

## ONE TWO EAST: COMPARISON

	150' Code Compliant (3.75 FAR)	185' Proposal (5.0 FAR)
Land Uses	All residential & no senior living	Full service grocery with pharmacy Senior living tower
Architectural	<p>Parking at ground level</p> <p>Majority of parking spaces above-grade</p> <p>1 large building around a central courtyard</p> <p style="text-align: center;">∅</p> <p style="text-align: center;">∅</p> <p style="text-align: center;">∅</p> <p style="text-align: center;">∅</p> <p>Transformers visible on Branch Street</p>	<p>Grocery store at ground level</p> <p>All parking underground or screened</p> <p>2 towers with open space visible from adjacent areas</p> <p>Landscaped roof at podium level</p> <p>No more than 7 residential units on Branch Street</p> <p>Enhanced streetscape on Branch Street</p> <p>Austin Energy chilled water plant on-site</p> <p>No visible transformers outside garage</p>
Branch Street	<p>All loading off of Branch Street</p> <p>Expand width to 22 feet (between Olive and Juniper)</p>	<p>Truck loading and unloading off of I-35 Frontage Road down at the Loading Dock Level. Developer will commit to relocating the current north most retail entry on Branch Street to a new location on 12<sup>th</sup> Street.</p> <p>Expand Right of Way width to 25 feet (between Olive and Juniper)</p>
Affordable Housing	None	17 units on-site, plus \$250,000 contribution to Affordable Housing Initiatives
Traffic	<p style="text-align: center;">∅</p> <p>1,888 trips per day (all residential)</p> <p style="text-align: center;">∅</p>	<p>Addition of northbound through-lane on I-35 Frontage Road (allowing more east/west green light time at light at E. 12<sup>th</sup> Street)</p> <p>6,695 trips per day</p> <p>-4,985 trips for grocery store/pharmacy</p> <p style="padding-left: 40px;">- 80% of grocery store trips access from N-S-W</p> <p>-1,710 trips for residential</p> <p>Truck traffic to access project from I-35 Frontage Road.</p>