

CASE MANAGER – WENDY RHOADES – 512-974-7719

A PRELIMINARY STAFF RECOMMENDATION CANNOT BE DETERMINED AT THIS TIME BASED ON THE INFORMATION PROVIDED IN THIS APPLICATION.

A **formal** update is necessary. **Please schedule an appointment with Intake and submit 1 copy of the plans and 1 copy of a response memo to each of the reviewers listed below.** PLEASE CLEARLY LABEL ALL PACKETS WITH THE REVIEWER'S NAME.

Additional comments may be generated as requested information is provided. Please include a comment response letter indicating how comments have been addressed. If required as part of the PUD approval, please address all fiscal/fee requirements and provide copies of the receipts to the Case Manager prior to final ordinance readings at City Council.

Reviewers:

Heritage Trees: *Jim Dymkowski*

Neighborhood Housing & Community Development: *Travis Perlman – Zoning box*

PARD / Planning & Design Review: *Thomas Rowlinson*

Transportation: *Katie Wettick*

Austin Water: *Randi Jenkins – Zoning box*

Zoning: *Wendy Rhoades*

NOTE: Please provide full size and 8 ½ x 11 copies of the exhibits for each reviewer with an update.

MASTER REVIEW REPORT

CASE NUMBER: C814-2012-0160.01

CASE MANAGER: Wendy Rhoades

PHONE #: 512-974-7719

REVISION #: 01

UPDATE: 1

PROJECT NAME: 211 South Lamar Planned Unit Development

SUBMITTAL DATE: May 2, 2019

REPORT DUE DATE: May 23, 2019

FINAL REPORT DATE: May 22, 2019

REPORT EARLY: 1 BUSINESS DAY

LOCATION: 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive

STAFF REVIEW:

- This report includes all comments received to date concerning your planned unit development. The planned unit development will be approved when all requirements identified in this report have been addressed. However, until this happens, your planned unit development 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, 505 Barton Springs Road - 5th Floor, AUSTIN, TX 78704

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.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this planned unit development (PUD) amendment application. The Planning Commission must take an action no later than May 14, 2018 which is less than 181 days from the date your PUD amendment application was filed LDC Section 25-246(A)(1). Otherwise, the application will expire.

Austin Energy/Green Building–Sarah Talkington–512-482-5393

Austin Energy Green Building has reviewed the proposed PUD amendments for 211 South Lamar and has no concerns with the proposed changes.

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

This PUD amendment case is located on the southeast corner of S Lamar Blvd and W Riverside Drive, and abuts Lee Barton Drive on the eastern edge of the property. The subject property is approximately 0.933 acres in size and is the former location of a fast food restaurant. This case is located within the boundaries of the Zilker Park NP, which does not have an adopted neighborhood plan. Surrounding land uses include Lady Bird Lake and Trail, and Downtown Austin to the north; to the south is a multi-family condo building, a restaurant, retail uses, and the Dougherty Arts Center; to the east is Butler Park; and the west is the Zach Theater, Butler Shores Park, and an office building. The proposal is to amend the PUD application to alter the building configuration; remove parking at grade (all parking would be underground); and to allow hotel as a permitted land use. The project would permit the construction up to 27 residential units, 104 hotel rooms, and 18,000 sf of non-residential ground floor space. In lieu of adding on-site space for PARD (which was formerly agreed upon), the owner wants to provide \$100,000 payable to PARD for PARD purposes and construct a crosswalk across Riverside Drive between Lamar Blvd. and Lee Barton Drive in lieu of providing 1,000 sf of on-site space for PARD.

Connectivity

The site is located within 350 ft. to a public transit stop. Public sidewalks are located along Riverside Drive, and S. Lamar Blvd., but only partially along Lee Barton Drive. The Walkscore for this area is 86/100, **Very Walkable**, meaning most errands can be accomplished on foot. The site is within 1000 ft. of an existing urban trail. The mobility and connectivity options in this area are excellent.

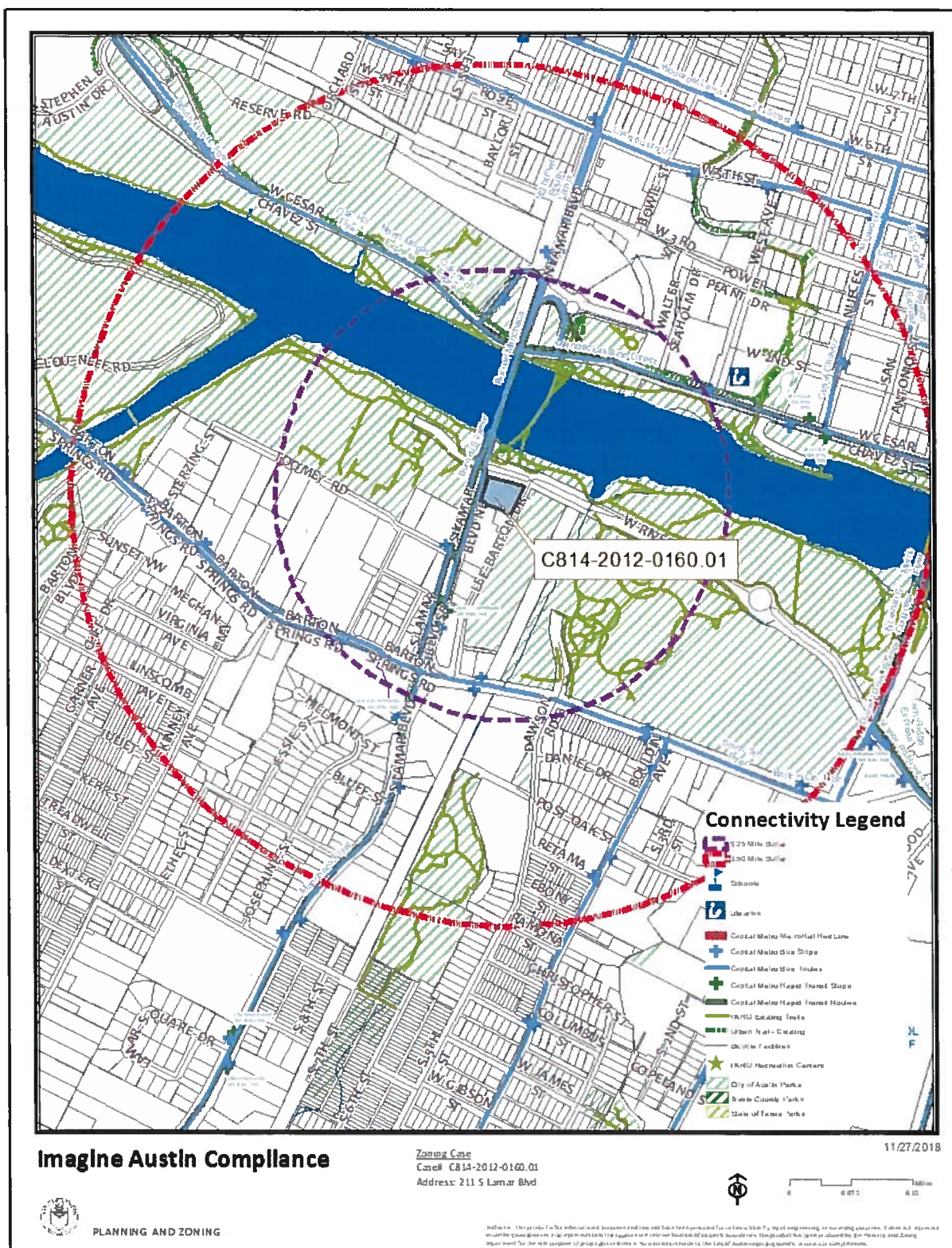
Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of South Lamar Boulevard and Riverside Drive as **Activity Corridors**. The property is also located by the **Downtown Regional Center**. 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. 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 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.

Based on this property being located along two Activity Corridors and by a Regional Center, and the Imagine Austin policies referenced above that promotes both mixed use and commercial development, the proposed PUD amendment appears to support the policies of the Imagine Austin Comprehensive Plan. Regarding the amended PARD agreement for space within this development, this request is out of the scope of the Imagine Austin Comprehensive Plan.



Drainage Engineering Review – Laura Arthur – 512-974-3402

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This project is located at 211 S LAMAR BLVD Northbound and is within the Lady Bird Lake watershed, which is classified as an Urban Watershed. This project is not located within the Edwards Aquifer Contributing Zone.

No comments.

Electric Review – Karen Palacios – 512-322-6110

EL1. Approved by AE. The site must comply with safety clearances and setback requirements from the utility criteria manual if underground and/or overhead electrical facilities are present.

Environmental Officer – Atha Phillips – 512-974-2132

The Environmental Officer does not have any comments for this amendment.

Environmental Review – Jonathan Garner – 512-974-1665

EV 1 No comments.

Fire Review – Tom Migl – 512-974-0164

FR 1. No comments.

Flood Plain Review – Katina Bohrer – 512-974-3558

Reviewer notes: Lot appears to be in WBO 500yr floodplain, however, it also appears that this floodplain is resultant of backwater conditions with the Colorado River. The WSE at xs 877 for the 0.2% chance event is 446.49 ft MSE; per GIS, the lowest elevation on the lot is ~448.

- FP 1. FYI: Please note that current floodplain regulations require that Finished Floor Elevations (FFE) of the proposed buildings adjacent to the 100-year floodplain must be one foot greater than the 100-year water surface elevation. City of Austin staff is currently proposing changes to the floodplain regulations to require FFEs be two feet above the current FEMA 500-year floodplain or Atlas 14 100-year floodplain. FFE requirements will be based on current code at time of application.
- FP 2. FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development/future developments on this site, including the location of drainage easements, buildings, and parking areas. The City will likely be using the current 500-year floodplain as the design floodplain for future site plans and commercial building permit review by the end of 2018. In order to minimize flood risk to our community and better ensure that this lot can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. Please contact this reviewer if you have any questions.
- a. For this application, Atlas 14 will not have an impact on the review, but be aware that future permits for the site may fall under Atlas 14 regulations depending upon when they are requested. It is likely that by the time construction is complete for this building/subdivision that Atlas 14 will be in effect for Austin thus changing the floodplain in the area and it is recommend that the Applicant and the Applicant's Engineer discuss flood resiliency and alterations which could be made to plan to reduce the risk of flooding of the proposed development (e.g. elevation of Finished Floors to be above current 500-year floodplain, floodproofing of areas below current 500-year floodplain, utilizing 500-year floodplain in place of the 100-year floodplain, etc.)
- FP 3. Additional comments may be added upon review of future updates.

City Arborist Review – Jim Dymkowski – 512-974-2772

FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

CA 1 Please clarify the PUD requirement to plant trees as part of both Lamar and Riverside being core transit corridors as Staff would like to have these plantings confirmed as required with this amendment.

UPDATE 1: Comment cleared.

CA 2 The amended PUD will need to commit to a minimum soil volume of 1,000 Cu. Ft. for each perimeter ROW tree planted at a minimum depth of 3'. This volume may be shared up to

25% between trees but confirmation of the PUD's ability to meet this requirement will need to be provided and shown available prior to the approval of this amendment.

UPDATE 1: Comment cleared.

CA 3 Please provide a revised tree survey as the survey will be greater than 5 years old within the month. Please provide a revised tree exhibit for possible impacts by the PUD to assess the potential canopy impacts for any revision to the structure and its parking disturbance that this amendment would create. All other code preservation requirements indicated in the original PUD remain.

UPDATE 1: Thank you for the updated tree survey. Comment still pending. Please provide a revised tree exhibit for possible impacts by the PUD to assess the potential canopy impacts for any revision to the structure and its parking disturbance that this amendment. Canopy removal criteria will need to be shown as compliant. Comment pending.

NHCD – Travis Perlman – 512-974-3156

NHCD would like the opportunity to improve the language the affordability section of the existing ordinance by substituting the existing language with new language. The existing language is missing some key information like MFI levels and affordability periods, and can be construed as ambiguous as to the requirements if a mixed use project is developed.

Please note that the substitute language does not change the original requirements or intent with the exception of the fee. NHCD would like to remove the fee rate from the draft ordinance. Below is the proposed substitute language for Part 9 (Affordable Housing):

“The project shall ensure rental dwelling units equivalent to not less than 10 percent of the project's bonus gross floor area devoted to a residential rental use are rented on an ongoing basis, to households earning no more than 60 percent of the Austin-Round Rock Metropolitan Statistical Area median family income for a period of not less than 40 years from the date the final certificate of occupancy is granted for the project.

The project shall ensure ownership dwelling units equivalent to not less than 5 percent of the project's bonus gross floor area devoted to a residential ownership use are sold to households earning no more than 80 percent of the Austin-Round Rock Metropolitan Statistical Area median family income, and remain affordable for a period of not less than 99 years from the date of sale subject to community land trust and shared equity agreements approved by the Housing Director.

The project shall pay a fee for each square foot of bonus gross floor area devoted to non-residential uses to the Neighborhood Housing and Community Development Department prior to the release of the project's final certificate of occupancy. The applicable fee rate shall be the planned unit development density bonus fee rate current at the time a site plan application is submitted for the project.

The Housing Director may adopt and implement additional guidelines and processes to enforce the affordability restrictions applicable to the project.”

UPDATE 1: Applicant will work with NHCD to develop affordable housing language.

Hydro Geologist Review – Scott Hiers – 512-974-1916

HG1- There are no CEFs associated with this PUD, so we have no comments for your consideration.

Approved.

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

PR 1: PARD cannot support this PUD amendment given the adjustments to Part 4, D on page 2 which means PARD loses the office space. The value offered in the amendment, \$100,000, is much lower than what was originally offered. The original offer of 25 years of rent-free office space for PARD would give 10 to 16 employees office space for a value of roughly \$1.08 million to \$1.44 million over 25 years. (\$1.44 million has been determined using an average rent of office space in the area of \$44 per square foot per year adjusted for 2.3% inflation predicted in 2019 and 2.16%--the average inflation from 2000 to 2018---the other years. The smaller number is using the lowest example I found, \$33 per square foot per year, with 2.16% inflation for every year).

UPDATE 1: PARD cannot support the updated language in Part 4, D of the draft PUD ordinance amendment. PARD has already agreed to the current arrangement described in Part 4, D.

PR 2: PARD understands that the crosswalk across Riverside Dr offered in place of the \$100,000 or the office space was already a part if the original PUD plan.

UPDATE 1: Comment cleared.

Site Plan Review – Renee Johns – 512-974-2711

SP1. How is the overall proposed impervious cover impacted by the changed configuration?

UPDATE 1: Comment cleared.

SP2. Will the hotel and residential uses share open spaces or have their own open spaces? If they are not shared, how big will each use's space be?

UPDATE 1: Comment cleared.

SP3. Additional comments will be provided at time of site plan review.

UPDATE 1: Informative comment; comment cleared.

SP4. Part 4 Section I, this existing section of the ordinance does not offer a mechanism of enforcement. Suggest adding language to this section on how to verify compliance.

UPDATE 1: Comment to be considered by PAZ.

SP5. Part 4 Section M, the change to 104 hotel keys is not a LDC term. This should be changed to an LDC term.

UPDATE 1: Comment cleared.

SP6. Part 4 Section I, this existing section of the ordinance does not offer a mechanism of enforcement. Suggest adding language to this section on how to verify compliance.

UPDATE 1: Duplicate comment; comment cleared.

SP7. Part 8, similar to Part 4 Section I, has no mechanism of enforcement. Suggest adding language to this section on how to verify compliance.

UPDATE 1: Comment to be considered by PAZ.

Transportation Planning – Katie Wettick – 512-974-3529

TR 1. Per the revised TIA Determination Worksheet, dated April 18, 2019, a Traffic Impact Analysis is not required as the Applicant is to cost participate in implementation of identified infrastructure improvements within the South Lamar Corridor Study led by ATD and CPO.

UPDATE 1: Comment not cleared. ATD has identified the following mitigations.

- **Contributions to the cost of the South Lamar Bond Project for Barton Spring to Riverside based on the pro-rata share of the site trips at the intersections on this segment.**
- **Condition of construction of the bond improvements behind the curb along the site frontage.**
- **Construction of the sidewalk improvements identified in the original transportation in the 2012 PUD. The bond improvements would replace this requirement where these requirements overlap.**

Please show the construction of the bond improvements along the site frontage on the land use plan. Financial contribution is required prior to 3rd reading.

TR 2. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for W. Riverside Drive and a wide shoulder is recommended for S. Lamar Blvd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

UPDATE: The streetscape on W. Riverside Drive should incorporate a 7' raised bike lane that is planned back-of-curb.

UPDATE 1: Comment not cleared. On Riverside a 7' bike lane is planned behind the curb. Please include this in off-site improvements. Contact Mike Schofield with ATD for further information.

TR 3. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (S. Lamar Blvd). The sidewalk and bicycle facilities shall comply with the required cross-section for S. Lamar. This reviewer has reached out to Bryan Golden with the corridor planning office. Comments regarding updated streetscape requirements will be forthcoming.

UPDATE: The streetscape on South Lamar should incorporate the Corridor Mobility Program street section which includes a 7' planted landscape zone back of curb, followed by a 10' two-way cycle track and 15' landscape/sidewalk zone. The existing trees and plantings of significance should be accommodated within the landscape/sidewalk flex zone.

UPDATE 1: Comment not cleared. The CPO streetscape includes a 7' planted landscape zone, 10' two-way cycle track and 15' landscape/sidewalk zone all planned back-of-curb. Existing trees and plantings of significance should be accommodated within the landscape/sidewalk flex zone. Please show these improvements along the S. Lamar frontage. Contact Bryan Golden with CPO for any additional information.

TR 4. Provide an exhibit showing the proposed internal circulation. What does the driveway on S. Lamar provide access to? The goal is to limit driveways on major arterials such as S. Lamar, so unless necessary for site to function it is recommended this driveway be removed.

UPDATE 1: Comment not cleared. How will egress from the site to South Lamar be restricted? Is the driveway proposed to be used for only loading or also hotel drop-off?

TR 5. Provide an exhibit showing loading maneuverability. Confirm why it is not feasible for loading maneuverability to occur on-site. For loading to maneuver in the ROW an updated approval from ATD will be required as the site use, and thus the demand for loading, has changed.

UPDATE 1: Comment not cleared. Please remove Part 12, C as loading is to be accommodated on-site through the driveway as shown.

NEW COMMENTS UPDATE 1

TR 6. Please revise Part 4, J and K to reflect current conditions. It is this reviewer's understanding that the Paggi House is now office use. Elevator access or another ADA route to Paggi House is required both during construction and at time of project completion.

Revise Part 10, A to reflect traffic requirements provided by ATD, as noted in TR 1 and revise Part 10 E to reflect existing conditions.

Additional comments may be provided as more complete information is obtained.

AW Facility Engineering – Randi Jenkins – 512-972-0117

AW 1. The Landowner shall use rainwater harvesting and air conditioning condensate as the primary water sources for all landscape irrigation within the 211 South Lamar PUD. Potable and/or reclaimed water shall only be used as a backup supply if the primary sources are depleted. Reclaimed water shall not be used for irrigation within water quality controls.

UPDATE 1: Comment cleared.

AW 2. The Building will be constructed using a purple pipe system to allow acceptance of the reclaimed water supply from the City for non-potable water uses within the building. Additionally, the property will construct an extension of the future reclaimed line along the northern frontage of the property on Riverside Drive, extending approximately 370 feet from the northeast corner of the property to the west side of the Lamar right-of-way.

UPDATE 1: The building will be constructed using a purple pipe system to receive reclaimed water supply from the City for non-potable water uses. Additionally, the property will construct an extension of the future reclaimed line along the northern frontage of the property on West Riverside Drive. The alignment and connection point will be determined during the site plan development permit.

AW Utility Development Services – Neil Kepple – 512-972-0077

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review – Laura Arthur – 512-974-3402

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This project is located at 211 S LAMAR BLVD Northbound and is within the Lady Bird Lake watershed, which is classified as an Urban Watershed. This project is not located within the Edwards Aquifer Contributing Zone.

No comments.

Zoning Review – Wendy Rhoades – 512-974-7719

ZN 1. Add the case number C814-2012-0160.01 to the bottom right corner of each sheet.

UPDATE 1: Comment cleared.

ZN 2. On Sheet 1, the “Existing Zoning CS-1/CS” line within the property boundary should be removed since the property has PUD zoning.

UPDATE 1: Comment cleared.

ZN 3. Please complete the scoring card and address the questions in the Carbon Impact Statement and return to me as part of Update 1.

UPDATE 1: Please provide information that addresses the questions in the Carbon Impact Statement.

Additional notes: The Austin Transportation Department (ATD) will not require a TIA on the following conditions:

1. Contributions to the cost of the South Lamar Bond Project for Barton Springs to Riverside based on the pro-rata share of the site trips at the intersections on this segment.
2. Condition of construction of the bond improvements behind the curb along the site frontage.
3. Construction of the sidewalk improvements identified in the original transportation in the 2012 PUD. The bond improvements would replace this requirement where these requirements overlap.