

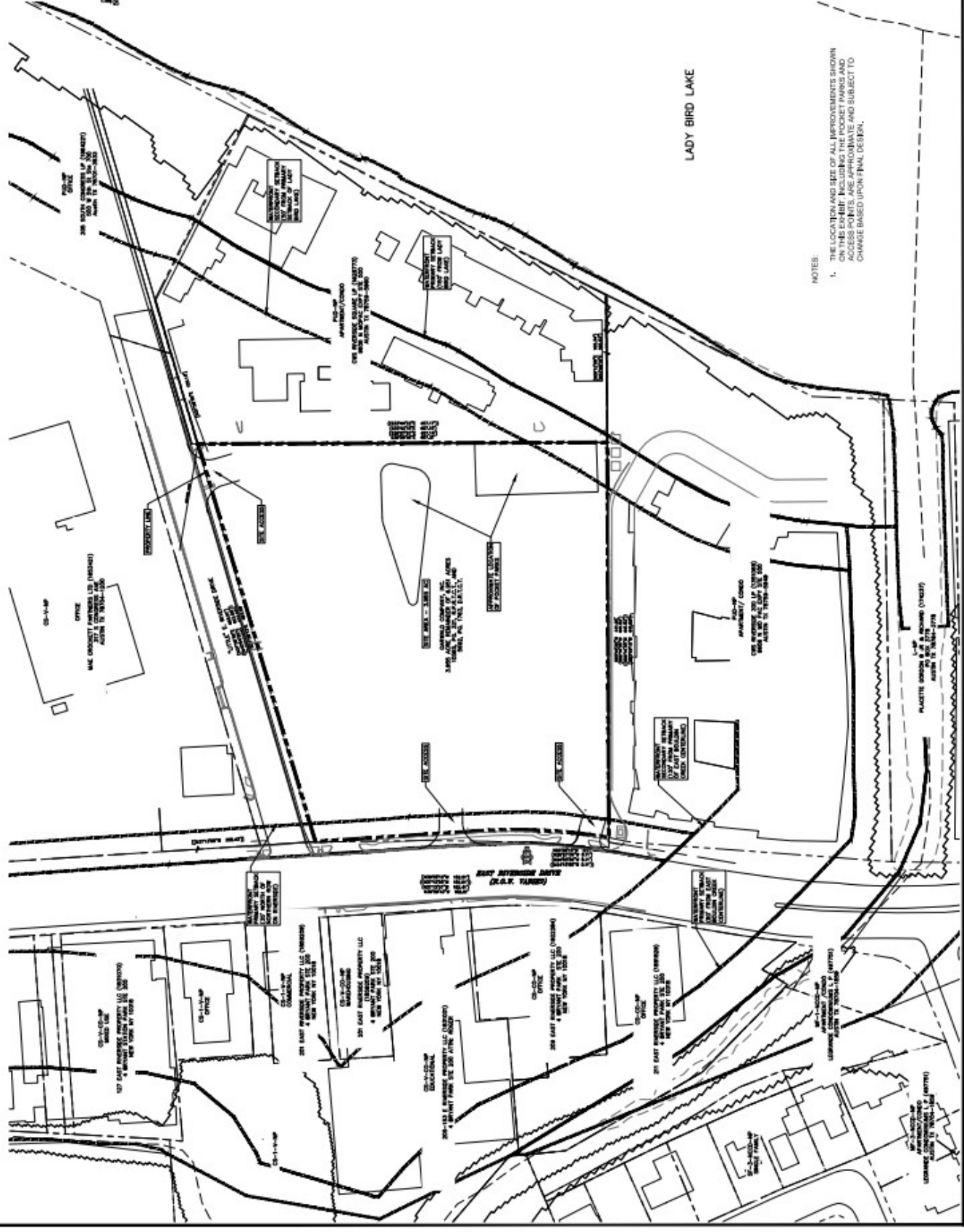
200 E. RIVERSIDE DRIVE

C814-2023-0057



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LADY BIRD LAKE

NOTES:

1. THE LOCATION AND SIZE OF ALL IMPROVEMENTS SHOWN ON THIS EXHIBIT, INCLUDING THE EXISTING PARKS AND PLANTINGS, ARE BASED ON THE RECORD PLANS AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN.

Code Modifications

- 1. Section 25-6-532 (Off-Street Loading Standards) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading occurs within the PUD.**
- 2. Section 25-2-742(F) (South Shore Central Subdistrict Regulations) is modified to reduce the setback requirements along Riverside Drive.**
- 3. Section 25-2-742(G)(4) (South Shore Central Subdistrict Regulations) is modified to allow a maximum building height of 500 feet.**
- 4. Section 25-2-1065 (Scale and Clustering Requirements) shall not apply to development within the Downtown S.**
- 5. Chapter 25-10 is modified to provide that the Property shall be subject to the Downtown S regulations.**
- 6. Section 25-2, Division 5, 2.3.1(L) (Planned Unit Developments) is modified to allow for a maximum of more than 10 acres.**
- 7. Section 9-2-21(A)(2) (Permit for Concrete Installation During Non-Peak Hour Periods) is modified to authorize the director to issue a Non-Peak Hour Permit to construct improvements on the**

PROPOSED SUPERIORITY ELEMENTS

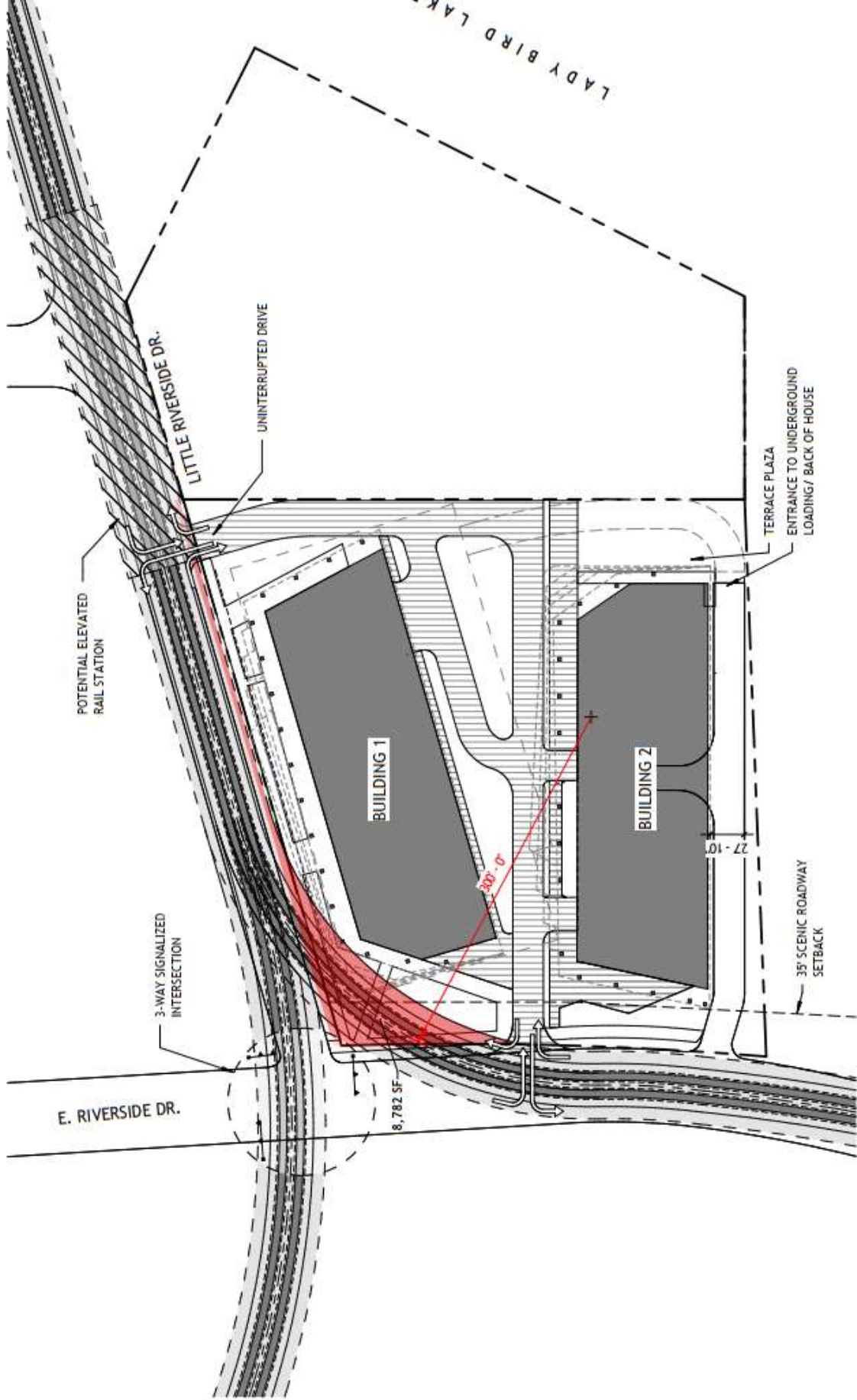
- The PUD will provide water quality treatment using 100% Green Stormwater Infrastructure (GSWI) (if a GSWI facility does not already exist on the Property or otherwise exists today).
- The PUD proposes to reduce overall impervious cover on the site by approximately 9.8% from the current impervious cover. The current impervious cover is 89.8% and the proposed PUD will have 80% impervious cover.
- The PUD will provide approximately 18,000 square feet of porous pavement for all parking spaces located onsite.
- The PUD shall exceed code requirements for street yard landscape area by at least 5,000 square feet.
- The PUD commits to placing street trees to be planted at a maximum of 20 feet on center within the right of ways.
- All new perimeter right-of-way trees installed on the Property shall be planted with a minimum trunk diameter of 2 inches and a minimum soil depth of 3 feet. Such soil volume may be measured as a minimum of 1,000 cubic feet at a minimum soil depth of 3 feet. Such soil volume may be measured as a minimum of 1,000 cubic feet at a minimum soil depth of 3 feet. Such soil volume may be measured as a minimum of 1,000 cubic feet at a minimum soil depth of 3 feet. Where necessary, load bearing soil cells shall be installed between trees in continuous plantings. Where necessary, load bearing soil cells shall be installed between trees in continuous plantings. Where necessary, load bearing soil cells shall meet the soil volume requirement. If this condition cannot be met within the right-of-way, the PUD shall provide an equivalent offset on a 1:1 basis within other location on the Property.
- Landowner shall install at least five trees species on the Property. The street trees will be planted with a minimum trunk diameter of 2 inches and a minimum soil depth of 3 feet. The street trees will be planted with a minimum trunk diameter of 2 inches and a minimum soil depth of 3 feet. No more than 25 percent of street trees shall be the same species.

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- 100% of the landscaped area will be irrigated with rainwater harvesting or other non-potable water sources that are sourced on the Property.
- 100% of all plantings on the Property shall be from the ECM Appendix N (City of Austin Plant List) or the City of Austin’s “Grow Green Native and Adapted Landscape Plants” guideline.
- 100% of all plantings will be drought tolerant.
- Rain gardens will be designed to water quality and drainage standards of the City’s Land Code, Environmental Criteria Manual, and Drainage Criteria Manual.
- The PUD shall incorporate approximately 5,000 square feet of pollinator habitat.
- The PUD will provide a minimum of 6,500 square feet of private amenity space.
- The PUD will achieve a 3-star Austin Energy Green Building rating.
- Integrated Pest Management Plan.
- Buildings will be dual piped for reclaimed water.
- The Applicant proposes to construct approximately 320 feet of reclaimed water main along the frontage of E. Riverside Drive.
- If the PUD includes a residential component, the Applicant will comply with the applicable housing requirements or an alternative affordable housing equivalent proposal.

PROPOSED SUPERIORITY ELEMENTS

- 75% of the ground floor space of a parking garage of a commercial or mixed use building on Riverside Dr. or the future Metro Rail may provide pedestrian-oriented uses.
- Provide approximately 450 square feet as community meeting space on the ground floor of the neighborhood association and/or community.
- Provide approximately 3,500 square feet of commercial space to a local independent service restaurant, or small business for a period of 25 years and at 80% of the market rate for similar properties.
- The PUD will achieve a minimum of 9 points under the building design options of Section 25-2, Subchapter E (Design Standards and Mixed Use).
- Comply with Austin Energy Green Building ST7 Light Pollution Reduction criteria, City's Dark Sky regulations with the following site assumptions: site is categorized as LZ3 along the south and west side of the site (Riverside and Little Riverside Dr.) and as north and east side of the site (Ladybird Lake and adjacent residential property).
- Comply with option 2 of AEGB credit STEL 5 Bird Collision Deterrence.
- Onsite participation in the Art in Public Places Program with a minimum of \$100,000 of art and installation with preference for local artists.
- Exceed local accessibility requirements including, but not limited to, additional accessible and shower stalls.



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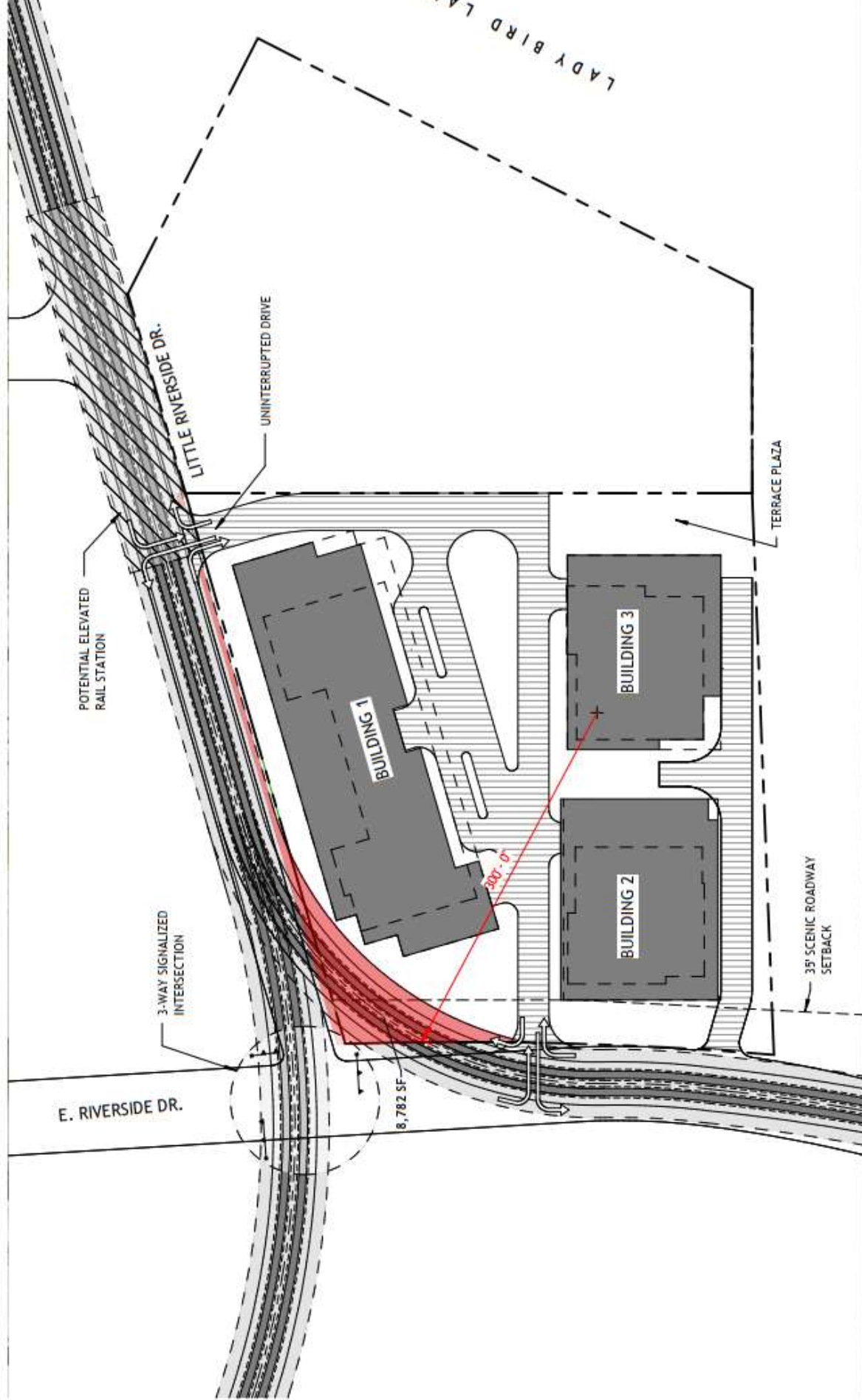
CONCEPTUAL AND SUBJECT TO CHANGE - NOT FOR CONSTRUCTION



Architecture
Interior Design
Planning

This exhibit is for the purpose of generally identifying the development potential for the subject site. Layouts and metrics presented here are approximate and conceptual in nature. STG makes no warranties, representations, or guarantees that the indicated development parameters will be met for the property.

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SITE PLAN - 2-BUILDING
ELEVATION



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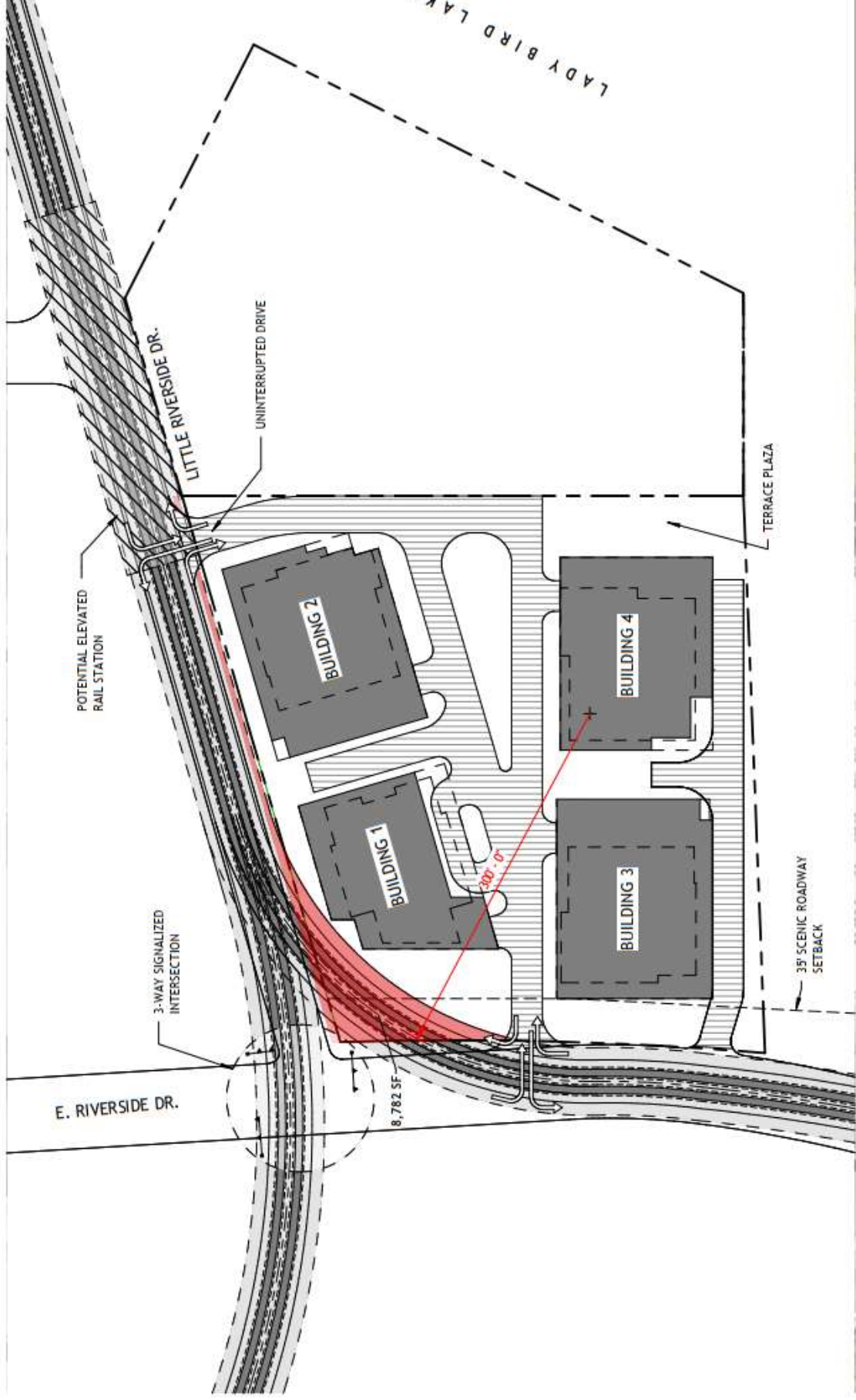


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SITE PLAN - 3-BUILDING
ELEVATION



CONCEPTUAL AND SUBJECT TO CHANGE - NOT FOR CONSTRUCTION

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SITE PLAN - 4-BUILDING
 ELEVATION

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