

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

CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932



PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
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EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

Drainage Engineering Review - Laura Arthur - 512-974-3402
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DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]

DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
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EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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

CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932



PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
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TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

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DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
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EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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

CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932



PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
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U2: Comment not cleared. Note or signage detail needs to be added to the plan.

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Site Plan Review - Anaiah Johnson - 512-974-2932

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SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
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EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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



CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
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EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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

CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932



PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
--

EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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

CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932



PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

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SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

U3: Comment pending recordation of UDA.

U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
--

EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
- The site currently doesn't meet the required safety clearance of the existing overhead facilities to the proposed new structure. A design must be approved of the removal and relocate of facilities and released.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service

design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report

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



CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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.

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 November 25, 2019.** 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:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
Electric: Karen Palacios
Environmental: Mike Mcdougal
Regional Stormwater Management: Laura Arthur
R.O.W.: Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron
AW Pipeline Engineering: George Resendez

TIA

- TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC 25-6-142]. Comments will be provided in a separate memo.
U1: Comment not cleared.
U2: Comment not cleared. ATD provided final comments to the applicant in a memorandum dated January 2, 2019. Please demonstrate compliance and contact ATD for final TIA approval memo.
U3: Comment not cleared. Correspondence provided only shows summary from applicant, not ATD approval. Please demonstrate conditions of approved memo have been met.

RIGHT-OF-WAY

- TR2. -TR4 Comments cleared.
TR5. Comment cleared. Proposed curb approved by ATD per email dated 6/5/19.

PARKING

- TR6. -TR8 Comments cleared.
TR7. Comment cleared by management.



Tue 6/4/2019 9:32 AM

Yanez, Chris

RE: SP-2018-0472C

To Wettick, Katie

Good morning Katie, as we discussed, DSD-TR will approve the modification of compact parking requirements under past practices and with concurrence from both ATD & DSD leadership and, the recent interpretation from the DSD Development Officer.

Thanks,

Chris Yanez, CNU-A

Program Manager III – Land Use Review

Transportation & Subdivision

Office: 512-974-1253

- TR8. -TR14 Comments cleared.

DRIVEWAY

- TR14. Comment cleared. Alley access is approved. However, PWD noted that if during construction the project cuts into any of the concrete panel in the alley to do utility work, you will need to replace the complete panel.
- TR15. Driveway approaches must be separated by a minimum of 50 feet, measured from edge to edge at the property line. TCM, Table 5-2. Please revise driveway to increase spacing between proposed driveway and the driveway on the adjacent lot to the north.
U1: Comment not cleared. If waiver is requested please submit waiver request letter.
U2/U3: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR16. Comment cleared.

ACCESSIBILITY

TR17. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U1: Comment not cleared. This reviewer did not see a detail or a note. Please add.

U2: Comment not cleared. Note or signage detail needs to be added to the plan.

U3: Comment not cleared. It is a standard requirement that either the comment above must be added as a note to the site plan set or the sign detail must be added to the set. The call-out and separate exhibit are not sufficient. Please add the original comment above as a note to the garage floor plan.

TR18. -TR21 Comments cleared.

TR22. Note: Proposed parking in the alley is required to be approved by ATD as it necessitates maneuvering in the ROW. ATD approved parking per email dated 6/21/19.

Site Plan Review - Anaiah Johnson - 512-974-2932

DOWNTOWN DENSITY BONUS PROGRAM

SP1. To be allowed the proposed FAR, the project must participate in the Downtown Density Bonus program which requires approval from Great Streets and Design Commission. Upon completion, provide an approval letter from Urban Design (PAZ). For more information contact the following individuals: Great Streets – Humberto Rey 974-7288; License Agreements – Andy Halm 974-7185;

Design Commission –Tonya Swartzendruber 974-3462

Great Streets requires a License Agreement which is a timely process and must be completed prior to Design Commission.

U1: Comment pending approval from Design Commission.

U2 & U3: Comment pending. Design Commission has approved. This comment will remain pending until Urban Design (Planning and Zoning Department) approves the overall density bonus.

SP2. – SP10. **Comment cleared.**

SUBDIVISION REQUIREMENTS

SP11. Update the legal description on the coversheet to match the proposed plat currently under review.

U1: Comment not cleared. The legal description should read as what the legal description will be once the plat is recorded. Most likely something like "Lot 1, The East Subdivision".

U2: Comment pending. The legal description on the cover sheet still has a blank where the subdivision recordation number should be. Also, please add the land status determination case number for TCAD Parcel ID # 0203030921 (the north-most lot on the site).

U3: Comment pending. The legal description now looks correct on the cover sheet. Please also add the Land Status Determination case number (C8I-01-0261) to this section.

SP12. – SP16. **Comment cleared.**

CBD REQUIREMENTS

SP17. 25-6-591(B)(5)- *Parking Provision for development in the Central Business District (CBD) and the (DMU) Downtown Mixed Use and (P) Public zoning districts.*

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691](#) (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

Specify on which floors the garage is located.

U1: Comment pending. Thank you for clarifying that the parking is not on the ground floor. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view (§ 25-2-293(D)). Please provide an elevation depiction of the parking garage screening for headlights.

U2: Comment not cleared. Please provide a screening detail. From the elevations provided, it does not seem that the screening is adequate.

U3: Comment not cleared. The headlight screening must be at least 4' in height. From 4' up, there must be screening (mesh, vegetative screen, bars, something), not just open air. If the openness ratio will not work with openness requirements of a naturally ventilated garage if changed, that is because of the design choice by the applicant, not because of conflicting regulations. The garage must meet the screening requirements of LDC § 25-2-593(D).

SUBCHAPTER E

SP18. - SP21. **Comment cleared.**

SP22. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time. The approval of the license agreement is required prior to site plan approval and release.

U1, U2, & U3: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. – SP26. **Comment cleared.**

SP27. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

U1, U2, & U3: Comment pending recordation of easements.

SP28. **Comment cleared.**

U1 NEW COMMENTS

SP29. In the Rainey Street Waterfront Overlay Subdistrict, residential affordability requirements are triggered if the 8:1 FAR is not achieved in the first 40' of building height (which this project does not). For the first 8:1 FAR (from the ground floor, up), the project must appropriate 5% of the residential portion of GFA for affordable housing at 80% MFI as determined by the Neighborhood Housing and Community Development Department. Show the bonus area calculations in the data tables on sheet 8, and provide an approval letter from NHCD.

U2: Comment not cleared. Provide the approval letter from NHCD. Also, in the data tables on the overall site plan (sheet 14), please indicate the amount of residential GFA contained within the first 8:1 FAR from the ground floor up, and tie the information to the following note: *The project may exceed 40' in height for the first 8:1 FAR from the ground floor up by providing at least 5% of*

the residential GFA within the first 8:1 FAR at 80% MFI, in accordance with the affordability requirements of LDC § 25-2-739(C)(4).

U3: Comment pending approval letter from NHCD.

SP30. – SP31. **Comment cleared.**

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.

U2 & U3: Comment pending signatures.

SP33. **Comment cleared.**

U2 NEW COMMENTS

SP34. The elevation drawings are only showing up to the 12th or 13th floor. Please zoom out the view on the elevation sheets to show the entire building from all 4 viewpoints.

U3: Comment cleared.

SP35. Place the following note on the cover sheet and site plan sheet: *This site is composed of 2 lots/tracts. It has been approved as one cohesive development as Document No. _____ in the official public records of Travis County, TX. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

Once recorded add the document number for the UDA to the note.

U3: Comment pending addition of UDA recordation number to note.

SP36. Record (or provide) a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the stormwater facilities, and submit the document to this reviewer, who will coordinate with the Law Department for review and approval. For any legal document questions, please contact Annette Bogusch, the Legal Liaison, at 974-6483. Please be aware this process takes some time and now requires lien-holders information/consent.

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U3 NEW COMMENTS

SP37. Confirm that the irrigation water meter and BFP as well as the domestic water meter and vault are either buried or screened from public view (LDC § 25-2-721(G)).

Electric Review - Karen Palacios - 512-322-6110
--

EL1. The plans show the existing overhead facilities to be removed and buried within Cummings St. The following needs to be approved before I can approve the site plan.

- Provide approval from AULCC to relocate overhead facilities to underground facilities within ROW.
- UPDATE: Comment stands.
- UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. The process of the overhead relocation within ROW needs to be started and AULCC review and approval needs to be provided.
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design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

- EL 2. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed updated ESPA form.
UPDATE: Comment stands.
UPDATE2: Comment stands and the MEP and your lead designer .
Christian.Pope@austinenergy.com is the interim Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines.

EL3. Additional comments maybe generated with the update.

EL1-EL3 Comments clear. Be advised, however that the electric facilities shown on this update are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.
Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

**** NOTE** must be added to the site plan cover and building plan cover.**
The new construction of the building cannot be constructed until the existing overhead electrical facilities along Cummings are relocated underground.
FORWARD THE COVER OF THE SITE PLAN AND BUILDING PLANS WHEN SUBMITTED TO THE COA.

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

- DE1. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**
U2, U1 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.
License Agreement: It appears that the retaining wall/landscaping/other proposed improvements are located within the Right Of Way (ROW) or a Public Utility Easement (PUE). A license agreement for any non-standard construction or landscaping in ROW or PUE shall be executed by the developer prior to issuance of the development permit. For legal document questions regarding license agreements, please contact Andy Halm – Right of Way Management, Transportation Department (512-974-7185). Please be aware this process takes some time. [LDC 14-11]
- DE6. **U3, U2, U1 Please send a PDF of all storm sewer Plan and profiles for review with Watershed.**

Please provide manhole or waiver approval from Local Flood Hazard Mitigation Section for connection other than manhole to the 72" line. DCM 5.2.0- G For all pipe junctions other than a manhole, the angle of intersection between any two flow paths shall not be greater than 45 degrees. In addition the depth may require specialized boring techniques or steep stabilized trenches. Please provide detail for connection as currently the information on CG201 appears vague. Please identify the closest operational manhole on the 72" line to this proposed connection in any response.

DE9. **U3. License agreement is under review by WPD. Comment pending this review and subsequent comments may result. This reviewer sent an email to legal and real estate about the need for an encroachment agreement. Comment pending receipt of their determination.**

U2 Under review. Note all Storm sewer in ROW must meet COA standards and be minimum 18" RCP. Discussion with legal and real estate are required to verify that an encroachment agreement is not needed.

U1 It appears plastic to RCP occurs at manhole now.

Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B

DE14. **U3,U2 Comment pending receipt of UDA.**

U1 pending Please provide approved plat prior to permitting.

Environmental Review - Mike McDougal - 512-974-6380
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EV 01 through EV 03 Update #3 Comments cleared.

EV 04 Update #3 All tree mitigation comments are pending the city arborist review.

EV 05 Update #3 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

EV 06 Update #3 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.

EV 07 Update #3 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

EV 08 through EV 09 Update #3 Comments cleared.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402
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RSMP1. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. For the RSMP process review, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property [LDC 25-7-151]. If proposing in-kind improvements as appear report states, please detail such

improvements in the drainage study and provide an engineering estimate for cost of such improvements. The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the point where 100 times the drainage area is collected (if the site is .5 acres the analysis should go to a point where the drainage collects 50 acres of flow). The purpose of the drainage area plan is to show drainage areas that discharge through or into the site and contribute to the downstream conveyance systems. The study with its relevant information and calculations should show the existing conditions and the fully developed proposed conditions.

RSMP2. **U3, U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer. The submitted engineering analysis must include a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property will occur as a result of the proposed improvements.

RSMP3. **U3,U2 The memo was sent 4-23-2019 to WPD. Comment pending RSMP review.**

U1 Not addressed, submit to this reviewer and RSMP. I need to verify site data input. Please submit an RSMP application for this site.

RSMP4. **U3, U2, U1 pending approval for ##.** If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

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

RW1: Utility Coordination case UCC-181101-06-02 is nearly complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*. Please send completed Minutes worksheet from the Data Transmittal Workbook to isaiah.lewallen@austintexas.gov with your request for a Completeness Letter.

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

WW1. The review comments will be satisfied once Austin Water/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 512-972-0252.

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

WQ3. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

U3 As discussed in the meeting with DSD and WPD, this can be treated as a rain garden and only one (1) species is required for planting. Also, if the 65 gallon palmetto will be used it will need to be offset by a minimum of one (1) foot from the underdrain.

U2 A minimum of 5 different species should be planted in the filtration bed. It is difficult to distinguish the number of plants from the layout and # of plants for each variety on sheets L1 and L2.

It appears that there are some 65 gallon palmettos proposed in the filtration area. If the drainage system requires maintenance, what will be done with these trees in place? How will this system be maintained?

Show calculations for over flow pipe sizing (treat like over flow weir on R-6 table) tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions.

U1 Please provide sealed backup details calculations for filter bed sizing, Planting layout and # of plants and variety (note need 95% coverage at minimum no matter what calcs come out as), pump sizing (head and flow, operation range (need dual pumps one for backup), over flow pipe sizing (treat like over flow weir on R-6 table), tank height sizing to pass overflow 100 year storm to bypass without overreaching the top capacity of the tank, tank dimensions, etc. Filtration area does not appear to be appropriately sized. Please provide filtration area sizing per the following for full filtration or redesign and provide more information for partial infiltration design per below references:

Figure 1.6.7.H-4. Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system.

$$A_f \geq WQV / (H + 0.24 * L) \text{ (Equation H-3)}$$

Figure 1.6.7.H-5. Partial infiltration rain gardens are designed so that treated runoff exits the biofiltration bed by discharge through a raised outlet pipe and by infiltration into the underlying soil.

$$A_f \geq WQV / (H + 0.24 * L + 0.24 * I f) \text{ (Equation H-5)}$$

WQ8. **U3,U1,U2 pending not addressed yet.** Recorded Restrictive Covenant: Once the IPM has been submitted online and approved, an IPM restrictive covenant shall be recorded to tie the document to the property. Please contact this reviewer for the standard restrictive covenant. This comment will be cleared when the copy of the recorded restrictive covenant is provided.

WQ9. **U3,U1,U2 noted, Will be cleared once IPM recorded with #.** Please place the following note on the cover sheet:

For Integrated Pest Management Plan, see agreement filed in document No.

_____, Official Public Records, Travis County, Texas.

WQ10. **U3,U1,U2 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-183 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

WQ14. **U3 Comment was not addressed.**

The tank appear to be stored underground in an inaccessible area. A subsurface maintenance pond restrictive covenant and other requirements per the ECM will be required. "The Engineer of Record shall prepare and submit a Subsurface Pond Maintenance (SPM) plan for the proposed development to be reviewed as part of the Site Development Permit. This document shall be signed and sealed by a Licensed Professional Engineer" (ECM 1.6.2.E.1p). Provide this document and make sure the document has plans for access, inspections, sediment removal, media replacement, debris/litter removal, filter underdrain and responsibility as outlined in ECM 1.6.2.E.2.

WQ15. **U3 As discussed in the meeting with DSD and WPD, the WQV will be counted from the outfall and inlet elevations. Also there needs to be minimum of 1-2 feet from the bottom of the tank to the inlet to account for sedimentation.**

Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation. Please note that the entire volume of the tank will not be available for use

for WQV as sediment will build up at the bottom of the tank causing sediment to take up additional volume. Please oversize the provided WQV to account for sediment build up.

AW Pipeline Engineering - George Resendez - (512) 972-0252

Need exclusive water meter vault easement.

All other comments have been cleared.

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

PR 1: Per *City Code §25-1-601*, the parkland dedication and park development fee is required and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). This reviewer will issue the fee bill in AMANDA on a future update when the number of rooms is confirmed. Currently, the proposed unit count is 352, with an undetermined number designated as affordable units. Please email this reviewer at thomas.rowlinson@austintexas.gov to provide final number of dwelling units and affordable housing certification documents.

U1: Awaiting confirmation of number of market-rate and affordable units.

U2: Awaiting NHCD letter to confirm the number of affordable units. Please contact this reviewer with the letter. Once the letter has been received, and the number of market-rate and affordable units has been confirmed, fees will be issued.

U3: Comment remains. Awaiting letter.

PR 2: Add the following note to the coversheet:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] residential units.

U1: Revise as follows once market-rate and affordable units have been confirmed:

A fee-in-lieu of parkland dedication and park development has been paid for XXX [insert correct #] market-rate dwelling units. An exemption to the Parkland Dedication Ordinance has been granted for XXX [insert correct #] certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.

U2: Thank you for adding the note. It may need to be revised once the affordable units and market rate units have been confirmed.

U3: Comment remains until a time when the affordable units have been confirmed by NHCD letter.

PR 3: Label the adjacent City parkland to the south as follows:

City of Austin (Parkland)

U1: Please label City parkland exactly as follows, on the site plan as well as every applicable sheet (existing conditions, erosion, demolition, etc.):

City of Austin (Parkland)

U2: Cleared.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2018-0472C**
 - Application date: **October 5, 2018**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Anaiah Johnson**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. FYI – FLASH DRIVE REQUIREMENT
- All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. **The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.**

End of Report