

ATD Engineering Review - Amber Hutchens - 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.
U6. Noted.

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

DE 1. CLEARED.
DE 3. CLEARED.

SITE PLAN

DE 7. 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 #6: Sheets 14 and 16: I see the coordination notes but assume that the MEP and structural design is still in process. Still need to see a civil plan and cross sections through the proposed cistern indicating the WQE,2,10,25 and 100 WSEs as well as the allowable release rates at the point of discharge. Will need to see the MEP plans to confirm configuration as well as the pump design parameters to meet the civil design parameters. Also, has the irrigation plan been finalized and coordinated? Also, the plan and profile on Sheet 14 shows the manhole and connection but does not show how the overflow from the cistern will be conveyed to the manhole at property line. Meeting has not yet been held to go over the details but I can be available to meet with the design team in more detail if there are any review related questions.

DRAINAGE PLAN(S)

DE 8. CLEARED.
DE 9. CLEARED.

DE 10. The subsurface pond will require a maintenance plan and RC. Submit the documents for review.
Update #6: SPM RC is in process of obtaining final signatures and then be recorded. Provide copy of the recorded document and add the document number to note #7 on the cover sheet.

DE 1U. CLEARED. Drainage plan and calculations revised to capture and control all on-site runoff.

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 #6: Sheets 14 and 16: I see the inlets but do not see the pipes for conveyance to the cistern and then onto the irrigation system and discharge point.

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 #6: The response pertains to the discharge connection but this comment was pertaining to the capture and controls in the proposed cistern. I see the manhole and storm sewer connection but not the pond and conveyance information. See DE 7.

Environmental Review - Hank Marley - 512-974-2067

Grading and Drainage

EV 1-EV 3 Comment cleared.

EV 4 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 6 Demonstrate / explain how this project complies with the above comment from U0.

EV 5 – EV 10 Comments cleared.

Landscape

EV 11 Provide a full planting plan with a list of proposed plants and demonstrate compliance with the landscape superiority of the proposed PUD.

Update 6 Demonstrate / explain how this project complies with Ordinance No. 20201210-087 Part 11(G) “All landscaping shall be irrigated by non-potable alternative water sources...”.

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

EV 12 – EV 14 Comments cleared.

EV 15 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 6 Comment pending.

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

IW1. The status of this project is changed to “Informal Update” in AMANDA. This change in status does not imply final approval. The design engineer is responsible for submitting any revised plans and final plans directly to the Industrial Waste reviewer. Please contact me via email (Rachel.Reddig@austintexas.gov) to receive final approval signatures.

IW2. The site plan as shown meets Industrial Waste requirements. Henceforth, any changes made with respect to: water service and meters, backflow preventers, auxiliary water (e.g. reclaim, rain water, well water, etc.), wastewater lines / service connections, or the location of wastewater sampling / inspection ports (2-way cleanouts, large diameter cleanouts, and wastewater manholes) must be resubmitted to Industrial Waste for review.

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

PR1-PR7. Cleared

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

U6: For Part 6, D of the ordinance, label and designate the rooftop amenity on the applicable sheets. Note on the cover sheet that a “rooftop amenity space shall be open to community groups and non-profit organizations on a reservation basis.”

For Part 10, B, C, and D: Public plaza is smaller than required by ordinance (2,915 sf compared to 5,000). Please must be enlarged to 5,000 sf, with the easement amounting to 5,000+ sf (not including access from S Lamar or Zach Scott Theater).

For Part 12, H and I: Specify in the cover sheet note that 30 unreserved parking spaces shall be provided to PARD upon issuance of the first certificate of occupancy. Furthermore, specify in the cover sheet notes that 50 validation certificates per day shall be provided to the Dougherty Arts Center upon the issuance of the first certificate of occupancy.

PR9 Cleared

Site Plan Review - Jeremy Siltala - (512) 974-2945

SP1-SP19. Cleared

U6 New Comments:

SP20. PUD ordinance requires:

- 1,000 SF of Art Gallery adjacent to public plaza while plans show 458 SF
- Public plaza to be minimum 5,000 SF
- 38% [ground floor] open space in accordance with Subchapter E § 2.7; public plaza counts toward this
- Outdoor seating in supplemental zone along Toomey frontage
- Elevator and mechanical may exceed the maximum height by 19 feet 2 inches
- Maximum FAR of 3:55:1 while plans show 3.57:1

SP21. Ensure the following information is shown in Site Data Table:

- total site area in square feet and acres
- zoning (updated current, not proposed)
- proposed uses (according to 25-2-491)
- total gross floor area in square feet (excluding garage)
- open space (in square feet, acres, and percentage)

SP22. This project is subject to the Art in Public Places program, please contact the AIPP Administrator Meghan Turner - 974-9312 with Cultural Arts Division of the Economic Growth and Redevelopment Services Office to begin the process (and provide approval or email from her).

SP23. Update Notes sheet to include PUD notes from Page 13 of PUD ordinance.

INFO: License Agreement must be approved prior to site plan approval and release.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

ROW1: Utility coordination case UCC-190822-09-03 is not complete. Utility Coordination case shall be complete and Completeness Letter issued by Utility Coordination staff to clear this comment.

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

AW1. 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.

Water Quality Review - Jay Baker - 512-974-2636

WQ 1-WQ 2. CLEARED.

Integrated Pest Management (IPM)

WQ 3. 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. Once recorded, add reference note to the cover sheet with document number noted.

Update #6: IPM RC is in process of obtaining final signature and then will be recorded. Provide copy of recorded document and add the document number to note #8 when available.

WATER QUALITY PLANS

WQ 4. CLEARED. Drainage plan revised to capture all runoff on site with no discharge to the ROW per PUD requirements.

ADDITIONAL COMMENTS FOR UPDATE 2:

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 #6: Thank you for the verbal description of the MEP concept plans. It is assumed that the structural, MEP and irrigation plans are still in process and will be confirmed to be in accordance with the civil design parameters for volume and controls. Contact me to go over in more detail prior to submitting the update. I will need to consult with WPD on the final design as this would be considered to be alternative equivalent compliance. Is this proposed system unique and unprecedented and are there any other projects as examples? I would be interested in understanding how the WQ volume will be isolated from the overflows without having a second chamber but maybe that can be included in the cistern design?

Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov

- P1. Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbering**
 - File number: **SP-2019-0297C**
 - **Application date**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Jeremy Siltala**
 - **Zoning**
 - **End of Report**