

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2018-0003 – 218 South Lamar

REQUEST:

Presentation of a Development Assessment Report for the 218 South Lamar Planned Unit Development located at 218 South Lamar Boulevard, in the Lady Bird Lake Watershed.

DISTRICT AREA: 5

STAFF COMMENTS:

The Applicant has submitted a development assessment request for 1.266 acres to be known as 218 South Lamar Planned Unit Development (PUD). The property is currently zoned general commercial services- vertical mixed use building (CS-V); the Applicant proposes that the PUD follow the CS zoning site development regulations, except as modified by the Land Use Plan and related exhibits. The proposed development is comprised of a single office building with pedestrian oriented land uses on the ground floor. All parking will be provided sub-grade.

The Applicant requests some modification of design standards for the development, as well as a permitted height of 96 feet. A table of requested variances is attached, as well as a proposed Tier 1 and Tier 2 superiority table. No environmental variances are requested at this time.

ATTACHMENTS:

EXHIBIT A: Zoning map

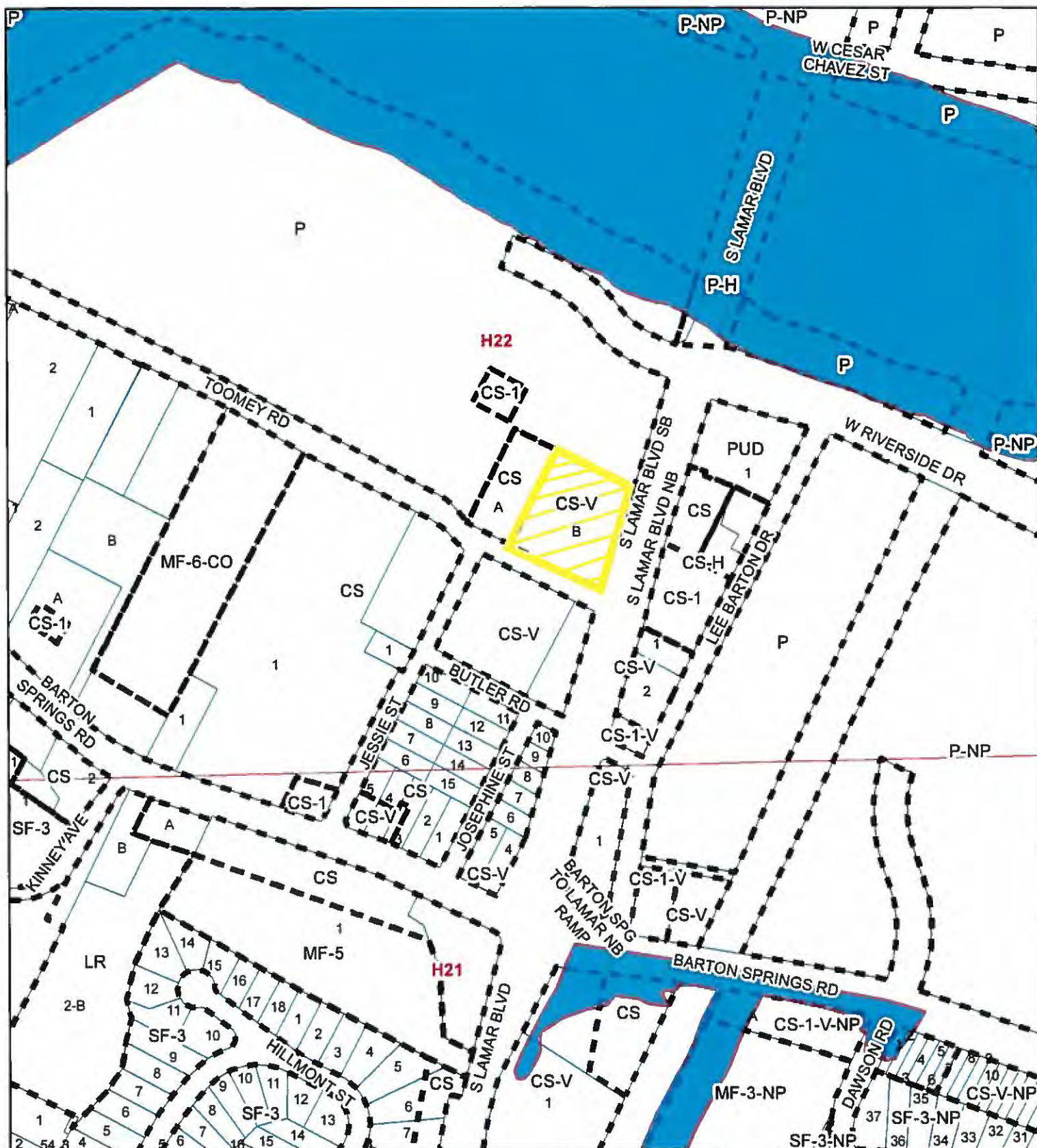
EXHIBIT B: Aerial Exhibit with floodplain

EXHIBIT C: Proposed Land Use Plan

EXHIBIT D: Requested variance table

EXHIBIT E: Proposed Tier 1 and Tier 2 superiority table

CASE MANAGER: Heather Chaffin, Planning and Zoning Department
(512) 974-2122, heather.chaffin@austintexas.gov



218 S. LAMAR

ZONING CASE#: CD-2018-0003

LOCATION: 218 S LAMAR BLVD SB

SUBJECT AREA: 1.27 ACRES

GRID: H22

MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 300'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

CS-1
USE: THEATER

P
CITY OF AUSTIN
2000 AC
REL. 1/15/00
REL. 1/15/00

USE: PARKS/GREENBELT

CS
USE: WAREHOUSES

CS-V
EXISTING SCHLOTZKY'S BUILDING

TOOMEY RD (50' R.O.W.)

S. LAMAR BLVD
(120' R.O.W.)

CS
USE: OFFICE

USE: MIXED USE

2000 AC
REL. 1/15/00
REL. 1/15/00

CS-V

ACRES
1.763

LEGAL DESCRIPTION
LOT 6 OF THE S. C. BROWN SUBDIVISION, INC. A
SUBDIVISION OF THE CITY OF AUSTIN, TEXAS, COUNTY
TRAVIS, AS REPRESENTED BY TRAVIS COUNTY, TEXAS
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FLOODPLAIN INFORMATION
NO EVIDENCE OF FLOOD HAZARD IS SHOWN FOR THIS LOT
AS SHOWN ON THE FLOOD INSURANCE RATE MAP
NO. 13045-00001, DATED JANUARY 5, 2004

NO EVIDENCE OF FLOOD HAZARD IS SHOWN FOR THIS LOT
AS SHOWN ON THE FLOOD INSURANCE RATE MAP
NO. 13045-00001, DATED JANUARY 5, 2004



PUD SITE DEVELOPMENT REGULATIONS, BASE DISTRICT CS

MINIMUM LOT AREA	5000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA PER LOT	1.00
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PUD BASE LINE

MINIMUM LOT AREA	5000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA PER LOT	1.00
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PROHIBITED USES

1. Adult Motion Picture Theaters	2. Adult Motion Picture Theaters
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LEGEND

--- ZONING

--- PROPERTY LINE

--- EXISTING BUILDING FOOTPRINT

--- METERS



PUD APPROVAL BLOCK / COA SIGNATURES

garza

218 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

PROJECT NO.

SHEET
1

OF 2

1. THE PUD IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS ASSOCIATED WITH THE CS ZONING BASE DISTRICT, EXCEPT AS MODIFIED ON THE LAND USE PLAN AND ASSOCIATED NOTES.
2. THE MAXIMUM HEIGHT FOR THE PUD MAY NOT EXCEED 96 FEET IN HEIGHT. (SECTION 25-2-52; HEIGHT LIMIT EXCEPTED, SHALL APPLY TO THE PUD.)
3. THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE PUD IS 355:1.
4. MINIMUM SETBACKS OF THE (CS) BASE DISTRICT ARE REDUCED TO ZERO FEET FOR THE FRONT, REAR AND SIDE YARDS.
5. PERMITTED, CONDITIONAL AND PROHIBITED LAND USES SHALL BE CONSISTENT WITH THE (CS) BASE DISTRICT AND THE FOLLOWING MODIFICATIONS:
 - a. THE FOLLOWING ARE ADDITIONAL PERMITTED USES IN THE PUD:
 - 1. COFFICIAL LOUNGE (NOT TO EXCEED 5,000 SF)
 - b. THE FOLLOWING ARE PROHIBITED USES IN THE PUD:
 - 1. BED AND BREAKFAST RESIDENTIAL
 - 2. CONGREGATE LIVING
 - 3. GUARDHOUSE SERVICES
 - 4. HOSPITAL SERVICES
 - 5. RESIDENTIAL THEATRE
 - 6. TELECOMMUNICATION TOWERS
 - 7. TRANSITIONAL HOUSING
 - 8. ADULT-ORIENTED BUSINESSES
 - 9. AUTOMOBILE RENTALS
 - 10. AUTOMOBILE REPAIR SERVICES
 - 11. AUTOMOBILE SALES
 - 12. AUTOMOBILE WASHING
 - 13. BAIL BOND SERVICES
 - 14. BUSINESS OR TRADE SCHOOL
 - 15. CAMPGROUNDS
 - 16. COMMERCIAL BLOOD PLASMA CENTER
 - 17. CONSTRUCTION SALES AND SERVICES
 - 18. CONVENIENCE STORAGE
 - 19. DROP-OFF/RECYCLING COLLECTION FACILITY
 - 20. ELECTRONIC PHOTO-FINE ASSEMBLY
 - 21. ELECTRONIC TESTING
 - 22. EQUIPMENT REPAIR SERVICES
 - 23. EQUIPMENT SALES
 - 24. EXTERMINATION SERVICES
 - 25. FUNERAL SERVICES
 - 26. GAMBLING
 - 27. LAUNDRY SERVICES
 - 28. WORKMENT RETAIL SALES
 - 29. PAIRL SHOP SERVICES
 - 30. PLANT NURSERY
 - 31. PRINTING AND PUBLISHING SERVICES
 - 32. OUTDOOR ENTERTAINMENT
 - 33. RESEARCH SERVICES
 - 34. SERVICE STATION
 - 35. VEHICLE STORAGE
 - 36. VETERINARY SERVICES
 - 37. CUSTOM BUILT ACTUATING
 - 38. LIMITED WAREHOUSING AND DISTRIBUTION
6. ALTERNATE EQUIPMENT COMPLIANCE IS GRANTED TO SECTION 27.2.0.4 TO ALLOW MORE THAN 30 PERCENT OF THE REQUIRED OPEN SPACE FOR THE PROJECT TO BE LOCATED ON A ROOF, BALCONY, OR OTHER AREA ABOVE THE GROUND LEVEL TO ACCOMMODATE THE ACTIVE ROOFTOP.
7. SECTION 25-2-53 (HEIGHT LIMIT EXCEPTED) IS MODIFIED SUCH THAT THE ELEVATOR CABLE AND ROOF ACCESS (FOR ELEVATOR ACCESS) TO THE ROOFTOP DECK, MAY EXCEED THE MAXIMUM HEIGHT OF THE PUD BY TWENTY PERCENT (20%).

the size and configuration of the driveway as shown herein will be an approximation for illustrative purposes. The owner will establish and set forth the size and configuration of driveway to the satisfaction of the City of Austin.

DRAINAGE ALONG SOUTH LAHAR BOULEVARD AND TOLLEY AVE WILL BE PERMITTED IN ACCORDANCE WITH THE SITE DEVELOPMENT PROGRAMS CONTINUING TO APPLICABLE TRANSPORTATION CERTIFICATE MANUAL DOCUMENTS, UNLESS THEY SPECIFICALLY NOTED WITH THE PUD ACCESS WILL BE ALLOWED ON BOTH SIDES OF ROADWAY AND BOULEVARD.

NO CANALS/ROADWAYS WILL BE PERMITTED WITHIN THE PUD. HOWEVER, THE STRUCTURED PARKING AREA MAY BE SITED

A/an INTEGRATED PEST MANAGEMENT PROGRAM WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GREEN GROWTH PROGRAM IN ORDER TO LIMIT THE USE OF PESTICIDES ON SITE.

THIS PLANNED SITE DEVELOPMENT WILL COMPLY WITH THE CITY OF AUSTIN GREEN BUILDING PROGRAM AT A MINIMUM LEVEL.

THE PROJECT SHALL PROVIDE AN ART PIECE APPROVED BY THE ART IN PUBLIC PLACES PROGRAM IN A PROMINENT LOCATION, EITHER BY PROVIDING THE ART DIRECTLY OR BY MAKING A CONTRIBUTION TO THE CITY OF AUSTIN'S ART IN PUBLIC PLACES PROGRAM. SAID ART PIECE WILL BE INCORPORATED INTO ADDITIONAL LANDSCAPE OF THE PROJECT INCLUDING OTHER AREAS.

THE PROJECT SHALL MEET OR EXCEED ALL CURRENT LAND DEVELOPMENT CODE REQUIREMENTS WITH RESPECT TO ON-SITE WATER QUALITY TREATMENT AS REVIEWED AND APPROVED BY THE CITY OF AUSTIN AT THE TIME OF SITE DEVELOPMENT PERMIT APPLICATION.

THE PUD SHALL TREAT GREY WATER QUALITY CONTROL AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA HANDBOOK TO MEET A MINIMUM OF SEVENTY-THREE PERCENT (73%) OF THE WATER QUALITY VOLUME REQUIRED BY CODE.

ALL PARKING FOR THE PROJECT WILL BE LOCATED IN A BELOW-GRADE PARKING STRUCTURE.

THE STRUCTURED PARKING PROVIDED WITH THE PROJECT WILL BE AVAILABLE FOR PUBLIC USE AFTER OFFICE HOURS AND ON WEEKENDS.

THE PROJECT WILL CONTAIN A ROOF TOP AMENITY SPACE. SUCH SPACE WILL BE AVAILABLE TO COMMUNITY GROUPS AND NON-PROFIT ORGANIZATIONS. USE OF THE SPACE SHALL BE ON A PRESERVATION BASIS, AND PROJECTS SUBJECT TO CATERING AND OTHER REGULARS WHICH AS SHALL BE MONITORED BY THE OWNER OF THE PROPERTY OR ANY ASSOCIATION FOR THE PROJECT!

THE PROJECT WILL PROVIDE BICYCLE PARKING FOR PATRONS OF THE PROJECT AT A LEVEL EQUAL TO OR EXCEEDING THE CREATOR OF (1) 100% OF CODE REQUIRED BICYCLE PARKING SPACES OR (2) 10 BICYCLE PARKING SPACES. ALL BICYCLE PARKING WILL BE LOCATED WITHIN THE STRUCTURED PARKING GARAGE, WITHIN THE PLAZA AREA OR WITHIN THE PLANNING OR MULTIPLE ZONING ZONE ALONG ANY OF THE ADJACENT SIDEWALKS.

THE PROJECT WILL PROVIDE TWO PUBLIC DEDICATED SPACES FOR ELECTRIC VEHICLE CHARGING WITHIN THE PROJECT'S PARKING GARAGE. SUCH ELECTRIC VEHICLE CHARGING SPACES WILL BE AVAILABLE FOR USE BY CITY TENANTS AND PATRONS OF THE RETAIL LEASE SPACE.

THE PROJECT WILL ACHIEVE A MINIMUM OF SIX (6) POINTS UNDER THE BUILDING DESIGN OPTIONS OF SECTION 3.2.2 OF CHAPTER 25-2. SUBCHAPTER C (DESIGN STANDARDS AND MIXED USE)

THE PUD WILL COMPLY WITH SECTION 2.5.8 (B), REQUIREMENTS FOR FREEDOM BASELINE, OF THE PUD AGREEMENT FOR EACH PARCEL WITH A FEE IN KIND ESTABLISHED UNDER SECTION 2.5.8 (C) (I) WITH REGARD TO EACH PARCEL (FOOT OF THE BUILDING FOOTPRINT) NEARING THE BASELINE TO THE AFFIRMATIVE HOUSING TRUST FUND TO BE USED FOR PRODUCING OR FINANCING AFFORDABLE HOUSING, AS DETERMINED BY THE DISCRETION OF THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

THE MINIMUM AMOUNT OF OPEN SPACE WITHIN THE PROJECT SHALL EXCEED THE PER Y MINIMUM REQUIREMENTS. OPEN SPACE SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 25-2, SUBCHAPTER E, SECTION 2.7 PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AIRWAYS.

THE PROJECT SHALL PROVIDE IMPROVEMENTS TO THE CAPITAL BUREAU STOP LOCATED ON THE PROPERTY IN AN MANNER NOT LESS THAN \$100,000.

THE PROJECT SHALL PROVIDE ACCESSIBILITY FOR PERSONS WITH DISABILITIES AT A LEVEL THAT EXCEEDS APPLICABLE LEGAL REQUIREMENTS.

THE PROJECT WILL INCLUDE A GROUND-FLOOR PLAZA WITH A MINIMUM SQUARE FOOTAGE OF 1,500 SQUARE FEET. SUCH PLAZA SHALL BE PUBLICLY ACCESSIBLE.

THE PUD WILL EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS OF THE CITY CODE. 100% OF ALL LANDSCAPE PLANTING ON SITE WILL BE SPECIES DESIGNED BY THE CITY OF AUSTIN GREEN GROWTH GUIDE AND ADAPTED TO LOCAL SOILS OR CITY OF AUSTIN TREE LIST.

10% OF ALL LANDSCAPING ON SITE WILL BE IRRIGATED BY EITHER STORM WATER RUNOFF CONVERTED TO RAIN GARDENS OR THROUGH THE USE OF RAINFATHER HARVESTING (OR A COMBINATION OF BOTH). PROVIDED, HOWEVER, THE APPLICANT SHALL HAVE THE RIGHT TO SUPPLEMENT SUCH LANDSCAPE IRRIGATION WITH ANOTHER SOURCE IF NEEDED.



LAND USE PLAN NOTES

218 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

2010-01-01

SHEET
2

OF 2

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

May 4, 2018

Code Section	Requirement	Variance Request
§25-2-691 (C) [Waterfront Overlay (WO) District Uses]	<p>A pedestrian-oriented use is a use that serves the public by providing goods and services including:</p> <ul style="list-style-type: none"> a) Art gallery b) Art workshop c) Cocktail lounge d) Consumer convenience services e) Cultural services f) Day care services (limited, general or commercial) g) Food sales h) General retail sales (convenience or general) i) Park and recreation services j) Residential uses k) Restaurant (limited or general) without drive-in services l) Other uses as determined by the Land Use Commission. 	Add administrative and business offices and co-working space to the list of pedestrian oriented uses.
§25-2-721 (E)(2) [Waterfront Overlay (WO) Combining District Regulations]	<p>Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1 Article 4 (Heliports and Helicopter operation, a flat roof is permitted.</p>	Modify to add an amenitized flat rooftop to the list of distinctive building tops.

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

May 4, 2018

§25-2-733 (E)(3) [Butler Shores Subdistrict Regulations]	<p>This subsection applies to a nonresidential use in a building adjacent to parkland adjoining Town Lake.</p> <p>3) Except for transparent glass required by this section, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.</p>	Modification to Section 25-2-733(E)(3) to include FRP, GFRC, Pre-Cast Concrete, metal panels, stucco, EIFS, phenolic panels, composite metal panels and other materials as approved by the Building Official or the Director of the Development Services Department, or successor department.
§2.7.3.D.4 [Subchapter E: Private Common Open Space and Pedestrian Amenities]	<p>Not more than 30 percent of the required open space may be located on a roof, balcony, or other area above ground level. In determining the amount of open space on a roof, an area occupied by a vent, mechanical equipment or structure that does not enhance the usability of the space is excluded.</p>	Alternative Equivalent Compliance (AEC) via the PUD to grant the allowance of greater than 30% of the required open space be located on the roof.
§25-2-531 (C)(1) Height Limit Exceptions	A structure described in Subsection (B) may exceed a zoning district height limit by the greater of: 1) 15 percent.	Modification to Section 25-2-531(C)(1) to allow the elevator cab, and improvements necessary for elevator access to the roof deck, to exceed the maximum height of the PUD by twenty percent (20%)

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

Tier I Requirement	Compliance	Superiority
2.3.1.A. Meet the objectives of the City Code.	Yes.	The project is located within the City of Austin Desired Development Zone as well as within the Urban Core. The project is situated along South Lamar Boulevard which is designated as a City of Austin Core Transit Corridor and also designated as an Activity Corridor under the City of Austin Imagine Austin Comprehensive Plan. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Specifically, this project will provide an office use along the portion of the South Lamar Corridor between Riverside Drive and Barton Springs Road where there are currently no other office uses, thereby providing a vibrant, needed use to the Corridor.
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.	This project will create a high quality development utilizing innovative design. In addition, the PUD will ensure adequate public facilities for the area. The mixed-use nature of the project is consistent with the pedestrian-oriented concept that is core to the Waterfront Overlay Ordinance and the development that was envisioned as part of Imagine Austin, adding the "work and play" portions to the goal of a "live, work, play" environment along this portion of South Lamar Boulevard.
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 characteristic that make open space	Yes.	The PUD will equal or exceed the open space standards by providing open space at grade and by providing a rooftop amenity deck.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

infeasible if other community benefits are provided.		
2.3.1.D. Provide a two-star Austin Energy Green Building Rating.	Yes.	The project will comply with the City of Austin's Green Building Program at a 3-star level.
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	The project is not located within an adopted City of Austin neighborhood planning area. Additionally, the project is in compliance with the City of Austin Waterfront Overlay regulations. The project is also consistent with surrounding land use as it is surrounded by Zach Scott Theater on the north and west and the Cole multifamily building to the south.
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 project is not located within an environmentally sensitive area and the property does not contain any critical environmental features, waterway setback or significant topography changes. The property is partially located within the Edwards Aquifer Recharge Verification Zone and will provide an Environmental Resource Inventory at the time of the site development permit application. To enhance environmental preservation, the project will provide water quality controls that meet or exceed current Code for a site that is currently untreated and will be fully compliant with all tree regulations.
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.	This project will have a positive impact to the school system by providing an increased tax base without the burden of additional students. Additionally, the project will not necessitate the additional City of Austin infrastructure costs associated with suburban development. The owner will work with City of Austin emergency services, fire and police facilities to determine that there is adequate support for the project during the Development Assessment for this proposed PUD.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

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.
2.3.1.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.	Yes.	<p>The project is situated within close proximity to two Cap Metro bus routes (including a bus stop on the property), the Bus Rapid Transit lines and operating bike share stations. The site is also less than one-half block from the Pfluger Bridge allowing bicycle and pedestrian access across the river to Downtown Austin.</p> <p>Upon submittal of the PUD, the owner will conduct a full Traffic Impact Analysis to determine the impact of the project on the transportation network and will provide mitigation for improvements identified in the analysis.</p> <p>The project will also work with Capital Metro to construct improvements for the existing bus stop located on the property for a cost not to exceed \$20,000.</p>
2.3.1.J. Prohibit gated roadways	Yes.	No gated roadways will be permitted within the PUD.
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.	There are no areas within the PUD area that include structures or sites that are of architectural, historical, archaeological or cultural significance.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

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 PUD is located within the City of Austin Waterfront Overlay area and this site is prescribed for a maximum height of 96 feet per the overlay. At this time, the only way to achieve the additional height contemplated in the Waterfront Overlay is through the PUD process.
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218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

Tier I - Additional PUD Requirements for a mixed use development	Compliance	Superiority
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, Commercial Design Standards.
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 and building placement requirements.
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 multifamily residents will be displaced with this PUD project.
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.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

2.4 Tier II Requirement	Compliance	Superiority
<p>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.</p>	Yes.	The open space for the project will meet or exceed the elevated open space standards by providing open space at grade and as a rooftop amenity deck.
<p>2. Environment:</p> <p>a. Comply with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p>	Yes.	The project will not require any exceptions or modifications of environmental regulations and will develop under current code.
<p>b. Provide water quality controls superior to those otherwise required by code.</p>		The PUD will provide water quality controls superior to those required under the current Code.
<p>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.</p>		The PUD will utilize green water quality controls as described in the Environmental Criteria Manual to treat a minimum of 75% of the water quality volume required by Code.
<p>d. Provide water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p>		
<p>e. Reduce impervious cover by 5% below the maximum otherwise allowed by</p>		

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

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.		Not applicable. There is not an unclassified waterway on the property.
g. Provides volumetric flood detention as described in the Drainage Criteria Manual.		The project will work with the City of Austin to analyze the benefits of volumetric flood detention as it compares to standard detention. The project will utilize volumetric flood detention if deemed beneficial by the City of Austin.
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.		Not applicable. The property is not located within the 100-year floodplain.
j. Use natural channel design techniques as described in the Drainage Criteria Manual.		Not applicable.
k. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.		Not applicable. There is not a Critical Water Quality Zone on the property.
l. Removes existing impervious cover from the Critical Water Quality Zone.		Not applicable. There is not a Critical Water Quality Zone on the property.
m. Preserve all heritage trees; preserve 75% of the caliper inches associated with native protected size trees; and		There are no heritage or protected trees on the property.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated May 4, 2018

preserve 75% of all the native caliper inches.		
n. Tree plantings use Central Texas seed stock native with adequate soil volumes.		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.
o. Provide at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.		Not applicable. There is not a waterway or critical environmental future setback on the property.
p. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.		All impervious cover is clustered for the single building proposed within the PUD.
q. Provides porous pavement for at least 20 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.		100% of all landscaping on site will be irrigated by either storm water runoff conveyed to rain gardens or through the use of rainwater harvesting (or a combination of both). Provided, however, the applicant shall have the right to supplement such landscape irrigation with potable water, if necessary.
t. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.		The project is evaluating the ability to direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area during the Development Assessment process.

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u. Employs other creative or innovative measures to provide environmental protection.		An integrated pest-management plan will be provided. As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	The project will meet the Austin Energy Green Builder program at a 3-star level.
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 In Public Places Program or a successor program.	Yes.	The owner will work with the City of Austin Art in Public Places program to commission an artist piece within the development or will provide a contribution to the City of Austin's Art in Public Places program.
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>)	Yes.	The project is subject to, and will comply with, the requirements of Subchapter E.
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.	Yes.	This area has been identified as a parking deficient area for the both the adjacent civic uses as well as the City parkland. This project will provide underground structured parking above the requirements of Code that will be available for use by the public outside of business hours and on weekends. Additionally, a direct connection between the proposed parking and the adjacent civic use will be provided.

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b. Provides publically accessible multiuse trail and greenway along creek or waterway.	N/A	There are no creeks or waterways traversing the project site.
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.	<p>This project is situated along S. Lamar Boulevard which is anticipating improvements as part of the work specified in the City of Austin Transportation Corridor Bond. The project will be compliant with these efforts and will provide additional enhanced sidewalks along Toomey Road to allow for connections to the west.</p> <p>The project will also provide bicycle parking above the Code requirement for use by office tenants and commercial patrons. The PUD will also provide dedicated spaces for electric vehicle charging within the parking garage.</p>
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 achieve at least one point from the table in 3.3.2 of the City Code. The project will exceed the minimum points by achieving a minimum of six (6) points.

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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) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	Yes	The project will not have above ground structure parking visible at the ground level. All parking for the project will be subgrade.
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will not contain a residential component but will participate in Section 2.5.6 of the PUD program by donating a fee-in-lieu for each square foot of climate-controlled space within the PUD above the CS baseline to a Housing Assistance Fund to be used for producing or financing affordable housing, as determined by the Director of Neighborhood Housing and Community Development Department.
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A	There are no historic structures or landmarks on the property.
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 at a degree that exceeds applicable legal regulations.
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 much needed parking for employees and storage space for use by the Zach Scott Theater.