

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



CASE NUMBER: SP-2016-0481C
REVISION #: 00
CASE MANAGER: Michael Simmons-Smith
UPDATE: U1
PHONE #: 512-974-1225

PROJECT NAME: Bouldin Creek Commons
LOCATION: 2043 S LAMAR BLVD w/ BLDGs, 1 existing, 3 added

SUBMITTAL DATE: March 29, 2017
REPORT DUE DATE: April 10, 2017
FINAL REPORT DATE: April 17, 2017 (7 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 updates.

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 November 10, 2017.** 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. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive. A fee is required to return the project to active status and to submit a formal update. Additionally, updates beginning at the 4th (U4) require an update fee prior to submitting a formal update.

Please submit 10 copies of the plans and 11 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 the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

REVIEWERS:

Electric : Eben Kellogg
Drainage Construction : David Marquez
Environmental : Jonathan Garner
Fire For Site Plan : James Reeves
Flood Plain : Hanh Thai
Site Plan : Michael Simmons-Smith
Site Plan Plumbing : Cory Harmon
Transportation Planning : Katie Wettick
Water Quality : David Marquez
AW Pipeline Engineering : Daniel Lofton
Planner 1 : Jeremy Siltala
R.O.W. : Reza Sedghy
AW Utility Development Services : Neil Kepple

Drainage Construction Review - David Marquez - 512-974-3389

- DC1 Submit a model for the proposed detention pond. **U1- Per comment response, comment pending.**
- DC2 A drainage easement will be required to contain the 100-year floodplain. This comment will be cleared once the floodplain reviewer's comments are cleared regarding floodplain and a drainage easement is dedicated. **U1- Plans were not distributed to me and I borrowed a set. Please resend the drainage easement document to begin the dedication process.**
- DC3 The detention pond appears to use underground detention and will need to follow the applicable sections of ECM 1.6.2E. This includes a restrictive covenant. Contact this reviewer if you need the subsurface pond RC document. **U1- Clearly show details of where the deck will start and end to demonstrate that the ponds have enough space for access and will not need a restrictive covenant.**
- DC4 From the cross sections of the detention pond, it appears that the proposed detention pond will be classified as a dam and will need to follow sections of DCM 8.3.3B that includes a coversheet note and calculations for the passing of 75% of the PMF. This may affect the pipe outfall sizing. **U1- per comment response, comment pending. Also be aware of where overflow from the splitter box goes for larger storm events even if the pond is redesigned. Keep the proximity of the building and the overflow in mind so that there is not flooding to the building.**
- DC5 For the outfall of the splitter box, demonstrate that erosion is being addressed properly. Typical erosion controls are from standards manual 508S-16 to 508S-20. If the current design is to be used, please see DCM 7 for apron sizing. **U1- Comment pending, the location of interest was meant for the outfall of both ponds and not the splitter box.**
- DC6 Demonstrate how all water from the site, including the buildings, will get to the ponds. It is not clear from the grading and the location of the storm drain system how all water gets into the system. **U1- Comment pending. Demonstrate how all water, including from the buildings, will get to the area inlet. It appears that the inlet will be up gradient from some building and paved areas..**
- DC7 Show details of the detention pond and the deck. If the deck encroaches into the pond, ensure it is structurally sound and can withstand the forces of the water. **U1- Comment pending. Include structural details of the pond and any retaining walls.**
- DC8 Comment cleared
- DC9 Show the top of wall elevation in the detention pond. **U1- Per comment response, comment pending**
- DC10 Comment pending
- DC11 Demonstrate that IBC 1804.3 is being met with the pond adjacent to the building. **U1- Per comment response, comment pending**
- DC12 A wastewater line looks to be under the proposed detention pond. Verify with the AWU reviewer if this would be acceptable. **U1- Comment pending.**

DC13 There was a UDA included in the submittal. The drainage portion of the UDA will begin once the model, the dam and the deck comments are addressed to a point that ensures the size and location of the pond is sufficient.

Electric Review - Eben Kellogg - 512-322-6050

EL 1. Any relocation of electric facilities shall be at landowner's/developer's expense.
Update 1: Comment clear.

EL 2. Fifteen foot electric and telecommunications easement requested adjacent to East Oltorf Street and South Lamar Boulevard, to be dedicated by separate instrument. Contact this reviewer to discuss. **Show easement on the site plan.**
Update 1: Comment stands.

EL 3 . 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.
Update 1: Comment clear.

EL 4. Contact Darren Vicknair to discuss permanent electric service and electric service design. (512-505-7636 or Darren.vicknair@austinenergy.com)
Update 1: Comment clear - informational.

EL 5. The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"
Update 1: Comment clear.

EL 6. Please provide a full completed set of Landscape plans, with reference to the EL 5.
Update 1: Comment clear.

Environmental Review - Jonathan Garner - 512-974-1665

EV 1 – EV 21 Cleared.

EV 22 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with an LOC 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]
Update 1 Comment pending.

EV 23 Cleared.

EV 24 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-6338. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.
Update 1 Comment pending.

EV 25 – EV 26 Cleared.

EV 27 The streetyard shown on the Landscape Plan is inadequate for this project. Please show and label a Streetyard A, adjacent to South Lamar Blvd., and a Streetyard B, adjacent to West Oltorf St. Please note 20% of each streetyard must be landscaped. [LDC Section 25-2-1003, ECM 2.4.1]

Update 1 Comment pending. Streetyard A is incorrectly shown and calculated. Reference the ECM Appendix V, Figure 2-2 for correct streetyard configurations. The information received from Humberto Rey pertains to Subchapter E design requirements, which do not supersede landscape requirements. Additionally, the trees proposed adjacent to W. Oltorf St. should be moved to the 8-ft planting zone and the 5-ft secondary landscape zone should be planted according to ECM 2.4.0. criteria.

EV 28 – EV 30 Cleared

EV 31 This comment pending approval of a license agreement for work in the R.O.W. Please provide this reviewer a copy of this license agreement. [Contact Andy Halm at 974-7185 – use for Great Streets].

Update 1 Comment pending.

EV 32 – EV 33 Cleared.

EV 34 Mitigation for public tree removal (ROW tree removal) must be located in the ROW adjacent to the property or payment must be issued to the Planting for the Future Fund.

Update 1 On the landscape sheets, differentiate the amount paid into the Planting for the Future Fund for public tree removal and the amount paid into the Urban Forest Replenishment Fund for other tree removal. Additionally, see EV 37 Update 1 comment.

EV 35 – EV 36 Cleared.

EV 37 The option to pay into the tree fund mitigation will be considered after all design alternatives have been evaluated that could preserve more trees. This mitigative option is not intended to facilitate the excessive removal of trees, nor is it meant to supplant on-site tree care or good planning. When quantifying for tree removal, please utilize a standard formula of one caliper inch of mitigation value equivalent to \$200. This fee should be paid at the receptionist desk at the 505 Barton Springs Road, One Texas Center, 4th floor. Add a note to the landscape plan stating: “_____ caliper inches of trees removed trees from this site are to be mitigated by payment to the [Urban Forest Replenishment Fund (i.e., private trees) / Planting for the Future Fund (i.e., ROW or PARD trees)].” [ECM 3.5.4]

Update 1 Comment pending. Slight modifications to the parking and internal circulation can preserve more trees, specifically trees #1305, 1307, 1308, 1321, 1322, 1326. Additionally, trees #1310 and 1312 can be preserved. Consider preserving these trees to lower the amount of mitigation required, as well as research alternative mitigation measures found in ECM 3.5.4.B and 3.5.4.C.

Update 1 New Comments

EV 38 Provide explanation for what appears to be a bridge on the landscape plan shown to be constructed in the CWQZ and located outside the LOC. Further review and comment may be pending.

Fire For Site Plan Review - James Reeves - 512-974-0193

1. This project appears to be on two lots. Provide a copy of the easement or UDA.
2. The fire lane running under the building will be allowed. The exterior building envelope in this area must be noncombustible and sprinklered.
3. Fire access roads must be provided within 150 ft (200 ft for sprinklered buildings) of all points of the first floor of all buildings.
4. Indicate the location of the sprinkler system fire department connection. It must face the street or fire lane.
5. The fire flow listed on the cover sheet does not appear to be correct.
6. Building C is indicated to be unsprinklered, but the plans show an FDC.
7. Provide the building information in table format on the cover sheet.
8. There are numerous unanswered questions regarding the building construction and how the buildings communicate with each other. Contact reviewer to discuss.

Flood Plain Review - Hanh Thai - 512-974-9232

- FP1 **U1: pending. This comment will be cleared once easement has been dedicated and recorded. The drainage reviewer will assist the applicant with this process.** U0: Please dedicate easement to contain the limits of FEMA and the City of Austin fully developed 100-year floodplain.
- FP2 **U1: ditto.** U0: Please clearly delineate and label easement and easement document number on applicable sheets.
- FP3 **U1: cleared.** U0: Please show finished floor elevations of buildings adjacent to floodplain.

Industrial Waste Review - Anthony Mueske - 512-972-1060

- IW1. The proposed utility plan is approved as drawn for the purposes of Industrial Waste review. Henceforth, any changes made with respect to: Water, auxiliary water (e.g., reclaim, rain water, well water, etc.) or wastewater lines/service connections, easements, water meters, the location of sample ports, the location of cleanouts or manholes (City or private), or backflow preventers must be resubmitted to the Special Services Division for review.

ADMINISTRATIVE

- SP 1. Provide a "Project Description" prominently on the cover sheet, noting the type of development, the number of stories and square footage of the building(s), the total site size, and the proposed impervious cover. Example: *"This project consists of the construction of two (2) ___-story office buildings, one (1) ___-story retail building and one (1) ___-story retail/restaurant building totaling _____sq. ft. (GSF), and the redevelopment of one (1) existing ___-story _____sq. ft. restaurant building on a ___-acre site with associated parking, water quality and utility improvements. The total impervious cover is 80%".* Please note that this project description will appear verbatim on the released site development permit for this case. **Update #1 – The impervious cover indicated within the Project Description (80%) does not match the amount shown in the "Zoning Table" (48.8%) on Sheet 8.**
- SP 2. Please note that the current description in the AMANDA database is incorrect (wrong number of proposed buildings). Coordinate with the Intake staff to revise the description accordingly. The Engineer's Summary Letter provided with this application also incorrectly describes the number of proposed buildings to be constructed with this development. **Update #1 – This comment is cleared.**
- SP 3. New tax certificates showing all taxes paid for 2016 will be required after February 1, 2017 (if the site plan is not yet approved at that time). **Update #1 – This comment is cleared.**
- SP 4. Show the correct street address on each sheet in the plan set – Addressing Review has assigned **2043 South Lamar Blvd.** to this development. **Update #1 – This comment is cleared.**
- SP 5. Indicate the case number (**SP-2016-0481C**) in the lower right-hand margin of each sheet in the plan set. **Update #1 – This comment is cleared.**
- SP 6. Add the following note to the cover sheet: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary." **Update #1 – This comment is cleared.**
- SP 7. Site plan review and approval cannot be finalized until the lot(s) within the proposed development are legal by either recorded plat or grandfathered by Land Status Determination (Section 25-1-61). The legal description on the cover sheet indicates that portions of Lots 10-13 are included as part of the development. **Update #1 – This comment is cleared.**
- SP 8. Record a Unified Development Agreement (UDA) that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities. If necessary, this reviewer will coordinate with the Legal Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison at 974-6483. **Update #1 – This comment will remain until the UDA has been approved and recorded. David Marquez, the Drainage Construction Engineering reviewer for this case, will be your primary Land Use Review contact for this matter.**
- SP 9. Place the following note on the cover sheet and site plan sheet: "This site is composed of ___lots, and has been approved as one cohesive development as Document No. _____. If portions of the lots are sold, application for subdivision and site plan approval may be required". Once recorded, add the document number for the UDA to the note. **Update #1 – It appears that this development consists of five (5) legal lots. Please revise the note accordingly, as it now reads "six lots".**

SITE PLAN, BUILDINGS & ZONING

- SP 10. Provide an overall site plan sheet that includes the entirety of the properties that are applying for site development permit. Currently, the "Site Plan" does not show all of Lot 13. **Update #1 – This comment is cleared with the addition of the viewport depicting the balance of the project.**
- SP 11. 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 dedication by plat. **Update #1 – This comment will remain until all proposed easements have been shown on the site plan along with the document numbers.**
- SP 12. In tabular format on the site plan sheet, show the following site information:
- total site area
 - zoning
 - gross floor area for each building (in sq. ft. and percentage)
 - total gross floor area (in sq. ft. and percentage)
 - building coverage (in sq. ft. and percentage)
 - impervious cover (in sq. ft. and percentage)
 - floor-to-area ratio (expressed as a ratio)
 - building height (in stories and feet)
 - open space calculations
- Because there is more than one zoning district on the site, provide this information for each of the three zoning districts, and a total for the entire development. **Update #1 – This comment has not been addressed correctly. Provide a separate site data table for each zoning district on the site, and an overall table for the entire site. Also, some of the information is not readable in the current "Zoning Table" on Sheet 8: FAR is blacked out, and GFA and Building Height refer to "Building Calculations", another table on the sheet where the required information has been blacked out.**
- SP 13. Show a consistent project title on each sheet of the site plan. The application was for **South Lamar Market** as indicated in our AMANDA database, but the architectural sheets in the plan set display another title. **Update #1 – This comment is cleared. All sheets now display the new Bouldin Creek Commons project title.**
- SP 14. Show all proposed and existing structures to remain, and indicate any demolition or relocation of structures by a dashed footprint. **Update #1 – This comment is cleared.**
- SP 15. Show the dimensions of all proposed structures and existing structures to remain on the "Site Plan" (Sheet 8). **Update #1 – This comment is cleared.**
- SP 16. The owner's name on the coversheet does not match either the tax certificates, or the application. Correct the coversheet to match the tax information. **Update #1 – The tax certificate for 1416 Oltorf indicates that it is owned by HW Real Estate LP. Either list this entity as an owner on the cover sheet, and provide signatory approval of the work to be performed on this property, or provide a deed of sale conveying this property to the owner indicated on the cover sheet.**
- SP 17. Show or note the types of restaurants (drive-in/fast food, limited or general) and offices (administrative and business, medical, professional) in the "Required Parking Table" on the "Site Plan" (Sheet 8). **Update #1 – This comment is cleared.**
- SP 18. Show the locations of all existing and proposed utility facilities on the site and adjacent rights-of-way, including the exact locations and types of all utility lines, underground and overhead. **Update #1 – This comment is cleared.**

- SP 19. Show the limits of construction on the "Site Plan" (Sheet 8). Include the area(s) necessary for the construction of access drives and any off-site utility work. **Update #1 – This comment is cleared.**
- SP 20. Show the boundaries of all zoning districts on or near the site on Sheet 8. Note all adjoining land uses on the site plan sheet, and show all existing buildings on adjoining lots within 50 feet of the site. This pertains to the missing information on Sheet 8 to the northwest of the subject properties. **Update #1 – Although the comment response indicates that the zoning boundaries have been depicted on the Site Plan, this reviewer cannot locate them. Please clearly and accurately depict and label these boundaries.**
- SP 21. Will this development be phased? If so, site plans proposing development designed and intended to be constructed or occupied in phases shall clearly identify the phase lines. Each phase must comply independently or cumulatively with the Land Development Code for parking, landscaping, detention, water quality controls, and any other data as requested. Provide all calculations independently by phase and cumulatively for the entire site. Produce documentation indicating that the phasing fees have been paid. **Update #1 – Provide a prominent note on the cover sheet indicating that this project will not be phased.**
- SP 22. FYI - The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department. **Update #1 – For information only.**

COMPATIBILITY/SCREENING REQUIREMENTS:

- SP 23. The property at 1402 Oltorf Street is zoned CS, but is used as single-family. As per LDC Article 10 Compatibility Standards, the adjoining residential use triggers compatibility requirements for the proposed development. **Update #1 – This comment is cleared based upon the 11/9/2015 Board of Adjustments decision.**
- SP 24. Show and provide landscaping, fencing or similar screening along the eastern property line adjacent to the property used as residential in accordance with the screening requirements of Sections 25-2-1066 and ECM 2.9.1. **Update #1 – This comment is cleared.**
- SP 25. All structures, parking areas and driveways shall maintain a setback of 25 feet from the western property line adjacent to the existing residential use that is permitted in an SF-5 or more restrictive zoning district, as per LDC Section 25-2-1067. This comment pertains specifically to the proposed easternmost drive aisle, which is not in compliance. **Update #1 – This comment is cleared based upon the 11/9/2015 Board of Adjustments decision.**
- SP 26. Demonstrate that no dumpsters will be located 20 feet or less from property on which a use permitted in an SF-5 or more restrictive zoning district is located, as per Section 25-2-1067(C). Label all dumpster locations on the "Site Plan" sheet. **Update #1 – This comment is cleared.**
- SP 27. Structures shall not exceed two stories and 30 feet in height if the structure is 50 feet or less from a property either zoned or used as SF-5 or more restrictive (Section 25-2-1063). It appears that the proposed parking garage exceeds these height limitations. **Update #1 – This comment is cleared based upon the 11/9/2015 Board of Adjustments decision.**
- SP 28. Show the following Compatibility Standards Notes on the site plan sheet:
- All exterior lighting will be hooded or shielded from the view of adjacent residential property.
 - All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.

- The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.
- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.

Update #1 – This comment is cleared.

SP 29. FYI - The site must comply with the ordinance requirements for compatibility standards or must receive approvals for variances from the Land Use Commission, for which a variance fee will be required. Any waivers of required setbacks to less than five feet will require Board of Adjustment approval (Section 25-2-1081). **Update #1 – This comment is cleared based upon the 11/9/2015 Board of Adjustments decision.**

SUBCHAPTER E: DESIGN STANDARDS & MIXED USE

SP 30. Place the following note on the cover sheet: "This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards). **Update #1 – This comment is cleared.**

SP 31. Place the following note on the building elevation sheet: "Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review." **Update #1 – This comment is cleared.**

SP 32. As per Section 2.2.2.E.2, any off-street surface parking along a Core Transit Corridor shall have landscape buffering in accordance with Section 25-2-1006 between the clear zone and the parking area. The buffering method selected must include shade trees. **Update #1 – This comment is cleared.**

SP 33. At least one customer entrance must face the principal street and connect directly to the sidewalk along the principal street, unless you meet the exception requirements of Section 2.4.B.a-d. This applies to the existing building along South Lamar Blvd. **Update #1 – This comment is cleared.**

SP 34. Include the following note on the "Site Plan" (Sheet 8): "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 34 from Section 2.5. **Update #1 – This comment is cleared.**

SP 35. All development subject to Section 2.7 (*Private Common Open Space and Pedestrian Amenities*) shall devote a minimum of five percent (5%) of the gross site area to one or more of the types of private common open spaces or pedestrian amenities described in Section 2.7.3 (*Standards*). Delineate the open space(s) graphically by hatching or a similar method, and include the calculations in the site information tables to be provided on the site plan sheets. **Update #1 – Please verify that the areas indicated as "open space" add up to the 9,478 sq. ft. total noted in the "Zoning Table". Describe what types of open space (as per Section 2.7.3) are being employed.**

SP 36. Verify compliance with the screening requirements of Section 2.6.2 by a) providing screening for solid waste collection areas and rooftop mechanical equipment (not including solar panels); b) incorporating loading docks, truck parking, storage, trash collection/compaction, etc., into the building and landscape design; and c) adding the following note to the site plan sheet: "Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, the principal building materials". **Update #1 – This comment is cleared.**

MISCELLANEOUS

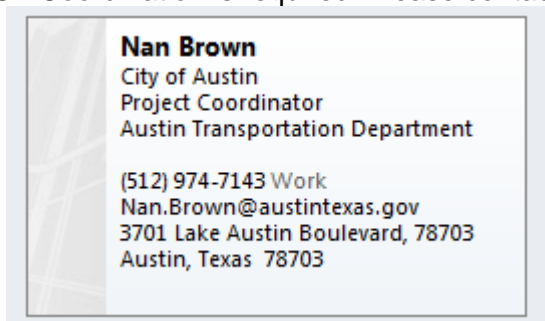
- SP 37. If any vertical improvements are planned for the right-of-way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Real Estate Services at 974-7185. **Update #1 – This comment will remain until the license agreement has been approved.**
- SP 38. FLASH DRIVE REQUIREMENT - All applications submitted for completeness check 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 VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Division by the applicant after site plan approval. For more information, contact the Intake Staff. **Update #1 – This comment will remain for informational purposes.**

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

1. Provide the **drainage** fixture units served by the private 8" wastewater piping. The **drainage** fixture units must be calculated according to the 2012 Uniform Plumbing Code. (Clarification: The Site Plan Plumbing Reviewer is requesting this information to verify compliance with Table 717.1 of the 2012 Uniform Plumbing Code.)(second request)
2. It appears that building C is a freestanding building. On the Utility Plan, Illustrate and callout the private water and wastewater piping.

R.O.W. Review - Reza Sedghy - 512-974-7912

- ROW1 All utilities must be approved prior to ROW.
- ROW2 AULCC submittal and clearance letter is required.
Access the following link for AULCC and ROWMAN INFO.
ftp://ftp.ci.austin.tx.us/ATD_AULCC
- ROW3 DAPCZ Coordination is required. Please contact Nan Brown



AW Utility Development Services - Neil Kepple - 512-972-0077

- WW1. The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Daniel Lofton with Pipeline Engineering at 972-0235.

Water Quality Review - David Marquez - 512-974-3389

- WQ1 Demonstrate the elevation of the splitter box flow line and the elevation and dimension of the weirs. An additional cross section may be needed just for the splitter box. **U1- Comment pending. Flowline elevation is still needed.**
- WQ2 Comment cleared
- WQ3 Show elevations and flow lines of the pipes in the filtration pond. **U1- Comment pending. Enough cover above the underdrain will need to be checked.**
- WQ4 Comment cleared
- WQ5 Comment cleared
- WQ6 Comment cleared

AW Pipeline Engineering - Daniel Lofton - (512) 972-0234

1. Red-lined comments have been provided on the plans submitted to the Development Service Department.
2. The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, 78701.
3. The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Transportation Planning - Katie Wettick - 512-974-3529

TRAFFIC IMPACT ANALYSIS

- TR1. Provide a TIA waiver letter as this development varies from the approved uses in the TIA. **U1: Comment cleared. This reviewer has confirmed with Scott James that the uses proposed generate fewer trips than accounted for in the TIA. Thus, an addendum is not required.**
- TR2. Please post \$300,000 towards the identified improvements listed in the TIA . **U1: Comment not cleared.**
- TR3. Access to South Lamar Boulevard from the site is restricted to right in/right out only. Show the location of proper signage to demonstrate compliance. **U1: Comment not cleared. This reviewer received directive from ATD that a pork chop island must be constructed at the driveway on S. Lamar to prevent left turns. Please revise.**
- TR4. Staff recommends applicant adheres to all applicable design guidelines, dimensions, and right-of-way dedication requirements to insure compliance with goals identified in the South Lamar Corridor Study. This reviewer has contacted Anna Martin at ATD regarding necessary compliance. Additional comments may be provided based on her response. **U1: Comment cleared. This reviewer has been in touch with Anna Martin besides the pork chop island design requested in TR3 no additional improvements are required.**

PARKING

- TR5. Revise parking calculations.
- a. For restaurants greater than 2,500 square feet, the parking ratio is 1:75. For the proposed 4,198 sq. ft. restaurant 56 parking spots will be required (45 spots after the 20% reduction).
 - b. Change “commercial kitchen” to “food preparation.” The parking ratio for food preparation is 1:500. For the proposed 11,172 sq ft, 22.3 parking spots will be required (18 spots after the 20% reduction).
- U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.**
- TR6. On garage elevation sheet please show parking totals per floor and total number of spaces provided within the garage. This reviewer currently finds insufficient parking.
- U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.**
- TR7. Revise parking table to include proposed number of compact spaces.
- U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.**
- TR8. Comment cleared
- TR9. Comment cleared
- TR10. Building A on site plan calls-out 10,171 sq. ft. of office. Please address the discrepancy between this figure and what is shown in the parking table.
- U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.**
- TR11. Comment cleared
- TR12. Identify the location of bicycle parking on the site plan. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-6-477. LDC, 25-6-477
- U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.**
- TR13. Parking and loading facilities must be surfaced and maintained with asphaltic concrete or other permanent hard surfacing material. Identify the surfacing material for all parking and circulation areas on the site plan. TCM, 9.2.0 #7.
- U1: Comment not cleared. This reviewer did not see surfacing material noted on site plan.**
- TR14. Comment cleared.

DRIVEWAYS

- TR15. 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. Please revise location of proposed driveways.
- U1: Comment not cleared. Please revise driveways to meet TCM criteria or request a waiver. This criteria applies to all 3 driveways, 3 waivers would be necessary.**

- TR16. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. The northern driveway on West Oltorf Street is closer than 200 ft to the driveway on the adjacent lot. Please revise and please show adjacent driveways on South Lamar and to the south of the site on West Oltorf.
U1: Comment not cleared. Please revise driveways to meet TCM criteria or request a waiver. This criteria applies to all 3 driveways, 3 waivers would be necessary.
- TR17. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Please revise proposed driveways. TCM, Table 5-2.
U1: Comment not cleared. Please revise driveways to meet TCM criteria or request a waiver. This criteria applies to all 3 driveways, 3 waivers would be necessary.
- TR18. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2. Please revise southern driveway on West Oltorf Street.
U1: Comment not cleared. Please revise driveways to meet TCM criteria or request a waiver.
- TR19. Comment cleared
- TR20. Comment cleared
- TR21. Comment cleared

ACCESSIBILITY - NEW CONSTRUCTION

- TR22. Comment cleared
- TR23. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards. Include the accessible route along the sidewalk within the right-of-way. Accessible route is indicated in legend, please show on site plan.
U1: Comment not cleared. Accessible route must be provided along the sidewalk within the ROW and from the ROW to the building entrances.
- TR24. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]
U1: Comment not addressed.
- TR25. The minimum clear width of an accessible route is 36 in. If the accessible route is less than 60 in. wide and longer than 200 ft., passing spaces at least 60 in. by 60 in. must be located every 200 ft. [ANSI 403.5, Table 403.5]. Please show dimensions of route or add note on site plan indicating compliance.
U1: Comment not addressed. Pending TR23 and TR24.
- TR26. Accessible parking spaces must be provided in accordance with IBC Table 1106.1. 9 accessible spaces are required for the 451 total spaces provided. [LDC, 25-6-474]. Please revise parking shown on plan and show required accessible spaces on parking table.
U1: Comment not cleared. No parking information was provided as the parking tables were blacked out. Please provide with next submittal.
- TR27. Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible

spaces or fraction thereof. [ANSI 502.2, IBC 1106.5]. Two van-accessible spaces are required on this site.

U1: Comment not cleared. Pending submittal of complete parking information.

TR28. Accessible parking spaces must be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces must be dispersed and located near the accessible entrances. [IBC 1106.6]

U1: Comment not cleared. Accessible parking spaces must be provided adjacent to existing building in surface lot.

TR29. Parking access aisles must be part of the accessible route to the building or facility entrance and must have a running slope no greater than 1:20 and a cross slope no greater than 1:50. [ANSI 502.5]

U1: Comment not cleared. Full accessible information (TR23-28) must be provided.

TR30. Curb ramps must be provided wherever an accessible route crosses a curb. [ANSI 406.1]. Identify the location of all curb ramps on the site.

U1: Comment not cleared. Full accessible information (TR23-28) must be provided.

CORE TRANSIT CORRIDOR

TR31. As the sidewalk along South Lamar extends into private property a sidewalk easement is required.

U1: Comment not cleared. No exhibit was submitted with the draft easement. Please include full easement with next submittal or provide in email to this reviewer. Be sure to include an additional 2' for maintenance purposes.

TR32. Any off-street surface parking along a CTC shall have landscape buffering in accordance with LDC 25-2-2006 between the clear zone (or supplemental zone) and the parking area. The buffering method must include shade trees (§2.2.2.E.2). Please demonstrate compliance.

U1: Comment not cleared. See TR45.

SIDEWALKS

TR33. Comment cleared

TR34. Extend proposed sidewalk on South Lamar to project boundary.

U1: Comment not cleared. Sidewalk and required planting zone both need to be extended to project boundary. Sidewalk should connect to back of curb at property line.

TR35. Comment cleared

RIGHT-OF-WAY

TR36. Show the existing right-of-way for West Oltorf Street.

U1: Comment not cleared. Reviewer did not see ROW labeled on West Oltorf. Please provide.

LOADING

TR37. Comment cleared.

TR38. Comment cleared.

TR39. Maneuvering areas for loading facilities must be adequate for access and usability and must not conflict with parking spaces or with the maneuvering areas for parking spaces. Provide adequate maneuvering area for the loading spaces. TCM, 9.2.0 #7.
U1: Comment not cleared. Please demonstrate how loading vehicles will be able to turn around and exit the site.

TR40. Comment cleared.

OTHER

TR41. Comment cleared.

TR42. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show proposed dumpster locations. LDC, 25-2-1067(c); TCM, 9.3.0.2.

TR43. Comment cleared.

TR44. Comment cleared.

NEW COMMENT U1

TR45. Off Street Parking is prohibited between the CTC and the corresponding street-facing façade line (§2.2.2.E.1 &). This applies to the parking located on South Lamar between the property line and Building C. Please revise or request AEC.

Planner 1 Review - Jeremy Siltala - 512-974-2945

P1. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers** (11, 12, 13 not 11, 11A, 12)
- File number: **SP-2016-0481C**
- Application date: **Oct 14, 2016**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **M. Simmons-Smith**
- 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.

END OF REPORT