

MASTER REVIEW REPORT

CASE NUMBER: C814-2018-0121
CASE MANAGER: HEATHER CHAFFIN PHONE #: 512-974-2122

REVISION #: 00 UPDATE: 3

PROJECT NAME: 218 S. LAMAR

SUBMITTAL DATE: August 27, 2019
REPORT DUE DATE: September 17, 2019
FINAL REPORT DATE: November 14, 2019
REPORT LATE: 58 DAYS

LOCATION: 218 SOUTH LAMAR BOULEVARD

STAFF REVIEW:

This report includes all comments received to date concerning your planned unit development (PUD) request. The PUD will be brought to public hearing when all requirements identified in this report have been addressed. However, until this happens, your rezoning request is considered disapproved. PLEASE NOTE: 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 (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

REPORT:

The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements. ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

Comprehensive Planning Review – Kathleen Fox - 512-974-7877

Connectivity- Public sidewalks are located along S. Lamar Boulevard and Toomey Road. A Cap Metro transit stop is located 500 ft. from the subject area. Several bus lines run on South Lamar Blvd. including the 803 RapidBus. The Walkscore for this property is 82/100, Very Walkable, meaning most errands may be accomplished on foot. The Butler Hike and Bike Trail and the Pfluger Pedestrian Bridge are located within a quarter of a mile from this site. The mobility options in this area are above average.

Imagine Austin- The Imagine Austin Comprehensive Plan identifies this section of South Lamar Boulevard as an Activity Corridor. It is also located along a designated High Capacity Transit Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are also applicable to this case:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Analysis- The proposed PUD mixed use project appears to contribute towards making this area a more complete community by adding a dense mixed use project consisting mostly of office uses, situated within a quarter of a mile of variety of commercial, civic, and recreational uses, which offers a variety of mobility options (public transit, public sidewalks, and multi-use trails) to people visiting this area along a designated Activity Corridor. The developer also stated in the case file that the first floor of this project will consist of pedestrian oriented uses as defined by Section 25-3-691c of the Land Development Code. Based on this proposed PUD mixed use project being located along an Activity Corridor, which supports dense, connected and pedestrian oriented development, this proposed PUD mixed use project appears to support the policies of the Imagine Austin Comprehensive Plan.

Urban Design Review - Anne Milne - 512-974-2868

Development Assessment (CD-2018-0003) Follow-up

UD1: Administrative and business offices are not a pedestrian oriented use (25-2-691(C)). Specify the proposed amount of ground floor office/co-working space. Is any outdoor space proposed for the co-working land use (recommended)?

U0: Approximately, what percent of the ground floor will be used as co-working space? How much of the street facing façade will be co-working space? How will the proposed supplemental zone activate the streetscape?

UD2: A flat rooftop would be appropriate in this area (25-2-721).

U0: A flat roof to accommodate the planting and rooftop deck is appropriate. The rest of the roof should comply with the waterfront overlay. Please see PARD comment PR1.

UD3: The list of appropriate building materials may be amended to include precast concrete, metal panels, phenolic panels, FRP, GFRC, and composite metal panes. Additional approval of materials adjacent to PARD owned panels may be required.

U0: No longer requested.

UD4: Staff recommends that not more than 40% of the required open space be located on the roof.

U0: No longer requested.

UD5: Demonstrate need for additional height for the elevator on the roof (25-2-531). Elevator structures are typically not that tall.

U0: Attached drawings do not show elevator over run. Please provide.

TIER I:

UD6: Ground floor offices are not a use that generates pedestrian activity and must be limited.

U0: Response noted.

UD7: It is not clear by the description how the design will be innovative or provide adequate public facilities.

U0: More information is needed. Please describe how you will meet the requirements in 2.3.1.B. For example, the public plaza shown at rear of building – how is this accessible to the public?

UD8: Please coordinate with corridor office. Please coordinate with CapMetro. Traffic impact mitigation and trip demand reduction may also be required.

U0: Response noted.

UD9: Core Transit Corridor standards are required.

U0: Comment cleared.

UD10: Office/admin uses are not pedestrian oriented. If a limited amount of co-working space is provided – outdoor seating should be provided. Sidewalk cafes and seating should be used to create an active urban environment.

U0: Describe or illustrate how you are creating an active urban environment.

TIER 2:

UD11: Building Design: The building design should exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E. The design of the building should incorporate the immediate streetscape character, particularly consistency of skyline and the need for punctuation and accent; the relationship of height to frontage width and building depth.

(From Subchapter E and Plaza Saltillo TOD, 5.6.2) Along the principal street, building facades greater than 100 feet in length shall: 1. Include at least one vertical change in plane

with a depth of at least 24 inches. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 100 feet.

(From Subchapter E) Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 100 feet. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relieve of a least weight inches.

(From Plaza Saltillo TOD, 5.4.3) The façade should include at least 40 percent of the wall area along the principal street that is between two and ten feet above grade shall consist of glazing. The second floor façade along the principal street must provide a minimum of 25 percent glazing between the finished second story floor and the finished third story floor or building eave. At least one-half of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.6 or higher. Any façade that is built up to an interior mid-block property line is not required to have glazing on that façade if not prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the façade.

U0: The façade design should exceed the Waterfront Overlay requirements and incorporate the standards described in Section 3.3.2 of Chapter 25-2 Subchapter E and or TOD Active Edge Standards (as described above).

UPDATE #1

UD1: Administrative and business offices are not a pedestrian oriented use (25-2-691(C)).

Specify the proposed amount of ground floor office/co-working space. Is any outdoor space proposed for the co-working land use (recommended)?

U0: Approximately, what percent of the ground floor will be used as co-working space? How much of the street facing façade will be co-working space? How will the proposed supplemental zone activate the streetscape?

U1: Outdoor space comment cleared; provide information about how the exhibits that have been shared can be codified or noted on Land Use Plan. See also Case Manager comments regarding land uses.

UPDATE #2

UD2: A flat rooftop would be appropriate in this area (25-2-721).

U0: A flat roof to accommodate the planting and rooftop deck is appropriate. The rest of the roof should comply with the waterfront overlay. Please see PARD comment PR1.

U1: Please provide a conceptual elevation to show how the design will meet the intent of the code.

UD3, UD:4 Cleared.

UD5: Demonstrate need for additional height for the elevator on the roof (25-2-531). Elevator structures are typically not that tall.

U0: Attached drawings do not show elevator over run. Please provide.

TIER I:

UD6: Ground floor offices are not a use that generates pedestrian activity and must be limited.

U0: Response noted.

U1: Comment cleared.

UD7: It is not clear by the description how the design will be innovative or provide adequate public facilities.

U0: More information is needed. Please describe how you will meet the requirements in

2.3.1.B. For example, the public plaza shown at rear of building – how is this accessible to the public?

U1: Comment cleared; however, staff has not determined yet if this is considered superior.

UD8: Please coordinate with corridor office. Please coordinate with CapMetro. Traffic impact mitigation and trip demand reduction may also be required.

U0: Response noted.

U1: Comment cleared.

UD9: Cleared.

UD10: Office/admin uses are not pedestrian oriented. If a limited amount of co-working space is provided – outdoor seating should be provided. Sidewalk cafes and seating should be used to create an active urban environment.

U0: Describe or illustrate how you are creating an active urban environment.

U1: Comment cleared; however, staff has not determined yet if this is considered superior.

TIER 2:

UD11: Building Design: The building design should exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E. The design of the building should incorporate the immediate streetscape character, particularly consistency of skyline and the need for punctuation and accent; the relationship of height to frontage width and building depth. (From Subchapter E and Plaza Saltillo TOD, 5.6.2) Along the principal street, building facades greater than 100 feet in length shall: 1. Include at least one vertical change in plane with a depth of at least 24 inches. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 100 feet.

(From Subchapter E) Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 100 feet. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relieve of at least 24”.

(From Plaza Saltillo TOD, 5.4.3) The façade should include at least 40 percent of the wall area along the principal street that is between two and ten feet above grade shall consist of glazing.

The second floor façade along the principal street must provide a minimum of 25 percent glazing between the finished second story floor and the finished third story floor or building eave. At least one-half of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.6 or higher. Any façade that is built up to an interior mid-block property line is not required to have glazing on that façade if not prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the façade.

U0: The façade design should exceed the Waterfront Overlay requirements and incorporate the standards described in Section 3.3.2 of Chapter 25-2 Subchapter E and or TOD Active Edge Standards (as described above).

U1: Comment cleared; however, staff has not determined yet if this is considered superior.

UD 1: Administrative and business offices are not a pedestrian oriented use (25-2-691(C)).

Specify the proposed amount of ground floor office/co-working space. Is any outdoor space proposed for the co-working land use (recommended)?

U0: Approximately, what percent of the ground floor will be used as co-working space? How much of the street facing façade will be co-working space? How will the proposed supplemental zone activate the streetscape?

U1: Open space comment cleared.

U2: Thank you. Please also provide a minimum percent of active uses – Please see Zoning / Case Manager comment ZN 13.

UD 2: A flat rooftop would be appropriate in this area (25-2-721).

U0: A flat roof to accommodate the planting and rooftop deck is appropriate. The rest of the roof should comply with the waterfront overlay. Please see PARD comment PR1.

U1: Provide a conceptual elevation to show how the design will meet the intent of the code.

U2: Please describe how the roof will be accessible people other than the building tenants.

Please add a note about the distinct roof to the notes.

UD5: Demonstrate need for additional height for the elevator on the roof (25-2-531). Elevator structures are typically not that tall.

U0: Attached drawings do not show elevator over run. Please provide.

U1: Comment cleared.

UPDATE #3

Approved as long as the conditions of the comments are met.

Environmental Review - Jonathan Garner 512-974-1665

1. FYI: The site is located in the Lady Bird Lake (Town Lake) and West Bouldin Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is not located over the Edwards Aquifer Recharge Zone, however the northern portion of the site is located over the Edwards Aquifer Recharge Verification Zone, which subjects the property to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM).

2. FYI: According to floodplain maps there is no floodplain within or adjacent to the project location.

3. Standard landscaping is proposed to exceed the standard requirements in LDC 25-2 by using only native tree species selected from Appendix F of the ECM and all required tree plantings shall use Central Texas native seed stock. [Note: See Heritage Tree review comments for additional comments.] Additionally, 100% of all non-turf plant materials shall be selected from the ECM Appendix N or the Grow Green Native and Adapted Landscape Plants Guide, and will be irrigated by either storm water runoff conveyed to rain gardens or by auxiliary water sources (e.g., air conditioner condensate, rainwater harvesting).

UPDATE #1: Cleared.

4. FYI: A few trees will likely be impacted with a proposed development associated with this zoning case. Please be aware that an approved zoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

5. FYI: This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. Additionally, because the site is divided by two watersheds, the applicant is advised that diversion of stormwater from one watershed to another is limited to 20% of the site based on gross site area or less than 1 acre, whichever is smaller so long as the existing drainage patterns are maintained to the extent feasible.

EV Officer - Chris Herrington & Atha Phillips - 512-974-2132

UPDATE # 0:

This project is located at 218 SLAMAR BLVD SB and is within the Town Lake and West Bouldin Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

1. The 18" RCP crossing Lamar, which is undersized per the existing StormCAD model, could be increased to a 24" RCP (based on needed future improvements) if runoff from the site is diverted to this system. Consider replacing the pipe a superiority item.
2. Could the site provide detention to greenfield conditions, which would reduce runoff draining to the undersized system.
3. Is the site proposing cisterns within the building footprint? Provide any information on how rainwater harvesting or other non-potable water sources including AC condensate will be captured and reused on site as a superiority item.
4. Provide information on renewable energy generation on site and/or planned green building certifications as a superiority item.
5. Include distribution for Drainage/Water Quality Review if additional improvements /superiority items are added with Update #1.

UPDATE #1

EO 1-EO 4 Cleared.

EO 5 As part of the participation in RSMP, WPD wants the drainage from the entire site carried in a new storm drain to either the system being improved by 211 (Option 1 or extending the system to outfall directly to LBL (Option 2). This would reduce flow to the flooding problem area at the intersection of Barton Springs and South Lamar, reduce the flow that must be handled be the private system through the Zach Theater property (especially important given the implications of Atlas 14), and reduce the amount of water in Lamar Boulevard. Please add language to the PUD that describes this requirement, add map provided if necessary. (Attached to report)

UPDATE #2

EO 1-EO 4 Cleared.

EO 5 Please add agreed upon note for detention and water quality as Note #38 on Sheet 2-PUD Notes sheet.

UPDATE #3

EO 1-EO 4 Cleared.

EO 5 Please add agreed upon note for detention and water quality as Note #38 on Sheet 2-PUD Notes sheet.

1. Since the sidewalks are shown draining to Lamar with no proposed water quality, is this PUD amendment seeking a waiver from 25-8-211? When we talked on the phone it seemed that you were just suggesting that this condition would only apply to a driveway curb cut.
 2. Are there raingardens in these areas that this water could be diverted to?
 3. PUD note #7 says that the PUD will meet or exceed current code in regard to water quality, will you be amending this note?
- Staff will not support any amendment that proposes changes to water quality that do not meet current code.

Heritage Tree Review - Jim Dymkowski - 512-974-2772

HT 1: Thank you, for providing a tree survey for the Heritage tree to the north of the PUD between the northern offsite driveway and the Topher Theater. Some of the information requested in the previous comments for the development assessment have not been provided with this submittal. Please show this tree's current growing area and surrounding hardscape. Please also provide a canopy survey for the tree and include information about how much canopy the PUD would affect if the building setback lines are modified to 0 feet off the property line as proposed by the PUD.

UPDATE 1: Thank you for the canopy survey. This original request came in two parts for evaluation. You have provided a canopy survey on paper without including the information as to how much canopy the PUD would affect if the building setback lines are modified to 0 feet off the property line as proposed by the PUD. For this, the services of a third party arborist would be required. Also, the current survey does not appear to take in all of the hardscape surrounding the open area of this tree for evaluation. Comment pending.

UPDATE 2: Thank you for the additional information. Staff agrees that it is close but does not appear that the building would greatly affect the canopy of this tree. What the exhibit does not show is the limit of the underground parking garage and potential disturbance that its construction proposes that could affect the tree's canopy. Also, the initial comment requested the information based on the potential canopy the PUD would affect if the building setback lines are modified to 0 feet off the property line as proposed by the PUD. Comment still pending.

UPDATE 3: Staff has discussed in email and offline that this information be reviewed and provided by a certified arborist. Simply surveying the canopy up to the property line and not having an arborist assess the potential cuts at that location does not confirm what may be the overall required pruning, if the pruning were to need to go all the way back to the main trunk of the tree to be done correctly. Please have this assessment done by a certified arborist and respond based on the potential impacts if building setback lines are modified to 0 feet off the property line as proposed by the PUD. Comment still pending.

HT 2: UPDATE 3: Comment cleared.

AE Green Building Review – Heidi Kasper 512-482-5407

AE Green Building accepts the proposed 3-Star Green Building requirement for the PUD.

Site Plan Review - Randall Rouda 512-974-3338

SP 1. Materials such as EIFS are not durable and should be used for trim/detail and for upper floors only. Please consider amending the modification of the materials list.

U0: No longer requested.

U1: Comment cleared.

SP 2. Please clarify if reflective restrictions will remain. Materials that are highly reflective are not permitted in the Waterfront Overlays.

U0: Waterfront development guidelines to apply within the proposed PUD.

U1: Comment cleared.

SP 3. "Amenitized" will need to be further clarified. As written, the variance request would permit a flat roof, which is not a distinctive building top. Please add details about what amenities would be considered on the roof, and their likely dimensions, especially height.

U0: The PUD should establish minimum standards for the proposed amenities, with a

specific focus on the items visible from waterfront and parkland areas. The specific proposal (pedestal rooftop deck with seating, planters and a shade pergola) may be appropriate but should be codified in a manner similar to the existing regulations which identify specific types of building tops that qualify as distinctive.) (Eg. “Distinctive building tops may include planters with vegetation clearly visible from waterfront and parkland areas and shade structures which are architecturally integrated into the building design while demonstrating the rooftop use and/or providing architectural interest equivalent to other approved options.)

U1: Comment cleared. Site Development Regulations Note 8 is sufficient to address this concern.

SP 4. Please note, South Lamar is a Core Transit Corridor. Sidewalk design will need to reflect those standards.

U0: Sidewalk will continue to meet CTC detains standards.

U1: Comment cleared per Transportation Reviewer comments and PUD Note 29.

General Comments

SP 5. Site plans will be required for any new development other than single-family or duplex residential.

U1: Informational comment cleared.

Waterfront Overlay

SP 6. The site is located within the Butler Shores subdistrict of the Waterfront Overlay Zone. Except as modified by the PUD, the requirements, use limitations, design requirements and review processes established by Land Use Code sections 25-2-691 et. seq. will apply.

U1: Informational comment cleared.

Austin Transportation Department/Transportation Engineering – Austin Jones, Nathan Aubert, Amber Mitchell - 512-974-5646

1. See attached TIA memorandum and mitigation fee-in-lieu invoice.

2. Superiority recommendations:

- a. Transit: Fee of \$27,800.00 to the South Lamar Corridor project to account for a new bus stop. ATD will collect the fee and coordinate with Capital Metro.
- b. Active/Bike: Fee of \$25,000.00 to the South Lamar Corridor project for cycle track improvements along Lamar. All fees can be collected by ATD.
- c. Trails: Please coordinate with Mike Schofield or Nathan Wilkes at ATD regarding any possible improvements to trails in the vicinity.
- d. Parking: ATD would consider parking superior for transportation if it is show as a measure to reduce vehicle trips beyond what is required in the LDC and the TIA. To do this would mean:
 1. Priced Parking
 2. Unbundled Parking
 3. Reduced Parking
 4. Shared Parking (case by case basis)

3. Provide a note documenting a maximum amount of parking on the site. ATD does not support excess parking being determine as superior.

UPDATE #1

ATD 1. The below have been coordinated with the interested parties concerned and would be considered superior. All fees can be collected by ATD.

1. Transit: Fee of \$27,800.00 to the South Lamar Corridor project toward a new bus stop

2. Active/Bike: Fee of \$25,000.00 to the South Lamar Corridor project for cycle track improvements along Lamar.

ATD 2. Parking: ATD would considered parking superior for transportation if it is show as a measure to reduce vehicle trips beyond what is required in the LDC and the TIA.

- 5. Priced Parking
- 6. Unbundled Parking
- 7. Reduced Parking
- 8. Shared Parking (case by case basis)

ATD 3. ATD is against any excess parking being determine as superior for other elements identified in the LDC, (eg public amenity).

ATD 4. See attached TIA memo and fee information.

UPDATE #2

ATD 1. Comment addressed.

ATD 2. Comment addressed.

ATD 3. Comment addressed.

ATD 4. See attached TIA memo and fee information.

UPDATE #3

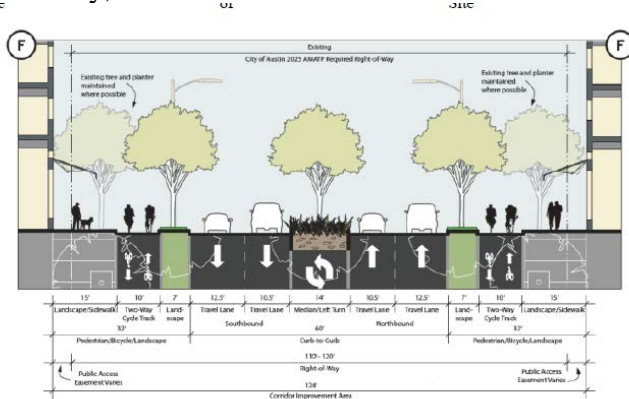
Update 3: Please clarify response regarding Final Memo and Invoice issued May 8, 2019.

Transportation Planning - Jaron Hogenson - 512-974-2253

TR1. A Traffic Impact Analysis (TIA) is required and has been received and is under review.

TIA comments will be issued under a separate memorandum. [LDC 25-6-113]

TR2. Include the below streetscape in the land use plan. Contact this reviewer for a more legible copy of it if necessary. This project is adjacent to a street that has been identified in Austin’s Corridor Mobility Program (S Lamar). The sidewalk and bicycle facilities shall comply with the required cross-section at the time of the site plan application. The cross section that will be required is shown below. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar requires coordination with the Corridor Planning Office and Bicycle Program. The cross section will include a 7’ planting zone with street trees, a 10’ two-way cycle track, and a 15’ clear zone all behind curb. Additionally, a protected intersection will be required at Toomey, to be reviewed at the time of Site Plan.



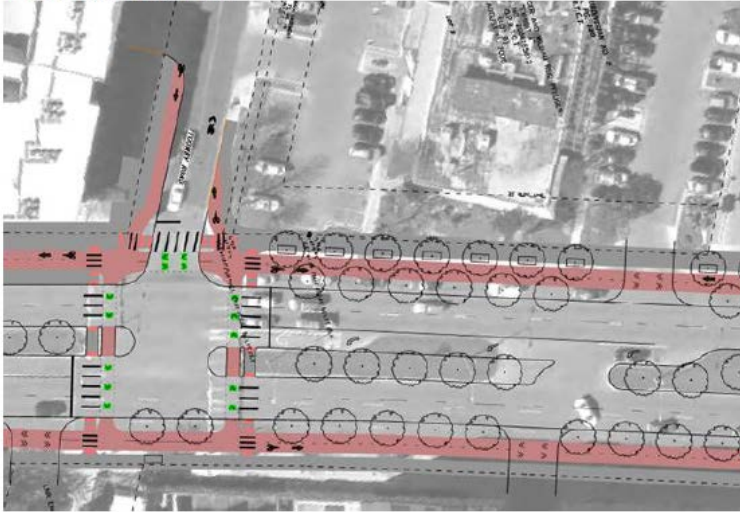
4-Lane Divided, 60' Curb-to-Curb
Back-of-Curb Condition F
Barton Springs Road to Riverside Drive

TR3. Right of way requirements for the Corridor program are currently under review. Right of

Way dedication may be required.

TR4. Modify note 29 to state “Improvements along South Lamar Boulevard will be coordinated with the Corridor Program Office. South Lamar will be constructed to the below cross section or as approved by the Corridor Program Office.” (add cross section as per note above)

TR5. Bicycle facilities will be required along Toomey Road at the site plan stage. The design is below. Include the below graphic on the land use plan. If a more readable copy is required, contact this reviewer.



SUPERIORITY

TR6. For the Zach Scott Theater parking, how is this proposed to be offered? Will they be given a special affordable rate? Include a note on the land use plan indicating how this will achieve superiority.

TR7. The \$20,000 amount for Capmetro will need to be reviewed and approved by CapMetro. Please indicate if you have been working with anyone from Capmetro, and provide correspondence or approval.

TR8. Staff does not agree that #7 Transportation increased bicycle racks achieves superiority. Staff recommends discussing the placement of a B-Cycle station with that firm. Alternatively, bike lockers could be proposed.

TR9. Clarify how #12 Accessibility achieves superiority. Give specific examples and include in the note.

TR10. For #12 Accessibility, add a note that an accessible route shall be provided from both Toomey Road and South Lamar.

MISCELLANEOUS

TR11. Remove note 2 and replace with “Access to adjacent streets shall be determined at the site plan stage in accordance with the LDC, TCM, and TIA requirements.”

TR12. Provide a distinctive line for the PUD boundary for readability.

TR13. From the land use plan, remove existing drives to remain. This will be determined at the site plan stage.

TR14. Remove note 1 (see above)

TR15. Recommend not showing plaza boundary on land use plan as it may need to change during site plan review.

TR16. Remove all driveways from the land use plan. Driveways, existing and proposed, will be reviewed at the site plan stage.

TR17. Indicate why existing conditions are shown on plan. These should be removed.

TR18. Modify note 19 to include "Public right of way shall not be used for maneuvering."

TR19. Provide a PDF of the updated plans to this reviewer to be distributed to other departments for review.

UPDATE #1

TIA

TR1. A Traffic Impact Analysis (TIA) is required and has been received. A zoning application is not complete until the required TIA has been received. [LDC 25-6-113]

U1: Comment remains. See attached ATD memorandum for additional information.

CORRIDOR

TR2. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (S Lamar). The sidewalk and bicycle facilities shall comply with the required cross-section at the time of the site plan application. The cross section that will be required is shown below. Find additional information about the Corridor Mobility Program here:

<https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar requires coordination with the Corridor Planning Office and Bicycle Program. Additionally, a protected intersection will be required at Toomey, to be reviewed at the time of Site Plan.

U1: Comment remains. Modify note 29 to include the protected intersection at Toomey, to be reviewed at time of site plan. Staff has sent the wording to the corridor office for review.

Pending their response.

TR3. Right of way requirements for the Corridor program are currently under review. Right of Way dedication may be required.

U1: Comment remains. Update requested 4/5/19.

TR4. Modify note 29 to state "Improvements along South Lamar Boulevard will be coordinated with the Corridor Program Office. South Lamar will be constructed to the below cross section or as approved by the Corridor Program Office." (add cross section as per note above)

U1: Comment cleared. Deferring comment language to TR2.

TR5. Bicycle facilities will be required along Toomey Road at the site plan stage.

U1: Comment remains. Include a note that "Bicycle facilities along Toomey Road and South Lamar will be reviewed at the time of site plan and construction shall be required in accordance with the Bicycle Master Plan."

SUPERIORITY

TR6. For the Zach Scott Theater parking, how is this proposed to be offered? Will they be given a special affordable rate? Include a note on the land use plan indicating how this will be applied.

U1: Comment remains. Please further describe "on a paid basis." Is there an agreement for reduced rates? If the parking is just open, commercially available parking, staff would not agree that this is satisfying the intent of this section.

TR7. The \$20,000 amount for Capmetro will need to be reviewed and approved by CapMetro. Please indicate if you have been working with anyone from Capmetro, and provide correspondence or approval.

U1: Comment remains. Pending verification of approval from Capmetro. Staff will also need to see a receipt of the payment once approved.

TR8. Staff does not agree that #7 Transportation increased bicycle racks achieves superiority. Staff recommends discussing the placement of a B-Cycle station with that firm.

Alternatively, bike lockers could be proposed.

U1: Comment remains. B-cycle is not feasible, but staff still does not feel that the bicycle superiority is sufficient, as based on the uses shown in the TIA determination, it would only lead to 8 additional bicycle spaces (4 U racks)

TR9. Clarify how Accessibility achieves superiority. Give specific examples & include in note.

U1: Comment remains. This would be a code requirement of Subchapter E and is not sufficient for superiority.

TR10. For #12 Accessibility, add a note that an accessible route shall be provided from both Toomey Road and South Lamar.

U1: Comment cleared. Note added.

MISCELLANEOUS

TR11. Remove note 2 and replace with "Access to adjacent streets shall be determined at the site plan stage in accordance with the LDC, TCM, and TIA requirements."

U1: Comment remains. Driveways are reviewed at the time of site plan. Please detail via email or memo why the site should be entitled two driveways and the proposed locations at this stage.

TR12. Provide a distinctive line for the PUD boundary for readability.

U1: Comment cleared. Boundary revised.

TR13. From the land use plan, remove existing drives to remain. This will be determined at the site plan stage.

U1: Comment remains. See TR11.

TR14. Remove note 1 (see above)

U1: Comment remains.

TR15. Recommend not showing plaza boundary on land use plan as it may need to change during site plan review.

U1: Comment cleared. Recommendation.

TR16. Remove all driveways from the land use plan. Driveways, existing and proposed, will be reviewed at the site plan stage.

U1: Comment remains. See TR11.

TR17. Indicate why existing conditions are shown on plan. These should be removed.

U1: Comment cleared.

TR18. Modify note 19 to include "Public right of way shall not be used for maneuvering."

U1: Comment cleared. Note modified.

TR19. Provide a PDF of the updated plans to this reviewer to be distributed to other departments for review.

U1: Comment remains. Please provide a PDF, we do not have scanning capabilities for these sizes.

TR20. Add note stating that ADA accessible showering/locker room facilities will be provided for building tenants.

UPDATE #2

TR1. A Traffic Impact Analysis (TIA) is required and has been received. A zoning application is not complete until the required TIA has been received. [LDC 25-6-113]

U2: Comment cleared. Staff will defer clearing this comment to ATD.

TR2. Include the below streetscape in the land use plan. Contact this reviewer for a more legible copy of it if necessary. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (S Lamar). The sidewalk and bicycle facilities shall comply with the

required cross-section at the time of the site plan application. The cross section that will be required is shown below. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar requires coordination with the Corridor Planning Office and Bicycle Program. The cross section will include a 7' planting zone with street trees, a 10' two-way cycle track, and a 15' clear zone all behind curb. Additionally, a protected intersection will be required at Toomey, to be reviewed at the time of Site Plan.

U2: Comment cleared. Staff will defer clearing this comment to ATD.

TR3. Right of way requirements for the Corridor program are currently under review. Right of Way dedication may be required.

U2: Comment cleared. Staff will defer clearing this comment to ATD.

TR4. Bicycle facilities will be required along Toomey Road at the site plan stage. The design is below. Include the below graphic on the land use plan.

U2: Comment cleared. Note modified.

SUPERIORITY

TR5. For the Zach Scott Theater parking, how is this proposed to be offered? Will they be given a special affordable rate? Include a note on the land use plan.

U2: Comment cleared. Staff will defer this comment to ATD.

TR6. The \$20,000 amount for Capmetro will need to be reviewed and approved by CapMetro. Please document if you have been working with anyone from Capmetro.

U2: Comment cleared. Staff will defer this comment to ATD.

TR7. Staff does not agree that #7 Transportation increased bicycle racks achieves superiority. Staff recommends discussing the placement of a B-Cycle station with that firm.

Alternatively, bike lockers could be proposed.

U2: Comment cleared. Staff will defer this comment to ATD.

TR8. Clarify how #12 Accessibility achieves superiority. Give specific examples and add note.

U1: Comment cleared. Staff will accept this superiority option.

MISCELLANEOUS

TR9. Remove note 2 and replace with "Access to adjacent streets shall be determined at the site plan stage in accordance with the LDC, TCM, and TIA requirements."

U2: Comment cleared. Staff will defer this comment to ATD.

TR10. From the land use plan, remove existing drives to remain. This will be determined at the site plan stage.

U2: Comment cleared. Staff will defer this comment to ATD.

TR11. Remove note 1 (see above)

U2: Comment cleared. Staff will defer this comment to ATD.

TR12. Remove all driveways from the land use plan. Driveways, existing and proposed, will be reviewed at the site plan stage.

U2: Comment cleared. Staff will defer this comment to ATD.

TR13. Provide a PDF of the updated plans to this reviewer to be distributed to other departments for review.

U2: Comment cleared. PDFs may be required by ATD.

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

PR1: PARD will need more information such as building elevations/renderings to approve modifications to 25-2-531 (C) (1) (additional height) and 25-2-721 (E) (2) (flat roof top as distinctive building top).

(U0) It is unclear how the proposed features will be visible and distinctive from the ground level and parkland at 96 feet on a flat rooftop.

(U1) Comment remains. The images included do not indicate how the design will meet the intent of the code. Please see Urban Design comments UD2 and Site Plan comments SP4.

(U2): Please codify the amenitized rooftop in such a way that it still requires some architectural elements to preserve the intent of the distinctive rooftop requirement. While the amenities and planting would be attractive to the deck users, it does not meet the full intent of the code due to height/visibility issues. PARD and Urban Design agree that it is possible to incorporate some of the elements given as examples in 25-2-721(E)(2). The language may read as:

“‘Amenitized rooftop’ shall be considered as a distinctive building top in the Waterfront Overlay. To qualify as an amenitized rooftop the roof shall contain an active area for seating, lounge and gathering with a shade structure which is architectural integrated with the building and covers a portion of the seating area. The roof shall be framed with planters containing native plants visible from City of Austin parkland and incorporate distinctive elements such as cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes.”

U3: Cleared. Modification no longer sought.

PR2: FYI, 25-2-721 (E) (1) will be enforced. Please provide information that ensures that this provision will be met. (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.

(U0) Comment cleared. “Exterior mirror glass with a 30% Ext. Reflectance or greater, and glare producing glass surface building materials will be prohibited.”

(U1) Per 25-1-21 (67), “mirrored glass means glass with a reflectivity index greater than 20 percent.” Please update note to 20% reflectance.

(U2): PARD cannot accept the request to modify the definition of exterior mirrored glass. While the examples given in the replies to Update 1 may use the same glass as proposed, those projects are outside of the Waterfront Overlay. As such, they were not subject to the restriction on exterior mirrored glass. Also, it may be possible to attain a 3-Star AEGB rating without modifying the reflectance. It is recommended that the architects and engineers meet with AE to discuss the scoring for AEGB ratings.

U3: Cleared. Modification no longer sought.

PR3: PARD will not likely approve the proposed modification to 25-2-733 (E) (3). Staff is willing to meet to discuss whether other building materials can be used.

(U0) Comment cleared.

PR4: Other proposed modifications to the Waterfront Overlay do not appear to affect Butler Shores. (25-2- 691 (C) and 2.7.3.D.4, as long as the roof amenity can be considered a distinctive building top.)

(U0) Comment cleared, except for the comment regarding the rooftop.

(U1) See PR 1.

(U2): Cleared.

PR5: Which part of the site will the ground floor publicly accessible plaza be located?

(U0) In order to comply with Subchapter E, the location of the publicly accessible, ground floor plaza should “be located to adjoin, extend, and enlarge” existing, City of Austin parkland, per

Article 2, § 2.7.3.B. Please contact thomas.rowlinson@austintexas.gov to set up a meeting with PARD planning staff for discussion of the ground floor plaza's access and location.

(U1) Comment cleared. Location of plaza is appropriate from ground floor layout.

PR6 (U0): Modification to § 25-2-721(E)(4) is not superior.

(U1): Please clarify that modification is no longer being requested.

(U2): Cleared.

PR7 (U0): FYI development will require its own fire lanes.

(U1) Cleared.

PR8 (U2): For Note 15, please specify that the rooftop deck access rules and regulations will be determined through a restrictive covenant jointly agreed upon by the owner and the City prior to site plan approval.

U3: Cleared.

PR9 (U2): For Note 26, please specify that the plaza will be publicly accessible through an easement prior to site plan approval.

U3: Cleared.

PR10 (U2): PARD requires additional parking for this area and asks that this development provide public parking for the relocation of the DAC, as well as the projected use of the rooftop deck and plaza. Please include a note on the plan that states a certain number of parking spots will be reserved for public use.

U3: Cleared.

NPZ Drainage Eng./Water Quality - 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.

This project is located at 218 SLAMAR BLVD SB and is within the Town Lake and West Bouldin Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ1. Provide information on any improvements to surrounding conditions.

Neighborhood Housing & Community Development– Travis

Perlman (512) 974-3156

Neighborhood Housing and Community Development (NHCD) acknowledges the applicant's request for a height bonus. The applicable affordability requirements are outlined in Section 2.5 (Development Bonuses) of the Planned Unit Development regulations and will be codified in the zoning ordinance for the property, pending approval by City Council.

NHCD 1.m Dwelling units equal to not less 10 percent of the bonus area devoted to a residential rental use shall be leased on an ongoing basis to households earning no more than 60 percent of the median family income for the Austin-Round Rock Metropolitan Statistical Area for a period not less than 40 years from the date a final certificate of occupancy is issued for the property.

The property owner shall enter into a restrictive covenant with the City of Austin enumerating these requirements as necessary to ensure compliance with this provision.

NHCD 2. Dwelling units equal to not less than 5 percent of the bonus area devoted to a residential owner-occupied use shall be sold to income-eligible homebuyers earning no more than 80 percent of the median family income for the Austin-Round Rock Metropolitan Statistical Area. Each affordable owner-occupied unit shall be restricted by a fixed equity and resale agreement approved by NHCD for a period not less than 99 years from the date a final certificate of occupancy is issued for the property. NHCD has the right to review and include provisions related to the affordable units in a condominium declaration prior to filing.

NHCD 3. The property owner shall pay a fee-in-lieu of on-site affordable housing to NHCD not less than an amount equal to the planned unit development fee rate current at the time of site plan submittal times the bonus square footage devoted to a non-residential use.

NHCD 4. NHCD shall have the right to establish additional guidelines and processes to ensure compliance with the affordability requirements applicable to the PUD.

Austin Fire Department Review – Scott Stookey - 512-974-0157

Austin Fire Department review of this ZC Review was limited to the evaluation of the parcel in relation to locations with an AFD Aboveground Hazardous Materials permit. This review did not evaluate the site for fire department access, the available water supply for fire flow, or any new or existing building features.

Electric Review - Karen Palacios - 512-322-6110

EL1. FYI: Tier requirement add Austin Energy item- Applicant is required to meet safety clearances per Utilities Criteria Manuel.

EL2. FYI: Site development regulations notes number 4 needs to add subject to required easement for electrical services and required clearance and safety requirements per the UCM.

EL3. FYI: The following notes need to be added to the Site Plan notes:

1. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
2. The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the LDC.
3. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
4. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
5. Any relocation of electric facilities shall be at landowner's/developer's expense.

DAVID WAHLGREN – SUBDIVISION

SR 1. Please provide a copy of the existing approved plat for this site.

UPDATE # 1 - Comments cleared.

Case Manager/Zoning Review - Heather Chaffin- 512-974-2122

ZN 1. The property boundaries, the building setbacks, etc. are still unclear. There is one heavy line type that is used for property lines that obscures everything else. Use a different line type, gray scale, or something to make it all clearer. You have that line type listed as Zoning on the legend but it's also used on the surrounding lots.

Cleared.

ZN 2. Delete text "PUD Approval Block."

Cleared.

ZN 3. Change existing use from "Schlotsky's" to "Restaurant-Limited."

Cleared.

ZN 4. Label Jessie Street.

Cleared.

ZN 5. Label easements and provide dimensions.

Clarify if the 25' building line is an actual easement or if it is a building line from zoning.

If it is an easement, it will need to be vacated.

Update #2: Cleared.

ZN 6. Show all existing and proposed easements.

Cleared.

ZN 7. Clarify that the requested building setback is 0 feet—it's not just the Zoning Boundary.

Cleared.

ZN 8. Show Aquifer zone boundary (see Environmental Review comments).

Cleared.

ZN 9. See Urban Design comments regarding elevator structure height. The height should be based on a typical elevator structure, not a percentage of building height.

Urban Design reviewer will evaluate the elevator structure. No comments from Zoning/Case Manager.

ZN 10. Correct acreage on plan to 1.263 acres.

Clarify the site acreage—the tax certificate lists the site as 1.2660 acres. Has ROW been dedicated, or is there some other reason it has changed? Update on plan if necessary.

Update # 2: Cleared; use the more recent information (May 21, 2018 survey).

ZN 11. Show all adjacent driveways.

Cleared.

ZN 12. Dimension all existing and proposed driveways.

Revise the labels on the existing driveways; do not describe as "to remain" or "to close."

Just label as "existing driveway." ATD/DSD will provide comments about proposed driveway locations.

Update#2: Zoning staff will defer to ATD/DSD regarding driveway issues.

ZN 13. Per Code, "Co-working space" is not considered a pedestrian oriented use. It is considered administrative/business office. Staff does not support the proposed 60% office use with the remainder to be occupied by lobby, building support services, and pedestrian oriented uses. As proposed, the ground floor could be mostly used for office, lobby, and building services,

with only a small remainder used for pedestrian oriented uses. Specify a minimum percentage of the ground floor that will dedicated for pedestrian oriented uses.

Update #1: Delete Note #7 under Site Development Regulations. Co-working space is considered Administrative/Business Office; there is no need to provide a distinction.

Replace with a note stating that Administrative/Business Office land use is permitted on the ground floor. The other elements of Note #7 are addressed by Note #37 under PUD Notes.

Regarding Note #37: Staff does not support the land use percentages proposed by the Applicant. Modify from 40% to 50% pedestrian oriented uses.

Update #2: Cleared.

ZN 14. FYI: Additional comments will be generated. Additional superiority items will be required beyond what has been proposed so far.

Update #2: This comment will remain until all reviewers clear their comments.

ZN 15. Provide an item-by-item list/chart of each requested code variance from code-- specifically which section is being modified/waived. If modified, describe how (for ex. "reduce setback from 20 feet to 5 feet"). Also provide updated table of which items you are proposing are superior next to each superiority criteria.

Update #3: Cleared.