
No AEGB requirement	Sustainability is a primary goal	2-star AEGB	2-star AEGB
Coordinate with ATD	Multi-modal approach	Provide bicycle facilities that connect to existing or planned routes; or provides other multi-modal transportation features; meets Great Streets.	Roadway specific, multi-modal design as provided by COA, exceeding Great Streets, including buffered bike lanes, 7' sidewalk, 8' planting zones, 2 Cap Metro floating bus stops w- 8' minimum passenger loading area, (approximately 8,000 SF of property utilized to improve the public realm)
Subchapter E bldg. design (3 points)	—	Exceed subchapter E bldg. design	Minimum of 6 points
Water Reuse	Encouraged	Provides rainwater harvesting for landscape to serve not less than 50% of landscaped areas	<ul style="list-style-type: none"> • 100% of landscaped areas to be irrigated with captured water • Purple pipe to be extended to site
Public art is encouraged but not required	Public art is encouraged	Provides art approved by Art in Public Places Program in open spaces	Compliance with the APP Program
5% of parking requirements should be available for bicycle parking	B-cycle and multi-modal opportunities encouraged; buffered bike lanes	Provide bicycle facilities that connect to existing or planned routes	Minimum 7' buffered bike lanes on street frontages; bicycle valet and protected bike storage; B-cycle station