

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2016-0073C**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Nikki Hoelter** PHONE #: **512-974-2863**

PROJECT NAME: **The Carpenter**
LOCATION: **411 JESSIE ST**

SUBMITTAL DATE: **March 10, 2016**
REPORT DUE DATE: **April 7, 2016**
FINAL REPORT DATE: **April 20, 2016**
13 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, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 23, 2016.** 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.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

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 submitted after 12 noon may be processed the next business day.

Please submit 11 copies of the plans and 12 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Planner 1 : Thomas Sievers
Electric : Jenna Neal
Drainage Construction : Michael Duval
Environmental : Taylor Horton
Fire For Site Plan : James Reeves
Flood Plain : Hanh Thai
Site Plan : Nikki Hoelter
Site Plan Plumbing : Cory Harmon
R.O.W. : Reza Sedghy
Water Quality : Michael Duval
AWU-Pipeline Engineering : Jeff Betts
PARD / Planning & Design : Marilyn Lamensdorf
DSD Transportation : Amanda Couch
AWU-Utility Development Service : Neil Kepple

DSD Transportation Review - Amanda Couch - 512-974-2881

- TR1. Clarify legal lots. If a portion of a legal lot is incorporated in the development, the entirety of that lot must be included in the site plan. This also applies to any lots being used for off-site parking.
- TR2. Is off-site parking proposed? If so, see intake to add a "T" suffix to the case # and pay additional fees.

SUBCHAPTER E

- TR3. If any development is being proposed on the lots 1-5, block 2 of the Pecan Grove Addition, the entirety of these lots must be included in the site plan application. If these lots are incorporated in the development, then Barton Springs Road is the principal roadway and must comply the requirements of Core Transit Corridor standards. Additional review and comments may be generated pending the resolution of this issue.
- TR4. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadways Josephine Street, Butler Rd, and Jessie St. (§[2.2.3.B](#)). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§[2.2.3.B.1-2](#)). Sidewalk clear zone must be 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan.
- TR5. The site plan indicates call outs of "Alternative Compliance" for the sidewalk standards. A staff review of a formal request letter is required in order to
- TR6. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided (§[2.2.3.B](#)).

ACCESSIBILITY

- TR7. Provide the following note on the site plan: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards."
- TR8. 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]]
- TR9. 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.

- TR10. 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].
- TR11. 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.
- TR12. If any development is being proposed on the lots 1-5, block 2 of the Pecan Grove Addition, compliant curb ramps will be required at the intersections of Jessie St and Barton Springs Rd and Josephine St and Barton Springs Rd. Additional review and comments may be generated pending the resolution of this issue.
- TR13. Curb ramps must be located so as to provide a continuous accessible path of travel. Show a curb ramps at Josephine St and Butler Road . TCM, 4.3.0.G.
- TR14. A curb ramp within public right-of-way must have a detectable warning texture consisting of raised truncated domes extending the full width of the ramp for a minimum of the bottom 2 feet of the curb ramp. Show a ramp detail. [City of Austin Standard No. 432S-2A, 432S-2B]
- TR15. Passenger loading zones must provide an access aisle at least 5 ft. wide and 20 ft. long adjacent and parallel to the vehicle pull-up space. Loading zones must be at the same level as the roadway and must be located on a surface with a slope not exceeding 1:50. [ANSI 503.2 - 503.4, Fig. 503.3]
- TR16. Replace all references to “Handicap parking” to “accessible parking”.

PARKING

- TR17. Is there only one floor of parking?
- TR18. For parking in a garage, columns may encroach into the head end of parking stalls, provided that the columns do not reduce the total (double-loaded) module width by more than 2 feet and the spaces do not encroach into more than 25 percent of the spaces. Columns may not encroach into the side of parking stalls: stall width must be measured from the face of the column.
- TR19. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required, and the number of parking spaces provided by type (standard, compact, handicapped). LDC, 25-6-472, Appendix A. *Include the existing building use, square footage and parking in the parking table.*
- TR20. 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.
- TR21. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC, 25-6-477.

- TR22. Show a detail of the wheel stops. COA Standard 439-1.
- TR23. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. *Two way drive aisles should be 23', the surface parking appears to provide only a 13.5' drive aisle. Also, provide dimensions for the depth of stalls for the standard spaces in the parking garage.*

LOADING

- TR24. Public right-of-way shall not be used for the maneuvering trash pick-up vehicles or loading. All maneuvering must be contained on-site. TCM, 9.3.0 #3. *Show how all turning maneuvers will be done on-site.*

OFF-SITE PARKING

- TR25. All required parking must be on the same site as the structures to be served unless off-site parking is approved. A site plan required for approval of off-site parking must show both the primary use and off-site parking, and the property address and legal description of both sites. LDC, 25-6-502 (A). *The legal description on the cover sheet for off-site parking does not appear to match the legal description provided on the site plan page. Please clarify.*
- TR26. Please include a parking table on the site plan showing the amount of required and provided parking for the primary use and the use where the off-site parking is to be located. LDC, 25-6-502(A).
- TR27. A written agreement is required between the owner of the off-site parking area and the owner of the use to assure the continued availability and usability of any off-site parking. The lease must contain a provision that no termination or modification of the agreement shall be effective until notice has been mailed to the City of Austin. LDC, 25-6-502(A), (B). See the transportation reviewer for details.
- TR28. Off-site parking must be located within 1000 feet of the use which it serves, measured as the shortest practical and legal walking distance from the nearest off-site parking space to the nearest entrance to the building or use which it serves. LDC, 25-6-501(C). Indicate this walking distance on the site plan.
- TR29. Adequate pedestrian access must be provided between off-site parking and the proposed use. LDC, 25-6-502(C).
- TR30. Provide the following note for required signage for off-site parking: "Signage shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking indicating the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the off-site parking." LDC, 25-6-503.
- TR31. Provide a site plan note indicating days and hours of operation for the proposed use and the uses from which spaces are being leased. LDC, 25-6-502(C).

DRIVEWAYS

TR32.

If a curb inlet is present, there must be 10 feet between the inlet opening and the edge of a driveway curb return. TCM, 5.3.1.A. Please note the distance between curb inlets and the edge of the adjacent driveway curb returns.

TR33.

Joint driveways with adjoining property owners may be permitted provided that a permanent written joint access agreement is recorded in the County deed records. TCM, 5.3.1.H. Contact the transportation reviewer for a sample form. Submit a draft copy of each applicable agreement for approval prior to execution and recording. The agreement must include a clause stating that amendment or termination is allowed only with approval of the Director of the Development Services Department.

TR34.

Show details of the driveway for loading and trash.

ROW

TR35.

Additional ROW comments may be generated once lots are clarified.

TR36.

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 ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.

TR37.

Remove references to "valet space". Valet permits are reviewed by ATD and not with a site plan permit. The proposed curb re-alignment in the ROW along Josephine St must be approved by ATD. This reviewer will coordinate.

TR38.

The removal of City metered parking must be approved by ATD. This reviewer will coordinate with this Department.

TR39.

Remove 95' hotel loading and unloading zone in Josephine St. All maneuvering for loading must be done on-site.

TR40.

Additional comments will be generated when more information is provided.

AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact Pipeline Engineering at 972-0220. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E.10th St., Austin, TX 78701.

Drainage Construction Review - Michael Duval - 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

GENERAL COMMENTS

DC1. Obtain all approval signatures on the cover sheet prior to issuance of the development permit: Water and Wastewater, Fire Department.

DC2. Change your Sequence of Construction to resemble format below.

Sequence of Construction:

- 1) Install erosion controls and tree protection per approved plans
- 2) Hold preconstruction conference
- 3) Rough-cut all required or necessary ponds. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of any embankment or excavation that leads to ponding conditions. The outlet system must consist of a low-level outlet and an emergency overflow meeting the requirements of the Drainage Criteria Manual (Section 8.3) and/or the Environmental Criteria Manual (section 1.4.2.K) as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until final restoration is achieved.
. . .) (insert site-specific construction items here)
-last item) Complete permanent erosion control and site restoration. Remove temporary erosion/sedimentation controls and tree protection. Restore any areas disturbed during removal of erosion/sedimentation controls.

EASEMENT COMMENTS

DC3. Show all existing and proposed easements. All proposal easements must be acquired and recorded prior to issuance of development permit. Please note, the 100 floodplain must be contain in a drainage easement dedicated by metes and bounds

NOTES

DC4. Add the following to the cover sheet:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

DC5. Add the following to the general construction notes:

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

DRAINAGE COMMENTS

DC6. Show drainage area maps and provide fully developed condition flows for the offsite contributing areas passing through site. Drainage easements will be required for conveyance of offsite flows. [LDC 25-7-61]

DC7. Provide analysis and calculations to support the T_c , "CN" and "n" values for existing and proposed conditions.

DC8. Show limits of uncontrolled flows from site on drainage plan. Concentrated discharge must be dispersed and returned to sheet flow, or provide drainage easement and permanent erosion control measures to convey the concentrated discharge.

DETENTION

DC9. Detention pond storage and outlet control calculations are required for the 2, 10, 25 and 100 year storms. Provide summary table with: storm event vs. storage vs. elevation vs. outflow. Also, state any coefficient(s) used for weir(s) and orifice(s). [DCM 8.3.2]

DC10. Show pertinent surrounding information within 500 feet of drainage release point(s).

DC11. For the RSMP process, a study will need to be completed to demonstrate that the proposed conditions of the development will not cause an adverse impact. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas which discharge through or into the site and the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

DC12. Please identify the erosion hazard zone within the water way or floodplain where erosion is likely to result in damage to the proposed resource. It appears that the erosion hazard zone has not been identified on the plan sheets; therefore this means that the project cannot be approved without the total restoration plan. The restoration and stream bank stabilization plan must be approved with this site plan.

Electric Review - Jenna R Neal - 512-322-6110

[as of 09.01.2015] The following comments are based on a holistic review by, but not limited to, AE electric designer, AE forestry, AE major projects, AE planning / systems engineering, etc. Any contact person mention in the following comments shall be the direct person to work with. Formal updates must reflect changes discussed / agreed upon with the contact person.

EL 1. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 2. The application paperwork has four addresses listed: 409 & 411 Jessie St and 400 & 412 Josephine St. Which is correct? The ESPA will need the correct address for this site that also matches the 9-1-1 approved address.

EL 3. The applicant must contact AE electric designer **Ernie Salinas (512-505-7667 or ernie.salinas@austinenergy.com)** to discuss how electric service will be brought in to the proposed site / development. *Due to the volume of construction proposed for development within the city, it is best to contact him sooner rather than later.*

EL 4. Due to the overall design constraints leaving little room for electric facilities to be designed at a later date and meet the necessary clearance requirements, the applicant must work directly with **Ernie** on the bulleted items below before the next formal update. Said items must be shown on all plan sheets prior to site plan approval. All changes discussed offline/informally **must be shown on all plan sheets** in order to confirm the necessary changes have been made to the plan sets.

- Projected load (*completed ESPA form with case number; form found on Austin Energy's website under /contractors/electric service design & planning / electric service planning application*)
- Proposed transformer pads
- Proposed meter bank
- Proposed routing to / from equipment within development
- Proposed point of service

EL 5. Landscape plans are subject to change per EL 4 and the necessary clearances to all existing and proposed electric facilities as defined in Austin Energy's Design Criteria Manual that is (free PDF) available on Austin Energy's website under 'Contractors' / 'Electric Service Design & Planning'.

EL 6. As an FYI, Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

EL 7. As an FYI, Austin Energy will not render electric service unless required clearances are maintained. All cost incurred because of failure to comply with the required clearances will be charged to the owner.

EL 8. As an FYI, all clearance issues must be reviewed formally in order to confirm necessary changes have been made to plan sets.

EL 9. As an FYI, All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual – section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.

EL 10. As an FYI, the 9-1-1 approved address must be used on the ESPA, used as a reference address, and listed on all AMANDA documents, etc.

AWU-Pipeline Engineering Review - Jeff Betts - 512-972-2042

Red-lined comments have been provided on the plans.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, 78701.

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.

Site Plan Review - Nikki Hoelter - 512-974-2863

WATERFRONT OVERLAY DISTRICT

SP 1. FYI - This project is within the Waterfront Overlay Butler Shores Subdistrict.

SP 2. Please show and label the primary and secondary setback on the site plan as identified for the Butler Shores Subdistrict in Section 25-2-733(B)(C).

SP 3. Please provide sign off from the Parks Department prior to site plan approval specifically for the waterfront overlay requirement.

SP 4. In a primary setback area: [Section 25-2-721(B)]

(1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and

(2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:

(a) the park facilities are located on public park land; and

(b) the impervious cover does not exceed 15 percent.

**Show the total amount of impervious cover in the primary setback.

SP 5. Please show how the development will comply with this section –

(C) In a secondary setback area:

(1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; &

(2) impervious cover may not exceed 30 percent. [Section 25-2-721(C)]

SP 6. This subsection provides requirements for parking areas.

(1) Surface parking:

(a) must be placed along roadways, if practicable; and

(b) must be screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part.

Please show compliance. [Section 25-2-721(D)]

SP 7. A parking structure that is above grade:

(a) must be on a pedestrian scale and either architecturally integrated with the associated building or screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part; and

(b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.

Please show compliance [Section 25-2-721(D)(2)]

SP 8. Please show the primary setback lines on the site plan as described in the Butler Shores Subdistrict regulations:

1. The primary setback lines are located 100 feet landward from the Town Lake shoreline;
2. 35 feet south of the southern boundary of Toomey road;
3. 35 feet south of the southern boundary of Barton Springs Road;
4. 35 feet north of the northern boundary of Barton Springs Road and
5. 100 feet from the Barton Creek centerline. [Section 25-2-733(B)]

SP 9. Show the secondary setback line, which is located 100 feet from the primary setback line of Town Lake. [Section 25-2-733(C)]

SP 10. Show that impervious cover does not exist for any area with a gradient of 25% for the site. [Section 25-2-733(D)]

SP 11. Please show how the building complies with this section of the Butler Shores Subdistrict regulations; [Section 25-2-733(F)]

For a structure on property adjacent to and oriented toward Barton Springs Road, a building base wall is required, with a maximum height of:

- (1) 45 feet, if north of Barton Springs Road; or
- (2) 35 feet, if south of Barton Springs Road.

SP 12. Please show on an architectural elevation how the building complies with this section of the Butler Shores Subdistrict regulations; [Section 25-2-733(G)]

That portion of a structure built above the base wall and oriented towards Barton Springs Road must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Barton Springs Road.

SP 13. 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. [Sec. 25-2-721(E)(2)].

SP 14. Provide architectural information for the exterior of buildings (including building materials and type of glass) sufficient to demonstrate compliance with waterfront design requirements. [Sec. 25-2-721].

Please provide color exhibits which better depict the type of building material proposed

SP 15. In Butler Shores subdistricts, at least 50 percent of the net usable floor area of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. Note the net usable floor area of the ground floor of each proposed structure and the respective percentage of proposed pedestrian uses on the ground level. [Section 25-2-692(H)].

- SP 16. Provide architectural information for the exterior of buildings (including building materials and type of glass) sufficient to demonstrate compliance with waterfront design requirements. [Sec. 25-2-721].
- SP 17. Show the location and screening of all trash receptacles, air conditioning units exterior storage, etc. [Sec. 25-2-721]
- SP 18. *25-2-715 (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Please contact this reviewer to discuss. **A copy of the approved plan will need to be provided to Mark Walters with Zoning and Planning.*

SUBCHAPTER E

- SP 19. Please submit a letter if alternative equivalent compliance is being requested.
- SP 20. All Subchapter E notes should be under this heading; on sheet 9, note 3, please list it under the Subchapter E heading.
- SP 21. Notwithstanding the minimum setback requirements of the base zoning district, at least 40% of the net frontage length along the urban roadway must consist of continuous building façade built up to the clear zone (or supplemental zone if provided.) [Section 2.2.3.D]
- SP 22. At least one customer entrance must face and connect directly to the roadway or internal circulation route where building frontage is provided consistent with the requirements of this Subchapter. A building entrance is not required under this subsection if the following requirements are met: (Section 2.4.B.1)
- a. At least 80% of the net frontage length along the principal street must consist of continuous building façade that is built up to the clear zone (or supplemental zone if provided) regardless of the applicable building frontage requirements of Section 2.2.2 through 2.2.5;
 - b. The building must have a continuous shaded sidewalk linking the principal street and the building's principal entrance;
 - c. The entrance must be less than 100 feet from the street facing façade line of the building; and
 - d. A row of shade trees between the building and the parking area must be provided at an average spacing not greater than 30 feet on center.
- SP 23. A shaded sidewalk must be provided alongside at least 50% of
- a. the roadway or internal circulation route where building frontage is provided under the requirements of this subchapter; and
 - b. any parking adjacent to the building [Section 2.8.2.A.1]
- SP24. When adjacent to parking, the shaded sidewalk shall be raised above the level of the parking by way of a defined edge. ADA ramps alongside the building must also be shaded. [Section 2.8.2.A.2]

- SP 25. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico. [Section 2.8.2.A.4]
- SP 26. Demonstrate compliance with Subchapter E, Section 2.3.2.B.2: Additional Measures to Improve Connectivity; showing which options from the table are being utilized in this development.
- SP 27. Parking is prohibited between the building(s) and the property line adjacent to the Urban Roadway. However, on sites 400 feet deep or less, parking may be located between the street-facing facade line and the Urban Roadway if: [Section 2.2.3.E]
1. At least 60 percent of the property's net frontage length along the Urban Roadway consists of continuous building facade (divided into no more than two buildings) (see Figure 25), or 40 percent of the net frontage length consists of continuous vertical mixed use building facade (divided into no more than two buildings), built up to the clear zone (or supplemental zone if provided); and
 2. Any surface parking along an Urban Roadway shall have landscape buffering in accord with Section 252-1006 of the LDC between the clear zone (or the supplemental zone if provided) and the parking area; and
 3. A sidewalk, 4 minimum width, planted with trees at an average spacing not greater than 30 on center or 4 awning, leads to the main customer entrance from the clear zone (or supplemental zone if provided).
- SP 28. **Corner Sites.** All sites located on a corner and adjacent to at least one Urban Roadway shall comply with the corner-site standards. [Section 2.2.4.E]
(Depending on the location of the corner of the site to the south at Jessie Street and Barton Springs, the development will either need to comply with the corner site standards or Parking along an urban roadway standards.)
- SP 29. Utilities must be underground from building to property line. Utilities within the right-of-way must be placed underground or to rear of site to the maximum extent practicable. If overhead utilities remain, no portion of the building may be located within a 10-foot radius of the energized conductor. [Section 2.2.3.B.3]
- SP 30. 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.”
- SP 31. Verify compliance with screening requirements of Subchapter E, Section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels Section 2.6.2.A; b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
- SP 32. 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 ROW Management Division at 974-7185. Please begin this process as soon as possible, as it

can take some time. **The approval of the license agreement is required prior to site plan approval and release.**

SUBDIVISION REQUIREMENTS

- SP 33. Please provide a copy of the land status determinations listed on the application, C81-02-0357 and C81-2011-0198.
- SP 34. Please show the correct legal description for the off-site parking. The coversheet currently shows it as Lot 1 Pecan Grove West; however it would appear to include Lot 14, 15 of the Pecan Grove Addition and Lots 1-3 of Pecan Grove Addition.
- SP 35. Site plan review and approval cannot be finalized until the lot(s) is/are legal by recorded plat or grandfathered by Land Status Determination (Section 25-1-61). It's unclear whether all lots fall within a land status determination or approved plat.
- SP 36. Provide an overall site plan sheet showing all 12 lots as described in the legal description. Showing the lots lines and bearing and distance. Although portions of lots are being developed, the entirety of it will need to be shown.

SITES WITH MULTIPLE LOTS

- SP 37. 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 some time and now requires lien-holders information/consent. *****Please provide exhibits for joint access, maintenance of drainage facilities, parking and overall depictions of lots being tied together. The document cannot be reviewed without the exhibits.***
- SP 38. It appears from the legal description 12 lots are being tied together; please update the note on the coversheet to reflect the correct number of lots.
- SP 39. This site is located in the South Lamar Combined Neighborhood (Zilker Neighborhood Plan) For additional information on the plan see, <http://www.austintexas.gov/page/future-neighborhood-plans>

ADMINISTRATIVE SITE PLAN REQUIREMENTS

- SP 40. It would be very helpful to provide the site summary table information as shown on sheet 3, on the site plan sheet, or the sheet following the site plan sheet.
- SP 41. Please show the total building coverage and impervious cover in percent and square feet.
- SP 42. Provide the gross floor area for each building separately.
- SP 43. Specify the land uses proposed on the site, include the land use for the existing Carpenter Hall.
In the site summary table, show the amount of square footage proposed for each use.
- SP 44. Show all surrounding land uses and zoning districts on the site plan sheet.

SP 45. Show the zoning district boundary of the CS-V and CS zoning districts located on the site.

SP 46. Dimension all existing and proposed structures.

SP 47. The case number will need to be changed to SP-2016-0073CT, which will include the off-site component of this application. Please contact Intake or make the change with the formal update, additional fees may be required.

SP 48. Show the address as 411 Jessie Street. If the address preferred is 400 Josephine Street, please coordinate with Addressing to make the change.

SP 49. Please list the owner Joe Carp Partners LP on the coversheet, as shown on the tax certificate.

SP 50. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

SP 51. Please list the submittal date as February 12, 2016 on the coversheet.

Water Quality Review - Michael Duval - 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1. Please address the 2 year water quality control per ECM 1.2.9

WQ2. Please clearly identify the hazard zone along the 100 year floodplain and center of creek.

Environmental Review - Taylor Horton - 512-974-2618

Update 0: 04/13/16

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.

Cover Sheet Notes

EV 01 Include a note stating that the site is not located over the Edwards Aquifer Recharge Zone.

EV 02 Revise the sequence of construction to match the ECM Appendix P-4 sequence of construction [ECM 1.4.1.2(C) and (D)]

EV 03 Add ECM Appendix P-6 notes to the general notes sheet.

EV 04 Add the following note to the general notes sheet:

“Special Construction Techniques ECM 3.5.4(D)

Prior to excavation within tree driplines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.

In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with a minimum of 12 inches of organic mulch to minimize soil compaction. In areas with high soil plasticity Geotextile fabric, per standard specification 620S, should be placed under the mulch to prevent excessive mixing of the soil and mulch. Additionally, material such as plywood and metal sheets, could be required by the City Arborist to minimize root impacts from heavy equipment. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches.

Perform all grading within critical root zone areas by hand or with small equipment to minimize root damage.

Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.

When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.”

Demolition Sheet

EV 0 Please add a note to the demolition plan stating: “A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance.”

EV 05 Please provide an ESC plan / tree protection plan for the proposed demolition activities. This information is necessary to confirm that the proposed demolition activities will not occur within the half critical root zone of trees proposed to be preserved.

EV 06 Please designate a staging area and temporary spoils area and provide a row of silt fence located immediately downslope of the spoils area. [ECM 1.4.4.B.3]

EV 07 On the ESC sheet, show and use j-hooks where silt fence cannot be installed parallel to the existing contours. Spacing distances will vary according to the slope, but are not to exceed 100 feet. The up-gradient silt fence and j-hook shall be one continuous line, with the down-gradient silt fence line started as close as possible to the up-gradient j-hook. The purpose of the j-hook is to provide a temporary runoff impoundment area that will allow settling of sediment, so the j-hook must be wide enough to create this condition. In addition, add ECM Figure 1.4.5.G.4 to the plan set. [ECM 1.4.5.G.]

- EV 08 Where silt fence is shown to be installed parallel to contours, graphically show silt fence turnbacks at least every 200 feet on the ESC sheet. Add ECM Figure 1.4.5.G.3 to the plan set.
- EV 09 The current plan design does not meet the intent of the tree preservation requirements of the LDC 25-8-604 and LDC 25-8-624. Please redesign the proposed project to preserve trees.
- EV 10 Trees proposed to be preserved must meet the following criteria:
(1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
(2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
(3) no cut or fill is permitted within the 1/4 critical root zone.
[ECM 3.5.2, ECM Appendix V Figure 3-6]
- EV 11 Show utility line alignments on the tree protection sheet. This information is necessary to confirm that no utility installation is proposed within the half critical root zones of trees to be preserved.

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

- EV 12 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. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]
- EV 13 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.
- EV 14 Tree mitigation must be provided (at minimum) at the following rates:
19 inches and greater, ECM Appendix F trees: 100%
8 to 18.9 inches, ECM Appendix F trees: 50%
19 inches and greater, all other trees: 50%
8 to 18.9 inches, all other trees: 25%
[ECM 3.5.4]
- EV 15 Trees proposed to be preserved must meet the following criteria:
(1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
(2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
(3) no cut or fill is permitted within the 1/4 critical root zone.
[ECM 3.5.2, ECM Appendix V Figure 3-6]
- EV 16 Seventy-five percent of the total caliper inches of mitigation trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for the environment of the immediate planting site (see

[Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities).
[ECM 3.5.4.A.4.]

- EV 17 Provide landscape calculations according to the format found in ECM Appendix C. If Alternative Compliance is being proposed, provide alternative compliance calculations on the landscape sheet as per Appendix C. Demonstrate why the site cannot meet strict compliance in accordance with ECM Section 2 and Appendix C. [ECM 2.4.1 through 2.4.4]
- EV 18 Provide an alternative compliance letter as per Appendix E of the ECM.
- EV 19 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..
- EV 20 The tree fund mitigation option will be considered after all design alternatives which could save more trees have been evaluated. Please note, this mitigative option is not intended to facilitate the excessive removal of trees and is not meant to supplant 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]

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

March 31, 2016

UPDATE 0

REJECTED

1. Verify the construction type. Type II construction is unusual for this type of building.
2. This building appears to be on several lots. Please explain.
3. Fire hydrant locations do not meet the requirement that all points of the first floor exterior walls be within 500 feet of a hydrant and within 500 feet of a second hydrant. Only 1 hydrant is shown.
4. Fire department notes are out of date.
5. Provide a post indicator valve in the fire line. A wall post indicator valve or exterior door with direct access to riser room will be accepted as an alternate.
6. Indicate the location of the sprinkler system fire department connection.
7. Show the location of the dumpster. Dumpsters with a capacity exceeding 1.5 cubic yards shall not be stored in buildings or placed within 10 ft of combustible walls, openings or combustible roof eave lines.

8. Provide the following note on the utility plan: Underground mains feeding NFPA 13 sprinkler systems must be installed and tested in accordance with NFPA 13, and the Fire Code, by a licensed sprinkler contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.
9. An AFD flow test must be obtained to help demonstrate the available water supply for the project. Impacts to the Austin Water Utility's (AWU) piping system due to providing the required fire flow for a development project are evaluated by and resolved through the staff of AWU.

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

- FP1 The proposed development encroaches on 25- year and 100-year floodplains. These encroachments are prohibited. A variance may be required. Please contact floodplain management office to discuss more.
- FP2 Please dedicate easement to contain the limits of FEMA and the City of Austin fully developed floodplains.
- FP3 Please clearly delineate and label easement and easement document number on applicable sheets
- FP4 More comments may be added upon receipt of new update

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

March 30, 2016
Update #0
Approved

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.

PARD / Planning & Design Review - Marilyn Lamensdorf - 512-974-9372

UPDATE 0

PR1: The parkland dedication fee is required [25-1-601] and must be paid prior to site plan approval [25-1-605(A)]. (Per room fee required). When ready to make payment, please contact this reviewer at marilyn.lamensdorf@austintexas.gov for a PARD approved worksheet. The current room count is 93. Fees are subject to change on Oct. 1.

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

REJECTED 4-4-2016

ROW1 Proposed work in ROW AULCC Submittal and Clearance Letter is Required.

Please Contact Reza Sedghy @ 512-974-7912
Reza.Sedghy@austintexas.gov

ROW2 All utilities must be approved prior to ROW.

ROW3 DAPCZ Coordination is Required..
Please Contact Nan Brown @ 512-974-7143
Nan.Brown@austintexas.gov

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan requires changes to any elements, or proposed construction within the Right of Way; a formal review by ATD- ROW and ATD-Traffic Control will be required.

Other ROW MGMT FYI's

1. Approval of Site Plan does not allow for any work in the Right of Way to be conducted without Temporary Use of Right of Way Permit:
 - a. Excavations for Utility work will require and Excavation Permit.(EX)
 - b. All Driveways and Concrete work will require a Driveway/Sidewalk Permit (DS)
 - c. All Traffic Control and Pedestrian protection will require a Temporary Use of Permit (RW)
 - d. All other Permits such as the Building Permit (BP) must be approved before use of the ROW will be allowed.
2. Approved set of plans must be submitted to ROW Management before Excavation Permits will be approved. Please deliver to:

Isaiah Lewallen
512-974-1479
3701 Lake Austin Blvd. Austin TX 78703
Isaiah.Lewallen@austintexas.gov

Once plans are received, please visit: <https://www.ci.austin.tx.us/rowman> for Right of Way Excavation Permit submittal for any excavation in COA Right of Way.
3. Coordination with the Office of Special Events, Public Works Department, and any other projects identified as a conflict at the time of Permitting
 - i. Please contact Betty.torres@austintexas.gov for coordination with Special Events.
4. Development/Inspection Fees must be paid and recorded by PDR. Inspections and job assignment must be completed by Stephen.castleberry@austintexas.gov

5. IF LICENSE AGREEMENTS or ENCROACHMENTS ARE REQUIRED, ALL AGREEMENTS MUST BE APPROVED and RECORDED BEFORE RIGHT OF WAY PERMITS WILL BE APPROVED. This will also include that:

- a) All Plan Revisions/Corrections be submitted and approved
- b) All Updated Engineering Estimates for any Plan Revisions/Corrections must be submitted to PDR.

Traffic Control Review - Anna Maijala - 512-974-2692

18 MAR 2016

Plan note placed. No review required at this time.

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

Civil Engineer –

Please revise the Water & Wastewater Plan:

1. The plan shows a grease trap for the existing Carpenter's Hall that is served by the building drain for the proposed hotel. Section 311.1 of the 2012 Uniform Plumbing Code prohibits the building drain of one building to be extended to serve another building. Revise plans such that the grease trap wastewater line has an independent connection to either a public or private sanitary sewer.
2. Provide the drainage fixture units for the hotel. The drainage fixture units must be calculated according to the 2012 Uniform Plumbing Code.

Planner 1 Review - Thomas Sievers - 512-974-1237

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

- P1. FYI – An appointment is required in order to receive the 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 the Planner I listed above at thomas.sievers@austintexas.gov to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2016-0073C**
 - Application date: **Feb 12, 2016**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: Nikki Hoelter
 - Zoning: CS

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.

P3. 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 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 Department by the applicant after site plan approval. For more information, contact the Intake Staff.

Effective November 9th, Austin Water Utility's Utility Development Services which includes AWU Pipeline Engineering Review will be integrated into the formal AMANDA comment review process for all site development permit applications. AWU Pipeline Engineering staff will no longer be clearing site development permit comments via appointment at Waller Creek Center, plan changes to address AWU comments must be included with the formal update submittal. Effective November 9th applicants must include AWU's redline markups, clearly labeled for AWU distribution to the AWU Pipeline Engineering reviewer, with all formal updates on projects that contain outstanding AWU comments or the submittal will be considered incomplete and will not be accepted by intake staff.

End of Report.