



January 18, 2021

Jeremy Siltala  
505 Barton Springs Rd.  
Austin, Travis County, Texas 78704

RE: Comment Response – Update 4  
218 South Lamar (SP-2019-0297C)  
218 S. Lamar Boulevard  
Austin, Travis County, Texas, 78704

Dear Mr. Siltala:

We received the Master Comment Report U3 on December 10, 2020. The comments have been addressed and responses for the above referenced project are below.

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

ATD1. The site is subject to the approved TIA with zoning case C814-2018-0121. Demonstrate compliance with approval memo dated May 8, 2019. Provide a copy of fiscal receipts to ensure the site complies with the required mitigations. **Update 4:** Response noted. Comment will be cleared with fiscal posting.

**Comment noted. Once the fiscal is posted, a copy of the receipt will be provided to this reviewer.**

ATD6. The site plan layout conflicts with the South Lamar Corridor Program Office Improvements. A meeting with the Corridor Program Office (CPO) Project Manager (PM) for this segment of South Lamar is requested. Please contact Brandy Teague at 512-974-3067, 512-964-7325 or [brandy.teague@austintexas.gov](mailto:brandy.teague@austintexas.gov). Here is a summary of her feedback regarding this site plan: **Update 4:** Plan is being forwarded to CPO to confirm compliance. Comment can be cleared informally.

**Comment noted. Per the attached email, we understand that we have now addressed all CPO comments.**

Drainage Engineering Review - Jay Baker | 512-974-2636

DE1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.

**Update 4:** Response indicates awaiting approval of the PUD.

The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.

- DE2. The report indicates that this project is in both the West Bouldin and Lady Bird Lake Watersheds. Provide confirmation that this is the case by providing copies of the surrounding storm sewer system. It appears that you will be redirecting runoff from West Bouldin to Lady Bird Lake? This diversion will be subject to capacity of the receiving systems. Provide analysis of the systems you are proposing to tie in demonstrating no adverse impact to the streets and adjacent properties, with the 100 year HGL contained within the ROW or drainage easements.
- Update 4:** Response indicates that awaiting approval of the PUD which will direct discharge to the northwest corner.

The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the approved PUD Ordinance:

*The Landowner shall provide rainwater harvesting for all rooftops and vertical structures on the Property. Runoff from surface driveway, plazas, or parking shall be directed to rainwater cisterns or on-site raingardens for treatment unless direction of runoff from those surfaces is infeasible due to site conditions and would result in a drainage pattern likely to cause nuisance or standing water conditions. Cistern outflow shall be directed towards on-site raingardens, landscaping, or otherwise directed to the northwest corner of the Property. Rainwater cisterns shall be designed not only for the required water quality treatment volume per the Environmental Criteria Manual, but also shall be oversized for required stormwater detention volume per the Drainage Criteria Manual. An alternative method of stormwater detention may be allowed only with the approval of the Director of the Watershed Protection Department. The detention component is required since flow patterns on the Property are to be modified so that cistern outflows are directed to the northwest corner of the Property. Treatment requirements for impervious cover not treated by rainwater cisterns or on-site raingardens up to 3000 square feet may be allowed by payment in lieu of structural controls with the approval of the Director of the Watershed Protection Department.*

- DE3. Contact [www.atxatxfloodpro.com](http://www.atxatxfloodpro.com) to obtain DIGS information for the storm sewer system in this area and Stormcad modeling information if available. A Stormcad analysis (pre and post conditions) will be required to confirm capacity of the receiving storm sewer systems, incorporating additional improvements as needed.
- Update #4:** Response does not completely address this comment. It is understood that the flows will be reduced to existing at that point of discharge but the capacity of the downstream system has not been compared to the discharge and a drainage easement has not yet been obtained from the adjacent property owner although under discussion. In addition, the South Lamar Corridor project may provide an additional discharge alternative.

Per our conference call on January 4<sup>th</sup>, Beth Robinson and Andy Linseisen were going to schedule a meeting with the Law Department to determine if we can connect to the inlet on the City property to our north (Zach Scott), as required per our PUD Ordinance. Per the attached email from Beth Robinson, we have received approval to connect to the adjacent storm inlet via a storm pipe. Additionally, the existing declaration of

**drainage easements (Document No. 2011087179) will cover this proposed work and maintenance, so no new easements will be required. This connection is now reflected on the attached plans.**

DE7. The plans indicate 4 stories of underground garage with a multi-story building and plaza? Close coordination will need to occur with the Arch and MEP plans to ensure that all drainage is addressed. Provide copy of the MEP drainage plan when available.

**Update #4:** Response indicates that the cistern design is still being finalized pending approval of the PUD.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the PUD Ordinance, the cistern will provide both water quality and detention for the site and outfall to the northwest corner of the site. Sheet 16 has been revised to show the location of the proposed cistern. The cistern will have a vertical configuration through all five levels of the parking garage, with the pump room located on Level 5. Please see the revised plans.**

DE8. All drainage from this site will need to be treated for water quality and discharged into the storm sewer system without impact to adjacent streets and buildings. Revise the water quality and drainage plan accordingly and provide pre and post hydrologic analysis at each discharge point demonstrating that the 100 yr HGL will be contained within the ROW or drainage easements. Additional detention may be required at each point of analysis. Refer to DCM 1.2.2.A and DCM 1.2.3.C.

**Update #4:** Response indicates that the areas along South Lamar to be untreated and talks about the sidewalks, but the impervious cover and controls for this site would not include ROW which should drain to South Lamar

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the PUD Ordinance, *“Treatment requirements for impervious cover not treated by rainwater cisterns or on-site raingardens up to 3,000 square feet may be allowed by payment in lieu of structural controls with the approval of the Director of the Watershed Protection Department.”* While we are attempting to capture all site drainage and treat it for water quality, there is a small portion of the Type II driveway at the northeast corner of the site that is untreated. Other than the public sidewalks, this is the only portion of the site that is not treated by the onsite cistern and will require fee in lieu as described above.**

DE9. Provide copies of the drainage plans for SP-95-0047CS and SPC-2010-0061C and also the site to the west to ensure drainage compatibility with those adjacent developments. Contact me to go over these comments in more detail prior to submitting an update.

**Update #4:** See DE 3.

**Please see response to DE3.**

DE10. The subsurface pond will require a maintenance plan and RC. Submit the documents for review.

**Update #4:** SPM RC with Exhibit A received with this submittal and forwarded to the Law Department for review on 12/4/20.

**Comment noted. Per the attached email, this document has been approved by the Law Department and is pending execution and recordation.**

DE 1U. Existing and proposed flows should be based on SCS methodology and not Rational methodology in accordance with the DCM. Provide detailed hydrologic analysis with adjacent capacity taken into account to demonstrate no adverse drainage impact at the point of discharge.

**Update #4:** Sheets 12 and 13: see the updated tables but the proposed discharges at point 2 and 3 should be zero because all of the discharge is being directed to point 1? Also, none of the tables on this an SCS calculation showing the tc, I and CN assumptions (weighted).

**Sheets 12 and 13 have been revised with new tables showing the SCS calculations including the weighted CN assumptions. Per the PUD Ordinance, *“Runoff from surface driveway, plazas, or parking shall be directed to rainwater cisterns or on-site raingardens for treatment unless direction of runoff from those surfaces is infeasible due to site conditions and would result in a drainage pattern likely to cause nuisance or standing water conditions.”* The flow at Point of Analysis 2 is not zero because this drainage area includes the public sidewalk, which encroaches into our site within a sidewalk easement. It also includes a portion of the Type II driveway onto S. Lamar which drains back to the ROW. Flow at Analysis Point 3 is also not zero because this drainage area also includes the public sidewalk, which encroaches into our site within a sidewalk easement.**

DE 2U. Provide drainage and water quality plan in accordance with the application packet. Contact me to go over in more detail prior to submitting the update.

**Update #4:** Response indicates that the cistern design is still being finalized pending approval of the PUD.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the PUD Ordinance, the cistern will provide both water quality and detention for the site and outfall to the northwest corner of the site. Sheet 16 has been revised to show the location of the proposed cistern. The cistern will have a vertical configuration through all five levels of the parking garage, with the pump room located on Level 5. Please see the revised plans.**

DE 3U. Stormsewer extension on the adjacent property to the north will require an easement from the adjacent property.

**Update #4:** Response indicates that coordination with the adjacent property owner is in process.

**Per our conference call on January 4<sup>th</sup>, Beth Robinson and Andy Linseisen were going to schedule a meeting with the Law Department to determine if we can connect to the inlet on the City property to our north (Zach Scott), as required per our PUD Ordinance. Per the attached email from Beth Robinson, we have received approval to connect to the adjacent storm inlet via a storm pipe. Additionally, the existing declaration of drainage easements (Document No. 2011087179) will cover this proposed work and maintenance. No new easements will be required. This connection is now reflected on the attached plans.**

DE 4U. It is unclear how the subsurface cistern proposed will meet the water quality and detention requirements. Have you considered a subsurface sed/fil/detention system?

**Update #4:** Response indicates that the underground cistern system will provide detention controls and the required water quality volume and will be designed pending the PUD approval.

The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the PUD Ordinance, the cistern will provide both water quality and detention for the site and outfall to the northwest corner of the site. Sheet 16 has been revised to show the location of the proposed cistern. The cistern will have a vertical configuration through all five levels of the parking garage, with the pump room located on Level 5. Please see the revised plans.

Environmental Review - Hank Marley | 512-974-2067

EV4. Diversion of stormwater from one watershed to another is limited to the lesser of the following: either 20% of the gross site area or 1 acre. The diversion must maintain existing drainage patterns to the extent feasible. Demonstrate compliance with this requirement. Note that impervious cover limits (as well as Q tables) for this project must be based on pre-grading watershed boundary conditions. [LDC 25-8-365] **Update 4:** Comment pending approval of PUD.

The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the approved PUD Ordinance:

*The Landowner shall provide rainwater harvesting for all rooftops and vertical structures on the Property. Runoff from surface driveway, plazas, or parking shall be directed to rainwater cisterns or on-site raingardens for treatment unless direction of runoff from those surfaces is infeasible due to site conditions and would result in a drainage pattern likely to cause nuisance or standing water conditions. Cistern outflow shall be directed towards on-site raingardens, landscaping, or otherwise directed to the northwest corner of the Property. Rainwater cisterns shall be designed not only for the required water quality treatment volume per the Environmental Criteria Manual, but also shall be oversized for required stormwater detention volume per the Drainage Criteria Manual. An alternative method of stormwater detention may be allowed only with the approval of the Director of the Watershed Protection Department. The detention component is required since flow patterns on the Property are to be modified so that cistern outflows are directed to the northwest corner of the Property. Treatment requirements for impervious cover not treated by rainwater cisterns or on-site raingardens up to 3000 square feet may be allowed by payment in lieu of structural controls with the approval of the Director of the Watershed Protection Department.*

EV11. Provide a full planting plan with a list of proposed plants and demonstrate compliance with the landscape superiority of the proposed PUD. **Update 4:** Comment pending approval of PUD.

The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.

EV15. The ESC fiscal estimate is approved. This comment is pending posting of ESC fiscal surety. Note that fiscal surety is accepted during the following hours:



Monday – Thursday 8:00 – 11:30 a.m. & 1:00 – 3:30 p.m.

Friday 8:00 – 11:30 a.m.

**Update 4:** Comment pending.

**Comment noted. Once the fiscal is posted, a copy of the receipt will be provided to this reviewer.**

Fire For Site Plan Review - James Reeves | 512.974.0193

Comments are cleared. After AWU signoff has been obtained, email reviewer for electronic AFD signoff.

**Comment noted. Once AW signatures are received, we will coordinate with this reviewer to get AFD signoff.**

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

IW1. For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved large diameter cleanout per detail AW-SPECIAL-01 to act as a sampling and inspection port. Reference the detail in the call-out and include the detail in the utility detail sheets. Per UCM 2.9.4.G.6, the cleanout must be located in a non-traffic, non-parking area to be used as a sampling and inspection port.

**Update 4:** Effective August 14, 2020, Standard Detail 506-AW-04 formally replaced superseded details 506S-14, 506S-14(Special), and AW-SPECIAL-01 for the large diameter cleanout wastewater structure detail. Update the call outs for the large diameter cleanout to include reference to Standard Detail 506-AW-04 and replace any superseded detail sheets with Standard Detail 506-AW-04.

**Detail AW-SPECIAL-01 has been replaced with Standard Detail 506-AW-04 on Sheet 20. Additionally, all callouts for the large diameter cleanout have been revised to reference Standard Detail 506-AW-04. Please see the revised plans.**

IW2. Show all private plumbing lines associated with the installation location of the exterior grease interceptor.

**Update 4:** Comment stands. Installation of a grease interceptor is NEVER permitted as part of a site development permit. Grease interceptor design and sizing is reviewed, approved, and permitted by Industrial Waste during commercial building review processes. The exterior (and interior) grease interceptors CANNOT be installed with the site development permit. The site utility plan must show the location of proposed grease interceptors (per MEP plans) and associated plumbing lines which connect the influent pipe of the grease interceptor to the building plumbing and the effluent pipe to either the building plumbing or the private yard line.

**Per our conversation on 12/22, we are removing all references to the grease interceptors from our plans. Both the proposed grease interceptors are located inside the proposed building footprint, within the first**

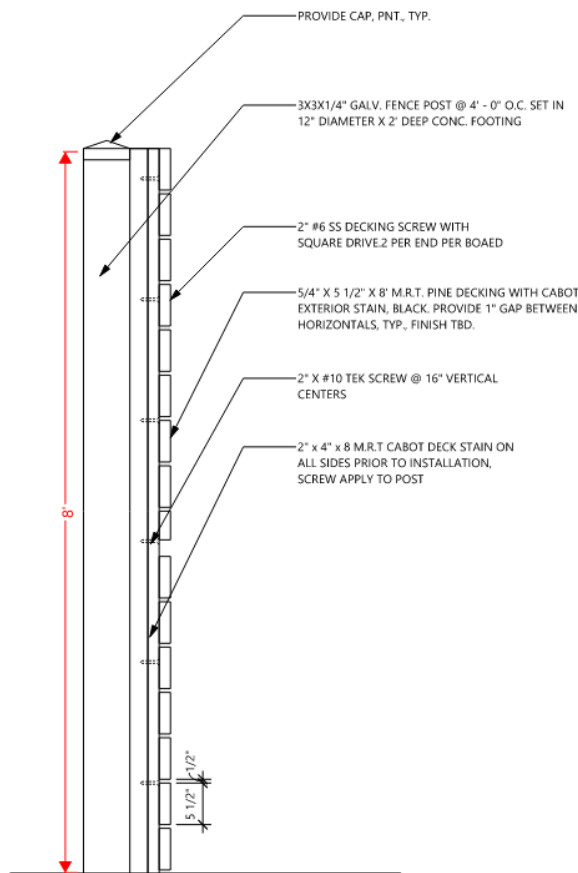
level of the underground garage, which extends all the way to the ROW line. These grease interceptors will be reviewed, sized and permitted as part of the commercial building review process.

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

PR4. To comply with 25-2-721 (G), please provide evidence that air conditioning and heating equipment, utility meters, loading areas, and external storage are screened from public view.

**Update 4:** Represent and call out the screening/fencing, with the height, to show compliance with code.

The proposed site will have an 8-foot tall wooden fence along the western property line for screening. This fence is called out on the Site Plan (Sheet 9) and the architectural detail is included below for reference.



③ FENCE DETAIL  
 1" = 1'-0"

The electrical switchgear and transformer will be screened with switchgrass meeting the following criteria:

- **Mature height: 3.5' (2'-3' spread)**
- **Type of switch grass: common**
- **Perennial: Needs to be cut back to the ground in late winter to early spring**
- **Length of time before reaching maturity: 3 years**
- **Maintenance/irrigation plan: Drought tolerant, needs to be cut back every winter**

This equipment will also be screened by the staircase shielding the view from the north (as seen on Sheet 9), and the proposed building, shielding the view from the east at S. Lamar (as seen on Sheet 9). Each of these screened views is shown on the building elevations on Sheets 31 and 32.

PR8. Additional comments may be issued depending on PUD zoning currently in review.

**Update 4:** Comment remains. PUD zoning still in review.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

PR9. (U1) Sheet 15 shows an outlet pipe to be constructed on parkland. Construction on parkland is forbidden. If pursuing a Chapter 26 process, contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov)

**Update 3:** See DE 3U. Blanket drainage document for the adjacent property has been determined to not provide for a storm sewer extension tie in to serve this project. The design has now been modified to discharge at existing conditions at the property line curb cut so it is imperative that no adverse impact occur to that property, taking into account the capacity of the downstream system. In addition, it is not clear how you will have an underground water quality and detention system and be able to discharge at grade.

**Update 4:** Comment remains. Has the option to use improvements to South Lamar been confirmed?

**Per our conference call on January 4<sup>th</sup>, Beth Robinson and Andy Linseisen were going to schedule a meeting with the Law Department to determine if we can connect to the inlet on the City property to our north (Zach Scott), as required per our PUD Ordinance. Per the attached email from Beth Robinson, we have received approval to connect to the adjacent storm inlet via a storm pipe. Additionally, the existing declaration of drainage easements (Document No. 2011087179) will cover this proposed work and maintenance. No new easements will be required. This connection is now reflected on the attached plans.**

Site Plan Review - Jeremy Siltala | 512-974-2945

SP1. 75% of the net frontage length of the property along the CTC (South Lamar) must consist of continuous building façade built up to the clear zone, or the supplemental zone if one is provided [2.2.3.D.1]. **Update 4:** comment pending approval of proposed zoning change





**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

SP10. Zoning compliance pending the approval of PUD zoning application C814-2018-0121. **Update 4:** comment pending.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

ROW Review - Isaiah Lewallen | 512-974-1479

ROW1: Utility coordination case UCC-190822-09-02 is not complete. Utility Coordination case shall be complete and Completeness Letter issued by Utility Coordination staff to clear this comment.

**Comment noted. These plans have been resubmitted to AULCC for review and approval.**

Transportation Planning – Martin Laws | martin.laws@austintexas.gov

TR1. This site plan shall not be approved until the PUD zoning ordinance 218 S. Lamar (C814-2018-0121) has been signed. Additional comments may be generated based on the approved PUD. **Update 4:** Comment remains. Pending PUD approval.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

TR13. A license agreement is required for the vertical improvements within the right-of-way. Please contact Andy Halm with Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time. **Update 4:** Comment remains. Pending approval from ORES.

**Comment noted. We are working with ORES to finalize our streetscape license agreement for the vertical improvements within the ROW.**

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

WW1. Per Utility Criteria Manual 2.5.1(F)(14) and §25-1-61:  
A PUD for this development is awaiting hearing and must be approved. The utility plan must follow the PUD requirements when approved.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved. Our proposed utility plan follows the requirements outlined within the approved PUD.**

WW2. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:  
The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 512-972-0252.

**Comment noted.**

Water Quality Review - Jay Baker   512-974-2636
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WQ1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.

**Update #4:** Response indicates awaiting approval of the PUD

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

WQ2. Enhance the report to be more specific about how water quality requirements are met for this site including any specific requirements from the PUD.

**Update #4:** Response indicates awaiting approval of the PUD

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

WQ3. Water quality controls for this project will be Green Storm Water Quality Infrastructure (ECM 1.6.7) so an Integrated Pest Management (IPM) plan and associated Restrictive Covenant (RC) will be required for this application. The City of Austin now has an online process for IPM submittals. Please submit online at: <http://www.austintexas.gov/ipm>

Once the IPM has been completed, a IPM RC shall be recorded to tie the IPM to the application. Please go to the following web site for the IPM Document to complete:  
<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants>

Once the IPM RC has been completed, submit for review and to be forwarded to the Law Department for final review and signatures.

Once the IPM RC has been recorded, add reference note to the cover sheet with document number noted.

This comment will be cleared when the copy of the recorded restrictive covenant is provided and document number noted on the cover sheet.

**Update #4:** IPM RC received and forwarded to the Law Department on 12/4/20

**Comment noted. Per the attached email, this document has been approved by the Law Department and is pending execution and recordation.**

WQ4. All drainage from this site will need to be treated for water quality. The current plan only shows a portion of the impervious cover on the site to be treated for water quality. Revise the water quality plan accordingly to ensure that all developed areas on the site have water quality controls. This will need to be closely coordinated with the MEP drainage plan. Contact me to go over in more detail prior to submitting the update.

**Update #4:** The only areas to treat in this area would not include the ROW sidewalk since it is not on the property and should drain to the street. Contact me to go over additional options prior to submitting the update.

**The PUD Ordinance was approved at the City Council meeting on December 10th. Per the PUD Ordinance, "Treatment requirements for impervious cover not treated by rainwater cisterns or on-site raingardens up to 3,000 square feet may be allowed by payment in lieu of structural controls with the approval of the Director of the Watershed Protection Department." While we are attempting to capture all site drainage and treat it for water quality, there is a small portion of the Type II driveway at the northeast corner of the site that is untreated. Other than the public sidewalks, this is the only portion of the site that is not treated by the onsite cistern and will require fee in lieu as described above.**

WQ 1U. It is unclear how the proposed cistern will meet the water quality and detention requirements for this site. Have you considered a sed/fil/detention system?

**Update #4:** Response indicates that the cistern will be designed to regulate the flows to existing conditions at the point of discharge and provide the water quality volume but it does not indicate where the water quality volume will be drawn down and disposed of on the site through irrigation or other means, since the landscaping areas on this site are limited. Contact me to go over options in more detail prior to submitting the update.

**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. Per the PUD Ordinance, the cistern will provide both water quality and detention for the site and outfall to the northwest corner of the site. Also, as required by the PUD, the water quality volume will be used for re-irrigation of the onsite landscaping. The areas of re-irrigation are identified on Sheet 36 of the revised plans.**

AW Pipeline Engineering – George Resendez | 512-972-0252

AW1. A complete review has not been conducted on this submittal. This project will stay on rejected status as long as the PUD agreement has not been signed.



**The PUD Ordinance was approved at the City Council meeting on December 10<sup>th</sup>. While we are awaiting the release of the final PUD document, attached is a copy of the draft ordinance that City Council approved.**

**Our last formal update that AW Pipeline Engineering reviewed contained no red lines. Therefore, no red line plans have been provided with this update.**

Our design team will continue to work with the city of Austin review team to address issued comments for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'JM' followed by a stylized name.

Jonah Mankovsky, PE  
Project Manager