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November 11, 2020

Clarissa E. Davis
City of Austin Development Services Department
505 Barton Springs Road,
Austin, Texas 78704

Re: Response to Comment U1
Zilker Studios (SP-2020-0246CSH)
1508 S Lamar Blvd, Austin, TX 78704

Dear Clarissa:

As part of the formal update for the above referenced site plan application, we have included this letter to address the comments below.

Electric Review - Andrea Katz - 512-322-6957

EL 6. Comment stands. Is transformer under the building? East elevation makes it look like transformer is under building overhang. Please clarify. If this is the case, transformer must have at least 35' clearance above to building for crane access.

Response: Transformer is not under the building. An exhibit showing the transformer building with elevations will be provided to the reviewer.

ATD Engineering Review - Amber Mitchell - 512-974-3428

ATD 1. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Lamar Blvd). The sidewalk and bicycle facilities shall comply with the required cross-section for S Lamar at the time of the site plan application. ATD PM will contact Corridor Planning Office for proposed improvements for the site plan application. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar Blvd requires coordination with the Corridor Planning Office and Bicycle Program.

U1: Response noted. The applicant continues to work with staff on the design of the improvements in the right of way.

Response: We are coordinating with the reviewer and awaiting approval at this point.

ATD 2. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a protected bike lane is required for S Lamar Blvd. Staff is in communication with the Bicycle Program to determine if right-of-way dedication and/or bicycle facility construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. Staff will provide comments to the applicant separately.

U1: Response noted. The applicant continues to work with staff on the design of the improvements in the right of way.

Response: We are coordinating with the reviewer and awaiting approval at this point.

ATD 3. The ASMP (adopted 04/11/2019) requires 100' of right-of-way for South Lamar Blvd. Dedicate 50 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). Provide a street deed showing right-of-way to be dedicated to the DSD transportation reviewer for processing through City legal.

U1: Response noted; staff will review the dedication exhibit when it is emailed to this reviewer.

Response: ROW dedication exhibit has been emailed to the staff on October 14, 2020.

ATD 4. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.

U1: Response noted; the reviewer is awaiting updated turning templates for consideration and review.

Response: Turning templates have been emailed to the staff on October 14, 2020.

ATD 5. Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset or indicate that there are none.

U1: Please see response to ATD8.

Response: The fee has been paid.

ATD 6. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan at the property line. TCM, Table 5-2.

U1: Please see response to ATD8.

Response: The fee has been paid.

ATD 7. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation.

U1: Please see response to ATD8.

ATD 8. FYI – Per discussion with application waiver fees for ATD 3 – 7 have already been added to this application in AMANDA; please pay at your convenience through Austin Build + Connect.

U1: Response noted; formal responses to ATD 3-7 will be provided once the fees are paid.

Response: The fee has been paid.

Drainage Engineering Review - Kena Pierce - 512-974-7273

DE 1. If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director. If RSMP participation is not approved, detention will be required in order to meet DCM 1.2.2.D. The site still must show control of the
Update 1: Comment pending. Waiting on RSMP approval.

Response: The case is in RSMP review.

DE 3. Could you please provide more information as to what the 18" storm sewer is connecting to in the ROW. This reviewer does not see the 54" storm sewer line in COA Property Profile or AMANDA GIS. Is it new? Thank you for the information.
Update 1: Comment pending. Please submit the plans for this to the reviewer separately. Is this infrastructure already constructed and accepted by COA? Since this connection depends on the construction and acceptance of infrastructure outside of this site plan, DE approval will be dependent on the completion of this infrastructure.

Response: The storm improvements have already been built as part of SP-2018-0296C. Email has been sent to the reviewer with project plans and pictures on October 28, 2020.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

Landscape and Tree Replacement

EV 6 Demonstrate compliance with the Innovative Water Management (IWM) requirement

Show on Drainage, Grading, and Landscape Plans: irrigation by stormwater runoff conveyed from impervious surfaces by one of the following:

Overland flow;

Storm drains;

Downspouts;

Rainwater harvesting; or,

Retention-irrigation;

Show on Landscape plan: Hatch and show the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff [LDC 25-2-1008, ECM 2.4.9].

U1 Comment not cleared. Comment not addressed.

Response: Building façade has been adjusted to meet the ROW dedication line; therefore there is no longer any streetyard area or islands area on site contributing to ECM 2.4.9

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 8 Payment of the landscape inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at LURIntake@austintexas.gov or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.

U1 Comment pending.

Response: The fee has been paid.

EV 9 Payment of the environmental inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at LURIntake@austintexas.gov or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.

U1 Comment pending.

Response: The fee has been paid.

EV 10 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

U1 Comment pending.

Response: The fiscal will be provided with this update and will be paid to Site Plan approval.

Fire for Site Plan Review - Constantino Mendoza - (512) 974-2574

FR2. Fire Department access roads must be provided within 150 ft. of all points of a building. IFC 503.1.1

U1: The exhibit provided shows the site is out of access by approximately 100ft. Engineer and AFD are discussing options for alternative method of compliance.

Response: We have coordinated with the reviewer and an AMOC will be submitted. Sprinklers will be installed in the combustible concealed spaces and attic.

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. Reference detail AW-SPECIAL-01 in the call-out for the large diameter cleanout and include the detail in the utility detail sheets.

Response: The large diameter cleanout is added to Sheet 16: Details (3 of 3).

U1: Comment stands. Revise the highlighted call-out to show "large diameter cleanout per dtl 506-AW-04" and replace AW-SPECIAL-01 with Standard Detail 506-AW-04 (effective August 14, 2020) in the utility detail sheets.

Response: The callout has been revised and the detail has been replaced.

Regional Stormwater Management Review - Kevin Autry - 512-974-2726

Comment in review:

RS2. There must be a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property occur as a result of the proposed improvements [DCM 8.2.2.B] included with the engineering analysis (either in the Engineer's Report or in the Letter of Request to Participate).

Response: A statement stating so has been added to the report.

RS3. Provide StormCAD modeling as discussed at the feasibility meeting to show downstream capacity and no adverse impact. Models that require technical assistance from WED's Local Flood group will be reviewed for completeness and matched to submitted plans. Models that do not match the plans provided will be returned with comments requesting an updated version of plans and models that match. Upon receipt and review of matching plans and models, the information will be sent for Technical Assistance for compliance with the Drainage Criteria Manual. This review typically takes 2 weeks from the time it is received by the Local Flood group.

Response: StormCAD model has been provided as part of previous and current submittals.

RS8. If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to the drainage reviewer. In addition, please place the following note on the cover sheet: "Participation in the Regional Stormwater Management Program through payment was granted for this site plan on _____ (date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is _____."

Response: Comment noted.

Site Plan Review - Clarissa E. Davis - 512-974-1423

ZONING

SP1 Because GR and CS have different zoning regulations, divide the site data table to show the calculations for each zoning.

U1: Provide the calculations for building coverage for each zoning.

Response: Calculations for building coverage per zoning has been provided on Site Plan sheet.

SUBCHAPTER E

SP4. Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A); b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

U1: Add the screening note to the site plan sheet.

Response: Screening note has been added as part of Site Plan sheet.

SP5. A use on the ground floor must be different from a use on an upper floor. The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors. [4.3.3.B.]

U1: Parking is not a use. Please provide two separate uses. Also, change the use on the site plan sheet from multifamily to congregate living.

Response: First floor will be leasing office, see the note on the Site Plan.

SP6. To take advantage of VMU standards, ten percent of the residential units in the VMU building shall be reserved as affordable, for a minimum of 40 years following the issuance of the certificate of occupancy, for rental by households earning no more than 80 percent of the Annual Median Family Income. Please revise SMART Housing letter. [4.3.3.F.2.a]

U1: Pending.

Response: The project is SMART Housing and also Affordable Housing. An affordable housing letter is provided to the reviewer.

ADMINISTRATIVE

SP7. Label the room with the proposed transformer pad.

U1: Please provide screening for the transformer pad.

Response: Enclosure with access gate has been provided for screening.

SP12. All easements must be recorded prior to site plan approval.

U1: Pending.

Response: Comment noted.

SP13. All signatures must be on the cover sheet prior to site plan approval.

U1: Pending.

Response: Comment noted.

NEW COMMENT

SP14. Please show the A customer entrance that opens directly onto the sidewalk; A depth of not less than 24 feet to comply with VMU standards. [4.3.3.C.1]

Response: A callout has been added highlighting the customer entrance from sidewalks on S Lamar on the Site Plan sheet.

Site Plan Plumbing - Cory Harmon - 512-974-2882

Revise the Utility Plan:

1. The irrigation meter is identified as a domestic meter. Correct this error. (second request)
2. The callout note for the domestic water meter does not point to the domestic water meter. Correct this error.
3. The callout note for the domestic water piping does not point to the domestic water piping. Correct this error.
4. Indicate the material of the private domestic water piping. (second request)
5. Illustrate the private wastewater piping to within 5' of the building.
6. Indicate the size, slope, and material of the private wastewater piping. (second request)

Revise the Utility Connections Plan & Profile:

1. The irrigation meter is identified as a domestic meter. Correct this error. (second request)
2. The callout note for the domestic water meter does not point to the domestic water meter. Correct this error.
3. The callout note for the domestic water piping does not point to the domestic water piping. Correct this error.

Response: Utility Plan and Utility Plan and Profile sheets have been revised to address the above comments.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

RW1: Utility Coordination case UCC-201001-05-01 is not complete. Utility Coordination case shall be complete and Utility Coordination staff shall have issued a Completeness Letter before ROW Review indicates Approved.

Response: We are coordinating with utility providers.

Transportation Planning - Martin Laws - 512-974-6351

TR3. Identify any fully accessible units and adaptable units (Type A or Type B), any public accommodations and any public amenities on site or provide a note that there are none on the site. [IBC, 1104.2, 1107.6].

U1: Comment remains. Awaiting exhibit to be provided.

Response: All the units provided are fully accessible units. A note has been added to the Site Plan.

TR5. Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6]

U1: Comment remains. Page 6 shows the parking area in which three accessible parking spaces and five accessible parking spaces do not provide access as required.

Response: A waiver will be requested for this condition. It is a small garage for mostly employee parking and with fairly limited turnover.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan.
For plan review status, contact Larry Williams with Pipeline Engineering at 512-972-0340.

Response: Comment noted.

Water Quality Review - Kena Pierce - 512-974-7273

WQ 2. Please update the engineering report (and resubmit it with the next update) with justifications for Fee-in-lieu using requirements from ECM 1.6.4.

Update 1: Comment pending. Justification for FIL is not in the report. Please see ECM 1.6.4 and describe how the site qualifies for FIL in the report for future documentation.

Response: The report has been revised to show the justification for WQ FIL – the proposed development being an affordable housing and SMART Housing with 110 units on a half an acre lot qualifies it for requesting a fee-in-lieu.

WQ3. Provide an updated Appendix T with an updated adjustment factor which is located at the following website.
<http://www.austintexas.gov/departments/stormwater-management>

Update 1: Comment pending. Appendix T provided but it is incorrect. This site does not drain to a regional water quality facility. Please update the Appendix T. In addition the sections on Building Component and Site Area Component are not completed. Lastly, decking is considered impervious cover with a coverage of 50%. Is this included? Please see the instructions on the second worksheet in the Appendix T Excel spreadsheet and resubmit.

Response: An updated Appendix T has been provided to the reviewer via email. Wooden deck has been included as 50% impervious cover.

AW Pipeline Engineering - Larry Williams - 512-972-0340

See link to red line comments below.

<https://studio.bluebeam.com/share/2voa7b>

Response: Responses have been provided to the red lines.

City Arborist Review - Dillon Olsen - 512-974-2515

- CA3 U0: Show all regulated trees (8" in diameter or greater) on the Erosion & Sedimentation Control Plan.
U1: Comment pending. Trees #5002, #5003, #5004, #5005, #5006, and #5007 are not shown on this sheet. Please show trees to be removed, as well as trees to be kept, on the Tree Protection & Erosion Control Plan. This information is needed to thoroughly review the proposed site changes (site plan configuration) in relation to tree preservation.

Response: Existing trees are shown on ESC Plan.

- CA4 U0: Trees proposed to be preserved must meet the following criteria:
- A minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - Cut or fill is limited to 4 inches from the ½ critical root zone to the ¼ critical root zone; and
 - No cut or fill is permitted within the ¼ critical root zone. [ECM 3.5.2, ECM Appendix V Figure 3-6]
- U1: Comment pending. Thank you for working toward meeting tree preservation criteria with the site design. As they are currently shown, changes to the site create impacts beyond what is allowable under tree preservation criteria discussed in the Environmental Criteria Manual, section 3.5.2.
- Please show the piers for the proposed wooden decks that are within the CRZ's of trees #5001, #5008. Add a note to the sheet showing the piers, stating that the required excavation in the ½ CRZs will be done using an air excavation tool and that the pier placement will be done so as to avoid severing roots.
Deck footings has been added to Landscape Sheet #18
 - Remove proposed paving that creates a need for cut/fill greater than 4" from the ½ CRZ of #5008
Paving inside the 50% CRZ has been removed and footing locations are been placed outside of the 50% CRZ (some amount of decking will be suspended above 50% CRZ, as shown).
 - The storm water line proposed does not allow for the preservation of tree #5011, a 23" Hackberry on the adjacent property, shown to be preserved. Please show that this tree will be mitigated if the storm water line layout cannot be altered to preserve this tree. Mitigation should be in accordance with minimum rates described in ECM 3.5.4 (see CA8).
Storm line has been removed from the area.
 - The building footprint proposed does not allow for the preservation of tree #5009, an 18" American Elm on the adjacent property, shown to be preserved. Please show that this tree will be mitigated for if the site layout cannot be altered to preserve this tree. Mitigation should be in accordance with minimum rates described in ECM 3.5.4 (see CA8).
Landscape sheets have been revised to show the mitigation. A tree assessment and tree care plan have been sent to the reviewer.
 - Please provide the approximate lateral distance needed to excavate for the construction of the proposed building and basement. Does this encroach into the ½ CRZ's of Heritage Trees #5001 and/or #5008? If so, please alter the design to meet the cut/fill requirement.
 - On the Landscape Plan, please remove any proposed plantings from within the ½ CRZs of trees to be preserved. The plantings require digging below existing grade in excess of 4".
Project will pursue fee in lieu to be applied towards Tree Care Plan for trees 5001 and 5008.
 - The proposed landscape design does not leave a minimum of 50% of the CRZ's of Heritage Trees #5001, and #5008 at natural grade, and with natural ground cover – please revise.
Landscape design has been amended to remove plantings from within 50% CRZ of preserved trees.
- CA5 U0: Demonstrate how the construction of the proposed building, including the installation of scaffolding, does not require removal of more than 25% of the canopy of the preserved trees, specifically Heritage Trees #5001 and #5008. [ECM 3.4.3, 3.5.2]

U1: Comment pending. Please provide a tree canopy assessment from a qualified third-party arborist. Please remove any material storage, concrete/paint washout, spoils, portable toilet, etc. needed for construction from under the canopies of trees to be preserved.

Response: Tree Canopy assessment has been provided as part of this submittal.

CA6 U0: As per LDC 25-8-642, an administrative variance may be granted for a heritage tree to be removed only after determining by the city arborist that the tree is dead, diseased, or an imminent hazard. If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. Further variance review comments pending.

U1: Comment pending. Please provide the following items for an administrative variance review request:

- a) Please provide a variance request memo on letterhead via email. Please read LDC 25-8-642 to prepare the memo.
- b) Letter shall include applicant findings per the LDC and provide alternative layouts demonstrating preservation is not feasible.
- c) Please pay the administrative variance fee.
- d) A third party arborist report on the heritage trees' condition.
 - Please provide an ISA tree risk assessment qualification form.
 - Include photographs clearly indicating any defects

CA7 U0: Please provide the Tree Care Plan that the Landscape Plan calculations allude to. The care plan needs to be included in a Landscape Plan sheet in order to document it. The care plan must address the specific impacts that are happening to the tree(s) relative to the proposed or current work. Soil aeration/de-compaction, deep root fertilization, mulch, and biochar use are remedial methods which may aid in caring for tree impacted by construction.

U1: Comment pending. Please note that any Tree Care Plan to be used for mitigation purposes must be included in the Landscape Plan sheets, and the sheet showing it must be included with the plan set to be recorded. ECM 3.5.4.

Response: Tree Care Plan has been provided as the last sheet of Landscape Plans.

CA8 U0: Further tree mitigation review and comments are pending.

U1: Comment added. Please update the tree mitigation calculations to account for any removals not currently shown. The Tree Mitigation Plan needs to comply with Chapter 25-8, Subchapter B, Article 1, Division 2, of the City of Austin Land Development Code and Section 3 of the City of Austin Environmental Criteria Manual. Tree mitigation must be provided (at minimum) at the following rates:

- Heritage trees: 300%
- 19 inches and greater, ECM Appendix F trees: 100%
- 8 to 18.9 inches, ECM Appendix F trees: 50%
- 19 inches and greater, all other trees: 50%
- 8 to 18.9 inches, all other trees: 25% [ECM 3.5.4]

Note: No mitigation is required for the removal of non-native invasive species.

If any Heritage Trees are to be removed, please add this as a note on the Tree Protection & Erosion Control Plan and the Landscape Plan. Include any tree removals considered dead, diseased, or an imminent hazard (DDI).

Further tree mitigation review and comments are pending.

Response: Trees 5011 and 5009 to be mitigated. Project will pursue fee in lieu to be applied towards Tree Care Plan for trees 5001 and 5008.

CA9 U0: For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

Surveyed:

- Total Appendix F tree inches surveyed;
- Heritage tree inches surveyed;
- Non-Appendix F tree inches surveyed;
- Invasive tree inches surveyed;

Removed:

- Total Appendix F inches removed;
- Heritage Tree inches removed;
- Total Non-Appendix F inches removed;
- Invasive inches removed;
- Total Dead, Diseased, or Imminent Hazard (DDI) inches removed;
- DDI Appendix F inches removed;

- DDI Heritage tree inches removed;
- DDI Non-Appendix F inches removed;
- DDI Invasive inches removed;

Mitigation:

- Total mitigation replacement inches planted;
- Total replacement inches planted on site (private trees);
- Total replacement ROW inches planted;
- Private inches owed to Urban Forest Replenishment Fund (UFRF)
- Public inches owed to UFRF
- Total non-mitigation inches planted on site; [ECM 3.5.4]

U1: Comment pending. Information to be updated after mitigation has been finalized.

Response: Trees 5011 and 5009 will be mitigated. Project will pursue fee in lieu to be applied towards Tree Care Plan for trees 5001 and 5008.

CA10 U1: Comment added. Demolition:

- On the Existing Conditions & Demolition Plan, please add call-outs to any paving, utilities, structures, foundations, etc. within the ½ CRZs of trees to be preserved specifying the use of only hand-tools, referencing Special Construction Techniques ECM 3.5.4(D).
- Show the location of tree protection fencing on the Existing Conditions & Demolition Plan.
 - Extend all tree protection fencing to the full extent of the critical root zone (CRZ) where possible.
 - If fencing cannot be installed around the full CRZ:
 - Place the fencing at the ½ CRZ and add 8" of hardwood mulch from the ½ CRZ to the full CRZ.
 - Provide call-outs stating: "2x4x6 or greater size lumber shall be strapped vertically to the tree and 8" of hardwood mulch shall be applied within the Full CRZ."
 - Tree protection fencing or use of lumber strapped to trees applies to ROW trees.

Please remove any material storage, concrete/paint washout, spoils, portable toilet, etc. needed for demolition from the CRZs of trees to be preserved.

Response: Callouts to paving, utilities, structures, foundations within ½ CRZs have been provided along with tree protection fencing and mulch and lumber callouts.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,



Nhat Ho, PE

Date: 11/11/20