

July 24, 2026

Ms. Andrea Bates
Planning and Zoning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Hand Delivery

Re: TownLake YMCA PUD – Planned Unit Development (“PUD”) application for the 4.8-acre piece of property located at 1100 West Cesar Chavez Street, Austin, Travis County, Texas (the “Property”)

Dear Ms. Bates:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD application package. The project is titled TownLake YMCA PUD and is located near the northwest corner of North Lamar Boulevard. and Cesar Chavez Street. The Property is currently developed as the 74,000 square foot TownLake YMCA, which first opened in September 1970 and currently welcomes 400,000 visits each year. The TownLake YMCA is home to a wide array of programs meeting the needs of the surrounding communities, including health & fitness programs, swimming & swim lessons, and youth & adult sports. The TownLake YMCA is at the end of its useful life and can no longer provide cost-effective services to the Austin community.

The Property is currently zoned LI-CO-NP (Limited Industrial Services – Conditional Overlay – Neighborhood Plan), and the requested rezoning is to PUD-NP (Planned Unit Development – Neighborhood Plan). A development assessment application for the project was submitted on July 11, 2025 per City of Austin Case No. CD-2025-0003.

The proposed project (the “Project”) will include a new 110,000 square foot TownLake YMCA, inclusive of a 13,000 square foot Tomorrow Academy preschool/daycare facility. The new 110,000 SF TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a

rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations.

Additionally, the Project will include approximately 111,000 square feet of on-site affordable rental housing comprised of a minimum of 90 units serving households with average incomes in the 55% Median Family Income (MFI) range, 65% of which will be 2- and 3-bedroom units focused on providing families with the opportunity to live close to their downtown employers.

The market rate housing portion of the Project will include approximately 1,000,000 square feet of habitable market-rate housing comprised of up to 750 condominium homes in three residential towers.

There will be approximately 40,000 square feet of pedestrian-oriented uses on the ground floor of the Project between the new TownLake YMCA, the affordable housing portion of the project, and the market rate housing portion of the project.

A Traffic Impact Analysis (TIA) will be required as indicated in the attached TIA Determination Form executed by Manar Hasan dated June 2, 2025. The TIA has been submitted for review concurrent with the submittal of this formal PUD application (TIA26-126305).

The Property is located within the Lamar Subdistrict of the Waterfront Overlay and will substantially comply with the Waterfront Overlay regulations; the modifications proposed are minor in nature and will not impact the superior project developed in close proximity to Lady Bird Lake. The Property is also located within the Old West Austin Neighborhood Planning Area and although the Neighborhood Plan does not include a Future Land Use Map, the *Old West Austin Existing Land Use: Neighborhood Plan Proposed Land Use and Zoning Changes* figure (page 26) designates the Property as “*Change from Light Industrial (LI) to Mixed Use: Mix of residential with commercial and/or office would apply to lots currently zoned LI.*” As such, no change to a Future Land Use Map is required.

The PUD proposes Limited Industrial Services (LI) zoning subdistrict as the base district for the PUD. As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I and Tier II requirements as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning. Code modifications are requested with the PUD as outlined in the attached Code Modification Table.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "David J. Anderson", with a long horizontal flourish extending to the right.

David J. Anderson
Director of Land Use & Entitlements
Drenner Group

cc: Joi Harden, Zoning Officer, Austin Planning and Zoning Department
Eric Thomas, Austin Planning and Zoning Department

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ZONING



rev 05/12/2023

ZONING

ZONING

GENERAL OVERVIEW

GENERAL INFORMATION

This packet outlines the procedures and submittal requirements necessary to obtain a change of zoning within the City of Austin jurisdiction (full-purpose and limited-purpose City limits). The regulatory requirements and procedures for approval are defined in Chapter 25-2 of the Code of the City of Austin. Chapter 25 was adopted by City Council in order to protect the health, safety and welfare of the Austin community.

Additional information about the zoning process and code requirements can be obtained prior to submitting a zoning application by contacting Land Development Information Services by phone 512-974-1770, or by visiting the City of Austin's Development Services website at <https://www.austintexas.gov/dsd>.

WHAT IS ZONING?

Zoning is the division of land within a jurisdiction into separate districts within which uses are permitted, prohibited or permitted with conditions. Zoning establishes site regulations, such as building heights, bulk (density/floor-to-area ratio), setbacks, building coverage, impervious cover, etc. Zoning is a power granted to municipalities by the State in order to promote public health, safety, morals, or general welfare, and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

ORDER OF PROCESS

Zoning is usually the first step in the City of Austin's development process. A Neighborhood Plan Amendment may also be required if the property is located within an adopted Neighborhood Plan area and a change to the adopted plan and/or the property's future land use map (FLUM) designation is necessary. A Neighborhood Plan Amendment may be processed concurrently with a request for a zoning change. Prior to the construction or occupation of a new or expanded land use/business on a site, other steps including subdivision, site plan, or building permit and inspection, may be required. Contact Land Development Information Services for additional information.

TIMEFRAME FOR PROCESSING A ZONING APPLICATION

Submit your application online at <https://www.austintexas.gov/departments/land-use-review>. No in-person application submittal is available. A written report from staff will be available to the applicant and the public several days before the item is scheduled for review by the Land Use Commission. Zoning requests are typically heard by the assigned Land Use Commission on the fourth or fifth Tuesday of the month following the date of submittal (approximately 6 to 7 weeks), and by the City Council on the fourth Thursday following the Commission's recommendation.

CASE MANAGER

Each zoning application is assigned to a review team. The Case Manager will serve as liaison between you and the City of Austin and function as your main point of contact. Once your application has been submitted, any questions, problems, conflicts, etc. should be directed to the Case Manager. If you need to see your Case Manager, it is suggested an appointment be made to ensure the Case Manager is available.

NEIGHBORHOOD, COMMUNITY AND ENVIRONMENTAL ASSOCIATIONS

Information concerning neighborhood associations, community groups and environmental interest groups in the area of the zoning request is available at Land Development Information Services.

URBAN RENEWAL ZONE

The site may be located within one of five Urban Renewal Plan districts created in the 1960s to allow clearance and redevelopment of certain parts of East and Central Austin. The Urban Renewal Plan areas are subject to specific land use and development standards that are unique to each area and applicable to all public (including the State of Texas and the University of Texas) and private entities. Contact Land Development Information Services for information regarding the Urban Renewal Plan districts.

HOW TO OBTAIN INFORMATION

Clerical staff and planners are available by appointment during business hours. Appointments can be scheduled by visiting <https://www.austintexas.gov/pdc-appointments#Zoning>.

HICS AND FINANCIAL DISCLOSURE INFORMATION

If you or your agent/representative were a City employee or City official within the past 24 months, you may be subject to the City's Ethics and Financial Disclosure requirements (see City Code Chapter 2-7). Copies of Chapter 2-7 are available from the City Clerk's Office.

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SUBMITTAL INFORMATION AND REQUIREMENTS

When filing a zoning change, the applicant or the applicant's agent shall submit the following information in person to the Intake Center of the Planning and Zoning Department, 4th floor, One Texas Center, 505 Barton Springs Road.

- A. **APPLICATION FORM** - Type or print all information. One copy of the completed application form shall be submitted in which the following items shall be addressed:
1. **Owner** - Please indicate name of current owner. The current owner or authorized agent must apply for the zoning change.
 2. **Project Name** - Fill in, if applicable.
 3. **Street Address(es)** - Indicate the address or range of addresses for all streets abutting the property. For assistance, contact Addressing Services of the Communications and Technology Management Department, 10th floor, One Texas Center, 505 Barton Springs Road.
 4. **Land Area to be Rezoned** - The area of the tract(s) for which a zoning change is being requested shall be shown in square feet or acres. If more than one type of zoning is being requested, identify each tract and indicate size and type of zoning being requested.
 5. **Existing Zoning** - Indicate existing zoning and use. If more than one tract is involved, identify tract by number and corresponding acreage or square footage. Zoning maps are available through Land Development Information Services. If the maps do not reflect what you think is the correct zoning, a zoning verification request may be made to Document and Map Sales, located on the 1st floor of One Texas Center, 505 Barton Springs Road.
 6. **Proposed Zoning** - Indicate the proposed zoning. If there are questions as to what zoning is needed, contact Land Development Information Services.
 7. **Development Assessment** - If you have completed a Development Assessment, indicate file number and the Intake Center will verify and apply the refund to your zoning application.
 8. **Active Neighborhood Plan Amendment, Zoning, Restrictive Covenant, Subdivision and Site Plan Requests** - If there are any pending requests on the property covered by this application, please indicate the case number(s).
 9. **Property Description** - The property description shall accurately describe only that area for which a zoning change is being requested. This description shall be by either lot and block of a recorded subdivision, including plat book and page or document number, or by certified field notes describing only the land area needed for the proposed use(s). If field notes are supplied, two copies are needed using the following format:
 - a) Prepared on 8½ x 11 paper
 - b) Typed in a standard business typeface (legible)
 - c) Begin with a caption that describes the total tract
 - d) Surveyor's calls included
 - e) End with the words "to the point of beginning"
 - f) Sealed by a registered public surveyor
 10. **Deed Reference** - The volume and page numbers or document number of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown. This information is on your deed or is available from the Travis County Clerk's Office at 5501 Airport Boulevard.
 11. **Combining/Overlay Districts** - Indicate if your zoning request falls within a Combining/Overlay District. If you are unsure of this information, please check with the Land Development Information Services prior to filing your application.
 12. **Traffic Impact Analysis (TIA)** - This information can be obtained from your TIA determination (see Item D below).

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13. **Watershed** - A map is available in the Intake Center area. An Intake Clerk will assist you in obtaining this information if necessary.
14. **Water, Wastewater & Electric Providers** - In most cases, these utilities are provided by the City of Austin.
15. **Type of Ownership** - If the ownership is other than sole or community property, attach a list of the partners/beneficiaries/principals and their positions.
16. **Owner's Signature** - The owner must sign the application or attach a written authorization for the agent. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.
17. **Agent Information** - If designated, this will be the primary contact. If the agent changes, the Case Manager should be notified.

B. TAX PLATS - Tax plats are used to obtain property owner names and addresses for notification. Tax plats must be submitted with all zoning applications and shall meet the following requirements

One blueline copy of each of the current tax plats, showing all properties within 500 feet of the tract for which zoning approval is being requested. Include all plats referred to in the 500 feet surrounding the tract. Outline the subject tract in red. (DO NOT SPLICE THE MAPS TOGETHER).

Tax plats can be obtained from:

- ☐ Hays County: Hays County Clerk's Office; 137 N. Guadalupe Street; San Marcos, phone: (512) 393-7330
- ☐ Travis County: Travis Central Appraisal District at Walnut Creek Business Park, 8314 Cross Park Drive, Austin (U.S. 290 & Cross Park Drive), phone (512) 834-9138. Tax plats for Travis County may be printed from TCAD online, www.traviscad.org.
- ☐ Williamson County: Williamson County Clerk, Justice Center Building, 405 Martin Luther King Street, Georgetown, phone: (512) 943-1515.

For projects located outside of Travis County, applicants must submit a list of names and addresses of all property owners located within a 500-foot radius of the subject tract

C. TAX CERTIFICATE - A Tax Certificate must be submitted with all zoning applications. Please note that tax certificates must be ordered in advance of the request and will require a nominal charge by the County. The tax certificate should indicate that no taxes are owed on the property. Tax certificates may be obtained from:

- ☐ Hays County: Hays County Tax Assessor Office; 102 N. LBJ Drive, San Marcos.
- ☐ Travis County: Courthouse Annex, 5501 Airport Boulevard.
- ☐ Williamson County: Williamson County Tax Assessor / Collector Office, 904 South Main Street, Georgetown

D. TRAFFIC IMPACT ANALYSIS - A determination as to whether a TIA is required must be made prior to submittal of the zoning application. This determination is made by the Planning and Zoning Department. Fill in the indicated portions of the attached TIA determination form and visit with a Planner in Land Development Information Services or with a Transportation Planner in the Land Use Review Division to have the determination completed. If a TIA is required, the Planner will indicate the number of copies to be submitted with the application.

E. APPLICATION FEE - In addition to the base zoning fee, please note that a sign fee is charged. This fee is figured on the basis of one sign for each 200 feet of street frontage. No more than three signs shall be required for any case.

F. SUBMITTAL CHECKLIST - A Submittal Checklist for the information which the applicant is required to provide is included on page 4 of this packet.

G. ACKNOWLEDGMENT FORM CONCERNING SUBDIVISION PLAT NOTES / DEED RESTRICTIONS - The applicant should carefully check these records before signing the enclosed Acknowledgment Form. Plat notes are shown on the face of the subdivision plat. Plats are available at the Map and Document Sales or the County Clerk's Office, Courthouse Annex, located at 5501 Airport Boulevard. Deed restrictions are recorded at the County Clerk's Office, Courthouse Annex.

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SUBMITTAL CHECKLIST

- ă Application Form
- ă TIA Determination Form
- ă Submittal Verification Form
- ă Site Check Permission Form
- ă Additional Submittal Requirements for Planned Unit Development (PUD)
- ă Postponement policy
- ă Acknowledgment Form
- ă Full size tax maps (1"=100') showing properties within 500' of zoning request.
- ă Tax certificate (Not a tax receipt).
- ă If required, provide the number of copies of TIA as determined by Transportation Review
- ă Copy of receipt, if refund for Development Assessment is requested/granted
- ă Application fee
- ă TIA fee, if applicable
- ă Educational Impact Statement (EIS) Determination Form (Exhibit A)

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APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____	FILE NUMBER(S) _____	
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____	
CASE MANAGER _____	CITY INITIATED	YES NO
APPLICATION ACCEPTED BY _____	ROLLBACK	YES NO

PROJECT DATA

OWNER'S NAME: <u>Greater Austin YMCA</u>
PROJECT NAME: <u>TownLake YMCA PUD</u>
PROJECT STREET ADDRESS (or Range): <u>1100 W Cesar Chavez Street, 206 1/2 and 220 1/2 N Lamar Boulevard</u>
<u>Austin, Texas</u> ZIP <u>78703</u> COUNTY: <u>Travis</u>

If project address cannot be defined, provide the following information:

_____	ALONG THE _____	SIDE OF _____	APPROXIMATELY _____
<i>Frontage ft.</i>		<i>(N,S,E,W)</i>	<i>Frontage road</i>
_____	FROM ITS INTERSECTION WITH _____		
<i>Distance</i>	<i>Direction</i>		<i>Cross street</i>

TAX PARCEL NUMBER(S): 0106020104

Is Demolition proposed? Yes

If Yes, how many residential units will be demolished? 0 Unknown _____

Number of these residential units currently occupied**: N/A

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units?** No If Yes, how many? _____

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: Multifamily

Number of Proposed Residential units (if applicable): 840 If Yes, how many of the following:

<u>TBD</u> 1 Bedroom	<u>TBD</u> Affordable	<u>TBD</u> 2 Bedroom	<u>TBD</u> Affordable
<u>TBD</u> 3 Bedroom	<u>TBD</u> Affordable	<u>TBD</u> 4 or more Bedroom	<u>TBD</u> Affordable
			<u>X</u> Unknown

** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).

Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES 4.8 OR SQ FT 209,132

Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre
<u>LI-CO-NP</u>	<u>Community Recreation</u>	<u>1</u>	<u>47,781 SF</u>	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre
<u>PUD-NP</u>	<u>Community Recreation</u>	<u>1</u>	<u>92,500 SF</u>	_____
_____	<u>Multifamily</u>	<u>1</u>	<u>840 DU</u>	_____
_____	<u>Retail</u>	<u>1</u>	<u>8,000 SF</u>	_____
_____	<u>Educational Facilities</u>	<u>1</u>	<u>17,500 SF</u>	_____
Proposed Total # of Units Per Acre				_____

Name of Neighborhood Plan: Old West Austin Neighborhood Plan

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RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT	☒ (YES) ☐ (NO)	FILE NUMBER: <u>C14-02-0112</u>
ACTIVE ZONING CASE	☒ (YES) ☐ (NO)	FILE NUMBER: <u>CD-2025-0003</u>
RESTRICTIVE COVENANT	☒ (YES) ☐ (NO)	FILE NUMBER: <u>Volume 10584, Page 197</u>
SUBDIVISION	☒ (YES) ☐ (NO)	FILE NUMBER: <u>C8S-87-104</u>
SITE PLAN	☒ (YES) ☐ (NO)	FILE NUMBER: <u>SP-92-0013C, SP-2010-0198C</u>

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: Lot 1, YMCA Town Lake Subdivision Block(s)
2. **METES AND BOUNDS** (Attach two copies of certified field notes) **FILE NUMBER:**

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: 3338 PAGE: 1452 OR DOCUMENT #
SQ. FT: 209,132 or ACRES 4.8

Is this a SMART Housing Project? Yes ☐ No ☒
If residential, is there other Tax Credits or Local/State/Federal funding? Yes ☐ No ☒

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes ☐ No ☒
IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? ☒ Yes ☐ No
TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) Neighborhood Plan, CVC, Waterfront Overlay
NATIONAL REGISTER DISTRICT? Yes ☐ No ☒
URBAN RENEWAL ZONE? Yes ☐ No ☒
IS A TIA REQUIRED? ☒ Yes ☐ No TRIPS PER DAY:
GRID NUMBER (S) MH22

WATERSHED: Lady Bird Lake WS CLASS: Urban
WATER UTILITY PROVIDER: Austin Water
WASTEWATER UTILITY PROVIDER: Austin Water
ELECTRIC UTILITY PROVIDER: Austin Energy
SCHOOL DISTRICT: Austin Independent School District

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP SOLE COMMUNITY PROPERTY PARTNERSHIP ☒ CORPORATION TRUST
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

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OWNER INFORMATION

SIGNATURE: See attached agent authorization.

NAME: Greater Austin YMCA

FIRM NAME: _____

TELEPHONE NUMBER: _____

STREET ADDRESS: 4000 S IH-35 Frontage Road, 5th Floor

CITY/STATE/ZIP: Austin, Texas 78704

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: 

NAME: David J. Anderson

FIRM NAME: Drenner Group, PC

TELEPHONE NUMBER: 512-807-2908

STREET ADDRESS: 2705 Bee Cave Road, Suite 100

CITY/STATE/ZIP Austin, Texas 78746

CONTACT PERSON: David J. Anderson TELEPHONE NUMBER: 512-807-2908

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SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature

7/24/26

Date

David J. Anderson
Name (Typed or Printed)

Drenner Group, PC
Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.


Signature

7/24/26

Date

David J. Anderson
Name (Typed or Printed)

Drenner Group, PC
Firm

ZONING

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

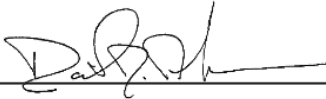
I, David J. Anderson have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

1100 W Cesar Chavez Street, 206 1/2 and 220 1/2 N Lamar Boulevard, Austin, Texas 78703
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)

7/24/26

(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- Ǻ Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- Ǻ Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- Ǻ Allows only one postponement for either side, unless otherwise approved by Council.
- Ǻ Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- Ǻ The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- Ǻ Eliminates the automatic granting of a postponement of the first request.
- Ǻ Authorizes Council to consider requests that are not submitted timely.

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PLANNED UNIT DEVELOPMENTS

General Overview

Planned Unit Development district zoning is intended to produce development that implements the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than, and is therefore superior to, development under conventional zoning and subdivision regulations.

SUBMITTAL REQUIREMENTS

- Ǻ A Development Assessment must be submitted, a Master Staff Report received, and a Council briefing must occur prior to submittal of a PUD application.
- Ǻ Eighteen (18) copies of a 24 x 36 inch generalized land use map which shall include the following: project name, legal description, boundary lines with bearings and dimensions, total acreage, north arrow, scale and location map.
- Ǻ Existing topography using USGS or City datum at two (2) foot intervals for the property and adjacent property with 100 feet of the project boundary.
- Ǻ A Mylar will be required prior to finalization of ordinance.
- Ǻ Eighteen (18) copies of the proposed site development regulations to be established by the Land Use Plan.

Maps, exhibits and support materials, clearly indicating the following, shall be included in either or both of the above:

A. Existing and/or proposed land uses. Identify for each phase and for the total development:

1. Residential: Maximum density, total number and type(s) of unit(s)*, minimum lot size, building height, minimum setbacks and maximum impervious coverage. For multifamily uses, also show maximum FAR. If structures are proposed in excess of sixty (60) feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line-of-sight analyses from adjoining properties and/or rights-of-way.
2. Non-Residential: Type of uses*, maximum FAR, total square footage, maximum impervious coverage, minimum setbacks and maximum building height. If structures are proposed in excess of sixty (60) feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line-of-sight analyses from adjoining properties and/or rights-of-way.
3. Parkland/Open Space: Location and acreage of land proposed to be dedicated to the public and/or private parks, open space or buffer areas.
4. Civic Uses: Types of uses*, maximum FAR, total square footage, maximum impervious coverage, maximum building height and minimum setbacks.

- ☐ Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Article III, Section 25-6 of the Land Development Code.

- C. Environmental characteristics of the site, such as, but not limited to, 100-year and 25 -year floodplains, slopes, environmentally sensitive areas and protected areas as defined in applicable watershed ordinances.
- D. The phasing of the development and the manner in which each phase can exist as a stable independent unit consistent with the provision of adequate public facilities and services.
- E. The location of collector and arterial roadways proposed within the development, right-of-way widths, the location of access points to abutting streets and roadways and a Traffic Impact Analysis, if required by Article III of Chapter 25-6. (The number of copies of the required TIA will be determined by Transportation Review.)
- F. Identification of existing major street setbacks and planned right-of-way lines as required in the Austin Roadway Plan.
- G. Proposed method of providing the following services:
1. Water service including gallons per day requirement.
 2. Wastewater disposal including gallons per day generated.
 3. Preliminary stormwater management analysis.
 4. Location of all required or proposed public facilities.
- H. Identification of any waivers from City ordinances or development standards pursuant to Chapter 25-2-402.

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I. Copies of all covenants and restrictions which provide for the maintenance and taxation of all common areas.

ADDITIONAL SUBMITTAL REQUIREMENTS

A written description describing how the proposal meets the intent and purposes of the PUD Zoning District, including Tier One and Tier Two Requirements, and Development Bonuses, as outlined in City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 1.1 through Section 2.5.7 and defined below:

§ 2.3. TIER ONE REQUIREMENTS.

2.3.1. Minimum Requirements. All PUDs must:

- A. meet the objectives of the City Code;
- B. provide for development standards that achieve equal or greater consistency with the goals in Section [1.1](#) (*General Intent*) than development under the regulations in the Land Development Code;
- C. provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:
 - 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and
 - 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided;
- D. comply with the City's Planned Unit Development Green Building Program;
- E. be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses;
- F. provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land;
- G. provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities;
- H. exceed the minimum landscaping requirements of the City Code;
- I. provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways;
- J. prohibit gated roadways;
- K. protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance; and
- L. include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

2.3.2. Additional Requirements. In addition to the requirements contained in Section [2.3.1](#) (*Minimum Requirements*), a PUD containing a retail, commercial, or mixed use development must:

- A. comply with [Chapter 25-2, Subchapter E](#) (*Design Standards And Mixed Use*).
- B. inside the urban roadway boundary depicted in Figure 2, [Subchapter E, Chapter 25-2](#) (*Design Standards and Mixed Use*), comply with the sidewalk standards in [Section 2.2.2., Subchapter E, Chapter 25-2](#) (*Core Transit Corridors: Sidewalks And Building Placement*); and
- C. contain pedestrian-oriented uses as defined in Section [25-2-691\(C\)](#) (*Waterfront Overlay District Uses*) on the first floor of a multi-story commercial or mixed use building

ZONING

§ 2.4. TIER TWO REQUIREMENTS.

This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section [1.1](#) (*General Intent*). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.

Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A . (<i>Minimum Requirements</i>). Alternatively, within the urban roadway boundary established in Figure 2 of SubchapterEofChapter25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.
Environment	Does not request exceptions to or modifications of environmental regulations. Provides water quality controls superior to those otherwise required by code. Uses innovative water quality controls that treat at least 25 percent additional water quality volume and provide 20 percent greater pollutant removal, in addition to the minimum water quality volume required by code. Provides water quality treatment for currently untreated, undeveloped off-site areas with a drainage area of at least 25 percent of the subject tract. Reduces impervious cover or single-family density by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code. Provides minimum 50-foot setback for unclassified waterways with a drainage area of five acres or greater. Provides at least a 50 percent increase in the minimum waterway and critical environmental feature setbacks required by code. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected. Provides pervious paving for at least 50 percent or more of all paved areas in non-aquifer recharge areas. Prohibits uses that may contribute to air or water quality pollutants. Employs other creative or innovative measures.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.
Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.

ZONING

Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.
Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.

§ 2.5. DEVELOPMENT BONUSES.

- 2.5.1. Limitation on Development.** Except as provided in Section [2.5.2](#) (*Requirements for Exceeding Baseline*), site development regulations for maximum height, maximum floor area ratio, and maximum building coverage in a PUD with residential uses may not exceed the baseline established under Section [1.3.3](#) (*Baseline for Determining Development Bonuses*).
- 2.5.2. Requirements for Exceeding Baseline.** Development in a PUD with residential uses may exceed the baseline established under Section [1.3.3](#) (*Baseline for Determining Development Bonuses*) for maximum height, maximum floor area ratio, and maximum building coverage if:
- A. the application for PUD zoning includes a report approved by the Director of the Neighborhood Housing and Community Development Department establishing the prevailing level of affordability of housing in the vicinity of the PUD, expressed as a percentage of median family income in the Austin metropolitan statistical area; and
 - B. the developer either:
 - 1. provides contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section [2.5.3](#) (*Requirements for Rental Housing*) and Section [2.5.4](#) (*Requirements for Ownership Housing*); or
 - 2. makes donations for affordable housing under Section [2.5.6](#) (*Alternative Affordable Housing Options*).

ZONING

- 2.5.3. Requirements for Rental Housing.** If rental housing units are included in a PUD, at least 10 percent of the rental units or rental habitable square footage within the PUD must:
- A. be affordable to a household whose income is less than the affordability level established under Section [2.5.5](#) (*Affordability Levels*);
 - B. remain affordable for 40 years from the date a certificate of occupancy is issued; and
 - C. be eligible for federal housing choice vouchers.
- 2.5.4. Requirements for Ownership Housing.** If owner occupied housing is included in a PUD, at least five percent of the owner occupied units or owner occupied habitable square footage within the PUD must be:
- A. affordable to a household whose income is less than the affordability level established under Section [2.5.5](#) (*Affordability Levels*); and
 - B. transferred to the owner subject to a shared equity agreement approved by the Director of the Neighborhood Housing and Community Development Department.
- 2.5.5. Affordability Levels.** For purposes of this subchapter, the affordability level is:
- A. for a portion of a PUD within the urban roadway boundary depicted in Figure 2 of Subchapter E of [Chapter 25-2](#) (*Design Standards and Mixed Use*), 80% of the median family income in the Austin metropolitan statistical area;
 - B. for a portion of a PUD outside the urban roadway boundary depicted in Figure 2 of Subchapter E of [Chapter 25-2](#) (*Design Standards and Mixed Use*), 60% of the median family income in the Austin metropolitan statistical area; or
 - C. if the Council finds that the prevailing level of affordability of housing in the vicinity of the PUD is lower than the level applicable under Paragraph A or B, any lesser percentage of the median family income in the Austin metropolitan statistical area established by the Council.
- 2.5.6. Alternative Affordable Housing Options.** Development within a PUD may exceed baseline standards as provided in Section [2.5.2.B.2](#) (*Requirements for Exceeding Baseline*) if the developer:
- A. donates to the Austin Housing Finance Corporation land within the PUD that is appropriate and sufficient to develop 20 percent of the residential habitable square footage planned for the PUD, as determined by the Director of the Neighborhood Housing and Community Development Department; or
 - B. subject to approval by the city council, donates the amount established under Section [2.5.7](#) (*In Lieu Donation*) for each square foot of climate controlled space within the PUD to a Housing Assistance Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing and Community Development Department.
- 2.5.7. In Lieu Donation.** The amount payable under Section [2.5.6.B](#) (*Alternative Affordable Housing Options*) shall be 60 percent of the fee established under Section [25-2-586\(I\)](#) (*Affordable Housing Incentives in a Central Business District or Downtown Mixed Use Zoning District*) or any successor fee established under the Austin Downtown Plan.



EXHIBIT VIII

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

☐ YES	☒ NO	100 or more single family units are proposed
☒ YES	☐ NO	200 or more multifamily units are proposed
☐ YES	☒ NO	100 or more multifamily units are proposed and a tax credit is requested
☐ YES	☒ NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING



EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

CASE MANAGER: _____

APPLICANT / AGENT: _____

CASE NUMBER: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

PROPOSED USE: _____

EXISTING RESIDENTIAL UNITS

Existing number of Residential Units: 0

Number of existing residential units to be demolished: N/A

Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: 4.8 acres

Number of lots: 1

Lots per acre: _____

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 840

Size of proposed units in square feet (specify range): _____ TBD _____ to _____ TBD _____

Number of bedrooms per unit: TBD

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): _____ N/A _____ to _____ N/A _____

Estimated rental rates (if applicable): TBD

Range of monthly rental rates to be demolished: _____ N/A _____ to _____ N/A _____

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? No

Number of Certified Affordable Dwelling Units (Proposed or Existing) TBD

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks / Greenbelts: Town Lake Metro Park(s), Caldwell Treaty Oak Park, Shoal Creek Greenbelt

Recreation Centers: Austin Recreation Center

Public Schools: Stephen F. Austin Highschool

PARKLAND DEDICATION

Parkland dedication required? ☐ YES ☐ NO ☒ TBD

If yes, please indicate if applicant plans to request fee in lieu or provide parkland:

Fee: ☐ YES ☐ NO

Land: ☐ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☒ YES ☐ NO ☐ Unknown at this time

Amount of open space required in acres: _____

Amount of open space provided in acres: _____

Other proposed amenities (pools, clubhouse, recreation area): _____

TRANSPORTATION LINKAGES

Closest Public Transit Location: Lamar/B R Reynolds, 500 Lamar/5TH

Pedestrian / Bike Routes: Ann and Roy Butler Hike and Bike Trail, Shoal Creek Trail

May 21, 2025

To Whom It May Concern:
City of Austin

Re: TownLake YMCA – Rezoning of a 4.80-acre piece of property located at
1100 W. Cesar Chavez St., 206 ½ and 220 ½ N. Lamar Blvd., Austin, TX
78703 (the "Property")

As the record owner of the above referenced Property, I hereby authorize Dave
Anderson at Drenner Group PC, or his designee, to act as agent to submit the land use
and development applications to the City of Austin, Texas and I attest to all submittal
regulations.

Sincerely,

YOUNG MENS CHRISTIAN ASSOCIATION OF AUSTIN

Signature:



Name (print):

Tad Hatton

Title:

Chief Financial and Administrative
office



Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (<https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/>) for review and signature.

Project Name: _____

Location: _____

Applicant: _____ Telephone No: _____

Application Type: ☐ Dev. Assessment (Zoning) ☐ Zoning ☐ Site Plan

Indicates determination is optional ☐ Dev. Assessment (Site Plan) ☐ Concept Site Plan*

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/departments/street-impact-fee

☐ Applicant acknowledgment of Street Impact Fee program

EXISTING:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Units**	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

PROPOSED:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Units**	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day

**Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)

ABUTTING ROADWAYS:

Net Trips - 7424

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level



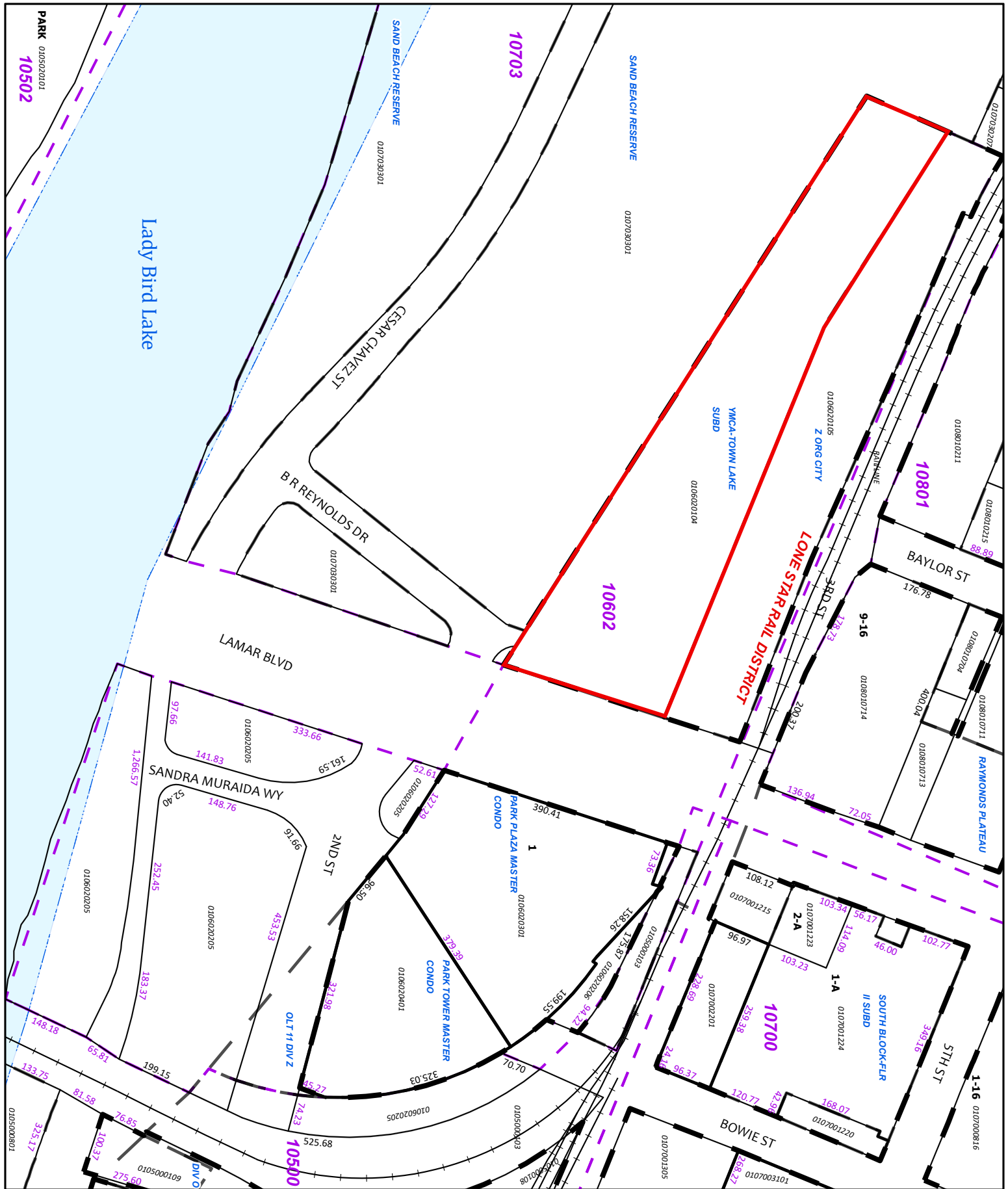
FOR TPW STAFF USE ONLY

- ☐ A Transportation Demand Management (TDM) Plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM) or contact a Lead Development Review Engineer.
- ☐ A traffic impact analysis is required. The consultant preparing the study must contact a Lead Development Review Engineer to discuss scoping requirements prior to beginning the study. Please see below for the type of study required; for more information on each study, please refer to Section 10 of the TCM.
- ☐ Full TIA ☐ Transportation Assessment (TA) ☐ Zoning Transportation Analysis (ZTA) ☐ TIA Compliance
- ☐ A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.
- ☐ The traffic impact analysis has been waived for the following reason:

- ☐ A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact a Transportation Planner for information.

Reviewed By: *Mann* Date:

NOTE: A TIA determination must be made prior to submittal of any Zoning or Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for 90 calendar days from the approval date above, after which a new TIA Determination Worksheet will be required.



10602

Revision Date:
2/26/2026

0 120
Feet

NAD 1983 State Plane
Texas Central FIPS 4203
Lambert Conformal Conic

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions.

Travis Central Appraisal District
850 E Anderson Lane P.O. Box 149012
Austin, TX 78752 Austin, Texas 78714
www.traviscad.org
(512) 834-9317

TAX CERTIFICATE
Celia Israel
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-0602-0104-0000

PROPERTY OWNER:

YOUNG MENS CHRISTIAN
ASSOCIATION OF AUSTIN
1100 W CESAR CHAVEZ ST
AUSTIN, TEXAS 78703-4603

PROPERTY DESCRIPTION:

LOT 1 YMCA TOWN LAKE SUBD

ACRES 4.8000 MIN%

SITUS INFORMATION: 1100 W. CESAR CHAVEZ ST. 78703

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties, and interest are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2025	AUSTIN ISD	* EXEMPT *
	CITY OF AUSTIN (TRAV)	* EXEMPT *
	TRAVIS COUNTY	* EXEMPT *
	TRAVIS CENTRAL HEALTH	* EXEMPT *
	ACC (TRAVIS)	* EXEMPT *

TOTAL TAX:	* EXEMPT *
UNPAID FEES:	* EXEMPT *
PENALTY/INTEREST:	* EXEMPT *
COMMISSION:	* EXEMPT *
TOTAL DUE	* EXEMPT *

ALL TAXES ABOVE ARE EXEMPT FOR **2025**

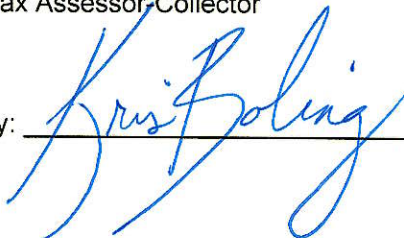
ALL TAXES PAID IN FULL/EXEMPT PRIOR TO AND INCLUDING THE **2025** EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above-described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF **JULY 8, 2026**.
Fee Paid: \$10.00

Celia Israel
Tax Assessor-Collector

By: _____





Legend

Appraisal Districts

TCAD Parcels

Zoning

Zoning

Notes

5/14/2026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

(deed with vendor's lien - 1)

AUG 21-57 25- 4752 * 4.00

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

KNOW ALL MEN BY THESE PRESENTS:

That CAPITOL AREA COUNCIL OF THE BOY SCOUTS OF
AMERICA, a corporation,

for and in consideration of the sum of TEN DOLLARS and other
valuable and sufficient cash consideration this day to it
in hand paid by the Grantee, hereinafter named, the receipt
of which is here acknowledged and confessed and for the pay-
ment of which no right or lien, either express or implied,
is retained, and the further consideration of the sum of
SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00)

DOLLARS secured to be paid in accordance with one certain
promissory purchase money note of even date herewith, exe-
cuted by the Grantee herein, payable at the request of
Grantor to the order of The Austin National Bank,

at Austin, Texas,

said payee having advanced and paid to Grantor herein the
face amount of said note, receipt of which is here acknow-
ledged, payable in installments and bearing interest as
therein provided, said note further providing for the ac-
celeration of maturity and the usual attorney's fees, and
being additionally secured in its payment by the lien of a
deed of trust of even date herewith, executed by the Grantee
herein to James Hawley, Trustee;

HAS GRANTED, SOLD AND CONVEYED and by these presents does
Grant, Sell and Convey unto YOUNG MEN'S CHRISTIAN ASSOCIATION
OF AUSTIN, a corporation of Austin, Travis County, Texas,
the following described property lying and being situated
in Travis County, Texas, to wit:

5.03 acres of land, more or less, in Outlot No. Eleven (11) in Division "Z", in the City of Austin, Travis County, Texas, being the same property granted to the City of Austin by the Missouri Pacific Railroad Company by warranty deed dated December 26, 1963, recorded in Vol. 2402, Page 41, of the Travis County Deed Records, and being more particularly described as follows:

BEGINNING at the southwest corner of a tract of land designated as Tract No. 2 in a certain ordinance of the City of Austin dated January 6, 1949, said ordinance effecting an exchange in the use of certain property between Guy A. Thompson, Trustee, International-Great Northern Railroad Company and the City of Austin;
THENCE N. 26° 02' E. 147.92 feet;
THENCE S. 54° 50' E. 380.00 feet;
THENCE S. 65° 10' E. 702.00 feet, more or less, to the intersection of the west line of Lamar Boulevard;
THENCE S. 20° 47' W. along said west line of Lamar Boulevard 281.00 feet, more or less, to the intersection of the north line of the Sand Beach Reserve;
THENCE N. 54° 50' W. along said north line of the Sand Beach Reserve 1,117.00 feet, more or less, to the point of beginning, containing 5.03 acres of land, more or less, SAVE AND EXCEPT for the following easements which are hereby specifically excepted and reserved:

A perpetual easement of ingress and egress in favor of the Missouri Pacific Railroad Company, which easement is thirty (30) feet in width and has a center line which is fifty-five (55) feet west of and parallel with the west line of Lamar Boulevard;

A perpetual easement to the City of Austin for the construction, operation, and maintenance of electrical lines and systems, and construction and maintenance of telephone lines when placed on the same pole facilities, and for the cutting and trimming of trees and shrubbery and the removal of obstructions to the extent necessary to keep them clear of electrical lines and systems, the course of said easement being more particularly described as follows:

A strip of land ten (10) feet in width having its center line as follows:

BEGINNING at a point in the western boundary of the herein conveyed 5.03 acre tract, said point bearing N. 26° 02' E. 99.5 feet from the southwest corner of the said five acre tract;

THENCE S. 62° 49' E. 730 feet to a point hereinafter called "Point A";

THENCE S. 61° 33' E. 282 feet to a fence, a total of 363 feet, more or less, to the intersection of the west line of the Lamar Boulevard right-of-way;

A strip of land five (5) feet in width having its Center line as follows:

BEGINNING at a point bearing S. 17° 10' W. 40 feet from Point A, above described;

THENCE N. 17° 10' E. 40 feet to Point A, a total of 75 feet, more or less, to the point of intersection with the northern boundary line of the herein described 5.03 acre tract.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantee , above named, its successors or assigns, forever. And Grantor does hereby bind itself, its successors and assigns, TO WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee , its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; SUBJECT, however, to all valid restrictions and/or easements affecting the use of said property as this date reflected by the Records of Travis County, Texas.

BUT, it is expressly agreed and stipulated that the VENDOR'S LIEN is retained against the above described property, premises and improvements until the indebtedness, above mentioned and described, as evidenced by the hereinbefore described note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

FOR VALUE RECEIVED as aforesaid, Grantor herein, does hereby TRANSFER, SET OVER AND ASSIGN, without recourse on it in any event, unto the said The Austin National Bank, its successors and assigns, the Vendor's Lien herein retained, together with all rights, equities, and superior title thereto securing the payment of said note, as aforesaid.

EXECUTED this 18th day of August, 1967.

(CORPORATE SEAL)

CAPITOL AREA COUNCIL OF THE BOY SCOUTS OF AMERICA

ATTEST:

[Signature]

By *[Signature]*
W. E. Tinsley, President

82 50

U.S. INT. REV. STAMPS CANCELLED

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

BEFORE ME, the undersigned authority, on this day personally appeared W. E. Tinsley, President of Capitol Area Council of the Boy Scouts of American, a corporation, and officer known to me to be the person/ whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of August, 1967.

NOTARY SEAL

[Signature]
Notary Public in and for Travis County, Texas

FILED

AUG 21 2 05 PM '67

Emily Linsley
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEED RECORDS
Travis County, Texas

3338 1455



(over)

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED, in the Volume and Page of the public RECORDS
of Travis County, Texas, as Stamped hereon by me, on

AUG 22 1967



Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

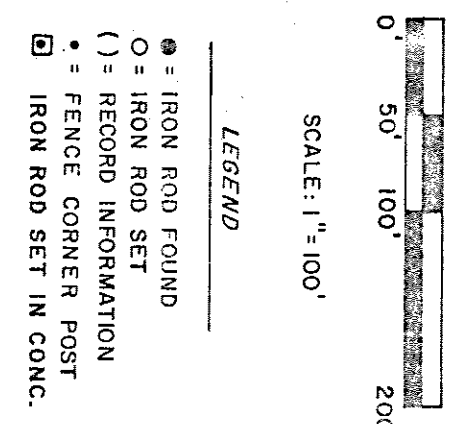
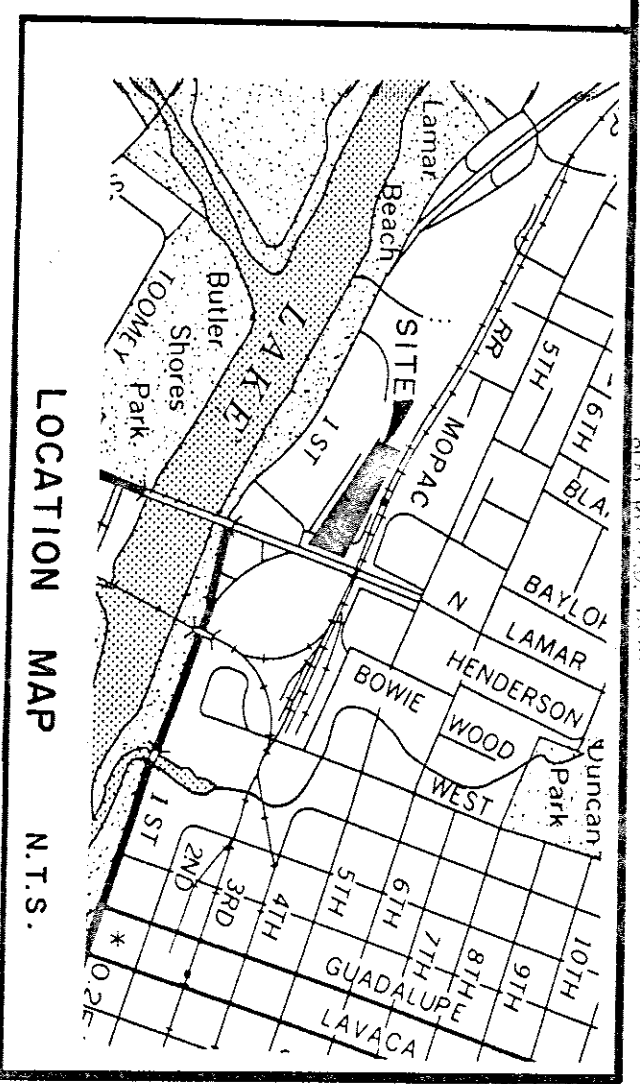
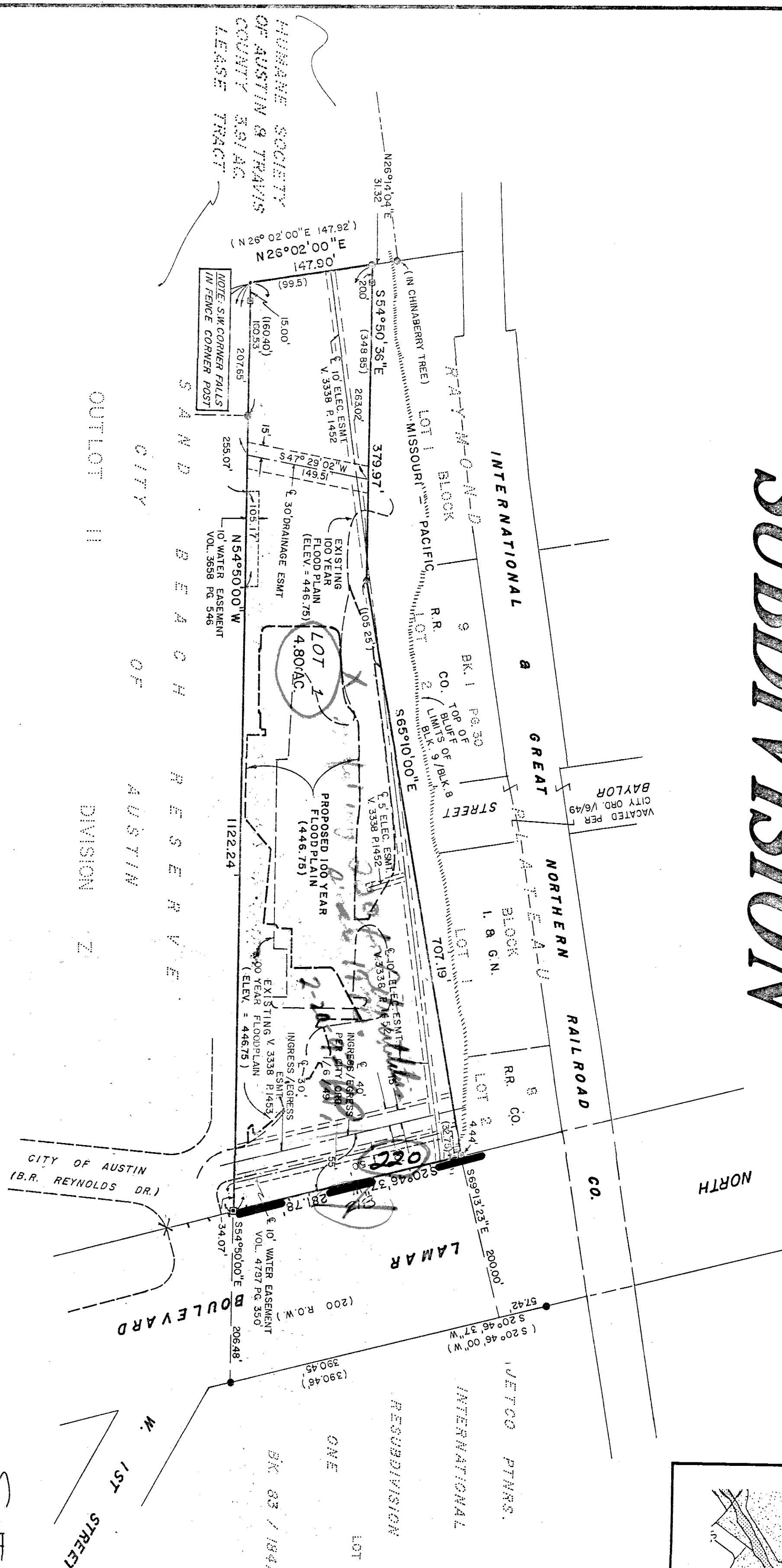
DEED RECORDS
Travis County, Texas

3338 1456

71009

YMCA - TOWN LAKE SUBDIVISION

CITY OF AUSTIN



LAND DEVELOPMENT SERVICES
ADDRESS PLAT

SHT 1 OF 2
MAR 01 1988
H-22

71009

74

COMP FILE: "YMCA" DISC. B/A # 24
JOB NO. 287-1-001-105
SHEET ONE OF TWO
10-7-87
BAKER-AICKLEN & ASSOCIATES, INC.
Consulting Engineers
9111 JOLLYVILLE ROAD
SUITE 107
AUSTIN, TEXAS 78759
(512) 305-6500

85-87-104

7689

ORIGINAL-CITY OF AUSTIN YMCA - TOWN LAKE SUBDIVISION

Vol. 87 Page 47A
PLAT RECORD, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Linda Rogers, President, Board of Directors, Austin Metropolitan Young Men's Christian Association of Austin (YMCA), a corporation organized and existing under the laws of the State of Texas, having its principal place of business in Austin, Travis County, Texas, acting for said Young Men's Christian Association (YMCA), owner of that certain tract of land containing 4.80 acres of land being a portion of Lot 2, Block 8, "RAYMOND'S PLATEAU", a subdivision in the City of Austin, Travis County, Texas, a subdivision recorded in Plat Book 1, Page 30 of the Plat Records of Travis County, Texas, and an unplatted portion of Outlot 11 of Division 2 of the Original Government Outlots in the City of Austin according to the map or plat filed at the General Land Office of the State of Texas, as conveyed to it by instrument recorded in Volume 3338, Pages 1452 through 1456, Deed Records of Travis County, Texas, said property having been zoned for usage other than one or two residential units per lot for the immediate preceding five years, and there being no restrictions limiting said subdivision to one or two residential units per lot pursuant to Section 5, Article 974a as amended, Texas Civil Statutes, do hereby subdivide said 4.80 acres of land in accordance with the plat shown hereon, to be known as "YMCA-TOWN LAKE SUBDIVISION" and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements or restriction heretofore granted and not released.

WITNESS MY HAND this the 15 day of December 1987, A.D.

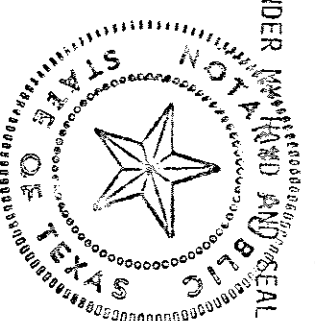
Linda Rogers
Linda Rogers, President
YMCA
1100 West 1st Street
Austin, Texas 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Linda Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same in the capacity therein stated for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this the 12 day of Nov. 1987, A.D.



Carrie H. Moore
Notary Public in and for Travis County, Texas
Carrie H. Moore
My Commission Expires: 10-01-89

APPROVED FOR ACCEPTANCE:

Marie A. Gaines
Tracy H. Watson, Acting Director
Office of Land Development Services
DATE 12, 1988
ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission, of the City of Austin, Texas, this the 27 day of JAN, 1988, A.D.

Chairperson Therese M. Arnold Secretary J. M. Goodman
FILED FOR RECORD this the 16 day of Feb, 1988, A.D., at 3:25 o'clock P.M.
Dana Debeauvoir, Clerk, County Court, Travis County, Texas

By: Deputy K. Terrell
K. TERRELL

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of Writing with its Certificate of Authentication was filed for record in my office on the 16 day of Feb, 1988, A.D., at 3:25 o'clock P.M., and duly recorded on the 16 day of Feb, 1988, A.D., at 3:30 o'clock P.M., in the Plat Records of said County in Book No. 87, Page(s) 144 & 147A

WITNESS MY HAND AND SEAL of the County Court of said County of date last written.
Dana Debeauvoir, Clerk, County Court, Travis County, Texas
By: Deputy K. Terrell
K. TERRELL

NOTES:

1. Sidewalks are required along the subdivision side of North Lamar Blvd. Such sidewalks shall be completed prior to the acceptance and issuance of any Type I or II Driveway Approach and/or Certificate of Occupancy. Sidewalks which have not been installed within two (2) years from the date of acceptance for maintenance of the streets may, upon approval of the City Council, be constructed by the City of Austin and assessment made against the affected properties for all engineering administration and construction costs.
2. All lots within this subdivision are restricted to usage other than single-family or duplex.
3. ACCESS FOR INSPECTION AND/OR MAINTENANCE OF DRAINAGE EASEMENTS: Property owner shall provide for access to the drainage easement as may be necessary and shall not prohibit access by City of Austin/Travis County for inspection and maintenance.
4. ALLEYS/SERVICEWAYS: Facilities for off-street loading and unloading shall be provided for all non-residential sites.
5. DETENTION NOTE: Prior to construction on the lot in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration in this subdivision requires approval of a separate Waterway Development Permit.
6. DRAINAGE EASEMENT OBSTRUCTIONS: No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by City of Austin or Travis County.
7. All signs shall comply with the Austin Sign Ordinance.
8. Additional water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department for review.

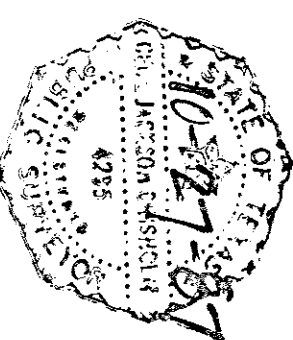
RESTRICTIVE COVENANT FILED IN VOLUME
0584 PAGE 197 TRAVIS COUNTY
REAL PROPERTY RECORDS

LAND DEVELOPMENT SERVICES
ADDRESS PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

I, Cecil Jackson Chisholm, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981 as amended, is true and under my supervision on the ground.

As surveyed by:
BAKER-AICKLEN & ASSOCIATES, INC.
Cecil Jackson Chisholm
Cecil Jackson Chisholm
Registered Public Surveyor No. 4295
9111 Jollyville Road, Suite 107
Austin, Texas 78759
Date 10-27-87



FLOODPLAIN:
A portion of this subdivision is within the 100-year floodplain, according to FIRM Reference Panel 75 of 105, Federal Flood Insurance Administration, Community Panel 480624-00758 dated Sept. 2, 1981, for the City of Austin, Travis County, Texas.

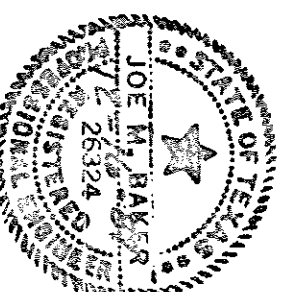
STATE OF TEXAS
COUNTY OF TRAVIS

I, Joe M. Baker, am authorized under the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Chapter 13-3 (and Chapters 13-15, if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

Engineering by:

BAKER-AICKLEN & ASSOCIATES, INC.

Joe M. Baker
Joe M. Baker
Registered Professional Engineer No. 26324
9111 Jollyville Road, Suite 107
Austin, Texas 78759
Date 10-16-87



SHT 2 OF 2
MAR 01 1988

4-22

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BAKER-AICKLEN & ASSOCIATES, INC.
Consulting Engineers
9111 JOLLYVILLE ROAD
SUITE 107
AUSTIN, TEXAS 78759
(512) 344-6380

COMP FILE "YMCA" DISC B/A # 24
JOB NO. 287-1-001-105
10-7-87
SHEET TWO OF TWO



Determination of Commission Assignment

Planning or Zoning & Platting

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

I, David J. Anderson, owner or authorized agent for the following project

Project Name: TownLake YMCA PUD

Project Street Address: 1100 W Cesar Chavez Street

Case Number: TBD

Check one of the following:

- ☒ I have verified that this project **does** fall within the boundaries of an approved neighborhood plan as defined in the City of Austin Land Development Code Section 25-1-46(D) (see back of this page and page which includes map of planning areas), and therefore may require a Neighborhood Plan Amendment.

Please contact Maureen Meredith in the Planning Department at (512) 974-2695 or at maureen.meredith@austintexas.gov so she can determine if a plan amendment application is required with your rezoning case.

Name of the Neighborhood Plan: Old West Austin Neighborhood Plan

Commission assigned: **Planning Commission**

- ☐ I have verified that this project falls within the East Riverside Corridor Plan. **Zoning changes in this area do not require a plan amendment application.**

Commission assigned: **Planning Commission**

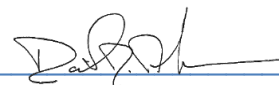
- ☐ I have verified that this project falls within the boundaries of an IN PROCESS neighborhood plan, which does not require a plan amendment application.

Commission assigned: **Planning Commission**

- ☐ I have verified that this project **does not** fall within the boundaries of an approved neighborhood plan OR a neighborhood plan IN PROCESS.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature: 

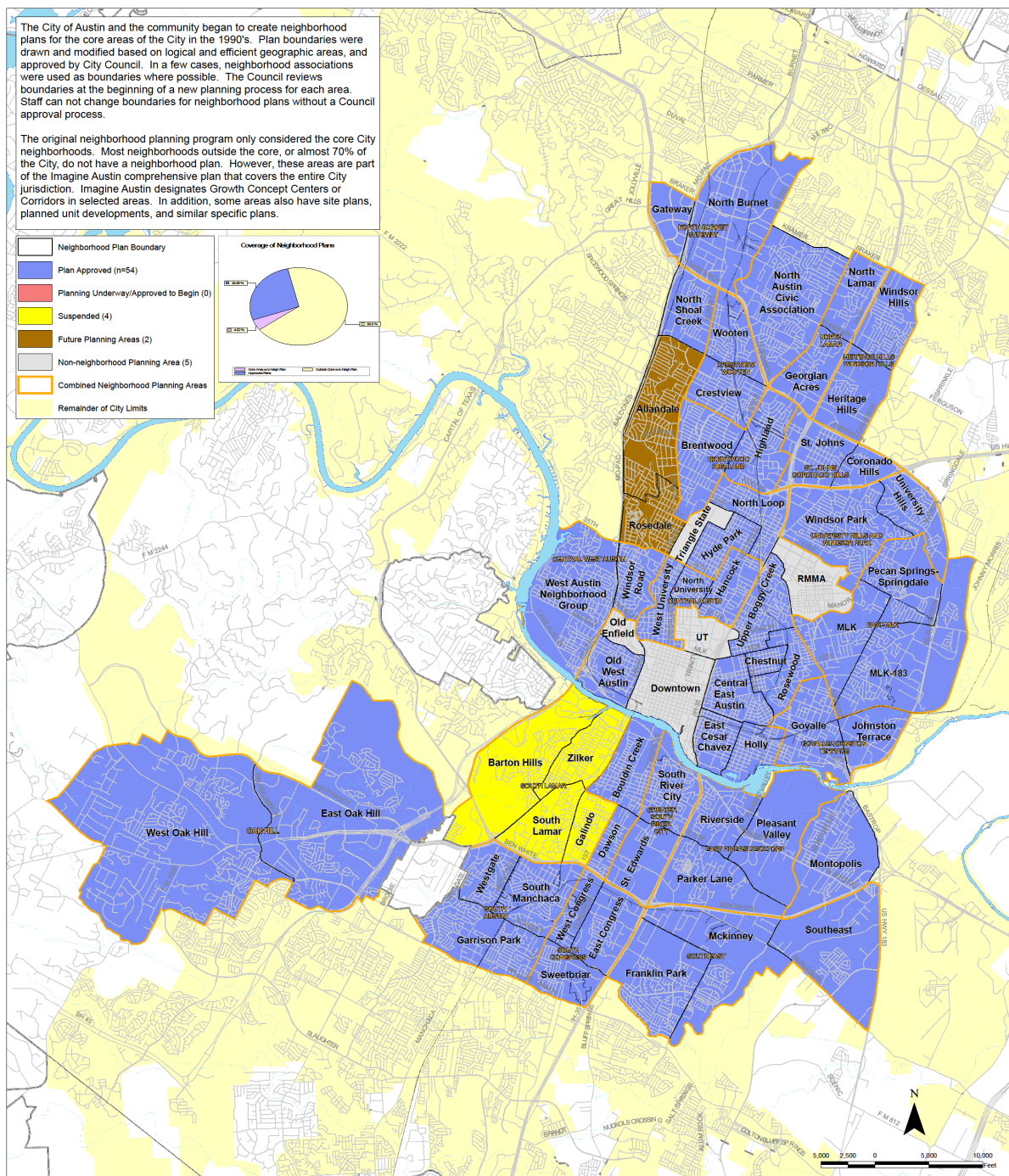
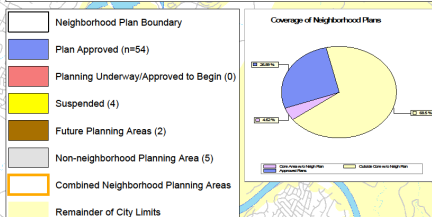
Date: 7/24/26

§ 25-1-46 - LAND USE COMMISSION

- (A) The Planning Commission or the Zoning and Platting Commission may act as the Land Use Commission, as prescribed by this section.
- (B) A determination of which commission shall act as the land use commission to consider a particular application is made on the date that the application is filed. After the determination is made, the designated commission continues to act as the land use commission until the application is approved or denied.
- (C) The Zoning and Platting Commission shall act as the Land Use Commission for all applications, except as provided in Subsection (D).
- (D) The Planning Commission shall act as the land use commission for property that is wholly or partly within:
 - (1) the boundaries of a neighborhood plan that the council has adopted as a component of the comprehensive plan;
 - (2) the former Robert Mueller Municipal Airport site;
 - (3) a transit oriented development (TOD) district;
 - (4) the old Enfield neighborhood planning area; or
 - (5) the boundaries of a proposed neighborhood plan that the Planning Commission is considering as an amendment to the comprehensive plan. In this subsection, Planning Commission consideration of a proposed neighborhood plan:
 - (a) begins on the effective date of a council resolution or ordinance directing the Planning Commission to consider a neighborhood plan for an identified area; and
 - (b) ends on the date that the council adopts or rejects the proposed neighborhood plan or withdraws its directive to the Planning Commission to consider a neighborhood plan for the area.
- (E) A liaison committee of the Planning Commission and the Zoning and Platting Commission is established. The chair of each commission shall appoint two commission members to serve on the committee. The committee shall meet regularly to exchange information relating to the commissions and make recommendations to the commissions on common policies, objectives, issues, and activities.
- (F) Reserved.

Source: Ord. 010607-8; Ord. 011129-79; Ord. 031211-11; Ord. 20060309-057; Ord. 20060622-128; 20090806-068; Ord. 20120524-083; Ord. 20121018-104; Ord. No. 20140626-113, Pt. 2, 7-7-14.

The original neighborhood planning program only considered the core City neighborhoods. Most neighborhoods outside the core, or almost 70% of the City, do not have a neighborhood plan. However, these areas are part of the Imagine Austin comprehensive plan that covers the entire City jurisdiction. Imagine Austin designates Growth Concept Centers or Corridors in selected areas. In addition, some areas also have site plans, planned unit developments, and similar specific plans.



<http://www.austintexas.gov/departments/neighborhood-planning>

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

filename: nostatus tab



Produced by City of Austin
Planning and Zoning Department
Updates current to September 2018

**TownLake YMCA
PUD Code Modifications Table**

July 24, 2026

Code Section	Code Requirement	Modification Request
§25-2, Subchapter B, Article 2, Division 5, Section 2.5.3	If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must: A. be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area; B. remain affordable for 40 years from the date a certificate of occupancy is issued; and C. be eligible for federal housing choice vouchers.	The Development Bonus Area for this PUD shall be calculated solely based on the gross square footage of the market rate housing portion of the project divided by the total gross site area. The PUD shall receive credit for satisfying the requirements of City of Austin LDC §25-2, Subchapter B, Article 2, Division 5, Section 2.5.3 through the provision of on-site daycare services. Such services shall meet the requirements of LDC §25-2-586 (E)(3) and be credited against the affordable housing requirement on a square-foot per square-foot basis.
§25-2-491 Permitted, Conditional and Prohibited Uses	The following are permitted or conditional uses: • Administrative & Business Offices • Agricultural Sales and Services • Art Gallery • Art Workshop • Automotive Rentals • Automotive Sales • Automotive Washing (of any sort) • Bail Bond Services • Building Maintenance Services • Business or Trade School • Business Support Services • Campground • Commercial Off-Street Parking • Communications Services • Construction Sales and Services • Consumer Convenience Services • Convenience Storage • Drop-Of Recycling Collection Facility	The following are added permitted uses (along with appropriate accessory uses as defined in §25-2-891): • Multifamily Residential is a permitted use per the Waterfront Overlay. The following are prohibited uses: • Agricultural Sales and Services • Automotive Rentals • Automotive Sales • Bail Bond Services • Building Maintenance Services • Campground • Construction Sales and Services • Convenience Storage

TownLake YMCA
PUD Code Modifications Table

July 24, 2026

	• Electronic Prototype Assembly • Electronic Testing • Equipment Repair Services • Equipment Sales • Exterminating Services • Financial Services • General Retail Sales (Convenience) • General Retail Sales (General) • Hotel-Motel • Indoor Entertainment • Indoor Sports and Recreation • Kennels • Laundry Services • Liquor Sales (C) • Medical Offices (>5000 SF) • Medical Offices (<5000 SF) • Monument Retail Sales • Off-Site Accessory Parking • Outdoor Entertainment (C) • Outdoor Sports and Recreation • Pedicab Storage and Dispatch • Personal Improvement Services • Personal Services • Plant Nursery • Printing and Publishing • Professional Office • Research Services • Restaurant (General) • Restaurant (Limited) • Scrap & Salvage (C) • Service Station • Software Development • Theater • Vehicle Storage • Veterinary Services • Basic Industry • Custom Manufacturing • General Warehousing and Distribution • Light Manufacturing • Limited Warehousing and Distribution • Recycling Center • Resource Extraction • Community Garden	• Drop-Of Recycling Collection Facility • Electronic Prototype Assembly • Electronic Testing • Equipment Repair Services • Equipment Sales • Exterminating Services • Kennels • Laundry Services • Medical Offices (>5000 SF) • Monument Retail Sales • Off-Site Accessory Parking • Outdoor Entertainment (C) • Pedicab Storage and Dispatch • Plant Nursery • Printing and Publishing • Research Services • Scrap & Salvage (C) • Service Station • Software Development • Vehicle Storage • Veterinary Services • Basic Industry • Custom Manufacturing • General Warehousing and Distribution • Light Manufacturing • Limited Warehousing and Distribution • Recycling Center • Resource Extraction • Indoor Crop Production • Urban Farm • College and University Facilities • Congregate Living (General) • Group Home, Class I (Limited) • Group Home, Class II • Local Utility Services
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TownLake YMCA
PUD Code Modifications Table

July 24, 2026

	• Indoor Crop Production • Club or Lodge (C) • College and University Facilities • Communication Service Facilities • Community Events • Community Recreation (Private) • Community Recreation (Public) • Congregate Living • Counseling Services • Cultural Services • Day Care Services (Commercial) • Day Care Services (General) • Day Care Services (Limited) • Employee Recreation • Group Home, Class I (General) • Group Home, Class I (Limited) • Group Home, Class II • Local Utility Services • Maintenance and Service Facilities • Railroad Facilities • Religious Assembly • Residential Treatment • Safety Services • Telecommunications Tower • Transitional Housing (C)	• Maintenance and Service Facilities • Residential Treatment • Safety Services • Transitional Housing (C) • Transportation Terminal (C)
§25-2-492 Site Development Regulations	In the LI base zoning district: Maximum Height: 60 feet Minimum Setbacks Front Yard: -- Street Side Yard: -- Interior Side Yard: 10 feet Rear Yard: 10 feet Maximum Building Coverage: 75% Maximum Impervious Cover: 80% Maximum FAR: 1.6:1 Note: Per § 25-2-714, the Maximum FAR may be increased by up to 60%. The PUD qualifies for this 60% increase in the base district FAR per § 25-2-714(B) and (D).	In the PUD: Maximum Height: 435 feet Minimum Setbacks Front Yard: 0 feet Street Side Yard: 0 feet Interior Side Yard: 0 feet Rear Yard: 0 feet Maximum Impervious Cover: 93% Maximum FAR: 7.5:1

TownLake YMCA
PUD Code Modifications Table

July 24, 2026

§25-8-261 Critical Water Quality Zone Development	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division.	The PUD proposes to eliminate the CWQZ on the property through the installation of a stormwater treatment and conveyance facility underneath the proposed development and out-falling south of the property.
§25-8-263 (B) Floodplain Modification	Floodplain modification within a critical water quality zone is prohibited except as allowed under Section 25-8-261 (<i>Critical Water Quality Zone Development</i>).	The PUD proposes to eliminate the CWQZ on the property through the installation of a stormwater treatment and conveyance facility underneath the proposed development and out-falling south of the property.
§25-8-301 Construction of a Roadway or Driveway	A person may not construct a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to: (1) at least two contiguous acres with a gradient of 15 percent or less; or (2) building sites for at least five residential units.	The PUD proposes to construct a fire lane along the northern property line on slopes with gradients up to 45%. Such cut and fill within the limits of construction for the fire lane shall be revegetated, or if a cut or fill has a finished gradient of more than 33 percent, stabilized with a permanent structure.
§25-8-621 (A)	Except as otherwise provided in this section, a person may not remove a protected tree unless the Planning and Development Review Department has issued a permit for the removal under this division	The PUD proposes to transplant one (1) Protected tree on adjacent public land or parkland in coordination with Austin Parks and Recreation and the Trail Conservancy. Six (6) Protected trees will remain on site and seventeen (17) are proposed for removal. Removed trees will be mitigated per Code.

TownLake YMCA
PUD Code Modifications Table

July 24, 2026

§25-8-641 (A)	Removal of a heritage tree is prohibited unless the Planning and Development Review Department has issued a permit for the removal under this division.	The PUD proposes to preserve 1 Heritage Tree on site and transplant 2 Heritage Trees to adjacent public land or parkland in coordination with Austin Parks and Recreation and the Trail Conservancy. One dead/dying Heritage Tree is proposed for removal from the site. Removed trees will be mitigated per Code.
§25-12-1, International Building Code Section 403.5.1 - Remoteness of Interior Exit Stairways	Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the enclosure surrounding the interior exit stairways. In buildings with three or more interior exit stairways, not fewer than two of the interior exit stairways shall comply with this section. Interlocking or scissor stairways shall be counted as one interior exit stairway.	The PUD shall utilize a reinforced concrete interlocking stair configuration within a single enclosure. The enclosure walls and stairs shall be monolithic construction to meet the City of Austin requirements. Exit access into the two-hour (90-min. doors) rated enclosure from occupied areas will be through one-hour (20-min. doors) rated exit corridors located at opposite sides of the building core, approximately thirty feet apart. Stairwells will be pressurized as required by code. The monolithic concrete stairwell enclosure is a significant upgrade from a normal code-compliant two-hour fire-rated gypsum board assembly. Although the stairwells are housed within a single enclosure in lieu of two, separated by code specified distances, the design will provide an equivalent level of safe discharge from the building,

**TownLake YMCA
PUD Code Modifications Table**

July 24, 2026

		and not compromise fire fighter safety.
Transportation Criteria Manual (TCM) Section 9.3.4.3.1 - Throat Storage Length: Table 9-5	Table 9-5 — Minimum Throat Storage Length	The Project will provide a minimum throat storage length of 5 feet for all proposed driveways on Roadway A.
§25-12-1, International Building Code Section 1007.1.1 - Two Exits or Exit Access Doorways	Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway. Exceptions: 1) Where interior exit stairways or ramps are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor.; 2) Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.	The PUD shall utilize a reinforced concrete interlocking stair configuration within a single enclosure. The enclosure walls and stairs shall be monolithic construction to meet the City of Austin requirements. Exit access into the two-hour (90-min. doors) rated enclosure from occupied areas will be through one-hour (20-min. doors) rated exit corridors located at opposite sides of the building core, approximately thirty feet apart. Stairwells will be pressurized as required by code. The monolithic concrete stairwell enclosure is a significant upgrade from a normal code-compliant two-hour fire-rated gypsum board assembly. Although the stairwells are housed within a single enclosure in lieu of two, separated by code specified distances, the design will provide an equivalent level of safe discharge from the building, and not compromise fire fighter safety.

**TownLake YMCA
PUD Code Modifications Table**

July 24, 2026

Austin Fire Code - 503.1.1 2024 International Fire Code (<i>Code adopted by COA 4/10/2025, effective 7/10/2025</i>)	Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (2) Exception: The fire code official is authorized to increase the dimension of 150 feet where: (a) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. (b) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. (c) There are not more than two Group R-3 or Group U occupancies	The PUD proposes a fire apparatus access road within 200 feet of all portions of the building and proposes buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
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David J. Anderson
direct dial: (512) 807-2908
danderson@drennergroupp.com

July 24, 2026

Ms. Andrea Bates
Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Comment Response: TownLake YMCA PUD - CD-2025-0003 – PUD development assessment application for the property located at 1100 West Cesar Chavez Street in Austin, Travis County, Texas (the “Property”).

Dear Ms. Bates:

As representatives of the owners of the Property, we respectfully submit this comment response to the Planned Unit Development (“PUD”) Development Assessment application package. Below please find the responses to comments from Reviewers received on August 19, 2025.

Arborist Review – Taylor Horton

CA1 The proposed PUD does not meet Tier 2 Superiority requirements for trees.

CA2 More information is needed to determine if transplanting of Heritage Trees is feasible. No information regarding condition of existing trees is included in the submittal.

CA3 Consider scheduling a meeting on site with the City Arborist to evaluate the trees and confirm the findings of the third-party arborist.

CA4 A tree transplanting feasibility report with tree care plan is standard requirement and is not considered a measure toward superiority.

CA5 Trees are not allowed to be transplanted in the R.O.W.

CA6 Transplanting trees in Parkland requires approval from PARD.

CA7 Clarify the superiority of the proposed PUD soil volume. Elaborate on the existing soil volume reference.

CA8 All Heritage Trees are to be preserved and 75% of caliper inches of all other native trees are to be preserved for Tier 2 Superiority.

- Response CA1-8: Several on-site visits have been conducted with Austin Parks and Recreation, Austin Watershed Protection, and the City Arborist in Austin Development Services to better understand the condition of the existing trees on the Property and improve the tree preservation plan.
- Michael Embesi of Bartlett Tree Experts prepared a tree report that can be available to reviewers as needed.
- The PUD has been modified to keep additional Heritage Trees and Protected trees on the site.
- The City Arborist, Michael Embesi, and representatives of Drenner Group, PC and Consort, Inc. attended an additional site visit to continue to develop a Tree Preservation Plan. A Landscape Plan can be available to reviewers as needed.

AFD Planning & Facilities Review – Laura Ayres

The redevelopment of the TownLake YMCA will bring new residents and an increase in visitors to an already strained area, which exceeds National Fire Protection Agency standards of 8-minute emergency response time, 90 percent of the time. Due to the existing large call volume, this response area has had a 9 minute 27 second emergency incident response time, 90 percent of the time, in 2025 (Jan 1 – July 18) and is meeting the 8-minute national response time standard only 80.2% of the time. The additional affordable housing and market rate housing will add unsustainable strain to the limited public safety resources available downtown. The Austin Fire Department cannot provide timely emergency response without additional stations and resources to serve this development. To ensure the life safety of the residents and visitors to this redevelopment, AFD recommends the following to be provided by the developer:

9,000 to 11,000 square feet unfinished space within the level of discharge ("ground floor") and floor above to serve as a Fire/EMS facility, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

If an on-site fire/EMS station is not feasible, AFD requests an alternative nearby site for a Fire/EMS station to ensure timely and effective emergency response to this development without further detriment to the existing City of Austin residents in the area.

- **Response:** A representative of the Drenner Group, PC reached out to this reviewer to discuss the feasibility of providing a new Fire/EMS facility to serve this development and surrounding areas. While the development cannot accommodate a facility of this type within the development, the Project will continue to work with Austin Fire and EMS to ensure response times meet the City's goals.

NPZ Austin Water Utility Review – Virginia Collier

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required.

- **Response:** Comment noted, thank you.

Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.

- **Response:** Comment noted, thank you.

Based on current public infrastructure configurations, it appears that Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

- **Response:** Comment noted. A new Service Extension Request will be submitted for the project prior to the submittal of the site development permit.

The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

- **Response:** Comment noted, thank you.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

- **Response: Comment noted. Comments related to LDC Chapter 25-9 will be addressed as needed during the Site Plan review.**

Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

- **Response: Comments noted, thank you.**

NPZ Comprehensive Planning Review – Chase Gonsoulin

Project Name and Proposed Use: 1100 W CESAR CHAVEZ STREET. CD-2025-0003. Project: TownLake YMCA PUD. The applicant is requesting a development assessment for planned unit development. Existing: Recreational Community Center (74,000 SF). Proposed: Recreational Community Center (110,000 SF), Multifamily High-Rise (750 DU), Multifamily Mid-Rise (100 DU), and Sit-Down Restaurant (16,000 SF). Additionally, the applicant describes more than 50,000 SF of programmable space for youth, inclusive of preschool/daycare facilities.

Yes		Imagine Austin Decision Guidelines
		Complete Community Measures*
Y	Imagine Austin Growth Concept Map	Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Adjacent to the Lamar Boulevard Activity Corridor; 0.12 miles from the 5th/6th Streets/Lake Austin Blvd Activity Corridor; Adjacent to the Downtown Regional Center
Y	Mobility and Public Transit *	Located within 0.25 miles of public transit stop and/or light rail station. Adjacent to bus stop along N Lamar BLVD
Y	Mobility and Bike/Ped Access *	Adjoins a public sidewalk, shared path, and/or bike lane. Sidewalk present along S Lamar BLVD and N Lamar BLVD
Y	Connectivity, Good and Services, Employment *	Provides or is located within 0.50 miles to goods and services, and/or employment center. Within 0.5 miles to Goods and Services located along N Lamar BLVD
Y	Connectivity and Food Access *	Provides or is located within 0.50 miles of a grocery store/farmers market. Within 0.5 miles of the Whole Foods Market grocery store along N Lamar BLVD
	Connectivity and Education *	Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *	Provides or is located within 0.50 miles from a recreation area, park or walking trail. 0.3 miles to Ladybird Lake-Lamar Beach Metro Park
Y	Connectivity and Health *	Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) Within 0.5 miles of dentist located along W 5th ST

Y	Housing Choice *	Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *	Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *	Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *	Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). 0.5 miles to Austin Central Library
	Culture and Historic Preservation	Preserves or enhances a historically and/or culturally significant site.
Y	Creative Economy	Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.) A small performing arts theater and art studios are proposed
**** Y	Workforce Development, the Economy and Education	Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. **** The Project is creating permanent jobs, including full time Austin Tomorrow Academy educational staff serving children 6-months to 5 years of age, workers in the community recreation space, retail workers, and workers supporting the market rate and affordable housing portions of the project.
	Industrial Land	Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone	
12 **** 13	Number of "Yes's"	

		Imagine Austin Priority Program PUD Specific Bonus Features
Y	Public Space Features and Public Art	Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact). Two or more art pieces will be commissioned by local artists, and a permanent installation telling the story of historic Clarksville with incorporated art pieces are proposed; 3,000 SF of publicly accessible open space including plaza/patio space

Y	Integrates and/or Expands Green Infrastructure	Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network. 10,000 SF of green roof will be included in the project
Y	Protects the Environment	Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion. 2,500 feet of solar panels will generate on site renewable energy; the project will meet or exceed the requirements of the 3-star rating of the City of Austin Green Building Program. **** The Project has increased the solar commitment to 5,000 square feet. The Project can also commit to a 4-star City of Austin Green Building Program rating for the YMCA facility.
**** Y	Protects Environmentally Sensitive Lands	Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements. **** The Project proposes to not only provide on-site water quality treatment as required by Code but also provide funds and/or construction of water quality treatment facilities treating currently untreated stormwater not originating from the Project, resulting in improved water quality flowing across parkland and into Lady Bird Lake.
Y	Water/Wastewater Infrastructure	Sustainably manages Austin's water resources and stream corridors through on-site use of storm water detention, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements. Provides for the treatment of stormwater runoff through the construction of a water quality pond will remove 2,000 pounds of Total Suspended Solids annually
4	Total Number of "Yes's"	

- Response: The tables above have been modified to include suggested changes (identified with the **** asterisks) based on the characteristics of the PUD.

NPZ Drainage Engineering Review – Kena Pierce

DE 1. Please confirm that no Code/Criteria are being altered under this PUD, specifically LDC 25-7 and the Drainage Criteria Manual.

- Response: This PUD does not propose to modify current Code and/or Criteria affecting drainage from LDC 25-7.

DE 2. There was a reference to removing the Erosion Hazard Zone by installing a pipe. The EHZ is defined as a waterway having 64 acres of contributing area. The elimination of the EHZ through proposed improvements would need to be approved through WPD. Note that proposed improvements can intersect the EHZ as long as protective works are provided.

- **Response: Any proposed modifications to the Erosion Hazard Zone will be reviewed and approved by the Watershed Protection Department during the Site Plan review.**

Electric Review – Rosemary Avila

EL 1: FYI- Electric easement locations will be determined once more information is submitted. Easements to be determined at time of site plan submittal.

EL 2: FYI- This site will be going through AE Major Project for design. Coordination with Thomas Whitaker will be needed for design.

EL 3: FYI- AE Transmission Engineering Review will be required with the site plan application. Please continue to coordinate this review with Oliver Chiang.

- **Response: EL 1-3 noted, thank you. The Project has been continually coordinating with both Transmission Engineering and Distribution Engineering staff within Austin Energy.**

EL 4: Remove all transmission easement notes on sheet 2.

2. ELECTRICAL

A. THE EASEMENT ASSOCIATED WITH THE AUSTIN ENERGY TRANSMISSION LINES ALONG THE REAR OF THE PROPERTY SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS:

- 725 LINEAR FEET OF RETAINING WALL.
- UTILITIES INCLUDING DOMESTIC WATER, FIRE, WATER, GAS, STORM AND BROADBAND.
- FENCING AND DIRECTIONAL SIGNAGE
- UTILITY COMPATIBLE TREES AND LANDSCAPING

- **Response: The Project is currently discussing all proposed encroachments with Austin Energy staff. All proposed encroachments will be reviewed by Austin Energy during Site Plan review.**

Environmental Office – Leslie Lilly

EO1 U0 – Provide an environmental exhibit showing the location and conceptual plans for any proposed innovative environmental superiority elements.

- **Response:** The Project has met with Austin Watershed Protection reviewer staff since the Development Assessment and has modified proposed innovative environmental superiority elements as discussed during those meetings. An environmental exhibit showing the location and conceptual design can be available to reviewers as needed.

EO2 U0 – The Land Use Plan and superiority chart indicate improvements including water quality treatment will be located on offsite parkland. It is unclear at this time if off-site improvements can be regulated under the PUD ordinance and additional coordination will be required with other affected departments.

- **Response:** The PUD is not proposing a water quality treatment facility on the Heron Creek drainage channel from but we are proposing to clean and restore that channel from the PUD property to Cesar Chavez St. The proposed water quality treatment facility located to the east of B.R. Reynolds Drive is identified within the *Volma Overton, Sr. Beach Vision Plan*. We will continue to coordinate with other affected departments and properties.

EO3 U0 – The applicant is proposing the removal of the CWQZ and floodplain modification on the site for the purpose of increasing developable area. This is a significant environmental code modification that will require commensurate superiority. Proposed superiority will need to be significant and demonstrate that the site and creek function better than existing conditions with quantifiable measures including but not limited to a Functional Assessment of Floodplain Health, creek restoration plan, and water quality modeling.

- **Response:** A Functional Assessment of the Floodplain Health has been provided to Austin Watershed Protection reviewers. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project will be providing the new Assessment shortly and is currently finalizing the conceptual creek restoration plan for the ephemeral Heron Creek drainage channel. This design will provide passive water quality benefits and will also address improvements to the riparian buffers along the drainageway.

EO4 – U0 – As proposed, the project does not currently demonstrate superiority from an environmental perspective. Additional environmental superiority elements should be coordinated with staff in advance of the formal submittal of the PUD application.

- **Response:** The Project has held several meetings with the Environmental Officer and Environmental Review staff to discuss the environmental aspects of the project to ensure environmental superiority. The results of these meetings have included changes to the environmental design approach and are reflected in the PUD submittal.

NPZ Environmental Review – Pamela Abee-Taulli

EV 1 Provide the proposed development plan in the Land Use Plan.

- **Response: The Land Use Plan has been updated to show proposed improvements.**

EV 2 The removal of the CWQZ is concerning. To be seriously considered, we would need to see significant ecological superiority proposed on-site (not in the adjacent public parkland).

- **Response: A Functional Assessment of the Floodplain Health has been provided to Austin Watershed Protection reviewers. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project is providing on-site water quality treatment in excess of that required by Code and is also providing treatment of off-site stormwater flows within the limits of Project site.**

EV 3 Tier 1, 2.3.1.F The plan does not appear to provide for environmental preservation and protection.

- It proposes to remove the CWQZ riparian buffer and significant trees, both of which are crucial for protecting air and water quality, as well as soil and waterway health.
- The project claims it will increase tree canopy from what exists and provide rain gardens “throughout the project.” However, proposed impervious cover is over 95%, and we have not received a proposed land use plan or a landscape plan. Therefore, the environmental value of these proposals cannot be evaluated at this time.
- **Response: The PUD submittal includes additional detail addressing landscaping elements in more detail. Impervious cover on the site has been reduced to the extent feasible and tree canopy originally slated for removal has been preserved on site through the modification of building designs.**

EV 4 Tier 1, 2.3.1.H The plan does not appear to exceed minimum landscape requirements.

- Landscape code does not explicitly prohibit use of invasive plants, but that is a standard best practice, especially given the site’s proximity to Lady Bird Lake.
- Using native plantings from Appendices F and N is standard practice in Austin projects. A proposal to use plantings native to the eco-region would be welcome, as would a proposal to increase tree and plant variety in relation to neighboring projects.
- There is no soil volume requirement, so it cannot be exceeded. A proposal to work with staff to determine and provide superior soil volume would be welcome.
- Without a proposed development exhibit, it is not possible to evaluate the proposal to provide one additional street yard tree. As for increasing buffering, it is not likely that any landscape buffering would be required.

- **Response: The PUD submittal provides additional detail associated with conceptual water quality and landscape elements. Additional details can be available to reviewers as needed.**

EV 5 Tier 2

- The green roof could demonstrate superiority for landscape and environment. The proposal needs to be quantified (e.g., the planting area will be at least X percent of total roof area or at least X square feet) and qualified (e.g., soil volume, types of plants, type of planters).
- Most of the items listed as landscape-related Tier 2 environmental superiority are standard practice, such as using Appendix N plants; or they are so general that their value is undeterminable, such as planting trees and shrubs. Others need quantification and specification to be evaluated, such as pollinator resources and use of alternative water sources.
- Regarding irrigation with alternative water sources, I would need to know AWU's requirements in order to evaluate superiority.
- There is no soil volume requirement, so it cannot be exceeded. A proposal to work with staff to determine and provide superior soil volume would be welcome.
- **Response: The PUD submittal provides additional detail associated with conceptual water quality, green roof, and landscape elements. Additional details can be available to reviewers as needed.**

EV 6 Code modifications

- Covering 70% of required ground floor open space is an environmental issue, since plants do not thrive in such shade.
- Elimination of the CWQZ is not desired by staff without considerable proposals for environmental superiority, which we do not see in the current proposal.
- **Response: The PUD has been revised to remove the Code Modification related to the first bullet. A Functional Assessment of the Floodplain Health has been provided to Austin Watershed Protection reviewers. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project will be providing the new Assessment shortly and is currently finalizing the conceptual creek restoration plan for the ephemeral Heron Creek drainage channel. This design will provide passive water quality benefits and will also address improvements to the riparian buffers along the drainageway to offset the elimination of the Critical Water Quality Zone on a portion of the drainage channel and making the entire reach more healthy.**

Flood Plain Review – Zach Kretsch

General notes: There is a portion of a FEMA zone AE floodplain and COA 100-year floodplain that encroaches the site. At any future development submittals, LDC 25-7 section of code will be required to be met.

FYI: There is a CWQZ indicating a drainage area of 64 acres or more draining through the site which indicates an unmapped COA regulatory floodplain that must be determined at the time of the development application per DCM 1.2.6 and LDC 25-7-6.

FYI: All sections of LDC 25-7 must be met upon a development submittal. Keep this in mind when determining the location of the proposed building footprint, parking, and any additional grading with future development submittals.

- **Response: A full Atlas 14 floodplain study for existing and proposed conditions will be provided with the site plan review.**

Housing Review – Robert Anderson

The development will be subject to Chapter 4-18 of the Land Development Code. As such, the proposal to delay the provision of affordable housing until after the certificates of occupancy have been issued for the YMCA and at least one of the market-rate buildings is not Code compliant. LDC 4-18-23(E) requires the simultaneous availability of affordable units. Further, applicant should be advised that dispersal of affordable units throughout the site is a requirement of the Fair Housing Act; thus, a stand-alone affordable housing building would not be permissible.

Chapter 4-18 of the Land Development Code also requires a comparable unit mix of affordable to market rate housing (LDC 4-18-23(D)). The emphasis on family-friendly units is unclear. Is it the intention to count the 2- and 3-bedroom affordable units as multiple efficiency units, per the option stated in Code?

Generally, calculating the Bonus Area against only the floor area of the market-rate housing portion of the project is confusing, and it seems unnecessary. The provision of 111,000 sq ft of affordable housing meets or exceeds what a development bonus would require with the underlying LI base zoning (FAR of 1:1).

The intention of the following text within the PUD Code Modifications Table is unclear: “The PUD shall receive credit for satisfying the requirements of City of Austin LDC §25-2, Subchapter B, Article 2, Division 5, Section 2.5.3 through the provision of on-site daycare services. Such services shall meet the requirements of LDC §25-2- 586 (E)(3) and be credited on a square-foot per square-foot basis.” Other sections of the application indicate the intention is to provide housing at or below 60% MFI. The provision of Day Care services doesn’t appear to be needed to gain additional bonus area. Furthermore, the project location is not within the geographic boundaries of the Downtown Density Bonus Program.

Overall, the proposal seems unnecessarily complicated and perhaps even contradictory. Staff is concerned about the ability to effectively interpret this into the future. Specifically: 1) the proposal to consider the development bonus baseline against only the market rate housing portion of the project is imprecise and would shift according to the actual proposal; 2) the reference text stating that the provision of day care services satisfies requirements for rental housing is problematic.

- **Response:** No changes have been made to this element of the PUD. We are happy to discuss specifics of this item with the Reviewer.

Hydro Geologist Review – Eric Brown

HG1_U0 This project is located within the Edwards Aquifer Recharge Zone as defined by the City of Austin Land Development Code 25-8-2(D)(5). This site is NOT within the Edwards Aquifer Recharge Zone as defined TCEQ Texas Administrative Code (30 TAC) Chapter 213. If desired, the applicant may conduct Geotech borings to analyze the underlying strata and determine if the Edwards formation is present. If the Edwards formation is shown to be absent, the applicant can remove the callout of a portion of the site being within the Recharge Zone and applicable LDC requirements. No additional hydrogeologic CEFs were identified on or within 150' of the project area.

- **Response:** Noted. Subsequent environmental borings on the far west of the PUD tract and along the western boundary of the Heron Creek drainage channel did not encounter rock to a depth of 25 feet below ground surface. Based on geologic maps of the area, the rock types that may be encountered deeper at the site aren't typically known to form karst.

PARD Review – Robynne Heymans

PR 1: Please provide a set of plans, drawings, sections and circulation diagrams to show the proposed changes to BR Reynolds Dr. Include a survey of the project's property boundary as well as dedicated parkland. Include the proposed development on the Land Use Plan. How does the proposed roadway realignment align with the Volma Overton Vision Plan?

- **Response:** The Project has held additional discussions with Austin Parks and Recreation in response to this comment. Additional detail has been provided within the PUD Submittal regarding proposed changes to the existing transportation infrastructure on parkland historically used to provide access to the YMCA parcel and parking for activities within parkland. The Land Use Plan has been updated as requested.

Further, the Project is proposing to work with PARD and TPW to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by making improvements to the adjacent parkland open space area that realize the vision of the Volma Overton Sr. Beach Vision Plan. These improvements include:

1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards and providing shade trees along those pedestrian walkways.
 2. Improving and expanding the existing east-west access road/parking area on parkland immediately south of the Project to meet Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, sidewalks, and bike lanes. On the southern edge of this proposed roadway, the TCM design standards would be exceeded by including grade-separated facilities for bicycles and pedestrians.
 3. Providing a new north-south vehicular access road to the parkland from Cesar Chavez Street to meet Level 1 public roadway design standards and TCM roadway design standards, including sidewalks and bike lanes.
 4. Providing Cesar Chavez Street Minor Improvements to facilitate the new north-south vehicular access road, including the potential for a signalized intersection on Cesar Chavez Street.
 5. Providing vehicle parking in the South Parking Area. This is noted in the Volma Overton, Sr. Beach Vision Plan Preferred Alternative, Phase One, Item 10.
 6. Constructing a roundabout on B.R. Reynolds Drive to facilitate safer vehicular and pedestrian movements for access and egress to the parkland, North Lamar Boulevard and the Project.
 7. Constructing a water quality pond to treat currently untreated stormwater runoff from North Lamar Boulevard as well as the transportation improvements envisioned in the Volma Overton Sr. Beach Vision Plan. This is noted in the Volma Overton, Sr. Beach Vision Plan Preferred Alternative, Phase Two, Item 18
- **Response: Based on conversations with Austin Parks and Recreation Department, modifications have been made to the proposed transportation-related components of the PUD and are now shown on the Land Use Plan. Item 1 above has been modified to remove the addition of shade trees along existing sidewalks in the parkland, and Items 3 and 4 have been removed from the Land Use Plan all together.**

PR 2: Provide details showing the proposed driveways onto the adjacent ROW- do these connections rely on passage through parkland?

“The PUD will provide four (4) driveway connections to the Principal Roadway, including one (1) one-way drive, two (2) residential tower drop offs, and one (1) residential tower garage access”

- **Response: The Land Use Plan has been modified to provide only three (3) driveway connections to the property; such connections are now shown on the Land Use Plan.**

PR 3: Provide details for the tree relocations on parkland, type of trees, size, number, relocation sites, tree care plan, etc.:

The PUD proposes to remove 18 Protected Trees from the site and an additional 4 Protected Trees that are good candidates for transplant will be transplanted on adjacent public land or parkland. Removed trees will be mitigated per Code

- **The PUD has been modified to keep additional Heritage Trees and Protected trees on the site, and the Project has held meetings with Austin Parks and Recreation Department staff and Trail Conservancy staff to determine likely locations for transplants. Details associated with all trees are included in the PUD notes.**

PR 4: Provide details showing improvements to Heron Creek on Parkland, what are the extents of the improvements, how will they impact park use, how do they expand access to nature in the parkland?

- **A Functional Assessment of the Floodplain Health has been provided to Austin Watershed Protection reviewers for proposed work on the ephemeral Heron Creek drainage channel within parkland. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project will be providing the new Assessment shortly and is currently finalizing the conceptual creek restoration plan for the ephemeral Heron Creek drainage channel. This design will provide passive water quality benefits and will also address improvements to the riparian buffers along the drainageway**

PR 5: The above impacts to parkland are prohibited under the Parks and Wildlife Code Title 3 Parks, Chapter 26: Protection of Public Parks and Recreation Lands and the City of Austin Charter Article II 5. Powers of the Council. Chapter 26 requires that projects on parkland cannot be approved by the City unless it is determined that

1. There is no feasible and prudent alternative to the use of taking of such land, and
2. The project includes all reasonable planning to minimize the harm to the land, as a park

The City Charter prevents the City from selling, leasing, mortgaging, or otherwise alienating any land which is now, or shall hereafter, dedicated for park purposes, unless the qualified voters of the city shall authorize such activity in a general or special election.

Please schedule a meeting with this reviewer to discuss.

- **Response: The Project has held numerous meetings with Austin Parks and Recreation review staff to discuss this item. Additional meetings can be held as necessary to further discuss this issue.**

PR 6: If no alternate route can be found for the proposed impacts to parkland, the project will need a City Department to sponsor a Chapter 26 process through the City's Park and Recreation Board and the City Council. This process will include field notes and mitigation determined by PARD for damage done to parkland. Please provide this reviewer with the relevant City sponsors for this work.

- **Response: Noted.**

Site Plan Review – Meg Greenfield

SP1 Site plans will be required for any new development except for residential only project with up to 4 units.

- **Response: Noted.**

SP2 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

- **Response: Noted.**

SP3 The land use site plan appears to be only existing conditions. Please provide a land use plan for the proposed development. I don't see where the bottom 3 items will be added:

Use	Area	Units
Recreational Community Center	4.8 acres	110,000 SF
Multifamily (High-Rise)		750 DU
Affordable Housing		90 DU
Sit-Down Restaurant		10,000 SF

- **Response: The Land Use plan has been updated to show how each use will be incorporated into the proposed site plan. The PUD Application has been modified as well to reflect small changes in the land uses anticipated.**

SP4 Waterfront overlay - Review of a site plan by the director of the Parks and Recreation Department is required before the site plan may be approved.

- **Response: The Project has held numerous meetings with Austin Parks and Recreation review staff to discuss this item. Additional meetings can be held as necessary to further discuss this issue.**

Why is 25-2-721(E)(1) in the code modifications table if no modifications are proposed? Please remove if no modifications are proposed. Please note that per 25-2-736(E) surface parking is prohibited.

- **Response: This item has been removed from the Code Compliance Table.**

SP5 In your language on heritage tree removal I suggest specifying that you are changing the code to administrative approval because the language as stated isn't actually requesting a different process. Same with some other code modification requests. 'the PUD proposes' isn't a waiver. Suggest saying no waiver will be required during review etc.

- **Response: The PUD notes have been modified to correctly reflect the request(s).**

SP6 Is there only one zoning category in this PUD? According to the permitted uses and site development regulations in the code modifications chart I assume that is the case.

- **Response: Yes; there is only one zoning category in the PUD.**

SP7 This site lies within/is bisected by the BARTON CREEK PEDESTRIAN BRIDGE Capitol View Corridor. A height analysis will be required with site plan submittal. PUD appears to be in compliance with maximum elevation.

Elevation 1: 445

Elevation 2: 460

- **Response: Noted.**

SP8 Please clarify if/how cocktail lounges and liquor sales will be further restricted; will they be limited by overall square footage, distancing requirements, or both?

- **Response: Cocktail lounges and liquor sales are not being requested as a stand-alone use as part of the PUD.**

SP9 please check use list—urban farm and transportation terminal are listed as both permitted and prohibited.

- **Response: The use table has been modified.**

SP10 please clarify that modifications from B & C are not being requested:

If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must:

- A. be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area;
- B. remain affordable for 40 years from the date a certificate of occupancy is issued; and
- C. be eligible for federal housing choice vouchers.

- **Response: Modifications from Items B and C are not being requested.**

ZC-Subdivision Review Comments – Juan Enriquez

1. New proposed public or private streets require a preliminary plan application and processed through the subdivision review process. Also, any extension of an existing street (public or private) requires approval of a preliminary plan. Both can be combined into one application.
- **Response: The PUD encompasses one platted legal lot and does not propose changes to that lot.**
2. Please note that any ROW vacation may require a plat vacation application that is reviewed via the subdivision process, or it may require to go through our Land Management office which is approved by the City Council. We review several factors to determine the appropriate route. Some of the factors are, does the ROW have existing infrastructure? Is the ROW a major Transportation roadway? Has Transportation staff reviewed your request?
- **Response: No Right-of-Way is proposed for vacation. The Project has met numerous times with Austin Transportation and Public Works to discuss this issue.**

TPW - TDS Review – Bryan Golden

TPW 1. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0.

- **Response: Noted. A Traffic Impact Analysis will be submitted with the PUD application.**

TPW 2. Proposed TCM code amendment will be subject to the findings of the TIA and a submitted conceptual site plan.

Transportation Criteria Manual 7.6.1 Maximum Site Access	Site frontages over 600 feet are allowed to have no more than 3 driveway entrances.	The PUD will provide four (4) driveway connections to the Principal Roadway, including one (1) one-way drive, two (2) residential tower drop offs, and one (1) residential tower garage access.
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- **Response: Noted. The number of driveway connections has been reduced to three (3).**

NPZ Water Quality Review – Kena Pierce

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Please confirm that no Code/Criteria dealing with WQ requirements are being changed with this PUD. It appears that WQ controls are going to be provided but the reviewer is wondering how that will be done using GSI with 95% impervious cover on site.

- **Response: Water quality vaults and rain gardens are proposed on site. The PUD will exceed the water quality treatment requirements on site and is not proposing any modifications to water quality Code/criteria. Further, the impervious cover on the site has been reduced to the maximum extent practicable.**

NPZ Wetlands Biologist Review – Sean Watson

WB1. Update 0. The Land Use plan does not show what development is proposed and only shows current conditions and that the YMCA will be demolished. Please, provide a Land Use Plan exhibit that shows what development is proposed for this PUD.

- **Response: The Land Use plan has been updated per your request.**

WB2. Update 0. Commit to the development of a natural areas management plan, including an Integrated Pest Management Plan, for the restoration of the creek to be approved by the Director of WPD at the time of site plan approval. The plan should establish baseline

maintenance practices to support a healthy riparian habitat including but not limited to the management of invasive species, establishment and monitoring of native plant community, and activities to support the health of canopy and understory trees.

- **Response:** Please provide an example of a Natural Areas Management Plan. An IPM will be provided with the site plan. A Functional Assessment of the Floodplain Health has also been provided to Austin Watershed Protection reviewers. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project is currently finalizing the conceptual creek restoration plan, which will also address improvements to water quality within the creek riparian environment.

WB3. Update 0. The PUD intends to restore the creek within the CWQZ. For the floodplain restoration requirements, the plan will need to use a Zone 2 Functional Assessment of Floodplain Health (Zone 2 floodplain in CWQZ) for the site.

- **Response:** A Functional Assessment of the Floodplain Health has been provided to Austin Watershed Protection reviewers. Additional field work was conducted at the request of same and the Assessment modified to address this additional field work. The Project will be providing the new Assessment shortly and is currently finalizing the conceptual creek restoration plan for the ephemeral Heron Creek drainage channel. This design will provide passive water quality benefits and will also address improvements to the riparian buffers along the drainageway.

WB4. Update 0. Plant selection for GSI storm water controls must utilize plants native to the Central Texas Blackland Prairie and Edwards Plateau ecoregions and be approved by a WPD wetland biologist.

- **Response:** Noted. Additional details have been provided with this PUD submittal to address this comment.

WB5. Update 0. Provide standards on plant diversity and species composition (e.g. minimum of 3 native herbaceous species, all plantings native to eco region, etc.) for the planting specifications within the landscape areas, green roof, and designated creek restoration areas. Include pollinator and wildlife friendly plant species.

- The PUD has been updated to provide additional detail regarding plant diversity and species composition for the planting specifications within the landscape areas. Pollinator and wildlife friendly plant species have been included.

Zoning/Land Use Review – Cynthia Hadri

ZN 1. Per City Code (25-2-144 (D)) “A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.” The applicant will need to submit a code modification in the Site Development Regulations section of the Code Modifications Chart as this site is approximately 4.8 acres and not 10 acres.

- **Response: The PUD property is characterized by special circumstances and thus a Code Modification is not being requested as part of the PUD submittal.**

ZN 2. Regarding the uses on the Code Modifications Chart and the Land Use Plan Set:

- Staff has received advice that residential treatment and transitional housing should not be prohibited uses of the Property because it could be viewed as discriminating against those suffering from a medical condition. Please remove these uses from the Prohibited Use list on the Code Modifications Chart and the Land Use Plan Set.
- For similar reasons, please remove Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home, Class II and Local utility services from the Prohibited Use list on the Code Modifications Chart and the Land Use Plan Set.
- Transitional Housing is listed as a Conditional use on the Code modifications document but listed as a prohibited use on the Land Use Plan Set. This use can be conditional but cannot be a prohibited use. Please correct this on the Land Use Plan set.

- **Response: The Project would like to hold additional discussions regarding this comment.**

ZN3. The housing review states confusion on the MFI percentage for the affordable housing units. “Other sections of the application indicate the intention is to provide housing at or below 60% MFI.” Please correct this on all documents submitted with the MFI percentage when submitting the PUD.

- **Response: The PUD documents have been modified to clarify this issue.**

ZN4. This site lies within the Capitol View Corridor Overlay, specifically the Barton Creek Pedestrian Bridge. Per site plan comments a height analysis will be required with site plan submittal.

- **Response: Noted. A Capitol View Corridor height analysis will be provided with the site plan submittal.**

ZN5. Zoning staff supports the environmental concerns regarding:

A. The removal of the CWQZ and floodplain modification on the site for the purpose of increasing developable area. This is a significant environmental code modification that will require commensurate superiority.

B. The significant tree removal on the site and an impervious cover of 95%. As proposed, the project does not currently demonstrate superiority from an environmental perspective.

- **Response: Noted.** The Project has held numerous meetings with Austin Watershed Protection and the City Arborist to address these concerns. The PUD submittal addresses these concerns.

ZN6. In the Land Use Notes on the land use plan, the applicant states that they will incorporate public art into the project. If a public art plan is proposed, please identify the potential location(s) on an exhibit to be included in the PUD application. Review by the Art in Public Places staff at the Economic Development Department will be necessary with the PUD submittal.

- **Response: Noted.** A Capitol View Corridor height analysis will be provided with the site plan submittal.

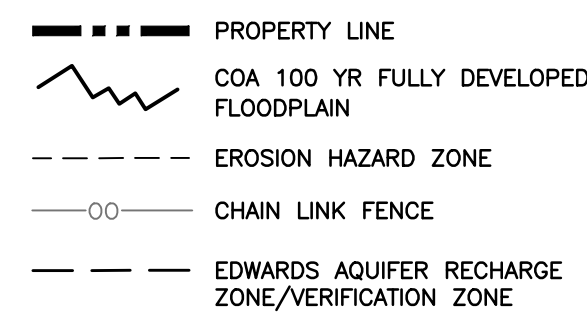
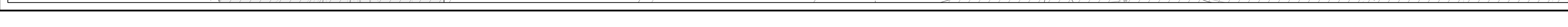
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Anderson', with a long horizontal stroke extending to the right.

David Anderson
Drenner Group

cc: Joi Harden, Zoning Officer, Austin Planning Department
Eric Thomas, Austin Planning Department



LEGAL DESCRIPTION:
LOT 1 OF YMCA TOWN LAKE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 1460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:

1. PROPERTY ADDRESS: 1100 W CESAR CHAVEZ ST, AUSTIN, TX 78703
2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
4. THERE IS A DISCREPANCY BETWEEN THE LOCATION OF THE CVC (CAPITOL VUE CORRIDORS) AS DESCRIBED IN TEXAS STATE BILL NO. 644 AND THE CVC SUPPLIED IN THE DRAWING SUPPLIED BY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT. THE CVC FOR THE CENTER OF THE CAPITOL DOME DESCRIBED IN TEXAS STATE BILL NO. 644 DIFFERS FROM THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME BASE (NATIONAL GEODETIC SURVEY PID #BM0900) USED FOR THE CVC PUBLIC WORKS DEPARTMENT. APPROXIMATE LOCATIONS OF BOTH CAPITAL VUE CORRIDORS ARE SHOWN. THE ELEVATIONS SHOWN ARE BASED ON THE ELEVATIONS GIVEN IN TEXAS STATE BILL NO. 644 (NGVD 29).

FLOODPLAIN NOTE:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, ZONE V (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON F.I.R.M. MAP NO. 48453C00445K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR THAT THE MAXIMUM FLOOD FLOOD PLAIN SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Consort, Inc.
1609 SHOAL CREEK BLVD., STE. 300
AUSTIN, TEXAS 78701
(512) 469-0500
T.B.P.E. Firm Registration No. F-859

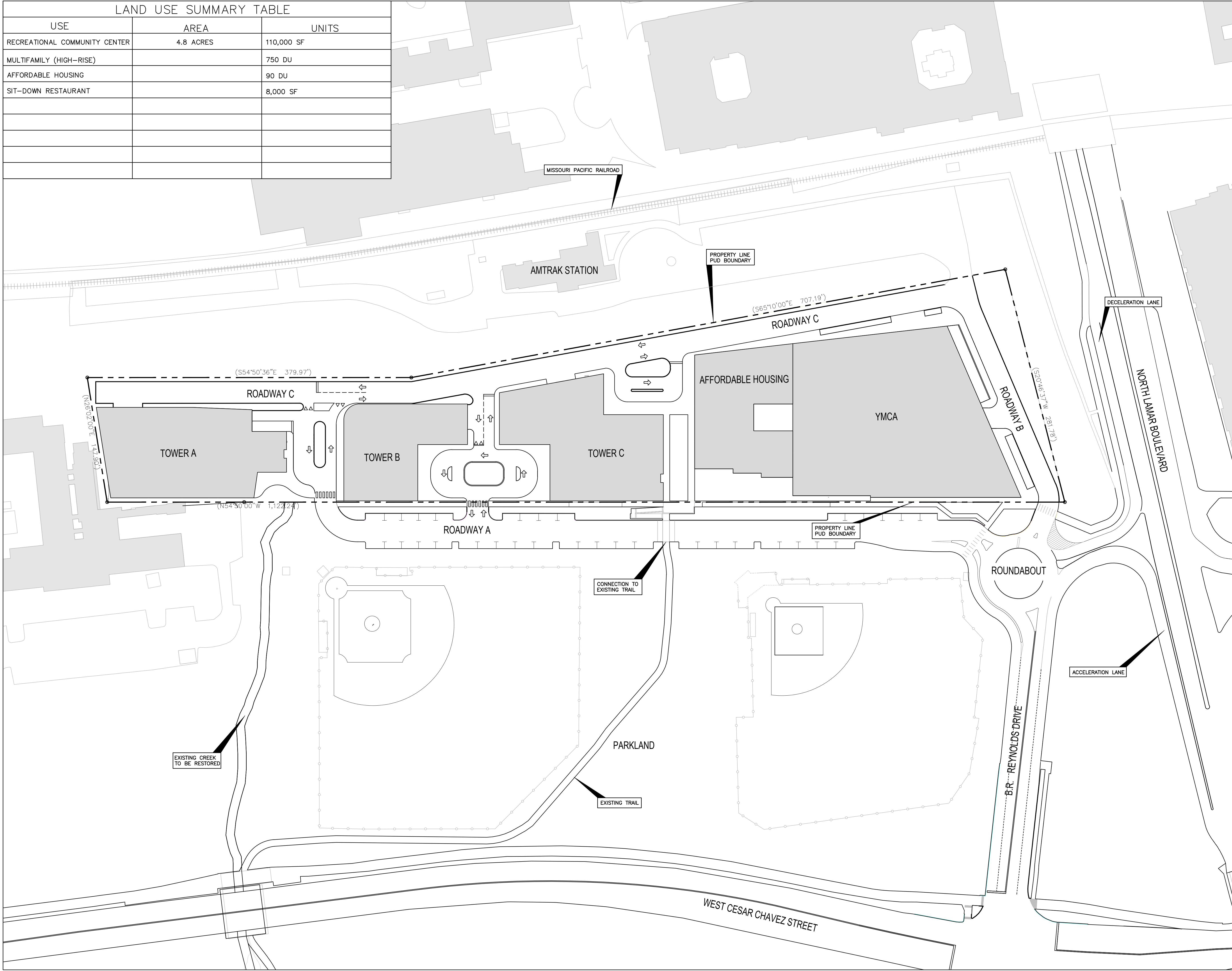
LAND USE PLAN

YMCA TOWN LAKE

SHEET 2 OF 6	Date:
	Drawn by:
	File:
	Xref:
	Project:

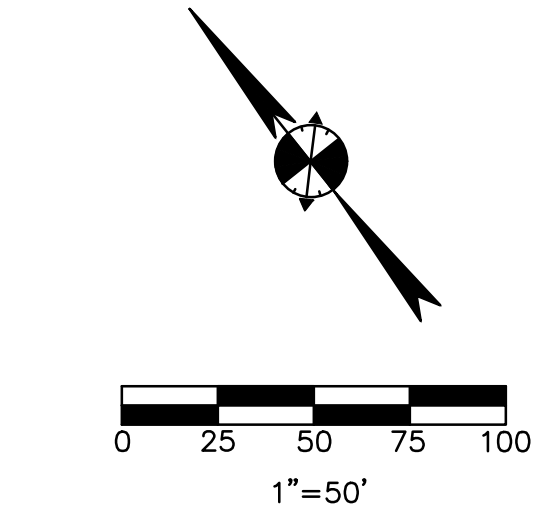
SUBMITTAL DATE: 7/24/2026

LAND USE SUMMARY TABLE		
USE	AREA	UNITS
RECREATIONAL COMMUNITY CENTER	4.8 ACRES	110,000 SF
MULTIFAMILY (HIGH-RISE)		750 DU
AFFORDABLE HOUSING		90 DU
SIT-DOWN RESTAURANT		8,000 SF



LEGAL DESCRIPTION:
LOT 1 OF YMCA TOWN LAKE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 146D OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:
1. PROPERTY ADDRESS: 1100 W CESAR CHAVEZ ST, AUSTIN, TX 78703
2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.



- PROPERTY LINE
- CHAIN LINK FENCE
- ➡ DIRECTIONAL TRAFFIC MARKINGS
- +++++ RAILROAD TRACK
- EXISTING STRUCTURE

Consort, Inc.
1609 SHOAL CREEK BLVD., STE. 300
AUSTIN, TEXAS 78701
(512) 469-0500
T.B.P.E. Firm Registration No. F-859

PROPOSED PUD PLAN

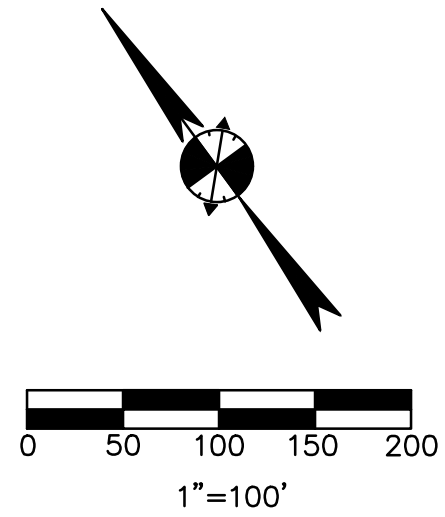
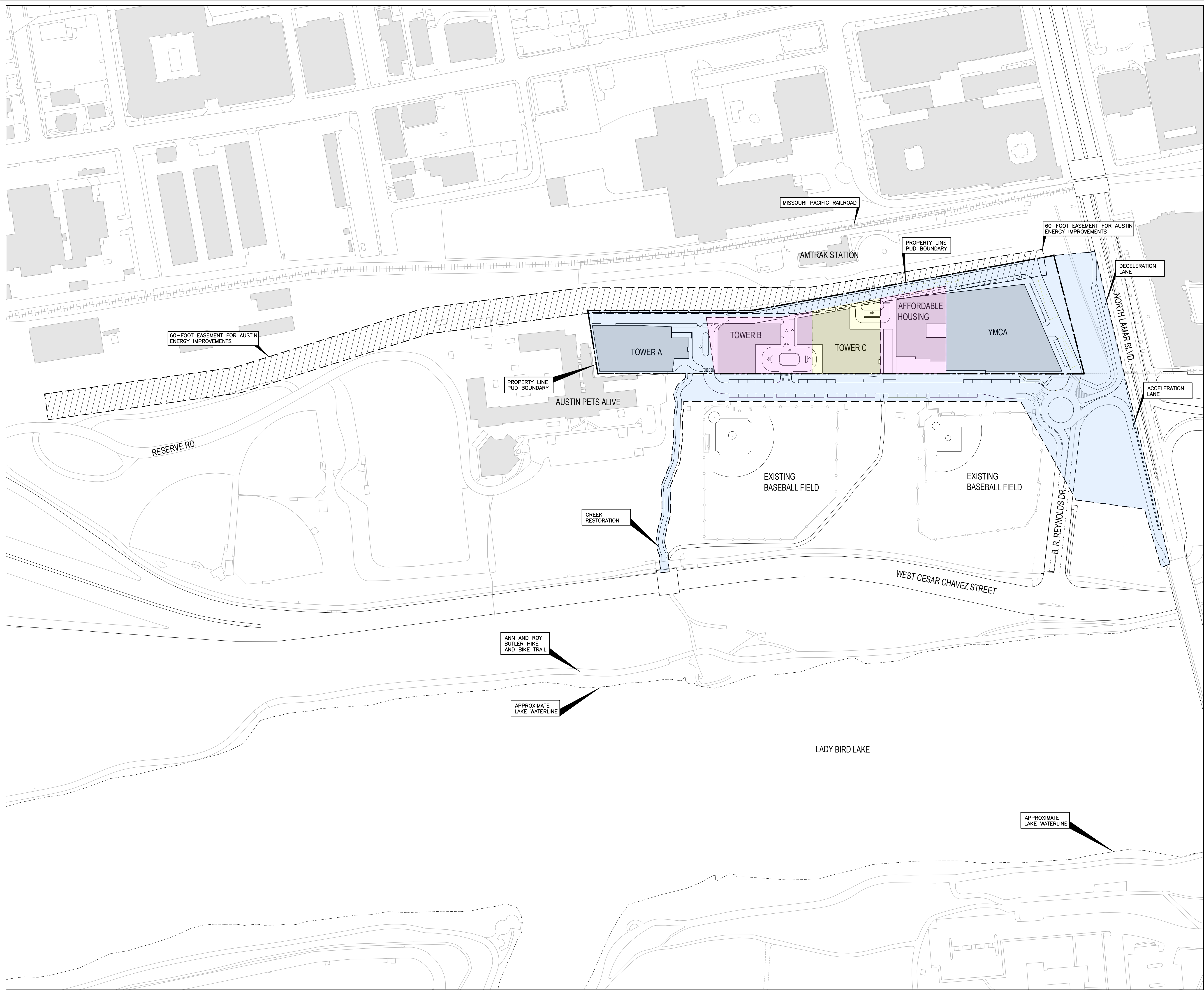
YMCA TOWN LAKE

Date:	Drawn by:	File:	Xref:	Project:

3

SHEET

OF 6



LEGEND/NOTES

- PROPERTY LINE
- CHAIN LINK FENCE
- RAILROAD

PHASING TABLE

- PRE PHASE 1
 - 1. AUSTIN ENERGY IMPROVEMENTS
- PHASE 1
 - 1. ROUNDABOUT
 - 2. ROADWAY A IMPROVEMENTS
 - 3. INTERNAL ROADWAYS
 - 4. UTILITY INFRASTRUCTURE
 - 5. YMCA
 - 6. TOWER A OR TOWER B (IF TOWER B IS CONSTRUCTED DURING PHASE 1, THEN TOWER A WILL BE CONSTRUCTED DURING PHASE 2)
- PHASE 2
 - 1. INTERNAL ROADWAYS
 - 2. AFFORDABLE HOUSING
 - 3. TOWER B OR TOWER A (IF TOWER B IS CONSTRUCTED DURING PHASE 1, THEN TOWER A WILL BE CONSTRUCTED DURING PHASE 2)
- PHASE 3
 - 1. TOWER C

NOTE: PHASE LINES ARE APPROXIMATE AND PROVIDED FOR VISUAL REFERENCE ONLY; THEY ARE NOT INTENDED TO DEFINE EXACT BOUNDARIES OR LIMITS OF CONSTRUCTION..

LEGAL DESCRIPTION:
LOT 1 OF YMCA TOWN LAKE SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 87, PAGE 146D OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PHASING PLAN

YMCA TOWN LAKE

Date:	Drawn by:	File:	Xref:	Project:

SHEET

4

OF 6

SITE DEVELOPMENT REGULATIONS (SDR):

- 1.EXCEPT AS SPECIFICALLY MODIFIED BY THE LAND USE PLAN AND ASSOCIATED NOTES, THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE REGULATIONS APPLICABLE IN THE GENERAL LIMITED INDUSTRIAL SERVICES (LI) ZONING DISTRICT.
- 2.THE LI ZONING BASE DISTRICT REGULATIONS SHALL BE ESTABLISHED AS THE BASELINE FOR DETERMINING DEVELOPMENT BONUSES UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) §25-2, SUBCHAPTER B, DIVISION 5.1.4.1.C.
- 3.THE MAXIMUM HEIGHT FOR THE PROJECT CONTEMPLATED BY THE PUD (THE PROJECT) IS 435 FEET IN HEIGHT. CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2-531 HEIGHT LIMIT EXCEPTIONS STILL APPLY TO THE PUD. THIS 435-FOOT MAXIMUM HEIGHT SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
- 4.THE BASE FLOOR-TO-AREA RATIO (FAR) MAY BE MODIFIED PER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2-714 PRIOR TO CALCULATION OF A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE § 25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
- 5.THE MAXIMUM FLOOR-TO-AREA RATIO (FAR) FOR THE PROJECT IS 7.5:1. THIS 7.5:1 MAXIMUM FLOOR-TO-AREA RATIO SHALL BE ESTABLISHED AS A DEVELOPMENT BONUS UNDER CITY OF AUSTIN LAND DEVELOPMENT CODE §25-2, SUBCHAPTER B, DIVISION 5, 1.4.1.D.
- 6.THE MINIMUM SETBACKS OF THE LI BASE DISTRICT ARE REDUCED TO ZERO FEET FOR THE FRONT, REAR, AND SIDE YARDS (INCLUSIVE OF BOTH STREET SIDE YARDS AND INTERIOR SIDE YARDS).
- 7.THE MAXIMUM BUILDING COVERAGE GOVERNING THE PUD SHALL BE 75 PERCENT.
- 8.THE MAXIMUM IMPERVIOUS COVER GOVERNING THE PUD SHALL BE 93 PERCENT.
- 9.PERMITTED, CONDITIONAL AND PROHIBITED LAND USES SHALL BE CONSISTENT WITH THE LI BASE DISTRICT WITH THE FOLLOWING MODIFICATIONS:

- A. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:
- 1.MULTIFAMILY RESIDENTIAL

- B.THE FOLLOWING ARE ADDITIONAL PROHIBITED USES IN THE PUD:

- 1.AGRICULTURAL SALES AND SERVICES
- 2.AUTOMOTIVE RETAILS
- 3.AUTOMOTIVE SALES
- 4.BAIL BOND SERVICES
- 5.BUILDING MAINTENANCE SERVICES
- 6.CAMPGROUND
- 7.CONSTRUCTION SALES AND SERVICES
- 8.CONVENIENCE STORAGE
- 9.DROP-OFF RECYCLING COLLECTION FACILITY
10. ELECTRONIC PROTOTYPE ASSEMBLY
11. ELECTRONIC TESTING
12. EQUIPMENT REPAIR SERVICES
13. EQUIPMENT SALES
14. EXTERMINATING SERVICES
15. KENNELS
16. LAUNDRY SERVICES
17. MEDICAL OFFICES (>5000 SF)
18. MONUMENT RETAIL SALES
19. OUTDOOR ENTERTAINMENT
20. PEDICAB STORAGE AND DISPATCH
21. PLANT NURSERY
22. PRINTING AND PUBLISHING
23. RESEARCH SERVICES
24. SCRAP & SALVAGE
25. SERVICE STATION
26. SOFTWARE DEVELOPMENT
27. VEHICLE STORAGE
28. VETERINARY SERVICES
29. BASIC INDUSTRY
30. CUSTOM MANUFACTURING
31. GENERAL WAREHOUSING AND DISTRIBUTION
32. LIGHT MANUFACTURING
33. LIMITED WAREHOUSING AND DISTRIBUTION
34. RECYCLING CENTER
35. RESOURCE EXTRACTION
36. INDOOR CROP PRODUCTION
37. URBAN FARM
38. COLLEGE AND UNIVERSITY FACILITIES
39. CONGREGATE LIVING
40. GROUP HOME, CLASS I (GENERAL)
41. GROUP HOME, CLASS I (LIMITED)
42. GROUP HOME, CLASS II
43. MAINTENANCE AND SERVICE FACILITIES
44. RESIDENTIAL TREATMENT
45. SAFETY SERVICES
46. TRANSITIONAL HOUSING
47. TRANSPORTATION TERMINAL.

LAND DEVELOPMENT CODE MODIFICATIONS (CM):

- 1.DIVISION 5, SECTION 1.3.3 OF LDC SECTION 25-2, SUBCHAPTER B, ARTICLE 2 IS AMENDED TO ALLOW THE DEVELOPMENT BONUS AREA FOR THE PUD TO BE CALCULATED SOLELY BASED ON THE GROSS SQUARE FOOTAGE OF THE MARKET RATE HOUSING PORTION OF THE PROJECT, DIVIDED BY THE TOTAL GROSS SITE AREA.
- 2.CITY OF AUSTIN LDC §25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SECTION 2.5.3 SHALL BE SATISFIED THROUGH THE PROVISION OF ON-SITE DAYCARE SERVICES. SUCH SERVICES SHALL MEET THE REQUIREMENTS OF LDC §25-2-586 (E)(3) AND BE CREDITED AGAINST THE AFFORDABLE HOUSING REQUIREMENT ON A SQUARE-FOOT PER SQUARE-FOOT BASIS.
- 3.THE REGULATORY LIMITS OF THE CRITICAL WATER QUALITY ZONE SHALL NO LONGER INCLUDE THE PROJECT WITH THE ELIMINATION OF THE REGULATORY FLOODPLAINS ON THE PROJECT.
- 4.LDC SECTION 25-8-301 IS AMENDED TO ALLOW THE LANDOWNER TO CONSTRUCT A FIRE LANE ALONG THE NORTHERN PROPERTY LINE WITH PORTIONS OF SLOPES WITH GRADIENTS UP TO 45 PERCENT. THE FINAL GRADE OF SUCH FIRE LANE WILL NOT EXCEED 13 PERCENT AND THE MAXIMUM IMMEDIATE GRADE CHANGE OR GRADE CHANGE WITHIN 20 FEET SHALL NOT EXCEED 10 PERCENT. SUCH CUT AND FILL WITHIN THE LIMITS OF CONSTRUCTION FOR THE FIRE LANE SHALL BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE.
- 5.LDC SECTION 25-8-621 IS AMENDED TO ALLOW ADMINISTRATIVE APPROVAL OF THE REMOVAL OF THE FOLLOWING PROTECTED TREES, SUCH TREES REQUIRING MITIGATION PAYMENTS INTO THE URBAN FOREST REPLENISHMENT FUND AS NOTED:
- A. TREE #5001, MULBERRY, 19-INCH, MITIGATED AT 100 PERCENT.
- B.TREE #5008, LIVE OAK, 20-INCH, MITIGATED AT 100 PERCENT.
- C.TREE #5008, LACEBARK ELM, 51-INCH, MITIGATED AT 100 PERCENT (DEAD/DYING)
- D.TREE #5010, LIVE OAK, 21-INCH, MITIGATED AT 100 PERCENT.
- E.TREE #5011, LIVE OAK, 20-INCH, MITIGATED AT 100 PERCENT.
- F.TREE #5018, HACKBERRY, 24-INCH, MITIGATED AT 100 PERCENT.
- G.TREE #5019, AMERICAN ELM, 21-INCH, MITIGATED AT 100 PERCENT.
- H. TREE #5021, HACKBERRY, 22-INCH, MITIGATED AT 100 PERCENT.
- I. TREE #5027, HACKBERRY, 20-INCH, MITIGATED AT 100 PERCENT.
- J.TREE #5034, COTTONWOOD, 50-INCH, MITIGATED AT 100 PERCENT (DEAD/DYING)
- K.TREE #5035, COTTONWOOD, 40-INCH, MITIGATED AT 100 PERCENT.
- L.TREE #5036, COTTONWOOD, 30-INCH, MITIGATED AT 100 PERCENT (DEAD/DYING)
- M. TREE #5037, COTTONWOOD, 41-INCH, MITIGATED AT 100 PERCENT.
- N. TREE #5038, COTTONWOOD, 29-INCH, MITIGATED AT 100 PERCENT.
- O. TREE #5039, LACEBARK ELM, 24-INCH, MITIGATED AT 50 PERCENT.
- P.TREE #5042, LACEBARK ELM, 19-INCH, MITIGATED AT 50 PERCENT.
- Q. TREE #5055, LIVE OAK, 22-INCH, MITIGATED AT 100 PERCENT.
- 6.LDC SECTION 25-8-621 IS AMENDED TO ALLOW THE FOLLOWING TREES TO BE ADMINISTRATIVELY APPROVED FOR RELOCATION AND TRANSPORTING TO LOCATIONS WITHIN SEGMENTS OF TOWN LAKE METROPOLITAN PARK IN LOCATIONS APPROVED BY THE CITY ARBORIST, IN A MANNER CONSISTENT WITH THE TRAIL CONSERVANCY ECOLOGICAL RESTORATION PLAN. NOTE THAT SUCH PLANTINGS ARE CONSISTENT WITH COMPONENT 17 OF THE PHASE II IMPROVEMENTS OF THE PREFERRED SCENARIO OF THE VOLMA OVERTON, SR. BEACH VISION PLAN:
- A. TREE #5003, PECAN, 17-INCH
- B.TREE #5007, LIVE OAK, 18-INCH
- C.TREE #5056, LIVE OAK, 18-INCH
- D.TREE #5063, LIVE OAK, 10-INCH
- E.TREE #5066, LIVE OAK, 8-INCH
- F.TREE #5067, LIVE OAK, 9-INCH
- G.TREE #5068, CEDAR ELM, 13-INCH
- H. TREE #5069, CEDAR ELM, 13-INCH
- I. TREE #5070, CEDAR ELM, 13-INCH
- 7.LDC SECTION 25-8-641 IS AMENDED TO ALLOW ADMINISTRATIVE APPROVAL OF THE REMOVAL OF THE FOLLOWING HERITAGE TREES FROM THE PROPERTY, SUCH TREES REQUIRING MITIGATION PAYMENTS INTO THE URBAN FOREST REPLENISHMENT FUND AS NOTED:
- A. TREE #5065, PECAN, 30-INCH, MITIGATED AT 300 PERCENT (DEAD/DYING).

- 8.LDC SECTION 25-8-641 IS AMENDED TO ALLOW ADMINISTRATIVE APPROVAL OF THE RELOCATION AND TRANSLANTING OF THE FOLLOWING HERITAGE TREES TO LOCATIONS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK, IN LOCATIONS APPROVED BY THE CITY ARBORIST, IN A MANNER CONSISTENT WITH THE TRAIL CONSERVANCY ECOLOGICAL RESTORATION PLAN. NOTE THAT SUCH PLANTINGS ARE CONSISTENT WITH COMPONENT 17 OF THE PHASE II IMPROVEMENTS OF THE PREFERRED SCENARIO OF THE VOLMA OVERTON, SR. BEACH VISION PLAN:
- A. TREE #5004, LIVE OAK, 27-INCH
- B.TREE #5054, LIVE OAK, 24-INCH
- 9.A WAIVER TO THREE (3) DRIVEWAY CONNECTIONS TO THE "ROADWAY A"; AS SUCH RIGHT-OF-WAY IS SHOWN ON SHEET 3 OF THE LAND USE PLAN.
10. A WAIVER TO TABLE 9-5 OF THE TRANSPORTATION CRITERIA MANUAL SHALL ALLOW A MINIMUM THROAT STORAGE LENGTH OF 5 FEET FOR ALL PROPOSED DRIVEWAYS ON ROADWAY A.

ADDITIONAL PUD NOTES:

USES (U):

- 1.THE PROJECT SHALL PROVIDE A MINIMUM OF 13,000 SQUARE FEET OF CHILDCARE/PRESCHOOL SPACE, WHICH MAY INCLUDE UP TO 3,250 SQUARE FEET OF OUTDOOR COVERED PLAYGROUNDS.
- 2.THE PROJECT SHALL PROVIDE A MINIMUM OF 40,000 SQUARE FEET OF GROUND FLOOR PEDESTRIAN-ORIENTED USES AS DEFINED IN CITY OF AUSTIN LDC §25-2-691.
- 3.EACH UNIT OF MARKET RATE HOUSING IN THE PROJECT SHALL BE GRANTED A FAMILY MEMBERSHIP AT THE TOWNLAKE YMCA FOR THE DURATION OF EACH OWNERSHIP PERIOD, TO BE PAID FOR BY LANDOWNER AND/OR CONDOMINIUM ASSOCIATION AND SUBJECT TO THE TOWNLAKE YMCA RULES AND REGULATIONS FOR MEMBERSHIP. SUCH FAMILY MEMBERSHIP SHALL BE AUTOMATICALLY TRANSFERRED TO THE NEW OWNER IN THE EVENT OF A SALE. EACH UNIT FOR SALE OR FOR RENT OF AFFORDABLE HOUSING SHALL BE GRANTED A FAMILY MEMBERSHIP AT THE TOWNLAKE YMCA FOR THE DURATION OF EACH LEASE PERIOD, TO BE PAID FOR BY LANDOWNER OR CONDO ASSOCIATION. SUCH FAMILY MEMBERSHIP SHALL BE AUTOMATICALLY TRANSFERRED TO THE NEW LESSEE UPON EXPIRATION OR TERMINATION OF THE PREVIOUS LEASE.
- ENVIRONMENTAL (EV)
1. WATER QUALITY
- A. THE PROJECT SHALL PROVIDE 115 PERCENT OF THE REQUIRED ON-SITE WATER QUALITY CAPTURE VOLUME EQUIVALENCY FOR ALL VERTICAL DEVELOPMENT ON THE PROPERTY. FEE-IN-LIEU PAYMENTS FOR WATER QUALITY TREATMENT SHALL NOT BE ALLOWED.
- B.THE LANDOWNER SHALL DONATE \$800,000 TO THE CITY TO BE USED BY THE CITY FOR WATER QUALITY BENEFITS IN THE GENERAL VICINITY OF THE PROJECT. THE FOREGOING CASH PAYMENT SHALL BE PAID PRIOR TO THE CITY'S ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE YMCA FACILITY (THE YMCA CERTIFICATE OF OCCUPANCY). ALTERNATIVELY, INSTEAD OF A CASH PAYMENT, AT THE CITY'S OPTION, LANDOWNER SHALL DESIGN AND CONSTRUCT A WATER QUALITY TREATMENT POND WITHIN THE PARKLAND TO THE SOUTH OF THE PROJECT AS ENVISIONED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN TO TREAT CURRENTLY UNTREATED OFFSITE STORMWATER RUNOFF FROM APPROXIMATELY 3.4 ACRES OF NORTH LAMAR BOULEVARD AND NORTH OF THE PROJECT SITE FLOWING INTO LADY BIRD LAKE AS DEPICTED ON SHEET 4 OF THE LAND USE PLAN AND IDENTIFIED AS COMPONENT 18 OF THE PHASE II IMPROVEMENTS OF THE PREFERRED SCENARIO OF THE VOLMA OVERTON, SR. BEACH VISION PLAN. IF CONSTRUCTED, THE WATER QUALITY TREATMENT FACILITY SHALL MEET THE STANDARDS LISTED IN CITY OF AUSTIN LDC §25-8-213 AND THE TERMS AND CONDITIONS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SUCH POND SHALL BE DESCRIBED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC AND THE CITY OF AUSTIN ON [INSERT DATE HERE]. IF THE LANDOWNER IS NOT ABLE TO CONSTRUCT THE POND WITHIN A MAXIMUM OF 2 YEARS AFTER THE CITY'S ISSUANCE OF THE YMCA CERTIFICATE OF OCCUPANCY FOR ANY REASON BEYOND THE CONTROL OF THE LANDOWNER, LANDOWNER SHALL INSTEAD MAKE THE \$800,000 DONATION.
- C.THE PROJECT SHALL DESIGN AND CONSTRUCT A WATER QUALITY TREATMENT FACILITY ON THE PROPERTY TO TREAT THE YMCA BUILDING FOR TOILET FLUSHING. SUCH SYSTEM WILL PROVIDE A MINIMUM OF 250,000 GALLONS PER YEAR OF POTABLE WATER SAVINGS AS CALCULATED USING THE AUSTIN WATER BALANCE CALCULATOR.
- B.THE PROJECT SHALL BE DESIGNED TO INCLUDE A BLACKWATER OWRS COLLECTING DOMESTIC WASTEWATER FROM THE MARKET RATE PORTION OF THE PROJECT. RECLAIMED WATER FROM THIS OWRS SHALL BE THE PRIMARY WATER SOURCE FOR LANDSCAPE IRRIGATION, TOILET FLUSHING, AND COOLING TOWER MAKEUP ON THE MARKET RATE PORTION OF THE PROJECT. SUCH SYSTEM(S) SHALL COMPLY WITH CHAPTER 15-13 OF THE CITY OF AUSTIN CODE AND TITLE 30 TEXAS ADMINISTRATIVE CODE, CHAPTER 210. SUCH SYSTEM WILL PROVIDE A MINIMUM OF 14 MILLION GALLONS PER YEAR OF POTABLE WATER SAVINGS AS CALCULATED USING THE AUSTIN WATER BALANCE CALCULATOR.
- 3.DRAINAGE
- A. LANDOWNER SHALL ELIMINATE THE ATLAS 14 REGULATORY FLOODPLAIN(S) ON THE PROJECT SITE (AND THE ADJACENT AUSTIN PETS ALIVE! PROPERTY) THROUGH THE DESIGN AND CONSTRUCTION OF A SUBSURFACE STORMWATER CONVEYANCE STRUCTURE THAT CONVEYS DESIGN FLOWS FROM THE EXISTING STORMWATER OUTFALL NORTH OF THE PROPERTY, THROUGH THE PROJECT SITE, AND INTO THE EPHEMERAL DRAINAGE CHANNEL KNOWN AS HERON CREEK TO THE SOUTH OF THE PROJECT.
- B.THE CONSTRUCTION OF THE SUBSURFACE STORMWATER CONVEYANCE STRUCTURE(S) SHALL BE DESIGNED TO ELIMINATE ANY AND ALL PROJECT ENCROACHMENTS INTO THE 25- AND 100-YEAR ATLAS 14 REGULATORY FLOODPLAIN(S) ON THE PROJECT PROPERTY.
- C.SUCH SUBSURFACE STORMWATER CONVEYANCE STRUCTURE SHALL BE SIZED AND DESIGNED TO ACCOMMODATE 100-YEAR FLOOD FLOWS AS REQUIRED IN CITY OF AUSTIN LDC §25-7-151 AND THE DRAINAGE CRITERIA MANUAL, AS AMENDED.
- D.LANDOWNER SHALL REMOVE INVASIVE SPECIES, TRASH, AND DEBRIS WITHIN THE EPHEMERAL HERON CREEK DRAINAGE CHANNEL FROM THE PROJECT'S SOUTHERN PROPERTY LINE TO ITS INTERSECTION WITH CESAR CHAVEZ ST. SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY.
- E.LANDOWNER SHALL WORK WITH THE WATERSHED PROTECTION DEPARTMENT TO REDESIGN AND RESTORE THE EPHEMERAL HERON CREEK DOWNSTREAM OF THE SITE TO CESAR CHAVEZ STREET UTILIZING NATURAL CHANNEL DESIGN TECHNIQUES AND BEST PRACTICES TO CONVEY STORMWATER FLOWS TO LADY BIRD LAKE IN A MANNER THAT IS MUTUALLY AGREEABLE BY THE WATERSHED PROTECTION DEPARTMENT AND LANDOWNER. AT A MINIMUM, SUCH CHANNEL RESTORATION WILL IMPROVE THE EXISTING RATING PROVIDED IN THE FUNCTIONAL FLOODPLAIN ASSESSMENT OF POOR TO A RATING OF GOOD OR EXCELLENT AS DEFINED IN THE ENVIRONMENTAL CRITERIA MANUAL SECTION 1.7.4). AT A MINIMUM, RESTORATION TO A NATURAL STATE INCLUDES ONE OR MORE OF THE FOLLOWING TECHNIQUES:

- I. 609.S SEEDING AND PLANTING;
- II.GRADE CONTROL STRUCTURES WHICH MAY INCLUDE DROP STRUCTURES, CHECK DAMS, COBBLE RIFFLES, OR SEEPAGE BERMS.
- III. RIPRAP, NATURAL STONE RETAINING WALLS, OR OTHER BANK STABILIZATION METHODS; OR
- IV. OTHER SIMILAR NATURAL CHANNEL DESIGN TECHNIQUES TO ENSURE CHANNEL STABILITY AND REDUCE EROSION CONVEYANCE.
- F.THE 25- AND 100-YEAR ATLAS 14 FLOWS SHALL BE CONVEYED IN THE RESTORED HERON CREEK DRAINAGE CHANNEL WITHOUT ADVERSELY IMPACTING ADJACENT PROPERTIES.
- G.WITH THE ELIMINATION OF THE REGULATORY FLOODPLAINS ON THE PROPERTY, THE REGULATORY LIMITS OF THE CRITICAL WATER QUALITY ZONE SHALL NO LONGER APPLY TO THE PROJECT.
- H. THE TERMS AND CONDITIONS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SUCH IMPROVEMENTS AS DESCRIBED ABOVE SHALL BE DOCUMENTED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE] AND SHALL SPECIFY THAT WORK BE COMPLETED A MAXIMUM OF 2 YEARS AFTER THE CITY'S ISSUANCE OF THE YMCA CERTIFICATE OF OCCUPANCY.

- 4.LANDSCAPE
- A. A MINIMUM OF 75 PERCENT OF ALL NON TURF PLANT MATERIALS SHALL BE SELECTED FROM THE ENVIRONMENTAL CRITERIA MANUAL APPENDIX N OF THE "GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANTS GUIDE" WHICH ARE NATIVE TO THE EDWARDS PLATEAU AND BLACKLAND PRAIRIE ECOREGIONS AND ARE MEDIUM- TO LOW-WATER USAGE.
- B.A MINIMUM OF 10 PERCENT OF THE PROPOSED GROUND LEVEL PLANTING SHALL BE PLANTS THAT ARE POLLINATOR OR WILDLIFE RESOURCES, AS DEFINED BY EITHER THE CITY OF AUSTIN OR THE LADYBIRD JOHNSON WILDFLOWER CENTER.
- C.ALL LANDSCAPED MATERIAL ON THE PROPERTY SHALL BE DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER SOURCES.
- D.THE PROJECT SHALL INCLUDE A LEVEL OF LANDSCAPING THAT EXCEEDS THE STREET YARD LANDSCAPING REQUIREMENTS BY PROVIDING ONE (1) ADDITIONAL STREET YARD TREE AND ADDITIONAL LANDSCAPE BUFFERING ELEMENTS BY UTILIZING PLANTS, BERMS, AND DECORATIVE FENCES/WALLS. THE STREET YARD IS DEFINED AS THE TOTAL LOT SQUARE FOOTAGE THAT LIES BETWEEN THE LAMAR BOULEVARD RIGHT-OF-WAY LINE AND THE EASTERNMOST BUILDING FAÇADE OF THE PROJECT.
- E.THE PROJECT SHALL MEET THE AUSTIN ENERGY GREEN BUILDING RATING SYSTEM RESTORE SOIL HEALTH CRITERIA STPI1, AS OUTLINED IN THE 2022 COMMERCIAL RATING SYSTEM (OR LATEST APPLICABLE VERSION) FOR ALL BUILDINGS.
- F.ALL NEW STREET TREES PLANTED ON OR ADJACENT TO THE PROPERTY SHALL BE A MINIMUM OF 3 CALIPER INCHES AT THE TIME OF PLANTING AND INCLUDE A MINIMUM OF 18 INCHES OF TOPSOIL AS APPROVED BY THE DIRECTOR OF AUSTIN DEVELOPMENT SERVICES, OR THEIR DESIGNEE.
- G.A MINIMUM SOIL VOLUME OF 840 CUBIC FEET OF SOIL VOLUME PER TREE SHALL BE REQUIRED FOR ALL GROUND LEVEL TREES.
- H. TREES TRANSPLANTED ON CITY PROPERTY OR WITHIN THE PROJECT SHALL INCLUDE A MINIMUM OF 16 INCHES OF TOPSOIL FOR EACH TREE AND DEVELOP AND IMPLEMENT 7-YEAR TREE CARE PLAN AS APPROVED BY THE CITY ARBORIST. SUCH TREE CARE PLAN SHALL ADDRESS SOIL MANAGEMENT, ROOT INVIGORATION, SOIL SAMPLING AND PRESCRIBED FERTILIZATION, PRUNING, AND PEST/DISEASE MANAGEMENT AT A MINIMUM.
- I. THE PROJECT SHALL PROVIDE A MINIMUM OF 10,000 SQUARE FEET OF GREEN ROOFS THROUGHOUT THE PROJECT ROOF TOP DECK OR AWNINGS OVER THE MAIN ROOF.
- I. MAY BE SPLIT BETWEEN THE BUILDINGS AS DETERMINED BY THE LANDOWNER, BUT IN NO CASES SHALL EACH DISCRETE GREEN ROOF AREA BE LESS THAN 1,000 SQUARE FEET;
- II.SHA LL RECEIVE A MINIMUM OF 150 INCHES OF NEWLY PLANTED TREES, WITH THE SPLIT OF TREES TO BE DETERMINED BY THE LANDOWNER;
- III. SHALL RECEIVE A MINIMUM OF 420 CUBIC FEET OF SOIL VOLUME PER TREE;
- IV. SHALL HAVE 75 PERCENT OF THE TOTAL PLANT MATERIAL NATIVE TO EITHER THE EDWARDS PLATEAU OR BLACKLAND PRAIRIE ECOREGION;
- V.SHA LL HAVE NO LESS THAN 10 PERCENT OF THE TOTAL GREEN ROOF PLANT MATERIAL BE POLLINATORS OR WILDLIFE RESOURCE SPECIES, AS DEFINED BY EITHER THE CITY OF AUSTIN OR THE LADYBIRD JOHNSON WILDFLOWER CENTER;
- VI. NO SINGLE SPECIES WILL COVER MORE THAN 15 PERCENT OF THE AVAILABLE PLANTING AREA TO ENSURE BIODIVERSITY;
- VII. ALL PLANTINGS WILL BE INSTALLED IN A RAISED PLANTER SYSTEM WITH A MINIMUM OF 8 INCHES OF SOIL DEPTH;
- VIII. SOIL MATERIAL AND OTHER SOIL AMENDMENTS SHALL BE CERTIFIED ORGANIC;
- IX. PLANTERS SHALL BE DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER SOURCES; AND
- X. TREE PLANTING ON GREEN ROOFS WILL DIRECTLY COUNT TOWARDS TREE REPLACEMENT MITIGATION.

- J.THE PROJECT SHALL PROVIDE AN INTEGRATED PEST MANAGEMENT ("IPM") PLAN THAT COMPLIES WITH SECTION 1.6.9.2 (D) (PESTICIDES AND HERBICIDES) OF THE ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED, WITH EACH SITE PLAN APPLICATION FILED FOR COMMERCIAL, OFFICE, MIXED USE, MULTIFAMILY RESIDENTIAL, OR HOTEL DEVELOPMENT FOR THE PROJECT. THE IPM PLAN MUST BE APPROVED BEFORE THE SITE PLAN MAY BE APPROVED. THE PROJECT SHALL PROVIDE COPIES OF THE APPROVED IPM PLAN TO HOMEOWNERS, TENANTS, AND COMMERCIAL PROPERTY OWNERS LOCATED WITHIN THE BOUNDARIES OF THE PUD.
- 5.ENERGY
- A. THE YMCA BUILDING ON THE PROPERTY SHALL ACHIEVE A FOUR-STAR RATING UNDER THE AUSTIN ENERGY GREEN BUILDING PROGRAM USING THE APPLICABLE RATING VERSION IN EFFECT AT THE TIME OF PUD APPROVAL. THE REMAINDER OF THE BUILDINGS SHALL ACHIEVE A MINIMUM THREE-STAR RATING.
- B.THE PROJECT SHALL UTILIZE SOLAR ENERGY VIA THE INSTALLATION OF A MINIMUM OF 5,000 SQUARE FEET OF SOLAR PANELS WITHIN THE TOWNLAKE YMCA BUILDING OR ANY OTHER BUILDING WITHIN THE PROJECT.
- 6.LIGHT POLLUTION
- A. THE PROJECT SHALL MEET CITY OF AUSTIN EXTERIOR LIGHTING REQUIREMENTS WITH THE CRITERIA OUTLINED IN EITHER THE AUSTIN ENERGY GREEN BUILDING STAR RATING SYSTEM LIGHT POLLUTION REDUCTION CRITERIA S17, AS OUTLINED IN THE 2022 COMMERCIAL RATING SYSTEM (OR LATEST APPLICABLE VERSION), OR THE U.S. GREEN BUILDING COUNCIL LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN - SUSTAINABLE SITE CREDIT LIGHTING POLLUTION REDUCTION AS OUTLINED IN LEED V4 NC 80+·C (OR LATEST APPLICABLE VERSION).

TRANSPORTATION (TR)

- 1.PARKING
- A. THE PROJECT SHALL INCLUDE STRUCTURED PARKING FOR 100 PERCENT OF PROJECT RESIDENTS, PROJECT EMPLOYEES, PEDESTRIAN-ORIENTED RETAIL PATRONS, AND TOWNLAKE YMCA EMPLOYEES AND PATRONS.
- B.ONLY STRUCTURED PARKING ON THE PROPERTY MAY BE GATED. NO OTHER GATED ROADWAYS OR DRIVEWAYS WILL BE PERMITTED.
- C.THE PROJECT SHALL PROVIDE A MINIMUM OF 50 PERCENT MORE ADA PARKING SPACES THAN THE CITY CODE REQUIRES FOR THE TOWNLAKE YMCA.
- D.THE PROJECT SHALL PROVIDE A MINIMUM OF 10 PERCENT OF THE TOTAL PARKING SPACES WITHIN THE PARKING STRUCTURES AS ELECTRIC VEHICLE CHARGING STATIONS. THESE ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY RESIDENTS OF THE PUD, EMPLOYEES, AND PATRONS OF THE RETAIL SPACE, AND TOWNLAKE YMCA EMPLOYEES AND PATRONS. AN ADDITIONAL 15 PERCENT OF THE TOTAL PARKING SPACES ON THE PROPERTY SHALL BE RESERVED FOR FUTURE ELECTRIC VEHICLE CHARGING CAPABILITY.
- E.THE PROJECT SHALL PROVIDE ON SITE DEDICATED SPACES FOR SCOOTER PARKING WITHIN 150 FEET OF THE MAIN ENTRANCE TO THE TOWNLAKE YMCA.
- 2.TRANSPORTATION IMPROVEMENTS
- A. AS SHOWN ON SHEET 4 OF THE LAND USE PLAN AND CONSISTENT WITH CITY OF AUSTIN ORDINANCE NO. 850502-U ATTACHED HERETO (THE "1985 ORDINANCE"), THE LANDOWNER SHALL DESIGN AND CONSTRUCT IMPROVEMENTS TO THE EXISTING EAST-WEST ACCESS ROAD/PARKING AREA ON PARKLAND IMMEDIATELY SOUTH OF THE PROJECT (ROADWAY A) TO IMPROVE ACCESS TO PARKLAND THAT MEETS LEVEL 1 PUBLIC ROADWAY DESIGN STANDARDS AND TCM ROADWAY DESIGN STANDARDS, INCLUDING ON-STREET PARKING, TREE/FURNITURE ZONE, AND SIDEWALKS ON THE NORTH SIDE OF ROADWAY A. ON THE BACK OF CURB INFRASTRUCTURE, WHICH INCLUDES THE TREE/FURNITURE ZONE AND THE SIDEWALKS, SHALL MEET CORE TRANSIT CORRIDOR DESIGN STANDARDS ALONG THE PROPERTY'S FRONTAGE OR ROADWAY A. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE DIRECTOR OF AUSTIN TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF AUSTIN PARKS AND RECREATION. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5 AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ROADWAY A SHALL BE DOCUMENTED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE]. SUCH CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY.
- B.AS SHOWN ON SHEET 4 OF THE LAND USE PLAN AND CONSISTENT WITH THE 1985 ORDINANCE, THE LANDOWNER SHALL DESIGN AND CONSTRUCT A ROUNDABOUT ON B.R. REYNOLDS DRIVE AND WITHIN THE RIGHT-OF-WAY OF NORTH LAMAR BOULEVARD TO FACILITATE SAFER VEHICULAR AND PEDESTRIAN MOVEMENTS FOR ACCESS AND EGRESS TO THE PARKLAND, NORTH LAMAR BOULEVARD, THE UNION PACIFIC RAILROAD STATION, B.R. REYNOLDS AND THE PROJECT. SUCH ROUNDABOUT DESIGN MAY INCLUDE DECELERATION AND ACCELERATION LANES ON SOUTHBOUND NORTH LAMAR BOULEVARD. THE DESIGN SHALL BE IMPLEMENTED IN COORDINATION WITH, AND REQUIRE THE APPROVAL OF, THE AUSTIN DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND THE DIRECTOR OF AUSTIN PARKS AND RECREATION. THE DESIGN SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLES 4 AND 5 AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ROADWAY A SHALL BE DOCUMENTED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE]. SUCH CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY AND SHALL MEET THE INTENT OF COMPONENT 13 OF THE PHASE II IMPROVEMENTS OF THE PREFERRED SCENARIO OF THE VOLMA OVERTON, SR. BEACH VISION PLAN.
- C.LANDOWNER SHALL DONATE TO THE CITY THE SUM OF \$2,000,000 TO BE USED TO HELP DESIGN AND/OR CONSTRUCT A PARKING SOLUTION IN PARTNERSHIP WITH THE AUSTIN METRO TRANSIT DISTRICT THAT PROVIDES PUBLIC PARKING FOR VOLMA OVERTON, SR. BEACH PARK USERS AND AUSTIN HIGH SCHOOL STUDENTS. TO BE PAID BY THE LATER OF EITHER THE EFFECTIVE DATE OF THIS PUD ORDINANCE OR 90 DAYS AFTER CONSTRUCTION BEGINS ON SUCH PARKING SOLUTION. THIS PARKING SOLUTION WILL SATISFY COMPONENTS 4A AND 10 OF PHASE I IMPROVEMENTS AND COMPONENT 4B OF THE PHASE II IMPROVEMENTS IDENTIFIED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN PREFERRED SCENARIO.
- D.LANDOWNER SHALL DONATE TO THE CITY THE SUM OF \$3,650,000 TO BE USED BY THE CITY TO HELP DESIGN AND/OR CONSTRUCT ADDITIONAL TRANSPORTATION IMPROVEMENTS IN THE GENERAL VICINITY OF THE PROJECT. SUCH FUNDS SHALL BE PAID BY THE LATER OF EITHER THE EFFECTIVE DATE OF THIS PUD ORDINANCE OR 90 DAYS AFTER CONSTRUCTION BEGINS ON SUCH ADDITIONAL TRANSPORTATION IMPROVEMENTS THAT HAVE BEEN AGREED TO BY CITY AND LANDOWNER.
- E.LANDOWNER SHALL CONSTRUCT UP TO 48 PUBLIC SURFACE PARKING SPACES ON THE PARKLAND AS SHOWN ON SHEET 4 OF THE LAND USE PLAN, AS PART OF THAT PROJECTED PROJECT TO ACCOMMODATE USERS OF THE POSSIBLE NEW CHILDREN'S PARK AS DEFINED IN NOTE OSP-5 BELOW. SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY. SUCH PLANS SHALL BE CONSISTENT WITH THE TERMS OF THE PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE] AND CONSISTENT WITH THE VOLMA OVERTON, SR. BEACH VISION PLAN.

PEDESTRIAN IMPROVEMENTS (PI)

- 1.RAILROAD CROSSING
- A. THE LANDOWNER SHALL WORK WITH UNION PACIFIC RAILROAD TO DETERMINE IF A PEDESTRIAN AND/OR VEHICULAR CROSSING FROM 3RD STREET SOUTH TO THE NORTHERN PUD BOUNDARY IS FEASIBLE AND MEET THE DESIGN AND SAFETY REQUIREMENTS OF THE UNION PACIFIC RAILROAD. IF SUCH AGREEMENT IS REACHED, LANDOWNER WILL DESIGN AND CONSTRUCT SUCH CROSSING AS APPROVED BY THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. THE DESIGN OF THE CROSSING SHALL MEET UNION PACIFIC RAILROAD DESIGN CRITERIA AND THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 5, DIVISION 3. SHOULD UNION PACIFIC RAILROAD NOT AGREE TO A CROSSING, LANDOWNER SHALL HAVE NO OBLIGATION UNDER THIS NOTE.
- 2.SIDEWALKS
- A. LANDOWNER SHALL UPGRADE EXISTING SIDEWALKS IN THE PARKLAND SOUTH OF THE PROJECT ALONG B.R. REYNOLDS DRIVE TO MEET ADA STANDARDS AND PROVIDE A MINIMUM OF 10 FEET OF SIDEWALK WIDTH. SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY AND SHALL BE AGREED TO IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE].
- B.IF UNION PACIFIC RAILROAD AGREES TO AN AT-GRADE PEDESTRIAN CROSSING AS CONTEMPLATED IN NOTE PI-1.A ABOVE, LANDOWNER SHALL FUND_ APPROXIMATELY 220 FEET OF PEDESTRIAN IMPROVEMENTS (NCREASING SIDEWALK WIDTH TO 5 FEET, MAKING ADA COMPLIANT, AND ADDING A CROSSWALK AS NECESSARY) TO FACILITATE EAST-WEST PEDESTRIAN MOVEMENTS ON 3RD STREET FROM THE WESTERN INTERSECTION WITH NORTH LAMAR BOULEVARD SOUTHBOUND SERVICE ROAD TO THE EAST, AS APPROVED BY THE DIRECTOR OF AUSTIN TRANSPORTATION AND PUBLIC WORKS. THE DESIGN OF THE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF CITY OF AUSTIN LDC §25-6, ARTICLE 5, DIVISION 3. SHOULD UNION PACIFIC RAILROAD NOT AGREE TO A CROSSING, LANDOWNER SHALL HAVE NO OBLIGATION UNDER THIS NOTE.

BUILDING DESIGN (BD)

- 1.THE PROJECT WILL ABIDE BY THE BIRD FRIENDLY DESIGN GUIDELINES AT CRITICAL BIRD ZONES AND WILL MITIGATE REFLECTIVITY AND GLARE FOR BUILDING SURFACES THROUGH BUILDING ORIENTATION, SHADING DEVICES AND FAÇADE ARTICULATION.
- 2.SUBCHAPTER E BUILDING DESIGN OPTIONS
- A. THE MARKET RATE HOUSING PORTION OF THE PROJECT SHALL ACHIEVE A MINIMUM OF 14 POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE), CALCULATED ON A PER-BUILDING BASIS, WITHOUT LIMITING THE FOREGOING, THE TOWNLAKE YMCA SHALL ACHIEVE A MINIMUM OF 8 POINTS AND THE AFFORDABLE HOUSING BUILDING SHALL ACHIEVE A MINIMUM OF 3 POINTS.
- B.THE PROJECT SHALL PROVIDE ACCESS TO SHOWER FACILITIES FOR USE BY EMPLOYEES OF THE GROUND FLOOR COMMERCIAL USES.
- 3.ARTS & CULTURE
- A. THE PROJECT SHALL INCLUDE A MINIMUM OF TWO (2) ART PIECES IN A PUBLICLY ACCESSIBLE AREA BY ARTISTS WHO PRINCIPALLY RESIDE IN THE CITY OF AUSTIN WITHIN THE PROJECT, INCLUSIVE OF SOME COMBINATIONS OF MURALS, SIGNAGE, OR SCULPTURES.
- B.THE PROJECT SHALL INCLUDE A PERMANENT INSTALLATION WITHIN THE TOWNLAKE YMCA THAT DEPICTS THE STORY OF CLARKSVILLE, THE OLDEST SURVIVING FREEDMAN'S TOWN WEST OF THE MISSISSIPPI, BY WORKING WITH HISTORIANS AND ARTISTS IN THE AFRICAN AMERICAN COMMUNITY WHO PRINCIPALLY RESIDE IN AUSTIN THAT COULD INCLUDE SIGNAGE, A MURAL, OR OTHER ART IN RECOGNITION OF ITS UNIQUE AND VALUABLE HISTORY TO THE COMMUNITY.
- C.THE PROJECT SHALL INCLUDE EDUCATIONAL SIGNAGE WITHIN THE TOWNLAKE YMCA TO EDUCATE THE PUBLIC ON THE SUSTAINABLE STRATEGIES BEING UTILIZED WITHIN THE PROJECT.
- 4.FIRE
- A. THE PROJECT SHALL INCLUDE A FIRE APPARATUS ACCESS ROAD WITHIN 200 FEET OF ALL PORTIONS OF THE BUILDINGS, AND ALL BUILDINGS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.
- 5.ALTERNATIVE METHODS OF COMPLIANCE (AMOC)
- A. THE FOLLOWING BUILDING-RELATED ALTERNATIVE METHODS OF COMPLIANCE ARE HEREBY APPROVED:
- I. THE PROJECT SHALL UTILIZE A REINFORCED CONCRETE INTERLOCKING STAIR CONFIGURATION WITHIN A SINGLE ENCLOSURE. THE ENCLOSURES WALL AND STAIRS SHALL BE MONOLITHIC CONSTRUCTION TO MEET THE CITY OF AUSTIN REQUIREMENTS. EXIT ACCESS INTO THE TWO-HOUR (90-MIN. STAIRWELL) RATED ENCLOSURES FROM OCCUPIED AREAS SHALL BE THROUGH ONE-HOUR (20-MIN.) RATED EXIT CORRIDORS LOCATED AT OPPOSITE SIDES OF THE BUILDING CORE. A MINIMUM OF FORTY (40) FEET APART, STAIRWELLS SHALL BE PRESSURIZED.
- II.THE MEASUREMENT FROM A FIRE DEPARTMENT ACCESS ROAD TO A BUILDING SHALL BE NO GREATER THAN 200 FEET AS MEASURED AROUND THE BUILDING PERIMETER FROM THE NEAREST ACCESS ROAD TO THE MOST DISTANT POINT OF AN EXTERIOR WALL OF THE FIRST STORY AND SHALL PROVIDE APPROVED PROVISIONS FOR TURNING AROUND FIRE DEPARTMENT APPARATUS WHEN TERMINATING AT A DEAD END.

Consort, Inc.

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AUSTIN, TEXAS 78701
(512) 469-0500
T.B.P.E. Firm Registration No. F-859

LAND USE PLAN NOTES

YMCA TOWN LAKE

Date:	Drawn by:	File:	Xref:	Project:
SHEET				
5				
OF 6				

OPEN SPACE AND PARKLAND (OSP)

1. LANDOWNER SHALL SATISFY CITY PARKLAND DEDICATION REQUIREMENTS VIA FEE-IN-LIEU PAYMENT IN EFFECT AS OF THE DATE OF FILING A SITE DEVELOPMENT PERMIT FOR THE PROPERTY. PARKLAND DEDICATION FEES SHALL BE PAID PRIOR TO APPROVAL OF EACH PHASE OF THE SITE DEVELOPMENT PERMIT THAT HAS A RESIDENTIAL COMPONENT.
2. UP TO 100 PERCENT OF REQUIRED OPEN SPACE MAY BE LOCATED ON A ROOF, BALCONY, OR OTHER AREA ABOVE GROUND LEVEL.
3. THE PROJECT SHALL EXCEED TIER 2 OPEN SPACE REQUIREMENTS BY PROVIDING OVER 50% MORE OPEN SPACE THAN IS REQUIRED IN TRACT 1, OVER 100% MORE IN TRACT 2, AND OVER 500% MORE IN TRACT 3. TOWN LAKE YMCA ROOFTOP AREAS MAY BE ACCESSIBLE TO THE PUBLIC ONLY DURING DESIGNATED HOURS CONSISTENT WITH YMCA PROGRAMMING.
4. PARKLAND IMPROVEMENTS
- J. LANDOWNER SHALL WORK WITH AUSTIN PARKS AND RECREATION TO DESIGN AND CONSTRUCT THE FOLLOWING IMPROVEMENTS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK, SUCH IMPROVEMENTS BEING MEMORIALIZED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT, ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE] AND BE GENERALLY CONSISTENT WITH IMPROVEMENTS IDENTIFIED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN TO INCLUDE:
- I. A NEIGHBORHOOD AMENITY AREA WITHIN THE WILLIAMS FIELD AREA TO INCLUDE A MINIMUM 1/3-ACRE CHILDREN'S PARK (IDENTIFIED AS COMPONENT 5A OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS IN THE VOLMA OVERTON, SR. BEACH VISION PLAN).
- II. A LIGHTED, ALL-PURPOSE FIELD/OPEN LAWN AREA WITHIN THE WILLIAMS FIELD AREA, OR A DIFFERENT LOCATION WITHIN VOLMA OVERTON, SR. BEACH PARK, AS DETERMINED BY THE CITY, WITH MINIMUM DIMENSIONS OF 210 FT BY 120 FT THAT WILL BE OPEN FOR PUBLIC USE (IDENTIFIED AS COMPONENT 5A OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS).
- III. 48 PUBLIC SURFACE PARKING SPACES AS IDENTIFIED IN PUD NOTE TR-2E ABOVE WITHIN THE WILLIAMS FIELD AREA (IDENTIFIED AS COMPONENT 4A OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS).
- SUCH IMPROVEMENTS SHALL BE COMPLETED A MAXIMUM OF 1 YEAR AFTER THE CITY'S ISSUANCE OF THE FIRST YMCA CERTIFICATE OF OCCUPANCY.
- B. LANDOWNER SHALL PROVIDE UP TO \$1,200,000 TO AUSTIN PARKS AND RECREATION DEPARTMENT FOR IMPROVEMENTS WITHIN THE VOLMA OVERTON, SR. BEACH SEGMENT OF TOWN LAKE METROPOLITAN PARK. SUCH IMPROVEMENTS SHALL BE MEMORIALIZED IN A PARKLAND IMPROVEMENT AND MAINTENANCE AGREEMENT, ENTERED INTO BETWEEN THE YMCA OF AUSTIN, MP AUSTIN LLC, AND THE CITY OF AUSTIN ON [INSERT DATE HERE] AND BE GENERALLY CONSISTENT WITH IMPROVEMENTS IDENTIFIED IN THE VOLMA OVERTON, SR. BEACH VISION PLAN TO INCLUDE:
- I. THE PLANTING OF STREET TREES IDENTIFIED IN COMPONENT 6 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS AND CONSISTENT WITH THE TRAIL CONSERVANCY ECOLOGICAL RESTORATION PLAN ALONG CESAR CHAVEZ STREET;
- II. PROVIDING CUSTOM PAVING OR STRIPING ALONG THE BOAT RAMP WHERE THE ANN AND ROY BUTLER HIKE AND BIKE TRAIL ON LADY BIRD LAKE CROSSES THROUGH, IDENTIFIED AS COMPONENT 7 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS;
- III. CONSTRUCTION OF A NEW PEDESTRIAN BRIDGE ACROSS HERON CREEK (MINIMUM 15 FEET), IDENTIFIED AS COMPONENT 8 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS; AND
- IV. EXTENDING THE HERON CREEK TRAIL FURTHER NORTH TO REACH THE WEST END OF THE PROJECT AND CREATING A FORMAL CONNECTION FROM HERON CREEK TRAIL TO THE LANCE ARMSTRONG BIKEWAY, IDENTIFIED AS COMPONENT 9 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS.
- SUCH FUNDING SHALL BE PAID TO THE CITY OF AUSTIN BY THE LATER OF EITHER THE EFFECTIVE DATE OF THIS PUD ORDINANCE OR 90 DAYS AFTER CONSTRUCTION BEGINS ON THE INFRASTRUCTURE IDENTIFIED ABOVE.

AFFORDABLE HOUSING AND COMMERCE (AH)

1. THE LANDOWNER SHALL RESERVE A MINIMUM OF NINETY (90) UNITS OF FOR-RENT HOUSING AS AFFORDABLE FOR A MINIMUM OF FORTY (40) YEARS FOLLOWING THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY FOR RENTAL BY HOUSEHOLDS WHO, ON AVERAGE, EARN NO MORE THAN 55 PERCENT OF THE ANNUAL MEDIAN FAMILY INCOME (MFI).
- A. THE UNIT MIX SHALL CONSIST OF A MINIMUM OF 65 PERCENT 2- AND 3-BEDROOM UNITS.
- B. THE AFFORDABLE UNITS SHALL BE LOCATED IN A STAND-ALONE BUILDING DEDICATED TO THE PROVISION OF AFFORDABLE HOUSING.
2. CONSTRUCTION OF THE AFFORDABLE HOUSING PORTION OF THE PROJECT SHALL BE CONSTRUCTED IN PHASE 2 OF THE PROJECT AS SHOWN ON SHEET 4 OF THE LAND USE PLAN NOT TO COMMENCE UNTIL AFTER THE LAST CERTIFICATES OF OCCUPANCY HAVE BEEN GRANTED FOR THE TOWNLAKE YMCA AND A MINIMUM OF ONE (1) OF THE MARKET RATE TOWERS.
3. THE PROJECT SHALL INCLUDE A MINIMUM OF 2,000 SQUARE FEET OF COMMERCIAL SPACE THAT SHALL BE MADE AVAILABLE FOR LOCAL BUSINESS OR NON-PROFIT USE WHOSE PRINCIPAL PLACE OF BUSINESS IS IN THE AUSTIN STANDARD METROPOLITAN STATISTICAL AREA ON THE TOWNLAKE YMCA ROOFTOP. SUCH SPACE MAY BE MADE AVAILABLE ON A PART-TIME OR FULL-TIME BASIS (AS DETERMINED BY THE YMCA) BUT WHEN MADE AVAILABLE SHALL BE MADE AVAILABLE AT SUBSIDIZED NON-PROFIT AND COMMUNITY PARTNERSHIP RATES (I.E. NO MORE THAN EIGHTY PERCENT OF THE MARKET COSTS FOR SIMILARLY SIZED AND LOCATED COMMERCIAL SPACE AS DETERMINED BY THE DIRECTOR OF AUSTIN ECONOMIC DEVELOPMENT DEPARTMENT).

SITE UTILITIES (SU)

1. LANDOWNER, IN CONJUNCTION WITH AUSTIN ENERGY, WILL RELOCATE AND CONSOLIDATE CIRCUIT 981 ELECTRICAL TRANSMISSION LINES ONTO CIRCUIT 978 AND RELOCATE POLES 978-35, 978-36, 978-37, 978-38, AND 978-39 AS DEPICTED GENERALLY ON SHEET 4 OF THE LAND USE PLAN. SUCH CONSOLIDATION AND RELOCATIONS WILL FACILITATE THE REDEVELOPMENT OF THE AUSTIN PETS ALIVE! FACILITY IDENTIFIED AS COMPONENT 11 OF THE PHASE I PREFERRED SCENARIO IMPROVEMENTS OF THE VOLMA OVERTON, SR. BEACH VISION PLAN. SUCH IMPROVEMENTS SHALL BE MEMORIALIZED IN [ENTER AGREEMENT TYPE HERE] BETWEEN THE CITY OF AUSTIN, THE YMCA OF AUSTIN, AND MP AUSTIN LLC DATED [ENTER DATE HERE], SUCH WORK BEING COMPLETED NO LATER THAN THE DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA.
2. THE 72" ULLRICH WATER TRANSMISSION MAIN (THE "ULLRICH WATER MAIN") SHALL REMAIN IN ITS CURRENT LOCATION AS PART OF THE PUD, WITH PROVISIONS GOVERNING THE CONSTRUCTION NEAR OR OVER THE ULLRICH WATER MAIN AS FOLLOWS:
- A. THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER MAIN SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS AT A MINIMUM HEIGHT OF 25 FEET ABOVE THE GROUND LEVEL.
- I. THE BUILDING PODIUM MAY SPAN THE ULLRICH WATER MAIN ACROSS THE SITE.
- II. THE BUILDING PODIUM AND TOWERS MAY CANTILEVER OVER TOP THE ULLRICH WATER LINE ALONG THE NORTH SIDE OF THE PROPERTY UP TO 15 FEET.
- B. THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER TRANSMISSION MAIN SHALL ALLOW THE STORMWATER CONVEYANCE FACILITY TO BE CONSTRUCTED WITHIN THE LIMITS OF THE EASEMENT WITH A MINIMUM OFFSET OF 8 FEET.
- C. THE WIDTH OF THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER MAIN SHALL BE NO WIDER THAN 30 FEET.
3. THE CITY HAS ADVISED LANDOWNER THAT THE CITY IS INTERESTED IN UPGRADING AND RELOCATING THE ULLRICH WATER MAIN TO IMPROVE THE CONDITION OF THE ULLRICH WATER MAIN AND MAINTAIN SERVICE TO AUSTIN RESIDENTS. LANDOWNER IS WILLING TO CONTRIBUTE TO THE COSTS OF RELOCATING THE ULLRICH WATER MAIN PROVIDED THE RELOCATION IS COMPLETED BY DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA. THE CITY AND LANDOWNER HAVE IDENTIFIED TWO POTENTIAL RELOCATION SCENARIOS, BOTH SUBJECT TO EVALUATION AND APPROVALS BY THE CITY: (A) RELOCATING A PORTION OF THE ULLRICH WATER MAIN TO BE RELOCATED ON THE PROJECT SITE WITHIN THE EXISTING AUSTIN ENERGY TRANSMISSION LINE CORRIDOR GENERALLY LYING ALONG THE NORTHERN PROPERTY BOUNDARY UNDER THE NORTH DRIVEWAY (NORTH CORRIDOR) OR (B) RELOCATING A PORTION OF THE ULLRICH WATER MAIN IN A CORRIDOR COMMENCING TO THE WEST OF THE EXISTING AUSTIN PETS ALIVE! FACILITY, TRAVERSING TO THE SOUTH OF AUSTIN PETS ALIVE!, THEN TRAVERSING TO THE EAST AND RECONNECTING TO THE EXISTING ULLRICH WATER MAIN SOUTH OF THE PROJECT ("SOUTH CORRIDOR"). SUCH DECISION BY CITY SHALL BE MADE NO LATER THAN PUD APPROVAL.
4. THE FOLLOWING PROVISIONS SHALL BE APPLICABLE IF THE ULLRICH WATER MAIN IS RELOCATED ON SITE IN THE NORTH CORRIDOR, INCLUDING:
- A. THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER MAIN SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW FOR THE BUILDING PODIUM AND TOWERS TO CANTILEVER OVER TOP THE ULLRICH WATER LINE ALONG THE NORTH SIDE OF THE PROPERTY UP TO 15 FEET AT A HEIGHT OF NO LESS THAN 25 FEET.
- B. THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER TRANSMISSION MAIN SHALL ALLOW THE STORMWATER CONVEYANCE FACILITY TO BE CONSTRUCTED WITHIN THE LIMITS OF THE EASEMENT WITH A MINIMUM OFFSET OF 8 FEET.
- C. THE WIDTH OF THE EASEMENT ASSOCIATED WITH THE ULLRICH WATER MAIN SHALL BE NO WIDER THAN 30 FEET.
- D. LANDOWNER SHALL BE RESPONSIBLE FOR PAYMENT OF EITHER 50% OF THE CAPITAL COST ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THIS RELOCATED LINE OR \$5,000,000, WHICHEVER IS LESS.
- E. SUCH PAYMENT SHALL BE PAID TO AN ESCROW ACCOUNT 120 DAYS AFTER THE CITY NOTIFIES LANDOWNER THAT THIS OPTION HAS BEEN SELECTED, WITH PAYMENT FROM ESCROW REMITTED TO THE CITY UPON SUCH WORK BEING COMPLETED NO LATER THAN THE DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA.
5. THE FOLLOWING PROVISIONS SHALL BE APPLICABLE IN THE EVENT THAT THE CITY SELECTS THE OFFSITE RELOCATION OF A PORTION OF THE ULLRICH WATER MAIN THE SOUTH CORRIDOR:
- A. IN THE EVENT THE CITY ELECTS OFFSITE RELOCATION INTO PARKLAND, IT IS ANTICIPATED THAT THE RELOCATION WILL BE UNDERGROUND LEAVING THE MAJORITY OF THE PARK SURFACE AVAILABLE FOR CONTINUED PARK USES, EXCEPT AS NEEDED TO ACCOMMODATE AUSTIN WATER APPURTENANCES ASSOCIATED WITH THE ULLRICH WATER MAIN, SUCH AS BUT NOT LIMITED TO VENTILATION CONDUIT, CATHODIC PROTECTION, PERMANENT ACCESS VAULTS, ETC.
- B. LANDOWNER SHALL BE RESPONSIBLE FOR THE PAYMENT OF EITHER 50% OF THE CAPITAL COST ASSOCIATED WITH DESIGN AND CONSTRUCTION OF THIS RELOCATED LINE OR \$5,000,000, WHICHEVER IS LESS.
- C. SUCH PAYMENT SHALL BE PAID TO AN ESCROW ACCOUNT 120 DAYS AFTER THE CITY NOTIFIES LANDOWNER THAT THIS OPTION HAS BEEN SELECTED, WITH PAYMENT FROM ESCROW REMITTED TO THE CITY UPON SUCH WORK BEING COMPLETED NO LATER THAN THE DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA.
6. IN THE EVENT THE CITY DECIDES TO RELOCATE THE ULLRICH WATER MAIN, THE SPECIFIC DESIGN, ROUTING, CONSTRUCTION METHOD, COST SHARING DETAILS, AND DETAILS OF SUCH IMPROVEMENTS SHALL BE MEMORIALIZED IN A COMMUNITY FACILITIES AGREEMENT BETWEEN THE CITY OF AUSTIN, THE YMCA OF AUSTIN, AND MP AUSTIN LLC DATED [ENTER DATE HERE], SUCH WORK BEING COMPLETED NO LATER THAN THE DATE THAT THE FIRST BUILDING PERMIT IS ISSUED FOR THE YMCA.
7. THE EASEMENTS ASSOCIATED WITH WATER AND WASTEWATER INFRASTRUCTURE SHALL BE CONSIDERED NON-EXCLUSIVE AND ALLOW THE FOLLOWING PERMANENT ENCROACHMENTS: IRRIGATION, FENCING, BENCHES, AND PLANTERS.

PHASING

1. THE PROJECT MAY BE DEVELOPED IN PHASES CONSISTENT WITH SHEET 4 OF THE LAND USE PLAN.

LAND USE PLAN NOTES

YMCA TOWN LAKE

Date:	Drawn by:	File:	Xref:	Project:
SHEET				
6				
OF 6				

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

Tier I Requirement	Compliance	Superiority	PUD Notes
2.3.1.A. Meet the objectives of the City Code.	Yes.	The City of Austin goals and objectives for the property can most readily be understood by reviewing past plans encompassing the property including: • <i>Town Lake Corridor Study (1985)</i> • <i>Town Lake Park Comprehensive Plan (1987)</i> • <i>Old West Austin Neighborhood Plan (2000)</i> • <i>Volma Overton Sr. Beach Vision Plan (2017)</i> The 1985 Town Lake Corridor Study “encourages development that is diverse, intimate, full of surprises and creates the maximum opportunity to walk and linger” and “encourages and provides incentives for a variety of housing opportunities in the Corridor, accessible to all income groups.” This can be done by providing “incentives to increased residential uses in the Corridor such as additional floor area allowance...” The Study has goals to protect and improve the water quality of Town Lake to “achieve the highest possible standards, creating superior planning, design, and mixing of land uses that are waterfront dependent or waterfront related” that “require people-oriented activities on the ground and second levels of buildings.” The Study also states that the property “...is zoned LI (Light Industrial). Uses which are more compatible with Town Lake and the parkland should be considered.” The 1987 Town Lake Park Comprehensive Plan identifies the TownLake YMCA facility on the property is a “significant institutional facility ... a recreationally oriented institution that is particularly compatible with adjacent parklands.” This Plan posits the idea that “arts/cultural/museum facilities should be centralized in district along both side of Town Lake...” and that “new development should be scaled for human use and create a positive synergy between it and adjacent parklands” and that “Housing, especially for moderate to low-income families, should be considered for future development.” The Old West Austin Neighborhood Plan (2000) lists 13 Neighborhood Plan goals, many of which can be applied to the property, including encouraging mixed use, protecting the character of the neighborhood, maintaining the social and economic diversity of residents, providing for the safe movement for all modes of transportation, improving existing parks and increasing recreational amenities in the neighborhood, and preserving and improving green space. The Plan also calls for “restoring the old Union Pacific underpass or building a new underpass...”and states “the neighborhood will encourage developers to include residences of an appropriate size for families with children.” The Old West Austin Neighborhood Plan Proposed Land Use and Zoning Changes map lists the property as “Change from Light Industrial (LI) to mixed use.” The 2017 <i>Volma Overton Sr. Beach Vision Plan</i> has identified the property as an Activity Node in the Plan and calls for concentrating significant programming and design proposals into these strategic hubs of activity. As it relates to the property, the Preferred Alternative in the <i>Volma Overton Sr. Beach Vision Plan</i> includes ball field improvements, roadway reconfigurations to improve connectivity within the park, improvements to water quality via the addition of a water quality pond near B.R. Reynolds Dr., and the addition of surface parking west of the existing APA! Facility and immediately south of the TownLake YMCA to facilitate increased access to the parkland. Today, the property is located within the City of Austin Desired Development Zone as well as within the Urban Core and is immediately west of the Lower Shoal Creek District of the Downtown Austin Plan. The Project abuts North Lamar Blvd., a City of Austin Core Transit Corridor, an Imagine Austin Corridor, and an Austin Strategic Mobility Plan (ASMP) Level 3 Vehicle, Transit, and Bicycle Priority roadway. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Similarly, the site abuts B.R. Reynolds Dr., an ASMP Level 1 Vehicle,	SDR.1

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		Transit, and Bicycle Priority roadway. The Project abuts the <i>Volma Overton Sr. Beach</i> segment of the Town Lake Metropolitan Park on the west and southern portion of the site. The Cap Metro MetroRapid 803 line runs along B.R. Reynolds Dr. less than 50 feet from Project. Cesar Chavez Street runs to the south of the Project along Lady Bird Lake. The Lance Armstrong Bikeway runs parallel to Cesar Chavez and is a major east-west connector in the Austin bicycle network. The Project lies within the Lamar Beach section of the Waterfront Overlay but outside of any setback areas. The property currently encompasses the 74,000 square foot (SF) TownLake YMCA which first opened in September 1970. As a regional mega center of the Greater Austin Y, TownLake YMCA welcomes 400,000 visits each year and is home to a wide array of programs meeting the needs of the surrounding communities, including health & fitness programs, swimming & swim lessons, and youth & adult sports. The TownLake YMCA is at the end of its useful life and can no longer provide cost-effective services to the Austin community.	
2.3.1.B. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	The Project will consist of repurposing a 4.8-acre urban infill site with a community-focused health and wellness mixed use project by demolishing the existing YMCA on the site and constructing a dense and highly activated live-work-play environment. Anchored by a brand new 110,000 SF TownLake YMCA facility that will directly abut the <i>Volma Overton Sr. Beach</i> segment of the <i>Town Lake Metropolitan Park</i>, and lying less than 500 feet from downtown, the mixed-use nature of the Project is consistent with the vision for the site as indicated in the Old West Austin Neighborhood Plan and the development that was envisioned as part of the Imagine Austin Comprehensive Plan along Imagine Austin Corridors, activating this space and welcoming all users to this part of Austin’s “Living Room.” The <i>Volma Overton Sr. Beach</i> segment of the <i>Town Lake Metropolitan Park</i> directly south and west of the property currently hosts West Austin Youth Association (WAYA) activities (one baseball field, one softball field, three little league baseball/softball fields, one football field, and one soccer/lacrosse field – and the ancillary support structures related to either maintenance or shading for spectators), the Austin Pets Alive! Town Lake Animal Center, and other parks users. As part of its PUD superiority, the Project intends to work with the City to improve transportation infrastructure already located within the <i>Volma Overton Sr. Beach</i> segment of the <i>Town Lake Metropolitan Park</i> to promote safer access to this parkland for pedestrians, cyclists, and vehicles from all parts of the City It is also intended to provide better experiences for WAYA users and APA! patrons. In addition to the well-known physical health and wellness programming offered by the YMCA, the new TownLake YMCA will also include a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there is no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids’ Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Childcare has been a clear policy goal and objective for the City of Austin as evidenced by City Council activities in 2023 that made Austin the first Texas city to ensure a 100 percent property tax abatement for eligible childcare providers and expanded zoning allowances for local childcare facilities. Finally, it is important to note that in 2024 the Downtown Austin Alliance identified a full-day preschool as a Critical Need for downtown hospitality employees. The new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for	AH.1 CM.1, CM.2, CM.5, CM.6, CM.7, CM.8 SDR.2, SDR.3, SDR.4, SDR.5, SDR.6, SDR.7, SDR.8, SDR.9 U.1, U.2, U.3

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Additionally, the Project includes 90 units of on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% Median Family Income (MFI) range, with the overall average affordability level under 55%. A minimum of 65% of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. There is no housing on the property today. On-site affordable housing in District 9 is a goal of the City of Austin Strategic Housing Blueprint, with District 9 only achieving 30% of the desired number of affordable units as of 2023 – the 4th lowest total among all Districts. This Project is unique in the fact that it has paid for every affordable housing resident to have guaranteed membership at the TownLake YMCA (subject to TownLake YMCA rules and regulations). The Project will provide up to 750 market rate units in three residential towers and, similar to the affordable housing portion of the Project, every market rate resident will have guaranteed membership at the TownLake YMCA (also subject to TownLake YMCA rules and regulations). Finally, the Project will provide a minimum of 40,000 SF of ground floor pedestrian oriented space as defined in the City of Austin Land Development Code (LDC) §25-2-691. Simply stated, this Project provides a unique opportunity to positively impact the health and wellness of generations of future Austinites.	
2.3.1.C. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that: 1. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2. The required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	Yes.	In accordance with 2.3.1.C.2, for urban properties where the Project characteristics make open space infeasible if other community benefits are provided, providing 10-20% open space is infeasible for this Project given its urban location. This urban mixed-use Project directly abuts the <i>Volma Overton Sr. Beach</i> segment of Town Lake Metropolitan Park on the west and southern boundaries of the site. Given the Project’s adjacency to abutting parkland, the Butler Hike and Bike Trail on Lady Bird Lake, and Lady Bird Lake itself, there is unsurpassed access to publicly accessible open space. The Project will comply with current City of Austin requirements for parkland dedication and will provide structured parking for 100% of Project residents (a minimum number of on-street spaces may be allowed as approved by the Director), Project employees, and TownLake YMCA patrons and staff. The Project will improve existing sidewalks in public Right of Way to the east of the Project along North Lamar Boulevard and in the park south of the Project along B.R. Reynolds Drive to meet ADA standards.	OSP.1, OSP.2, OSP.3, OSP.4.A, OSP.4.B
2.3.1.D. Provide a two-star Austin Energy Green Building Rating.	Yes.	The Project will exceed the requirements of the City of Austin’s Green Building Program, with a minimum 3-star rating for the residential condominiums and the affordable housing project components. The YMCA will achieve an Austin Green Building program 4-star rating.	EV.5.A

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

2.3.1.E. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area, and landmark regulations and compatible with adjacent property and land uses.	Yes	Although separated by 6th Street, 5th Street, and the Union Pacific freight and passenger railroad, the Project is located within the Old West Austin Neighborhood Planning Area and will provide accessibility and amenities to complement the existing community. Although the Old West Austin Neighborhood Plan (OWANP) does not include a Future Land Use Map, the Project is consistent with the Neighborhood Plan, which states for the property that <i>“Change from Light Industrial (LI) to Mixed Use: Mix of residential with commercial and/or office would apply to lots currently zoned LI.”</i> As such, no change to a Future Land Use Map is required. The Project will be consistent with the surrounding land use by providing housing and indoor/outdoor recreational amenities that complement those activities currently taking place on the existing site and adjacent parkland. The new TownLake YMCA will also provide dedicated space for childcare, mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Additionally, a minimum of 40,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) will be included in the Project. The OWANP states that <i>“the neighborhood will encourage developers to include residences of an appropriate size for families with children.”</i> The Project includes a minimum of 90 units as on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. A minimum of 65% of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. All affordable housing units will have guaranteed memberships to the TownLake YMCA (subject to TownLake YMCA rules and regulations).	AH.1 CM.1, CM.2 U.2, U.3
2.3.1.F. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	Yes.	The PUD will provide for a development that exceeds what would be required under current code. The PUD will achieve a 3-star Austin Green Building program rating for the residential portions of the project and a 4-star Austin Green Building program rating for the YMCA. Development of the Project prohibits undesirable land uses currently permitted on the property, including Automotive Rentals, Automotive Repair Services, Automotive Sales, Bail Bond Services, Basic Industry, Funeral Services, Kennels, Scrap and Salvage Services, Service Station, Vehicle Storage, Custom Manufacturing, General Warehousing and Distribution, Light Manufacturing, Distribution Recycling Center, and Resource Extraction, among others. The existing impervious cover on the property is 56% with no on-site water quality controls. Development of the Project to no more than 93%% impervious cover will provide Code compliant water quality treatment for all stormwater generated from the Project. 115% of required on-site stormwater will be treated using on-site water quality methods as opposed to paying the fee-in-lieu of treatment. At the City’s option, the Project proposes to either provide \$800,000 for, or design/construct, a water quality pond to treat currently untreated stormwater runoff from existing parkland, from North Lamar Boulevard ,as well as the transportation improvements envisioned in the <i>Volma Overton, Sr. Beach Vision Plan</i>. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase Two, Item 18. Project landscaping will integrate water quality treatment into landscape features via raingardens throughout the Project. Coincident with the ephemeral Heron Creek drainage channel are both a Critical Water Quality Zone and an Erosion Hazard Zone. The Project intends to extend the current stormwater pipe through the Project to outfall on the southern property line to remove the Critical Water Quality Zone and Erosion Hazard Zone in this area. Invasive species, trash, and debris within the ephemeral Heron Creek drainage channel will be removed from the Project’s southern property line to its intersection with Cesar Chavez Street, and creek restoration and associated passive in-channel water quality treatment will be designed and constructed from that point through the parkland to Cesar Chavez Street in concert with Austin Parks and Recreation and Austin Watershed Protection.	CM.3, CM.5, CM.6, CM.7, CM.8 EV.1.A, EV.1.B, EV.1.C, EV.1.D, EV.2.A, EV.2.B, EV.3.D, EV.3.E, EV.3.F, EV.3.G, EV.3.H, EV.5.A, EV.6.A

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		In addition to this creek restoration, the Project proposes to design and construct a water quality treatment facility on the Property to treat the equivalent of approximately 3.5 acres of untreated offsite stormwater runoff from north of the Union Pacific railroad property located to the north of the Property that ultimately flows into ephemeral Heron Creek drainage channel. The existing tree canopy on the property consists of seven (7) trees that have been identified on the survey as dead/dying or studied by a Certified Arborist and identified as dead, partially dead or in very poor condition. There are 71 regulated trees on or impacted by the site, of which four (4) are Heritage Trees 24 are Protected trees, and 43 are Regulated trees. Of the four (4) Heritage Trees two (2) are in good condition, one (1) is in fair condition and one (1) is dead/dying. Of the 24 Protected trees on or impacted by the site, 12 are in good condition, nine (9) are in fair condition, and three (3) are dead/dying. Of the remaining 43 regulated trees, 39 are in good condition, one (1) is in fair condition, and three (3) are dead/dying. Of the four (4) Heritage Trees on the site, one (1) will remain on site, two (2) will be preserved through relocation in coordination with Austin Parks and Recreation and The Trail Conservancy, and one (1) dead/dying tree will be removed. Of the 24 Protected trees on or impacted by the site, six (6) will remain in place, one (1) will be transplanted in coordination with Austin Parks and Recreation and The Trail Conservancy, fourteen (14) trees will be removed and mitigated per code, and the three (3) dead/dying trees will be removed. Of the 43 regulated trees, six (6) will remain in place, eight (8) will be transplanted, 26 will be removed and mitigated per Code, and the three (3) dead/dying trees will be removed. After consultation with a Certified Arborist and in coordination with PARD and TPW, the Project intends to transplant eleven (11) trees that have been identified as good candidates for transplant in the nearby or adjacent parkland in coordination with Austin Parks and Recreation and The Trail Conservancy. Replacement trees will be Appendix F trees and will exceed the minimum tree replacement diameter by having a minimum diameter of 3” for new trees planted on the property. A minimum soil volume of 840 cubic feet of soil volume per tree shall be required for all ground level trees, and the Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16” of planting soil for each tree. 7-year tree care plans will be developed and implemented for all transplanted trees, 2-years longer in duration than current Tree Care Plans. The tree canopy on the Property resulting from transplants and planting new trees after 5 years will be 33% compared to the existing tree canopy for healthy trees of 19%, almost doubling the urban tree canopy at this location and reducing the heat island effect. Air quality will be improved by providing a mix of uses on site and thereby reducing vehicle trips from suburban areas into the Central Business District. The Project shall be designed to include a rainwater and condensate onsite water reuse system (OWRS) at the YMCA building for toilet flushing. Such system will provide a minimum of 250,000 gallons per year of potable water savings as calculated using the Austin Water Balance Calculator. The Project shall be designed to include a blackwater OWRS collecting domestic wastewater from the market rate portion of the Project. Reclaimed water from this OWRS shall be the primary water source for landscape irrigation, toilet flushing, and cooling tower makeup on the market rate portion of the Project. Such system(s) shall comply with Chapter 15-13 of the City of Austin Code and Title 30 Texas Administrative Code, Chapter 210. Such system will provide a minimum of 14 million gallons per year of potable water savings as calculated using the Austin Water Balance Calculator.	
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TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		The Project will provide access easements and a maintenance plan for such systems to Austin Water to ensure treatment standards are met and the systems maintained adequately to meet TCEQ permitting standards. The Project will meet City of Austin Exterior Lighting requirements with the criteria outlined in one of the following ratings allowed in 5.2.10 - SUBCHAPTER E, SECTION 2.5, EXTERIOR LIGHTING RULES FOR ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) for all buildings and site lighting: • Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version). • U.S. Green Building Council Leadership in Energy and Environmental Design - Sustainable Site credit Lighting Pollution Reduction as outlined in LEED v4 NC BD+C (or latest applicable version).	
2.3.1.G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.	Yes.	The Project will not necessitate the additional City of Austin infrastructure costs associated with suburban development and will provide density to support proposed urban infrastructure improvements proposed by the City. The Project will provide a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there are no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids’ Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Childcare has been a clear policy goal and objective for the City of Austin as evidenced by City Council activities in 2023 that made Austin the first Texas city to ensure a 100 percent property tax abatement for eligible childcare providers and expanded zoning allowances for local childcare facilities. Finally, in 2024 the Downtown Austin Alliance identified a full-day preschool as a Critical Need for downtown hospitality employees. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, a minimum of 80,000 SF of fitness/recreation space across 3 levels, including more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Similar to the rooftop amenities at the Austin Public Library, a minimum of 15,000 square feet of rooftop areas of the YMCA will be accessible during designated hours alongside YMCA programming. In order improve the condition of the 72” Ullrich Water Transmission Main (the “Ullrich Water Main”), reduce existing conflicts with Austin Energy infrastructure, and maintain service to Austin residents, the City, at its option can elect to (a) allow the Ullrich Water Main to remain in its current location as part of the PUD; (b) allow a portion of the Ullrich Water Main to be relocated on site within the existing Austin Energy Transmission Line corridor generally lying along the northern property boundary under the north driveway; or (c) allow a portion of the Ullrich Water Main to be relocated, commencing to the west of the existing Austin Pets Alive! facility, traversing to the south of Austin Pets Alive!, then traversing to the east and reconnecting to the existing Ullrich Water Main south of the Project, as generally shown on Sheet 4 of the Land Use Plan. Further, the Project, in conjunction with Austin Energy, will relocate and consolidate Circuit 981 electrical transmission lines onto Circuit 978 and relocate poles 978-35, 978-36, 978-37, 978-38, and 978-39 to facilitate the redevelopment of the Austin Pets Alive! facility identified as Component 11 of the Phase I Preferred Scenario improvements of the <i>Volma Overton, Sr. Beach Vision Plan</i>.	BD.4.A, BD.5.A CM.4, CM.9, CM.10, CM.11, CM.12 OSP.3, OSP.4.A SU.1, SU.2, SU.3, SU.4, SU.5, SU.6, SU.7 TR.2.A, TR.2.B U.1

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		The Project will work with Austin Parks and Recreation to design and construct the following improvements within the Volma Overton, Sr. Beach segment of Town Lake Metropolitan Park, as identified in the <i>Volma Overton, Sr. Beach Vision Plan</i>: • A neighborhood amenity area within the Williams Field area, or a different location within Volma Overton, Sr. Beach Park, as determined by the City, to include a minimum 1/3-acre Children’s Park (identified as Component 5A of the Phase I Preferred Scenario improvements in the <i>Volma Overton, Sr. Beach Vision Plan</i>). • A lighted, all-purpose field/open lawn area within the Williams Field area with minimum dimensions of 210 ft by 120 ft that will be open for public use (identified as Component 5A of the Phase I Preferred Scenario improvements). • 48 public surface parking spaces as identified in PUD Note TR-2E above within the Wiliams Field area (identified as Component 4A of the Phase I Preferred Scenario improvements). The owners will work with City of Austin emergency services, fire, and police facilities to ensure that there is adequate service for the Project during the Development Assessment for this proposed PUD.	
2.3.1.H. Exceed the minimum landscaping requirements of the City Code.	Yes.	The PUD will exceed the minimum landscape requirements of the City Code and will utilize native and adaptive species as well as non-invasive plants per the City of Austin Grow Green program. A minimum of 75 percent of all non turf plant materials shall be selected from the Environmental Criteria Manual Appendix N of the “<i>Grow Green Native and Adaptive Landscape Plants Guide</i>” which are native to the Edwards Plateau and Blackland Prairie ecoregions and are medium- to low-water usage. A minimum of 10 percent of the proposed ground level planting shall be plants that are pollinator or wildlife resources, as defined by either the City of Austin or The Ladybird Johnson Wildflower Center. All landscaped material on the Property shall be designed to be irrigated with non-potable water sources. An integrated pest management plan (the "IPM") that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD. Tree transplants and new tree planting will be Appendix F trees and will exceed the minimum tree replacement diameter by having a minimum diameter of 3” for new trees planted on the Property. A minimum soil volume of 840 cubic feet of soil volume per tree shall be required for all ground level trees, and the Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16” of planting soil for each tree. 7-year tree care plans will be developed and implemented for all transplanted trees, 2-years longer in duration that current Tree Care Plans. The Project will exceed the Street Yard landscaping requirements with one (1) additional street yard tree and approximately 50% more landscape buffering elements such as plants, berms, and decorative fences/walls than required. The Project will meet the Austin Energy Green Building Rating System Restore Soil Heath criteria STIP1 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings.	EV.4.A, EV.4.B, EV.4.C, EV.4.D, EV.4.E, EV.4.F, EV.4.G, EV.4.H, EV.4.I, EV.4.J
2.3.1.I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and	Yes.	The Property is located in close proximity to various transportation, mass transit, bicycle, and pedestrian infrastructure. The Project abuts North Lamar Blvd., a City of Austin Core Transit Corridor, an Imagine Austin Corridor, and an Austin Strategic Mobility Plan (ASMP) Level 3 Vehicle, Transit, and Bicycle Priority roadway. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Similarly,	CM.9, CM.12 PI.2.A

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	the site abuts B.R. Reynolds Dr., an ASMP Level 1 Vehicle, Transit, and Bicycle Priority roadway. The Project abuts the <i>Volma Overton Sr. Beach</i> segment of the Town Lake Metropolitan Park on the west and southern portion of the site. The Cap Metro MetroRapid 803 line runs along B.R. Reynolds Dr. and Lamar Boulevard less than 50 feet from Project. Cesar Chavez Street runs to the south of the Project along Lady Bird Lake. The Lance Armstrong Bikeway lies less than 1/10th of a mile to the south of the Project running parallel to Cesar Chavez and is a major east-west connector in the Austin bicycle network. The Ann and Roy Butler Hike and Bike Trail lies 450 feet to the south of the Project. Providing daytime density on this site will support future transit and provide daytime “feet on the street” for surrounding businesses. The Project will coordinate with Austin Transportation and Public Works to better understand the future vision for pedestrian and bicycle infrastructure improvements along North Lamar Boulevard and Cesar Chavez Street. The Project is working with Capital Metro to identify and construct a minimum of \$10,000 worth of improvements to the bus infrastructure in this area. The Project will also work with Austin Parks and Recreation Department, the West Austin Youth Association, Austin Pets Alive!, and other stakeholders to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by funding and/or constructing several components of the <i>Volma Overton Beach, Sr. Vision Plan</i>, adopted by the City Council in 2017. This superiority item includes: 1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards. 2. Improving the existing east-west access road/parking area on parkland immediately south of the Project (“Roadway A”) by designing and constructing improvements to improve access to parkland that meets Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, tree/furniture zone, and sidewalks on the north side of Roadway A. The back of curb infrastructure, which includes the tree/furniture zone and the sidewalks, shall meet Core Transit Corridor design standards along the Property’s frontage or Roadway A. 3. Improving vehicular, bicycle, and pedestrian safety in, to, and through parkland by designing and constructing a roundabout on B.R. Reynolds Drive and within the Right-of-Way of North Lamar Boulevard. Such roundabout design may include deceleration and acceleration lanes on southbound North Lamar Boulevard. 4. Providing a donation to the City of \$1,200,000 for improvements within the Volma Overton, Sr. Beach segment of Town Lake Metropolitan Park to include: a) The planting of street trees identified in Component 6 of the Phase I Preferred Scenario improvements and consistent with The Trail Conservancy Ecological Restoration Plan along Cesar Chavez Street; b) providing custom paving or striping along the boat ramp where the Ann and Roy Butler Hike and Bike Trail on Lady Bird Lake crosses through, identified as Component 7 of the Phase I Preferred Scenario improvements; c) construction of a new pedestrian bridge across Heron Creek (minimum 15 feet), identified as Component 8 of the Phase I Preferred Scenario improvements; and d) extending the Heron Creek Trail further north to reach the west end of the Project and creating a formal connection from Heron Creek Trail to the Lance Armstrong Bikeway, identified as Component 9 of the Phase I Preferred Scenario improvements. 5. Providing a donation to the City of \$2,000,000 to be used to help design or construct a parking garage in partnership with the Austin Independent School District that provides public parking for Volma Overton, Sr. Beach park users and Austin High School students. 6. Providing a donation to the City of \$3,650,000 to be used by the City to help design or construct additional transportation improvements in the general vicinity of the Project.	TR.2.A, TR.2.B, TR.2.C, TR.2.D, TR.2.E, TR.3.A, TR.3.C
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TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		7. In collaboration with Austin Parks and Recreation and the West Austin Youth Association, providing 48 public surface parking spaces on Williams Field in support of the potential addition of a playing field, possible new Children’s Park and splash pad. This additional parking is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase One, Item 10.	
2.3.1.J. Prohibit gated roadways	Yes.	No gated roadways will be permitted within the PUD.	TR.1.B
2.3.1.K. Protect, enhance, and preserve the areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	Yes.	The TownLake YMCA first opened in September 1970, but this entire facility is at the end of its useful life and can no longer provide cost-effective services to the Austin community. Redevelopment will allow the YMCA to stay at this location and continue serving the community as it has done for 55 years.	N/A
2.3.1.L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The property does not exceed 10 acres of land but is characterized by special circumstances. The Project abuts the Union Pacific Railroad and associated Amtrak Station to the North, grade separated North Lamar Boulevard to the east, and parkland to the south and west. It is unique in its location because 1) it has the ability to provide community health and wellness facilities in very close proximity to the Central Business District; 2) it has the ability to improve access and connectivity to the parkland and ball fields to the south; and 3) it has the ability to improve access and connectivity to the Roy Butler Hike and Bike Trail at Lady Bird Lake. Redevelopment allows for improved connectivity to the north, south, and west, including better access to the <i>Volma Overton Sr. Beach</i> segment of Town Lake Metropolitan Park and the Ann and Roy Butler Hike and Bike Trail at Lady Bird Lake.	

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Tier I - Additional PUD Requirements for a mixed-use development	Compliance	Superiority	PUD Notes
2.3.2.A. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The Project will comply with the City of Austin Subchapter E, Design Standards and Mixed use.	CM.9, CM.12
2.3.2.B. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes.	The Project will comply with the Core Transit Corridor sidewalk requirements along North Lamar Boulevard. Additional coordination will be required with Austin Transportation and Public Works staff to determine the feasible dimensions for sidewalk infrastructure due to the Lamar Boulevard bridge section.	TR.2.A, TR.2.B
2.3.2.C. Pay the tenant relocation fee established under 25-1-715 (Tenant Relocation Assistance – Developer Funded) if approval of the PUD would allow multifamily redevelopment that may result in tenant displacement.	N/A	No residents will be displaced with this PUD Project.	N/A
2.3.2.D. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed-use building.	Yes.	The Project will contain pedestrian-oriented uses on the ground floor of multistory commercial and mixed-use buildings, including residential units on the ground floor of the affordable housing building, TownLake YMCA lobby along with other YMCA uses such as administration offices, drop-in childcare services, youth development services, changing rooms with showers, a warm water pool, and a sauna, and finally a minimum of 40,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) throughout the project.	U.2

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

2.4 Tier II Requirement	Compliance	Superiority	PUD Notes
1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Yes.	The Project is within the Urban Roadway boundary and shall comply with current City of Austin PUD requirements for parkland dedication. In addition to the PARD contribution, to meet the intent, the Project is providing an enhanced pedestrian experience through Town Lake Metropolitan Park to the Lance Armstrong Bikeway, the Ann and Roy Butler Hike and Bike Trail, and Lady Bird Lake. This enhanced area will improve existing sidewalks in the park south of the Project to meet ADA standards. Additionally, the Project is providing: 1. TownLake YMCA portion of the property: a minimum of 15,000 square feet of YMCA rooftop areas accessible during designated hours alongside YMCA programming. 2. Affordable Housing portion of the property: The Project shall provide a minimum of 4,000 square feet of publicly accessible ground floor landscaped community open space. 3. Remaining portion of the property: a minimum of 3,000 SF of publicly accessible plaza/patio space on the ground floor and minimum of 24,000 SF of private common open space on the rooftop and amenity decks. Further, the Project is proposing to work with PARD and TPW to increase access to the abutting parkland for pedestrians, cyclists, and vehicles by making improvements to the adjacent parkland open space area that realizes the vision of the <i>Volma Overton Sr. Beach Vision Plan</i>. These improvements include: 1. Improving existing sidewalks in the park south of the Project along B.R. Reynolds Drive to meet ADA standards. 2. Improving the existing east-west access road/parking area on parkland immediately south of the Project (“Roadway A”) by designing and constructing improvements to improve access to parkland that meets Level 1 public roadway design standards and TCM roadway design standards, including on-street parking, tree/furniture zone, and sidewalks on the north side of Roadway A. The back of curb infrastructure, which includes the tree/furniture zone and the sidewalks, shall meet Core Transit Corridor design standards along the Property’s frontage or Roadway A. 3. Improving vehicular, bicycle, and pedestrian safety in, to, and through parkland by designing and constructing a roundabout on B.R. Reynolds Drive and within the Right-of-Way of North Lamar Boulevard. Such roundabout design may include deceleration and acceleration lanes on southbound North Lamar Boulevard. 4. Providing a donation to the City of \$2,000,000 to be used to help design or construct a parking garage in partnership with the Austin Independent School District that provides public parking for Volma Overton, Sr. Beach park users and Austin High School students. 5. Providing a donation to the City of \$3,650,000 to be used by the City to help design or construct additional transportation improvements in the general vicinity of the Project. 6. In collaboration with Austin Parks and Recreation and the West Austin Youth Association, providing 48 public surface parking spaces on Williams Field in support of the potential addition of a playing field, possible new Children’s Park and splash pad. This additional parking is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase One, Item 10. 7. At the City’s option, either providing \$800,000 for, or designing/constructing a water quality pond to treat currently untreated stormwater runoff from existing parkland, North Lamar Boulevard, as well as the transportation improvements envisioned in the <i>Volma Overton Sr. Beach Vision Plan</i>. This is noted in the <i>Volma Overton, Sr. Beach Vision Plan</i> Preferred Alternative, Phase Two, Item 18.	EV.1.B OSP.3, OSP.4.B PI.2.A TR.2.C, TR.2.D, TR.2.E

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		The Project will also provide \$1,200,000 to Austin Parks and Recreation Department for improvements within the Volma Overton, Sr. Beach segment of Town Lake Metropolitan Park. Such improvements will be generally consistent with improvements identified in the <i>Volma Overton, Sr. Beach Vision Plan</i> to include: • The planting of street trees identified in Component 6 of the Phase I Preferred Scenario improvements and consistent with The Trail Conservancy Ecological Restoration Plan along Cesar Chavez Street; • Providing custom paving or striping along the boat ramp where the Ann and Roy Butler Hike and Bike Trail on Lady Bird Lake crosses through, identified as Component 7 of the Phase I Preferred Scenario improvements; • Construction of a new pedestrian bridge across the ephemeral Heron Creek drainage channel (minimum 15 feet), identified as Component 8 of the Phase I Preferred Scenario improvements; and • Extending the Heron Creek Trail further north to reach the west end of the Project and creating a formal connection from Heron Creek Trail to the Lance Armstrong Bikeway, identified as Component 9 of the Phase I Preferred Scenario improvements.	
2. Environment: a. Comply with current code instead of asserting entitlement to follow older code provisions by application of law or agreement. b. Provide water quality controls superior to those otherwise required by Code. c. Use green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code. d. Provide water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Yes.	The Project will develop under current code except as modified under the PUD. In concert with PARD and Watershed Protection, the Project proposes to either provide \$800,000 for, or design/construct, a water quality pond to treat currently untreated stormwater runoff from existing parkland and approximately 3.4 acres of North Lamar Boulevard (and other areas north of the Project) flowing into Lady Bird Lake as envisioned in the <i>Volma Overton Sr. Beach Vision Plan</i>. Further, the ephemeral Heron Creek drainage channel traverses north to south on the western portion of the site that currently receives flow from approximately 95 acres of infill development within the Old West Austin neighborhood through two (2) 54-inch stormwater pipes routed underneath the Union Pacific Rail line. An unknown portion of this drainage area may be currently treated, but much of this drainage area does not have existing water quality controls, including the 6 to 7-acre abandoned Tipps Iron Works property which has no water quality treatment facilities. The Project proposes to construct a water quality treatment facility under Tower A to treat approximately 3.5 acres of untreated offsite runoff from north of the railroad. It is estimated that this water quality treatment facility will remove up to 500 pounds of Total Suspended Solids (TSS) per year that is currently flowing untreated into Lady Bird Lake. The Project will also remove invasive species, trash, and debris from the existing ephemeral Heron Creek drainage channel and restore this drainage channel from the southern end of the Project through parkland to Cesar Chavez Street in concert with Austin Parks and Recreation and Austin Watershed Protection utilizing best practices via riparian renewal and natural channel design techniques, which are also estimated to provide appreciable passive water quality benefits for stormwater currently flowing untreated into Lady Bird Lake. These natural channel design techniques will be utilized to keep maintenance needs low by restoring and stabilizing the channel to provide unobstructed conveyance to reduce erosion in the future as well as providing a desirable riparian area, adding significant social benefits. The Project will also incorporate the following Functional Green concepts to further augment water quality treatment on the property: • Environmental Criteria Manual (ECM) soil volumes for newly planted trees • ECM Appendix N species for Shrubs, Ornamental Grasses, and Perennial Forbs. • Irrigation with an alternative water source • Intensive and Extensive Green Roof	CM.3, CM.5, CM.6, CM.7, CM.8 EV.1.B, EV.1.C, EV.1.D, EV.2.A, EV.2.B, EV.3.A, EV.3.B, EV.3.C, EV.3.D, EV.3.E, EV.3.F, EV.3.G, EV.3.H, EV.4.A, EV.4.B, EV.4.C, EV.4.D, EV.4.E, EV.4.F, EV.4.G, EV.4.H, EV.4.I, EV.4.J, EV.5.B TR.1.D

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e. Reduce impervious cover by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code. f. Provide minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres. g. Provides volumetric flood detention as described in the Drainage Criteria Manual. h. Provide drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit. i. Propose no modifications to the existing 100-year floodplain. j. Use natural channel design techniques as described in the	• Retention Irrigation (Sitewide) • Shrub Planting • Rain gardens and Raingarden Planting • Newly Planted Tree: Large • Newly Planted Tree: Medium • Existing Tree Canopy • Pollinator Resources Through the inclusion of subterranean stormwater culvert through the property, the Project will eliminate the 100-year floodplain on the Property and within the Austin Pet Alive! facility abutting the PUD to the west. The Project will work with the City of Austin to analyze the benefits of participation in the Regional Stormwater Management Program given the hydrologic characteristics of the watershed and will design detention facilities that minimize flood impacts to the local area. The Project will work with Watershed Protection to determine if off-site drainage infrastructure serving the site may be appropriate for improvements. The existing tree canopy on the property consists of seven (7) trees that have been identified on the survey as dead/dying or studied by a Certified Arborist and identified as dead, partially dead or in very poor condition. There are 71 regulated trees on or impacted by the site, of which four (4) are Heritage Trees, 24 are Protected trees, and 43 are Regulated trees. Of the four (4) Heritage Trees two (2) are in good condition, one (1) is in fair condition and one (1) is dead/dying. Of the 24 Protected trees on or impacted by the site, 12 are in good condition, nine (9) are in fair condition, and three (3) are dead/dying. Of the remaining 43 regulated trees, 39 are in good condition, one (1) is in fair condition, and three (3) are dead/dying. Of the four (4) Heritage Trees on the site, one (1) will remain on site, two (2) will be preserved through relocation in coordination with Austin Parks and Recreation and The Trail Conservancy, and one (1) dead/dying tree will be removed. Of the 24 Protected trees on or impacted by the site, six (6) will remain in place, one (1) will be transplanted in coordination with Austin Parks and Recreation and The Trail Conservancy, fourteen (14) trees will be removed and mitigated per code, and the three (3) dead/dying trees will be removed. Of the 43 regulated trees, six (6) will remain in place, eight (8) will be transplanted, 26 will be removed and mitigated per Code, and the three (3) dead/dying trees will be removed. After consultation with a Certified Arborist and in coordination with PARD and TPW, the Project intends to transplant eleven (11) trees that have been identified as good candidates for transplant in the nearby or adjacent parkland in coordination with Austin Parks and Recreation and The Trail Conservancy. Replacement trees will be Appendix F trees and will exceed the minimum tree replacement diameter by having a minimum diameter of 3” for new trees planted on the property. A minimum soil volume of 840 cubic feet of soil volume per tree shall be required for all ground level trees, and the Project will exceed the minimum soil volume for transplanted trees and new plantings by providing a minimum of 16” of planting soil for each tree. 7-year tree care plans will be developed and implemented for all transplanted trees, 2-years longer in duration than current Tree Care Plans. The tree canopy on the Property resulting from transplants and planting new trees after 5 years will be 33% compared to the existing tree canopy for healthy trees of 19%, almost doubling the urban tree canopy at this location and reducing the heat island effect. A minimum of 10,000 SF of green roof will be provided on the Project and will: • Receive a minimum of 150 inches of newly planted trees; • Receive a minimum of 420 cubic feet of soil volume per tree;	
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TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

Drainage Criteria Manual. k. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas. l. Removes existing impervious cover from the Critical Water Quality Zone. m. Preserve all heritage trees; preserve 75% of the caliper inches associated with native protected size trees; and preserve 75% of all the native caliper inches. n. Tree plantings use Central Texas seed stock native with adequate soil volumes. o. Provide at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code. p. Clusters impervious cover and disturbed areas in a matter that preserves the most environmentally sensitive areas of the site that are not otherwise protected. q. Provides porous pavement for at least 20	• Have 75 percent of the total plant material native to either the Edwards Plateau or Blackland Prairie Ecoregion; • Have 20 percent of the total green roof plant material be pollinators or wildlife resource species, as defined by either the City of Austin or The Ladybird Johnson Wildflower Center; • Promote biodiversity by ensuring no single species will cover more than 15 percent of the available planting area; • Be installed in a raised planter system with a minimum of 8 inches of soil depth; • Provide certified organic soil material and other soil amendments; and • Provide planters designed to be irrigated with non-potable water sources. The PUD will meet or exceed the landscape requirements of Subchapter E by providing a diverse mixture of landscaping from the City of Austin Grow Green Native and Adaptive Landscape Plan Guide utilizing drought-resistant and non-toxic plants. The Project will provide approximately one (1) additional street yard tree and approximately 50% more landscape buffering elements such as plants, berms, and decorative fences/walls than required. The Project shall be designed to include a rainwater and condensate onsite water reuse system (OWRS) at the YMCA building for toilet flushing. Such system will provide a minimum of 250,000 gallons per year of potable water savings as calculated using the Austin Water Balance Calculator. The Project shall be designed to include a blackwater OWRS collecting domestic wastewater from the market rate portion of the Project. Reclaimed water from this OWRS shall be the primary water source for landscape irrigation, toilet flushing, and cooling tower makeup on the market rate portion of the Project. Such system(s) shall comply with Chapter 15-13 of the City of Austin Code and Title 30 Texas Administrative Code, Chapter 210. Such system will provide a minimum of 14 million gallons per year of potable water savings as calculated using the Austin Water Balance Calculator. The Project will also provide 10% of the overall parking spaces as dedicated spaces for electric vehicle charging within the parking garage for use by residents and employees of the Project. Further, an additional 15% of the vehicular spaces in the Project will be reserved for future electric vehicle charging capabilities. Harnessing the power of the sun, the Project will include a minimum of 5,000 square feet of photovoltaic solar panels within the YMCA (i.e., on the roof terrace or on solar walls within the YMCA) – proudly on display and offering a powerful, visible reminder of our commitment to sustainability - to generate power on site. Accompanied by engaging interpretive signage, these panels will not only generate clean energy but also spark curiosity and inspire visitors to learn about renewable energy and its direct impact on the YMCA community. The Project will continue to study building architecture, construction methods, and operational considerations for the buildings proposed as part of the PUD to maximize energy efficiency and ameliorate the impacts of the Texas climate on energy usage.	
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TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas. r. Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use. s. Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas. t. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area. u. Employs other creative or innovative measures to provide environmental protection.			
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	The Project will participate in the Austin Energy Green Building program at or above the 3-star level for all buildings except the YMCA. The YMCA building will meet the Austin Energy Green Building program 4-star rating. The Project will abide by the Bird Friendly Design Guidelines at critical bird zones and will mitigate reflectivity and glare for building surfaces through building orientation, shading devices and façade articulation.	BD.1 EV.5.A
4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City’s Art	Yes.	The Project will commission a minimum of two (2) art pieces by artists who principally reside in Austin within the Project, inclusive of some combinations of murals, signage , or sculptures. In addition, The TownLake YMCA can commit to a permanent installation that tells the story of Clarksville, the oldest surviving freedman’s town west of the Mississippi, by working with local historians and artists in the African American community which could include signage, a mural, or other art in recognition of its unique and valuable history to the community.	BD.3.A, BD.3.B, BD.3.C

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In Public Places Program or a successor program.		The Project will also provide educational signage to educate the public on the sustainable strategies being utilized within the Project (i.e., stormwater, native planting, tree relocating, rainwater collection, etc.).	
5. Great Streets – Complies with City’s Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	N/A.	While the Project is subject to, and will comply with, the requirements of Subchapter E, the Project will also comply with the requirements of the Transportation Criteria Manual (TCM) unless superseded by Subchapter E. Additionally, the Project Team will coordinate with the Transportation and Public Works Department to better understand any specific visions for this Project that would differ from the TCM.	CM.9, CM.12
6. Community Amenities: a. Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need. b. Provides publicly accessible multiuse trail and greenway along creek or waterway	Yes.	The TownLake YMCA has been providing community amenities in Austin since September 1970. As the economic engine for YMCAs throughout the Greater Austin area, revenue specific to the TownLake YMCA provides approximately \$1M of a \$3.4M annual budget for scholarships, program expansion, and operational expenses for various facilities throughout the Greater Austin YMCA area, including: - Financial assistance to students at the YMCA Tomorrow Academy in Dove Springs. - Financial assistance for afterschool childcare at 35 elementary campuses within the City of Austin and 15 camp locations. - Scholarships through its Membership for All program along with reduced HAAM (Health Alliance for Austin Musicians) memberships at all Y centers. - Operational expenses at the City of Austin/YMCA North Austin Community Recreation Center, which it operates in partnership with the city’s Parks & Recreation Department. Redevelopment and expansion of the TownLake YMCA will continue this important contribution to YMCAs throughout the City of Austin. In addition to the well-known physical health and wellness programming offered by the YMCA, the new TownLake YMCA will also include a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there are no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids’ Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, more than 50,000 SF of programmable space for youth. Further, the new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. Dating back to the 1987 Town Lake Park Comprehensive Plan, affordable housing has been identified as another community need, and the OWANP specifically identified the need for affordable housing that focused on families. The Project will fulfill these goals by providing a minimum	AH.1, AH.3 CM.3, CM.5, CM.6, CM.7, CM.8 U.1, U.3

TownLake YMCA PUD Matrix: Tier 1 & Tier 2 Compliance

		of 90 units as on-site affordable rental housing with a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. The Project will also provide a minimum of 2,000 SF of commercial space for a local business or non-profit use on the TownLake YMCA rooftop made available at subsidized non-profit and community partnership rates (i.e., no more than eighty percent (80%) of the market costs for similarly sized and located commercial space). All Project residents and homeowners within the Project will have guaranteed memberships at the TownLake YMCA (subject to TownLake YMCA rules and regulations).	
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes.	The Project’s proximity to the Cap Metro MetroRapid 803 line (50 ft), the Lance Armstrong Bikeway (300 ft), the Ann and Roy Butler Hike and Bike Trail at Lady Bird Lake (550 ft), and even the Shoal Creek Trail (1600 ft) provide excellent opportunities to enhance bicycle and multi-modal transportation features within and adjacent to the Project. The Project is currently in conversations with Cap Metro regarding their long-range plans for this area and will work to identify and construct a minimum of \$10,000 worth of improvements to the bus infrastructure in this area. The TownLake YMCA, the affordable housing building, and the market rate housing buildings all include designated bicycle storage facilities and bike racks. The Project will exceed the minimum on site bicycle parking requirements by 10% above the Code requirements for use by TownLake YMCA users, residents, commercial patrons, trail users, and residents. Including off-site short-term bike parking within the street ROW immediately in front of the Project, we are 25% above the required base short-term bike parking spaces. The TownLake YMCA includes a minimum of 5,000 SF of changing rooms and shower facilities which will be available for use by all Project residents with TownLake YMCA memberships. Shower and changing facilities will also be available for retail employees within the Project. The Project will also provide a minimum of 10% of the overall parking spaces as dedicated spaces for electric vehicle charging within the parking garage for use by residents and employees of the Project. Further, an additional 15% of the vehicular spaces in the Project will be reserved for future electric vehicle charging capabilities. The Project will include a designated area for electric scooter parking. The Project is currently working with Union Pacific Railroad on a new, dedicated pedestrian crossing north of the Project to allow safe access and egress across the tracks to the 3rd Street area. If an agreement to construct such crossing is reached with Union Pacific, the Project can commit to funding approximately 220 feet of pedestrian improvements (increasing sidewalk width to 5 feet, making ADA compliant, and adding a crosswalk as necessary) to facilitate east-west movements on 3rd Street from the western intersection with North Lamar Boulevard Southbound Service Road to the existing sidewalk associated with the Spring Condominiums. The market rate housing portion of the Project will be parked at 20% or more below the previous Code minimum requirements. The affordable housing portion of the Project will be parked at 30% or more below the previous Code minimum requirements. The TownLake YMCA will be parked at a rate based on empirical YMCA parking data obtained over the last 5 years of use. Loading and trash collection facilities for the PUD shall be located on site. Maneuvering for loading and trash facilities shall also be located on-site. Public Right-of-Way shall not be used for maneuvering.	BD.2.B CM.9, CM.12 PI.1.A, PI.2.A, PI.2.B TR.1.D, TR.1.E, TR.2.A, TR.2.B, TR.2.D, TR.3.A, TR.3.B, TR.3.C

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8. Building Design – Exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	Subchapter E requires that every project achieves at least one point from the table in 3.3.2 of the City Code. The Project will exceed the minimum number of points as follows: 1. YMCA – 8 points a. City of Austin Green Building program 4-star rating b. Provide primary entrance design c. Provide roof design d. Integrate solar power generation into building design 2. Affordable Housing – 3 points a. Achieve a 3-star rating (at a minimum) under the City of Austin Green Building program 3. Tower A – 5 points a. City of Austin Green Building program 3-star rating b. Provide for liner stores in building façade c. Provide primary entrance design 4. Tower B – 4 points a. City of Austin Green Building program 3-star rating b. Provide primary entrance design 5. Tower C – 5 points a. City of Austin Green Building program 3-star rating b. Provide for liner stores in building façade c. Provide primary entrance design The Project will meet City of Austin Exterior Lighting requirements with the criteria outline in one of the following ratings allowed in 5.2.10 - SUBCHAPTER E, SECTION 2.5, EXTERIOR LIGHTING RULES FOR ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) for all buildings and site lighting: • Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version). • U.S. Green Building Council Leadership in Energy and Environmental Design - Sustainable Site credit Lighting Pollution Reduction as outlined in LEED v4 NC BD+C (or latest applicable version). The Project will continue to study building architecture, construction methods, and operational considerations for the buildings proposed as part of the PUD to maximize energy efficiency and ameliorate the impacts of the Texas climate on energy usage.	BD.1, BD.2.A, BD.2.B EV.5.A, EV.5.B, EV.6.A
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691 (C)	Yes	The Project will contain pedestrian-oriented uses on the ground floor of multistory commercial and mixed-use buildings, including residential units on the ground floor of the affordable housing building, TownLake YMCA lobby along with other YMCA uses such as administration offices, drop-in childcare services, youth development services, changing rooms with showers, a warm water pool, and a sauna, and finally a minimum of 40,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) throughout the project.	CM.9, CM.12 U.2

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(Waterfront Overlay District Uses) in ground floor spaces.			
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The Project includes a minimum of 90 units as on-site affordable rental housing providing a mix of units in the 30%, 50%, 60%, and 80% MFI range, with the overall average affordability level under 55%. A minimum of 65 percent of units will be 2- and 3-bedroom focused on providing families with the opportunity to live close to their downtown employers. This Project is unique in the fact that it has paid for every affordable housing resident to have guaranteed membership (subject to TownLake YMCA rules and regulations) at the TownLake YMCA, meaning that the building can dedicate every available square foot to providing actual housing units. Support services such as physical health and wellness, mental health services, childcare, counseling, art studios, etc. will all be provided by the adjacent TownLake YMCA. According to the most recent update (2023) to the City of Austin Affordable Housing Blueprint, the inclusion of the 90 units on the Project averaging below 55% MFI is a 100% increase over the number of 50-60% MFI units constructed in Zip Code 78701 as of 2023, and a 67% increase in the number of 20-60% MFI units constructed in Zip Code 78701 as of the same date. With a minimum of 65 percent of these units planned to be 2- and 3-bedroom, this Project is making a generational impact on the affordable housing landscape in downtown Austin. Further, the YMCA and Foundation Communities have worked together to secure a St. David’s Foundation HOUSING + HEALTH Grant for planning and predevelopment of the affordable housing within the PUD.	AH.1 CM.1, CM.2 U.3
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A		N/A
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The Project will provide accessibility for persons with disabilities to a degree that meets or exceeds applicable legal regulations for the residential portions of the Project. The YMCA will provide a minimum of 50% more ADA parking spaces than Code requires, will quadruple the number of drinking fountains required (with 50% ADA accessible), and at this stage of design is planned to provide 11 showers with 2 ADA accessible and 1 family/assisted use, 20 individual changing rooms, 2 same-sex communal rooms with lockers, and 1 universal communal changing area that better serve the needs of families with young children and of individuals requiring mobility assistance. Approximately 15% of the individual changing rooms can be ADA accessible. The TownLake YMCA will also exceed ADA accessibility requirements for toilets and urinals. The affordable housing and market rate housing portions of the Project will meet the Code accessibility requirements for persons with disabilities.	TR.1.C

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13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes.	The Project will provide a minimum of 13,000 SF of a YMCA Tomorrow Academy preschool/daycare area (projected to serve more than 100 children from ages 6 months to 5 years) that is available to the general public at a location where there are no publicly available childcare services today. It is anticipated that children enrolled in the Tomorrow Academy will receive over 250,000 hours of education annually, resulting in over 200 children graduating from the Tomorrow Academy over a 10-year period, with 95% of them being Kindergarten-ready. 20% of these children will receive some form of financial assistance. On top of the YMCA Tomorrow Academy, YMCA Kids’ Play drop-in care is estimated to provide an additional 25,000 hours of drop-in childcare to nearly 2,000 kids annually. Additionally, the new TownLake YMCA will also include a minimum of 4,500 SF of specific youth development programming, a minimum of 7,500 SF of child play area, and, all told, a minimum of 80,000 SF of fitness/recreation space across 3 levels, including more than 50,000 SF of programmable space for youth. The new TownLake YMCA will also provide dedicated space for mental health and counseling services, a small performing arts theater, a rooftop garden, art studios, coworking spaces, a state-of-the-art pool/natatorium, and meeting spaces for local non-profit and community-focused organizations. The Project will also provide a minimum of 2,000 SF of commercial space for a local business or non-profit use on the TownLake YMCA rooftop made available at subsidized non-profit and community partnership rates (i.e., no more than eighty percent (80%) of the market costs for similarly sized and located commercial space). The PUD will also provide a target of 8,000 SF of ground floor pedestrian oriented space (as defined in the City of Austin LDC §25-2-691) for local businesses for lease.	AH.3 U.1
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