

STATESMAN PUD ISSUES

1. Hotel Use

- a. Allow hotel use – staff recommendation
- b. Allow hotel as a conditional use – PC recommendation
- c. Prohibit hotel use

2. Parkland Dedication Fees

- a. \$9 million previously anticipated amount of fee in lieu, inclusive of \$100/unit additional amount
- b. Current fee - estimated \$6.9 million (\$2.1 million delta)

3. Timing of Parkland Dedication

- a. Require all parkland to be dedicated by the first day of the 9th year – PC recommendation
- b. Require dedication at Certificate of Occupancy of the northernmost building of each Phase – staff recommendation/Applicant agreed

4. Parkland Maintenance

- a. Landowner responsible for cost of “Level 1” standard parks maintenance – PC recommendation
- b. City responsible for maintenance at standard level (based on PARD capacity/resources)

5. Affordable Housing

- a. 10% on-site at 60% MFI
- b. 4% on-site at 80% MFI (55 units)
- c. 70 units off-site at 80% MFI at “422 at the Lake”
- d. \$23.2 million fee-in-lieu
- e. other

6. Reflectivity

- a. 15% maximum reflectivity – Tovo amendment
- b. Applicant offered 15% for first 40 ft, contiguous to parkland; 25% for other – Staff recommendation
- c. No waiver from 25-2-721 (G) (WO Combining District Regs) results in 20% overall reflectivity

7. Use of Public Funds [Tovo Amendment]

- a. Prohibit public funds to build infrastructure

8. Affordable Housing Bonus Entitlements [Mayor Amendment]

- a. Allow for additional development above the proposed 3.5 million square feet as part of a density bonus program which could result in more funding for affordable housing

RESOLVED

- Water Forward: Resolved with Austin Water
- Irrigation: Lake water in CWQZ/Reclaimed elsewhere, approved by WPD
- Affordable Commercial Rate: EDD staff support Applicant offer of a portion of ground floor retail, leased at 60% of Class A market rate
- 5 ADA Access Points (Kitchen -1)
- Trail Realignment (Kitchen - 2)
- Trail Riparian Restoration (Kitchen – 3)
- Parks Amenities/Parks Programming Plan (Pool Amendment)
- Local Artists (Kitchen -4)
- Building Material (Kitchen -5)
- LEED or AE 3-star will be achieved
- Bike/Pedestrian Safety
- Bedroom Mix for on-site affordable housing units
- Better Builder Program