

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2018-0595C
REVISION #: 00 UPDATE: U5
CASE MANAGER: Randall Rouda PHONE #: 512-974-3338

PROJECT NAME: 1303,1311 & 1401 South Lamar
LOCATION: 1401 S LAMAR BLVD W/BLDGS & UNITS

SUBMITTAL DATE: November 27, 2019
REPORT DUE DATE: December 13, 2019
FINAL REPORT DATE: December 19, 2019
6 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is February 16, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.
A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.
Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 10 copies of the plans and 10.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for Planner 1 and only the letter is required for Austin Water Utility Development Services.**


Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Ramon Rezvanipour
Electric : Karen Palacios
PARD / Planning & Design : Thomas Rowlinson
ATD Engineering : Amber Mitchell
City Arborist : Jim Dymkowski
Environmental : Kristy Nguyen
Industrial Waste : John McCulloch
Site Plan : Randall Rouda
R.O.W. : Sarah Doersam
Transportation Planning : Jaron Hogenson
Water Quality : Leslie Daniel

EL 1. The existing overhead facility on the north lot line must be cleared of the proposed building shown. This facility has 4 ft. cross arms from the center of the pole. The following must be shown and building relocated for safety and clearance per AE, NESC and OSHA requirements.

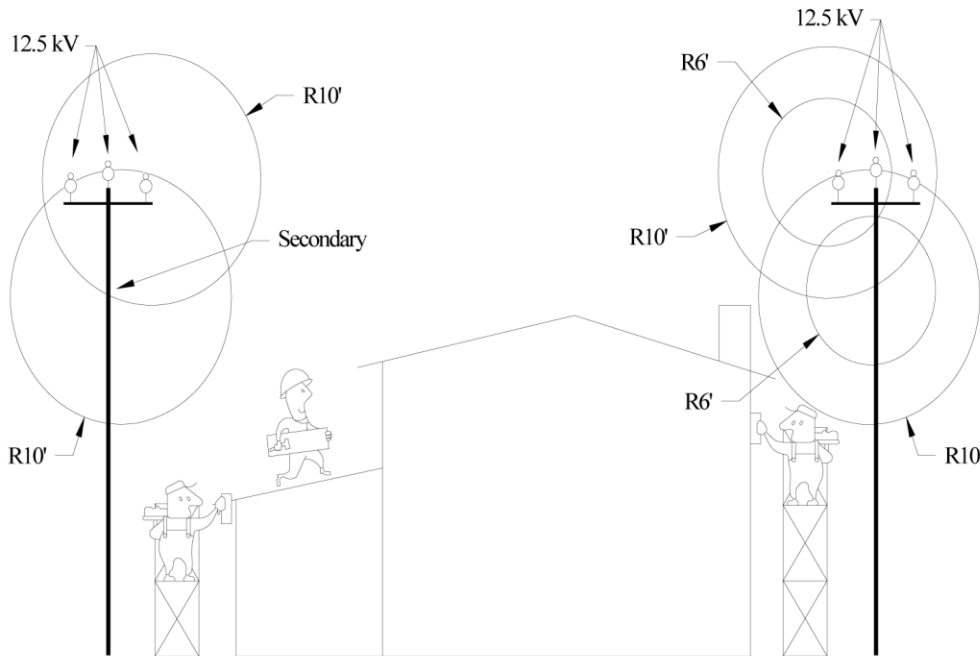
A profile plan of each side of the proposed building including overhangs and balconies and the existing electrical pole include the height with all three conductors/neutral. Link of the criteria manual 1.10.0 - CLEARANCE AND SAFETY REQUIREMENTS: https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

1-36	OSHA/TEXAS_SAFETY_CODE	
SHEET 1 OF 1	OVERHEAD_WORKING_CLEARANCES	
11/05/03	FROM_OVERHEAD_LINES_FOR_UNQUALIFIED_PERSONS	
		REV. 05/25/12

OSHA/Texas Safety Code Working Clearances From Overhead Lines For Unqualified Persons

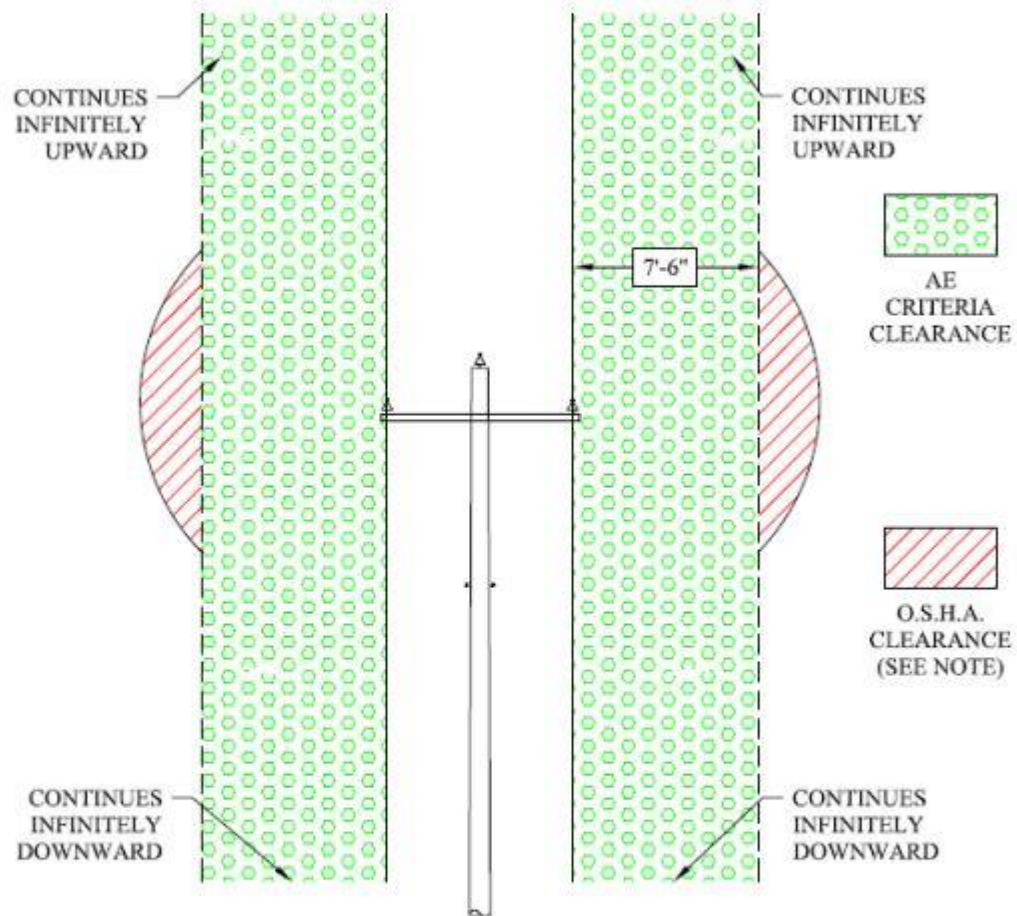
OSHA 1910.333(c)(3)(i)(A/A1), 1910.333(c)(3)(i)(B)
 When an unqualified person is working in an elevated position near overhead lines (or on the ground in the vicinity of overhead lines), the location shall be such that the person and the longest conductive object he or she may contact cannot come closer to any unguarded, energized overhead line than....10ft.

Texas State Health & Safety Code 752.004.
 RESTRICTION ON ACTIVITIES NEAR LINES.
 (a) Unless a person, firm, corporation, or association effectively guards against danger by contact with the line as prescribed by Section 752.003, the person, firm, corporation, or association, either individually or through an agent or employee, may not perform a function or activity on land, a building, a highway, or other premises if at any time it is possible that the person performing the function or activity may: (1) move or be placed within six feet of a high voltage overhead line while performing the function or activity; or (2) bring any part of a tool, equipment, machine, or material within ten feet of a high voltage overhead line while performing the function or activity.



NOTE:
 The workers, scaffolding, and anything in the workers hands must stay out of the appropriate working clearance circles (10' radial clearance from any energized wire).

See the Austin Energy Permanent Clearance Envelopes and the OSHA/TxHSC Working Clearance Envelopes shown in the diagram below and in the Appendix C - Exhibits, Figures 1-34, 1-35, and 1-36. (Also see Section 1.10.6 for service drop clearances and Section 1.10.7 for clearances from swimming pools). These include, but are limited to, clearances from Customer's buildings, parking garages, light poles, signs, billboards, chimneys, radio and television antenna, tanks, and other installations. As required by AE Design, the Customer shall provide AE with a survey showing the proximities of the Customer's existing and/or proposed facilities to existing AE primary voltage facilities. For more information, contact AE Design.



NOTE: Customer is responsible for determining and ensuring that OSHA clearance are met during construction and maintenance of their facilities. In some instances, it may be necessary for the Customer to request (and pay for) AE to relocate AE facilities or to have the electric power de-energized before working near AE facilities, where possible. Scenarios will determine the possibility of relocating or de-energizing AE facilities.

September 1, 2019

Austin Energy Design Criteria
Austin Energy - All Rights Reserved

Update 1: It is understood the developer wishes to relocate those lines. Coordinate with the property owner to the north as well as Christian Pope, Christian.pope@austinenergy.com or ph. 512-505-7674.

UPDATE2: Relocation of facilities needs approved and shown and clearance above met.

UPDATE3: Comment not addressed.

UPDATE4: The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands.

- EL 3. The transformer on the north side of this development must meet criteria below which includes clearance from the existing overhead conductor and within 6 ft. of the ROW or onsite driveway/parking facility. 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults
https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA
Update 1: Awaits result of EL 1 and the transformer must be accessible from this site.
UPDATE2: Comment stands
UPDATE3: Notes from applicant state a 20 ft. electrical and access easement is on the adjacent lot to the north. Provide the recorded document and plan and profile of the removal of the fence AND relocated power pole fronting the transformer front doors. The doors fronting the transformer must be cleared of 10 ft. from ANY STRUCTURES. The recorded document can be emailed to Wendi must be reviewed by wendi.henson@austinenergy.com once approved easement must be shown on all plans.
UPDATE4: The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands. The north property easement document hasn't been preliminary approved by Wendi.
- EL 4. The 4 transformers shown only have access through adjacent property and must be on loop system within subject property it cannot be within adjoining property. The MEP must submit the ESPA to your lead designer to determine amount of required transformers and a preliminary plan must be submitted and approved to your lead designer and shown on this site plan.
Update 1: Transformer, conduit, and meter locations must be approved by Christian Pope. Currently, they don't meet access criteria.
UPDATE2: The joint access is for the property owners not dedicated to the COA. The Entire road will need to be dedicated to the City of Austin as an Access Easement for utilities with both tracts involved—will require a metes and bounds description. This will allow AE to install facilities, maintenance and access facilities. Trees located in front of the transformer need to be relocated. And criteria met below:
1.3.16 Truck Access to AE Construction and Existing Facility Sites - Truck access to site as required by the specific project shall be provided by the Customer with a minimum horizontal width of 12 feet and a minimum vertical clearance of 16 feet (or as required by AE Design). Where access to the construction site is by a paved road or another prepared surface, the surface shall be capable of supporting, without damage to the road or surface, a total vehicle weight as designated by AE Design. Set-up area in front of equipment shall be a minimum June 2019 Austin Energy Design Criteria Austin Energy - All Rights Reserved 14 space of 20 feet x 35 feet and a minimum vertical clearance of 20 feet (or as required by AE Design). See Section 1.10.0 for clearance requirements above and around equipment.
UPDATE3: There was no emailed attached. The recorded document must be reviewed and approved by wendi.henson@austinenergy.com . Above comments stand.
UPDATE4: The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands. The north property easement document hasn't been preliminary approved by Wendi.
- EL 5. Show the location of the transformer pad(s) and underground electric cabling necessary to serve this development on the site plan, wet utilities plans, and landscape plan approved by the design group.
Update 1: Dittoe
update2: Comments stand follow EL3 and EL4.
UPDATE3: Location of transformers must have legal access above and required truck access above and required clearance above.
UPDATE4: The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands. The north property easement document hasn't been preliminary approved by Wendi.
- EL 7. Brian Cokeley at 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.

- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form.

Update 1: Brian has moved into another position. Contact Christian Pope, contact information given in EL 1, above.

UPDATE2: Comment stands

UPDATE3: Existing overhead lines with down guy must be shown along the north end of the property. See U3 comments EL3. The access for electrical facilities for THIS SITE must be recorded from adjoining property owner. If there is no access for AE on the adjoining property the access must be from the existing ROW with 12 ft. all-weather access road and trees removed. Comments stand.

It's the owners and MEP's responsibility to contact AE design for required underground facilities, sizing and cost/order of magnitude to bury facilities. See section 1.3.13 AE Excess Facilities/Excess Cost Policy and 1.3.15, 1.3.15 Front Lot Line Construction Requirement and 1.3.16 Truck Access to AE Construction and Existing Facility Sites of AE Design Criteria Manual.

<https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/AEDesignCriteria.pdf?MOD=AJPERES&CVID=mEDQu5z>

UPDATE4 for all comment above stand with criteria needing to be met as well:

Easements required for AE to access adjoining property need to be set in place and an agreement for a design. At this time there are clearance issues with the overhead facilities on the adjoining property and a wall at the pad itself in the rear (2 transformers shown). Clearance from the 10 ft. X 10 ft. pad itself must be clearly shown with required truck access to all required transformers.

I can release it at site level once the overhead conversion is paid for (new underground within adjoining property) with the understanding clearance MUST still be met until overhead facilities is removed, or move the building to meet clearance, Austin Energy access easements required from the adjoining property recorded and preliminary design agreed on preliminary set.

James.Rowin@austinenergy.com is initial Austin Energy contact person for electric service design.

UPDATE5: For all comments above. **The site plan vs the preliminary design is showing a different route on the north side of the development. The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands. The north property easement document hasn't been preliminary approved by Wendi.**

City Arborist Review - Jim Dymkowski - 512-974-2772

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Transplanting a heritage tree:

CA 6 Tree #5014 is shown as a tree to be transplanted.

- Provide a tree transplant feasibility report prepared by a certified arborist. The report must include:
 - Suitability and condition of trees proposed to be transplanted;
 - Digging and root ball stabilization method;
 - Method of transport;
 - Schedule of transplanting procedure;
 - Tree storage methods if any;
 - A 5 year Tree Care Plan by a certified arborist. (to be included with the Landscape Plans)
 - Fiscal surety must be posted for the tree proposed to be transplanted. Fiscal will be held for the duration of the tree care plan and reimbursed after the tree is successfully transplanted. Contact this reviewer for a copy of the tree fiscal estimate form.

UPDATE 1 Response understood on information pending until future update. Comment pending

UPDATE 2 Response understood on information pending until future update. Comment pending

UPDATE 3 Response understood on information pending until future update. Comment pending

UPDATE #4: Fiscal form will be sent to those listed in your response. Comment pending posting of fiscal for transplant confirmation being provided to this reviewer.

UPDATE #5: Please coordinate and complete the posting of this fiscal with the fiscal office on the first floor of our building. Comment pending.

- CA 7 After discussion with the City arborist please revise the proposed location of the transplant to be placed within the site. Staff is not able to approve the relocation offsite.
UPDATE #1: Response understood on this information pending until a future update. This may affect the overall layout of the project. Comment pending.
UPDATE #2: Response understood on this information pending until a future update. Also, please make sure that this tree is incorporated into all applicable plan sheets as this location looks very close to being in the pond or on an existing slope so these potential limitation will need to be carefully examined. Comment pending.
UPDATE #3: Thank you for attempting to find a more suitable location for the transplant. Please address the following concerns that appear to be present. The canopy limits for the tree post move look to be either in or very close to the remaining overhead utility lines along Lamar. Will this relocation meet requirements for setbacks from those overheads? Also, the limits of the moved root ball looks to be very close to extensive underground power and transformer pads installs. Does this location not only allow for future root growth, but also meet any setbacks and protection requirements for these underground lines? Will it require additional root barrier or concrete protections for the lines that could impact the root ball and tree? The proposed sidewalk along Lamar will need to be outside of the root ball of transplant. Comment pending.
UPDATE #4: It would appear that the dimensions on clearance and sizes of possible disturbance impacts to the transplant differ from those shown to this reviewer by exhibit in an email received 9/29. Please revise the plans to be consistent with what was previously shown this reviewer. Comment pending.
UPDATE #5: Please contact staff to meet on a possible alternative location for the sidewalk to allow for relocation of the pull box and transformer. Comment pending.

Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]

- CA 9 Show the location of tree protection fencing on the demolition, grading plan and tree protection plan.
UPDATE #1: This comment is pending the final tree preservation review. Comment pending.
UPDATE #2: This comment is pending the final tree preservation review. Comment pending.
UPDATE #3: Please provide all protections for the transplant on plans to insure not only root ball but protection so no additional canopy removals are required or damaged post move. Comment pending.
UPDATE #4: These tree protections have not been added to the plans. Also, it would appear that the dimensions on clearance and sizes of possible disturbance impacts to the transplant differ from those shown to this reviewer by exhibit in an email received 9/29. Please revise the plans to be consistent with what was previously shown this reviewer. Comment pending.
UPDATE #5: Please expand the tree protection fence location on sheet 13 to at a minimum protect the relocated root ball and any grading off that root ball for the transplant. Please contact staff to meet on a possible alternative location for the sidewalk to allow for relocation of the pull box and transformer. Comment pending.
- CA 13 Staff needs to see and review any potential impacts that could occur with the creation of the 20' drainage and trail easements proposed along the east perimeter of the site.
UPDATE #1: Response understood please provide this information on a future update. This may affect the overall layout of the project. Comment pending.
UPDATE #2: Response understood on this information pending until a future update. In combination with the trail easement location and additional revision to the pond outfall riprap it appears that additional trees in this area would be impacted please revise. Comment pending.
UPDATE #3: Notes indicate that the armoring mat will be installed per manufacture's specifications. Please provide these for staff to review. Additionally, this should include what the product looks like. Normally, installations other than loose rock riprap at grade is permissible within the ¼ CRZ of trees to meet code requirements. Comment pending.
UPDATE #4: It would appear from the detail provide that seaming two mats together requires 18inches of excavation to overlap two mats evenly. Please clarify. Please also provide the details on the plans. Comment pending.
UPDATE #5: Please contact staff to meet on additional protected tree removal proposed in place of meeting preservation. At this time staff has not been provided enough information to approve these additional removals per the requirements of LDC 25-8-624. Comment pending.

Tree Preservation/ Mitigation

CA 14 Provide a Tree Mitigation Plan compliant 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. This should include the potential relocation of additional viable trees onsite and the inclusion of additional structurally supported soil volume areas for the core transit corridor trees required along Lamar and the relocation of overhead utilities if required to support the planting of larger species trees in this area and on the rest of the site to alleviate the overall mitigation requirement. Further tree mitigation review and comments are pending.

UPDATE #1: Response understood. Please provide additional information on why the utilities may not be placed underground. Staff would not be able to accept trees planted above natural grade on structures as mitigation. Use of the transplant toward mitigation total is pending the additional information on its relocation being provided onsite. Comment pending.

UPDATE #2: Response understood comment pending.

UPDATE #3: Comment pending.

UPDATE #4: Please revise the landscape calculations to show the deficiency of the mitigation inches not planted on site and turn into a monetary value at \$200.00 per inch for a final total payment into the tree fund. Comment pending confirmation of this fee being paid into the fund.

UPDATE #5: Comment pending clearing of preservation comments.

Environmental Review - Kristy Nguyen - 512-974-3035

ESC Requirements [LDC 25-7-61, 65, 25-8-181,182,183,184]

EV 1 – EV 3 Comments cleared.

Landscape Requirements (LDC 25-2-981 – 25-2-1008; ECM Section 2)

EV 4 – EV 5 Comments cleared.

Tree Mitigation Planting (ECM Section 3.5.0)

EV 6 – EV 7 Comments cleared.

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

EV 8 Provide payment of the landscape inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or for questions regarding the landscape inspection fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending receipt of payment.

Update 2 Comment pending receipt of payment.

Update 3 Comment pending receipt of payment.

Update 4 Comment pending receipt of payment.

Update 5 Comment pending receipt of payment.

EV 9 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing receipt of payment to Environmental Reviewer.

Update 1 Comment pending receipt of payment.

Update 2 Comment pending receipt of payment.

Update 3 Comment pending receipt of payment.

Update 4 Comment pending receipt of payment.

Update 5 Comment pending receipt of payment.

EV 10 After all ESC comments are cleared, provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. 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. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

[LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1: The proposed linear feet for mulch sock measured on ESC plan sheet far exceeds estimated quantity shown on ESC Fiscal Surety; revise the mulch sock (12 inch) line item on ESC Fiscal Surety.

Update 2: The ESC fiscal estimate is approved. Please note fiscal surety is accepted during the following hours: Monday – Thursday 8:00 - 11:30 a.m. & 1:00 - 3:30 p.m., and Friday 8:00 - 11:30 a.m. This comment will clear once this reviewer is provided a receipt of payment.

Update 3 Comment pending.

Update 4 Comment pending posting of fiscal.

Update 5 Comment pending posting of fiscal.

Update 1 New Comments

EV 11 – EV 15 Comments cleared.

Update 5 New Comments

EV 16 Per the City Arborist review, 173 inches are required for mitigation. However, due to the discrepancy between tree quantities shown in the Tree Planting Totals and Tree Planting Schedule, final mitigation inches to be planted cannot be determined. Revise this discrepancy. FYI, the total mitigation inches is determined after deducting landscape requirements for streetyard, buffer, and parking tree plantings.

Site Plan Review - Randall Rouda - 512-974-3338
--

ZONING

- SP 1. U1: Comment cleared.
- SP 2. U1: Comment cleared.
- SP 3. U1: Comment cleared.
- SP 4. U1: Comment cleared.
- SP 5. U1: Comment cleared.

COMPATIBILITY

- SP 6. U1: Comment cleared.

SUBCHAPTER E: DESIGN STANDARDS

- SP 7. U1: Comment cleared.
- SP 8. U1: Comment cleared.
- SP 9. U1: Comment cleared.
- SP 10. U1: Comment cleared.
- SP 11. U1: Comment cleared.
- SP 12. U1: Comment cleared.
- SP 13. U1: Comment cleared.
- SP 14. U1: Comment cleared.
- SP 15. U1: Comment cleared.
- SP 16. U1: Comment cleared.
- SP 17. U2: Comment cleared.
- SP 18. U1: Comment cleared.
- SP 19. U1: Comment cleared.

VERTICAL MIXED USE

- SP 20. U2: Comment cleared.
- SP 21. U3: Comment cleared. Letter submitted.

DEMOLITIONS AND RELOCATIONS

- SP 22. U1: Comment cleared.

SITES WITH MULTIPLE LOTS

- SP 23. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes time and requires lien-holders information/consent.

U1: Comment pending submittal of the UDA.

U2: Comment not cleared. Draft UDA has been submitted and will be forwarded to Legal when all reviewers confirm that it is complete and correct.

U3: UDA has been submitted to legal for review. NOTE: During review, please darken the shading the shading on Exhibit B, Pages 1, 2 and 3.

U4: Comment pending recordation of the UDA

U5: Comment pending recordation of the UDA. Revised UDA Sent to Legal for Review on November 25, 2019.

SP 24. Note on the cover sheet and site plan sheet:

The site is composed of 3 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.

*Once the UDA is recorded, add the document number to the note.

U1-U5: Comment pending recording of the UDA.

ADMINISTRATIVE

SP 25. Obtain all required signatures on the cover sheet prior to site plan approval.

U1-U5: Comment pending final submittal.

SP 26. U2: Comment cleared. 2019 tax certificate submitted.

SP 27. U1: Comment cleared.

SP 28. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat.

U1-U5: Comment pending document number for sidewalk easement.

SP 29. U1: Comment cleared.

SP 30. U1: Comment cleared.

SP 31. U1: Comment cleared.

SP 32. U1: Comment cleared.

SP 33. U1: Comment cleared.

SP 34. U1: Comment cleared.

SP 35. U1: Comment cleared.

SP 36. U1: Comment cleared.

SP 37. U1: Comment cleared.

SP 38. U1: Comment cleared.

SP 39. U1: Comment cleared.

SP 40. U1: Comment cleared.

R.O.W. Review - Sarah Doersam - 512-974-6540

RW 1 Utility coordination case UCC-190425-04-03 is incomplete. Utility coordination case must be complete and completeness letter must be issued by AULCC staff for ROW review to indicate approved in the site plan case. Status will remain in "informal update" status. You may contact me directly when utility coordination case is approved to change the status in the site plan case.

Transportation Planning - Jaron Hogenson - 512-974-2253

TRAFFIC IMPACT ANALYSIS

TR 1. The signed TIA determination worksheet states that a TIA is required. It is understood that the applicant has requested a waiver from the TIA requirement. Please either submit a TIA as required for review or contact Scott James for an updated TIA determination worksheet stating that a waiver has been

granted. This comment will remain until a TIA is approved and compliance has been demonstrated or, if a waiver is granted, the required mitigation is determined and the site is shown to comply.

- **U5: Comment remains. Coordinate review and acceptance of TIA mitigations with Amber.Mitchell@austintexas.gov.**

OTHER

TR 37. As sidewalk enters private property, please submit sidewalk easement for review.

- **U5 Comment remains. Sidewalk easement sent to legal for review 10/30/19. Pending recordation**

ATD Engineering Review - Amber Mitchell - 512-974-5646

TR 1. The signed TIA determination worksheet states that a TIA is required. It is understood that the applicant has requested a waiver from the TIA requirement. Please either submit a TIA as required for review or contact Scott James for an updated TIA determination worksheet stating that a waiver has been granted. This comment will remain until a TIA is approved and compliance has been demonstrated or, if a waiver is granted, the required mitigation is determined, and the site is shown to comply.

U5: Comment not cleared; please pay Transportation Mitigation Fee invoice and provide a copy of the receipt to this reviewer. This comment may be cleared informally.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR 1 Please contact this reviewer to discuss the location, size, and design of the trail and recreational easement, as well as how the trail will be accessed: thomas.rowlinson@austintexas.gov. Additional comments may be added regarding design and siting of trail easement and associated improvements.

U1: Thank you for meeting with this reviewer. Please provide a schematic plan and cost estimate for park improvements. Note that parkland development fee may be offset by the construction of approved recreational amenities on parkland or recreational easement. Fiscal surety for park amenities must be posted before site plan approval. The trail will need to be 12 feet wide in order to meet Urban Trails standards, as well as designed in such a way that it will be feasible to tie into the adjacent properties.

U2: Revisions to the schematic design received 5/1/2019 are required to meet parkland dedication standards and the early determination letter. Revisions are needed as follows:

- Access from South Lamar is required per early determination. The Parkland Dedication Ordinance also requires access per 25-1-603(A)(1). Please provide access to the trail via easement from South Lamar.
- The trail does not slope down to the elevation of Gibson Flats, as discussed on the site visit. Please revise to show the ramp sloping down to Gibson Flats garage elevation as part of this portion of the trail. It appears that a ramp has been provided on the latest site plan. Please call out the ramp and elevation change.
- Please show the adjacent contours and trees on Gibson Flats so that PARD can better understand the trail tie-in.
- Please remove the synthetic turf and the tree. It is unclear how a tree would be planted or survive in a fire access area.
- A cost estimate is required to offset the development fee.

U3: Thank you for meeting with the PARD review team on 7/22/2019. PARD requires the following changes to the schematic design:

- Provide spot elevations for:
 - Tie-in location at Gibson Flats (property to the north) and the gas station to the south
 - Raised planting zone
 - Drop-off from behind the wall
- Remove gates along trail.
- Revise trail material from DG to concrete.
- Include private landscape zone along the trail, the area below the wall, and southern access driveway as public easements for partial parkland dedication credit in order to achieve 15% gross site area.

- Provide a cross-section where the public access path connects to the trail to better understand the delineation between building, path, trail, and raised planting zone.
- Provide a cost estimate.

U4: The construction of the trail and its access still have a number of issues in order to comply with 25-1-604. Most notably, the area required for parkland dedication credit is not available for public use due to barriers and gates, and it does not meet the standards in Parkland Dedication Operating Procedures. Please address the following:

1. Remove the wall separating the trail from the landscape area and the pedestrian access area/vehicular drive. The current site plan shows no possible access through the wall separating the 10' trail area.
2. Include the landscape area described as "owner property (to be landscaped)" on Section A-A Sheet 18 within the recreational easement area.
3. Remove the temporary gate at the southern section of the trail area. Gates preventing public access cannot be approved for parkland dedication. Area must be available for use by the public.
4. The trail treatment must be concrete to fulfill the intended trail purpose, as a recreational and transportation trail that meets Urban Trails standards. Show concrete as material for trail.
5. Please send cost estimate for trail construction once prepared.
6. Specify that the trail will meet ADA accessibility requirements with a rise of 30" per run.

U5: The current update does not comply with the requirements described in Update 4. Following the order of items/responses from PR1 (U4):

1. **Section A-A on sheet 18, Overall Grading Plan, clearly shows a barrier between the landscape zone and the trail. The barrier is not acceptable. The trail and the landscape area are part of one area to satisfy parkland dedication. Remove the barrier and update the section to show only one area: the trail area, encompassing both what is currently shown as the trail area, as well as the landscape area.**
2. **All sheets calling out the landscape area alongside the trail must be updated to include said landscape area as part of the trail and recreation easement. This is one area, to be covered by the trail and recreation easement, satisfying parkland dedication per 26-1-604. The public access easement is applicable only to the driveway at the southern edge of the site in order to reach the trail and landscape area.**
3. **The gate at the southern edge is acceptable for public access. Call out on the site plan that the gate will be removed when a trail connection is made.**
4. **Granite-gravel is allowed until a trail connection is made, at which point it must be replaced with concrete at the owners expense. Please contact this reviewer about the mechanism with which this requirement will be met after site plan approval. Clarify on plan that the granite gravel is to be replaced with concrete at owners expense when a connection is made.**
5. **Reviewer has received the cost estimate. Additional comments forthcoming via email.**
6. **Thank you for showing ADA requirements.**
7. **[NEW] It was agreed that the northern section of the trail would ramp down to meet grade on the northern edge of the site. The spot elevations on sheet 21, Grading Plan, do not show this. The top of sidewalk elevation is 517.33, whereas the bottom of wall elevation is 509.50, almost 8 feet higher than what was agreed. The ramp must meet grade at 509.50. Revise the plan so that the ramp meets grade on the northern side of the site.**

PR 2 The parkland dedication fee is required per LDC 25-1-601, and must be paid prior to site plan approval per 25-1-605(A). (High density fee for a project greater than 12 DU per acre). PARD will accept a combination of trail and recreational easement, and fees. Fees to be paid will be issued in AMANDA at a later update.

U1: Per 25-1-602(J), parkland dedication equal to 15% of the gross site area is required with payment of a fee in-lieu of dedication under Section 25-1-605 for the remaining undedicated land. This reviewer will issue the fee bill in AMANDA on a future update when trail design has been finalized.

U2: PARD may be willing to credit the covered plaza at South Lamar Blvd toward meeting the 15% if it provides a minimum 3 park amenities and a trail/sidewalk connects down to the trail along the railroad.

U3: PARD requires 15% of the gross site area to satisfy parkland dedication, in addition to fees in-lieu for the remaining parkland. The gross site area includes the entirety of the development, 3.88 ac. PARD recommends including the private landscape zone along the trail, the area below the wall, and

southern access driveway as public easements for partial parkland dedication credit in order to achieve 15% gross site area. Southern access driveway will need to be designed in a way that is pedestrianized & safe. Options include added vegetation, paving, and lighting. Please update site plan accordingly.

U4: PARD recognizes that the general layout and acreage satisfies parkland dedication requirements, barring design changes to meet standards (see PR 1 (U4) for more):

1. Please update site plan sheets and landscape sheets with additional details such as lighting and vegetation to indicate access and safety for the trail and the south drive access.
2. The landscape area beside the trail on the cantilevered platform should be included in the trail and recreation easement, and not divided by a wall.
3. Update landscape and site plan sheets with concrete surface for trail and vegetation/planting in the landscape zone next to the trail.

U5: Please provide additional detail for the items described in PR2 (U4). Following the order of items/responses from Update 4:

1. **Indicate the type of paving, and include paving details, as was done for ROW Landscape Plan.**
2. **Update Section A-A on sheet 18 to remove the wall between the landscape area and the trail area. Indicate on the section and on all applicable sheets that the landscape area and trail area are one area only, which is the trail area. The trail area, landscape area, and drainage area beyond the trail and adjacent to the railroad should be included in one trail and recreation easement, not separate easements (PAE, trail, and park easements), as is shown currently. The only area to be recorded with a separate PAE is the southern driveway to provide trail access.**
3. **Call out that the granite-gravel will be replaced with concrete at owners expense when a connection is made.**

PR 3 Please confirm that the number of units proposed is 301. Once confirmed, add the following note to the cover sheet: Parkland dedication has been provided for XXX units by the recordation of a trail and recreational easement and fees in lieu of land and park development.

U1: Cover sheet may be updated once parkland dedication has been finalized.

U2: Update the cover sheet to the following: Parkland dedication has been provided for 309 units by the recordation of a trail and recreational easement, a credit for amenities to be constructed, and fees in-lieu. Fiscal surety was posted with the City and will be returned once the amenities are constructed and approved by the Parks and Recreation Department.

U3: Thank you for including cover note. It may be further revised if affordable units will be provided.

U4: To account for affordable units, update the note to the following: Parkland dedication has been provided for 278 market-rate units by the recordation of a trail and recreational easement, a public access easement, a credit for amenities to be constructed, and fees in-lieu. Fiscal surety was posted with the City and will be returned once the amenities are constructed and approved by the Parks and Recreation Department. An exemption to the Parkland Dedication Ordinance has been granted for 31 certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U5: Cleared.

PR 4 (U1): Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) any proposed or existing easements that may encumber parkland, and (D) land unencumbered by the above mentioned restrictions.

U2: Awaiting update from applicant. Note that easements will be credited according to the the Parkland Dedication Operating Procedures, Section 14.3.10 (C). Please include the credit categories and describe how the easement(s) meet the credit categories.

U3: Please send a table that includes 15% of the gross site area along with an updated schematic plan.

U4: Cleared.

PR 5 (U2): Please confirm whether affordable units will be provided as part of this project. If there are affordable housing units, please provide the SMART Housing CERTIFIED/NHCD letter. No park fee will be charged for affordable units.

U4: Cleared.

- PR 6 (U2): After discussion with applicants on 7/22/2019, PARD requires that easements provided as part of parkland dedication be publicly accessible upon the dedication of the easements. Dedication of the easements is required prior to site plan approval. While PARD understands the applicants' concerns, public access must be provided prior to the future trail connections. Additional dedication to reach the 15% gross site area requirement will create a functional public amenity prior to the future connections. Please remove gates from site plan. Call out temporary fencing at northern and south trail connections
U4: Comment remains until gate is removed. Public access is required to satisfy parkland per 25-1-604.
U5: A gate may be allowed for public access and removed once a connection has been made. Clarify that gate will be removed once connection is made on applicable sheets.
- PR 7 (U5): **Fiscal surety must be posted, and remaining fees paid, prior to approval. This reviewer will issue both once the outstanding issues regarding the trail design and easements have been resolved. An informal status cannot be granted when there are still outstanding design issues described in the above comments.**

Water Quality Review - Leslie Daniel - 512-974-6316

WQ 1 - WQ 6, WQ 8, WQ 9 Cleared previously

WQ 7 The City requires a Restrictive Covenant (RC) to tie the Subsurface Pond Maintenance (SPM) plan to the property. Contact this reviewer to obtain a template for the RC. Submit the complete document, with exhibits, to this reviewer who will coordinate review with the Law Department before contacting the applicant to record the document. [ECM 1.6.2.E]

U1 Comment remains.

U2 This reviewer forwarded the approved SPM and RC to the Law Department on June 3, 2019. When the document is back in LUR, this reviewer will contact the applicant to record the document. Recorded document is required to clear this comment.

U5 Comment remains pending recordation of document.

Industrial Waste Review - John McCulloch - 512-972-1060

IW 1. The utility plan continues to comply with Industrial Waste requirements. Awaiting scheduling for signoff.

Planner 1 Review – Ramon Rezvanipour – 512-974-3124

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF SITE DEVELOPMENT PERMIT.

P 1. FYI – Applicant signature is required to receive site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact Planner I listed above to set up a time to sign and receive the site plan permit.

P 2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SP-2018-0595C**
- Application date: **12/17/2018**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Randy Rouda**
- Zoning: **Please add zoning**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P 3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VIII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

END OF REPORT