

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



CASE NUMBER: SP-2019-0297C
REVISION #: 00
CASE MANAGER: Jeremy Siltala
UPDATE: U7
PHONE #: (512) 974-2945

PROJECT NAME: 218 South Lamar
LOCATION: 218 S LAMAR BLVD SB /W UNITS

SUBMITTAL DATE: May 19, 2021
REPORT DUE DATE: June 3, 2021
FINAL REPORT DATE: June 23, 2021
20 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

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

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

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

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is January 30, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS:

Planner 1: Elsa Garza
ATD Engineering: Amber Mitchell
Drainage Engineering: Jay Baker
Environmental: Hank Marley
Industrial Waste: Rachel Reddig
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Jeremy Siltala
AW Utility Development Services: Bradley Barron
Water Quality: Jay Baker

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.

U1: Response noted. Comment will be cleared with fiscal posting.

U2/U3/U4/U5/U6/U7. Noted.

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

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.

UPDATE NO. 7 COMMENTS:

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 #1: Response indicates that this in process. Provide copy of MEP drainage plan for review and comparison with the civil plans.

Update #2: Response indicates that MEP plans are being prepared and will be provided when available.

Update #3: Response indicates that the cistern design is being finalized.

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

Update #5: Response indicates that the cistern will have 5 levels vertical configuration with a pump room located on Level 5. Engineer has indicated that the final design is still in progress. Once the final MEP plan is received, contact me to go over in more detail to assure Civil and MEP design concurrence.

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.

Update #7: Sections A-A and B-B to be cut on the plans and the sections to be also shown on Sheet 16. Add 2, 10, 25 and 100 yr WSELs to Section B-B, and add elevations to Section A-A. Add stage elevations to the table on Sheet 17. Also, add remaining table information to Sheet 17.

DRAINAGE PLAN(S)

- DE 10. The subsurface pond will require a maintenance plan and RC. Submit the documents for review.
- Update #1:** Requested RC received but will be held pending outcome of the approved drainage and detention plan.
- Update #2:** No specific response and requested supporting information not received.
- Update #3:** Subsurface pond maintenance RC received with this submittal but Exhibit A, which is the maintenance plan, was not included.
- Update #4:** SPM RC with Exhibit A received with this submittal and forwarded to the Law Department for review on 12/4/20.
- Update #5:** Response indicates that Law Department approval has been obtained and final signatures are still in process. Indicate a note on the cover sheet with RC document number referenced when recorded.
- 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.
- Update #7:** Response indicates that the RC has been executed and will be recorded. Note #7 to be completed when RC is recorded.

ADDITIONAL COMMENT FOR UPDATE 2:

- DE 2U. CLEARED
DE 4U. CLEARED

Environmental Review - Hank Marley - 512-974-2067

Cover Sheet Notes

- EV 1 Comment cleared.

General Notes Sheet

- EV 2 Comment cleared.

Grading and Drainage

- EV 3 – EV 4 Comments cleared.

Demolition Sheet

- EV 5 Comment cleared.

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

- EV 6 – EV 10 Comments cleared.

Landscape

- EV 11 Comment cleared.

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.
Update 7 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: To comply with 25-2-721(A)(2), add a signature line on the coversheet for the Parks and Recreation Department.

U1: Comment remains. Site plan is located within the Waterfront Overlay Combining District. Site plan application is subject to the Waterfront Overlay requirements.

U2: Cleared.

PR2: To comply with 25-2-721 (A)(2), provide evidence of:

- (a) whether the site plan is compatible with adopted park design guidelines; and
- (b) if significant historic, cultural, or archaeological sites are located on the property.

U1: Comment remains. Site plan is located within the Waterfront Overlay Combining District. Site plan application is subject to the Waterfront Overlay requirements.

U2: Cleared.

PR3: As with SP5 and 6, please add a note to the elevations specifying that reflective glass is prohibited. Per 25-1-21 (67), "mirrored glass means glass with a reflectivity index greater than 20 percent." Note 20% reflectance.

U1: Note the maximum 20% reflectance.

U2: Cleared.

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.

U1: Transformers are visible to public. Move transformers so that they are not visible. Call out screen of trash receptacles/dumpsters. Call out screening of water meters, water vaults, water valves, wastewater cleanouts, or indicate that they are underground.

Move and screen exhaust vent from public area.

U2: Call out on the site plan the screening of the transformer, water meters, valves, and wastewater cleanouts, and the garage exhaust, including material and height.

U3: Please provide additional documentation of planting, including height, type of switchgrass, whether perennial, length of time before reaching maturity, and maintenance/irrigation plan to ensure that the plantings remain in place to provide adequate screening.

U4: Represent and call out the screening/fencing, with the height, to show compliance with code.

U5: Screening is needed from public areas such as the plaza to be dedicated by easement under the PUD. Demonstrate screening from all public areas including plaza.

U6: Cleared.

PR5: Please provide evidence of compliance with 25-2-733 Butler Shores Subdistrict Regulations:

(E) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.

(1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.

(2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.

(3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer: Thomas.rowlinson@austintexas.gov

U2: Indicate on the elevations compliance with (E)(1) – elevations state that it is glazed, but not clear or lightly tinted.

Indicate on the elevations compliance with (E)(2) – what architectural detailing is provided to break the continuity of the nontransparent basewalls?

Indicate on the elevations compliance with (E)(3) – what natural materials are used for the exterior surface?

U3: Cleared.

PR6: Label the adjacent City parkland to the north as follows:
City of Austin (Parkland)

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer: Thomas.rowlinson@austintexas.gov

U2: Cleared.

PR7: Please show that no mechanical equipment will be blowing on parkland (north side of the site).

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer: Thomas.rowlinson@austintexas.gov

U2: Please show that no mechanical equipment will be blowing on City of Austin property (north side of the site).

U3: Cleared.

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

U1: Comment remains. PUD zoning still in review.

U2: Comment remains. PUD zoning still in review.

U3: Comment remains. PUD zoning still in review.

U4: Comment remains. PUD zoning still in review.

U5: Per the ordinance, Part 6, D a rooftop amenity is required. How will the public access the rooftop? What legal instrument will enforce ordinance agreement? Contact this reviewer to discuss: thomas.rowlinson@austintexas.gov

How will the reservation system operate? What signage, restroom facilities, and other appurtenances will be afforded to users of the rooftop amenity? Call out on site plan the items listed.

Part 10, B, C, and D requires an easement for the public plaza and access. Delineate the easement area on the site plan, and label "Public Access Easement Doc. _____". Easement shall be recorded prior to approval of site plan. Plaza appears to be used for an open loading area, which would "interfere with the ability of the public to access the Public Plaza." Relocate the loading area so that it does not interfere with public access.

Although not in the ordinance, this reviewer understands that parking for Dougherty Arts Center/PARD is to be made available as part of this project. Delineate the PARD reserved parking in the site plan. What legal instrument will enforce ordinance agreement?

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.

U7: Recordation of easement remains. Easement number should be noted on site plan once recorded. Confirm width of sidewalk to Zach Scott Theater has sufficient clearance between the doors and planting area.

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

U2: Outlet pipe is still being proposed on City of Austin property. Drainage onto City property would require an easement, and the City does not grant easements to 3rd parties for private drainage facilities. Remove or relocate the outlet pipe.

U3: 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.

PARD cannot allow additional water to be discharged onto City property. Drainage sheets would indicate greater water runoff will be discharged onto City property. Please contact reviewer to discuss.

U4: Comment remains. Has the option to use improvements to South Lamar been confirmed?

U5: Response acknowledged. Before clearing this comment, please provide approval from the Zach Scott Theater that the drainage pipe may be installed. Infrastructure work such as this requires approval from ZST to comply with lease terms.

U6: Cleared. Approval from Zach Scott Theater has been received.

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

SP1-SP23. Cleared

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

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

AW1. Comments released. Contact your assigned Pipeline Engineering reviewer for plan signature. Submittal of .cad files is required to GIS per UCM.

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

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

Integrated Pest Management (IPM)

WQ 3. **Update #1:** IPM RC received but IPM approved plan not yet received.

Update #2: IPM plan received but the RC needs to be submitted for review.

Update #3: IPM RC received. Contact me to go over next steps to review the RC and forward to the law department. This can be done concurrently through emails.

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

Update #5: Response indicates that the IPM RC has been approved by the Law Department and signatures are being obtained. Add a note to the cover sheet referencing the RC document number when recorded.

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.

Update #7: Response indicates that the RC has been executed and will be recorded. Note #8 to be completed after recording. Wording to be updated accordingly.

WATER QUALITY PLANS

ADDITIONAL COMMENTS FOR UPDATE 2:

WQ 1U. CLEARED. Single chamber cistern still proposed and precedent with the COA Permitting and Development Center and with the Seaholm Power Plan Redevelopment Site Plans. Pump for water quality and another pump for detention.

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