

## STATESMAN PUD ISSUES

[First Reading Amendment]

1. **5 ADA Access Points (Kitchen -1)** [TOVO]
  - a. Require access on South Congress Right of Way
  
2. **Hotel Use** [PC]
  - a. Allow hotel use
  - b. Allow hotel as a conditional use
  - c. Prohibit hotel use
  
3. **Water Forward** [TOVO]
  - a. Require Water Forward as required in the City Code
  - b. Require Water Forward as proposed by Applicant in Exhibit Q
  
4. **Irrigation** [TOVO]
  - a. Require reclaimed water as the primary water source for landscape irrigation
  - b. Allow agreement with LCRA to acquire water for irrigation
  
5. **Parkland Dedication Fees \*NEW\***
  - a. Landowner pays \$100 per dwelling unit more than City PLD Fee
  - b. Landowner pays the amount previously estimated before new PLD Fee was adopted
  
6. **Timing of Parkland Dedication** [PC]
  - a. Require all parkland to be dedicated by the first day of the 9th year
  - b. Require parkland dedication at Certificate of Occupancy of the northernmost building of each Phase
  
7. **Parkland Maintenance** [PC]
  - a. Developer maintenance at atleast a “Level 1” standard
  - b. City responsible for maintenance
  
8. **Parking Garage \*NEW\***
  - a. Underground Garage
  - b. Aboveground Garage

- 9. Affordable Housing** [TOVO]
- a. Factors to Consider
    - i. Location
    - ii. Percent/Number of Units
    - iii. MFI level
    - iv. Timing
  - b. Options discussed thus far (all valued at \$23.2M, except as noted)
    - i. On-site:
      - 1. 4% at 80% MFI (55 units) in 10-15+ years
      - 2. 10% at 60% MFI (138 units) in 10-15+ years (more than \$23.2M)
    - ii. At 422:
      - 1. 5% at 422 at 80% MFI (70 units) within a year (see below)
      - 2. 2.6% at 422 at 60% MFI (36 units) within a year (see below)
    - iii. Nearby: \$23.2 million fee-in-lieu to be spent nearby (approx. \_\_\_ units), time unknown
  - c. IF affordable units are located at 422, the timing options are:
    - i. within a year of PUD approval (but returned if no TIRZ or within a year);  
or
    - ii. within a year of PUD and TIRZ approval
- 10. Affordable Commercial Rate** [PC]
- a. Determined by EDD
  - b. 60% of Class A market rate
- 11. Reflectivity** [TOVO]
- a. 15% maximum reflectivity
  - b. 15% for first 40 ft, contiguous to parkland; 35% for other
- 12. Setbacks \*NEW\***
- a. Variances from current code
  - b. No or reduced variances
- 13. Use of Public Funds [Tovo Amendment] \*NEW\***
- a. Prohibit public funds to build infrastructure

- 14. Affordable Housing Bonus Entitlements [Mayor Amendment] \*NEW\***
  - a. Allow for additional development above the proposed 3.5 million square feet in exchange for additional affordable housing
  
- 15. Boardwalk (Kitchen -6) \*NEW\***
  - a.

### **FUNDING ISSUES & PRIORITIES**

- ADA Access Point at South Congress (Kitchen -1)
- Parkland Dedication Fees
- Affordable Housing
- Parkland Maintenance

### **RESOLVED**

- Residential use near the bats (allow residential use; delete PC amendment)
- LEED vs AE 3-star (allow both; accept applicant amendment to Tovo amendment)
- Trail Realignment (Kitchen -2 amending Tovo amendment and Kitchen -3)
- Parks Programming Plan, Funding, and Prioritization Process (Pool Amendment to PC amendment)
- 10 ft wide vegetative buffer along the parkland adjacent to South Congress (delete PC amendment)
- Bike/Pedestrian Safety (delete PC amendment)
- Bedroom Mix of Affordable Housing (require equal mix of bedroom count; amendment to Tovo “emphasis” amendment)
- Local Artists (Kitchen -4)
- Building Material (Kitchen -5)
- Better Builder Program (Applicant agreed to Tovo amendment)