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

CASE NUMBER: SP-2018-0472C
REVISION #: **00** UPDATE: U2
CASE MANAGER: Anaiah Johnson PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: April 11, 2019
REPORT DUE DATE: April 25, 2019
FINAL REPORT DATE: May 9, 2019
14 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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

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

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

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 18, 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 10 copies of the plans and 11 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
Electric: Karen Palacios
Urban Design: Benjamin Campbell
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Regional Stormwater Management: Laura Arthur
Site Plan: Anaiah Johnson
Water Quality: Laura Arthur
AW Pipeline Engineering: George Resendez
Environmental: Alex Butler
R.O.W. : Isaiah Lewallen
Transportation Planning: Katie Wettick
AW Utility Development Services: Bradley Barron

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

UD1: Proposed drop off area does not comply with Great Street pedestrian zone, curbside zone, or tree spacing standards. Please see Great Streets Development Program guidelines.

UD2: Trash/recycling receptacles do not meet Great Street placement standards.

UD3: Please provide a drawing that shows clearance between street trees and building overhang.

Regional Stormwater Management Review - Laura Arthur - 512-974-3402

RSMP1. **U2 Provide a plan and profile view to this reviewer of the 72-Inch pipe that the site will tie into showing that the additional flow from the 18-inch pipe will not cause adverse impacts within the 72-inch pipe. Show the Q, v and d and the HGLS for the 25 and 100-year peak flows.**

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. U2 Comment addressed.

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. U2 Comment addressed.

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. **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.

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.**
- The project is showing two transformers. A switch gear will be required and an updated ESPA must be submitted to your design leader to determine if a third transformer is required. Additional transformer information may need to be shown with required clearances. The required dimensions of the switch gear must be shown. Switch gear doors open on both sides a 20 ft. X 20 ft. or a 30 ft. X 15 ft. must be shown on private property along the alley this includes the gear and required clearances.
  - **UPDATE: At this time the switch gear isn't required the project at 48 East claims to be in construction soon. One of these sites will require a switch gear will be require on either address. The transformers shown must show clearance from the ground above them of 35 ft. and the type of building must be labeled and clearance from the criterial shown. 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults**

    https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA
  - **UPDATE2: Cleared**

- With additional load needed for this site it may be possible that additional upgrades to existing electrical facilities paid for by the customer is required.
  - **UPDATE: To be determine at the design phase.**
- Clearances must be clearly shown at the transformer locations. Text needs to be relocated out of showing clearance.
  - **The transformers shown must show clearance from the ground above them of 35 ft. and the type of building must be labeled and clearance from the criterial shown. 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults**

    https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA
- This site will eventually tie into the Downtown Network system and the new duct bank will need distribution and Network approval
  - UPDATE: Comment stands
  - **UPDATE2: Cleared.**

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.

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1. **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]

DE5. **U2 Provide the construction requirements from ECM 1.6.7.5(E)(5) and (6) on the stormwater control measure plan sheet.**
U1 Please add infiltration testing notes and installation requirements on the plans. Note pavers are not installed to standard in ECM 1.6.7 to meet definition of pervious cover and appear to only be proposed to provide run-off/infiltration to root zones. Please provide high flow geotextile fabric meeting Standard Specification 620S, Table 2: High Flow Filter Fabric and/or specification provided by manufacturer as approved by the manufacturer to separate layers in paver design and other gravel areas for root zone infiltration.

DE6. **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. **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

DE11**. U2,U1 still applies to tanks and tank overflow outfall**. Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation.

DE12. **U2 The access hatch and inlet pretreatment could not be found in the irrigation plans. Provide these details.**
U1 fully label Please provide a cross-section of tank and label the elevations of the tank. Please show how overflow connects to outfall to storm sewer, flowline of all outflow pipes, top of roof, access hatch, any freeboard, etc.

DE13. **U2,U1 not yet addressed.** Please label the pipe size, type and flowlines for pipe connection tanks to rain garden.

DE14. **U2 Comment pending receipt of UDA.**
U1 pending Please provide approved plat prior to permitting.

Environmental Review - Alex Butler - 512-974-2067

Final Plat Sheet

EV 1 Comment Cleared.

Demolition Sheet

EV 2 Comment Cleared.

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

EV 3 Comment Cleared.

Landscape and Tree Mitigation

EV 4 All mitigation comments are pending the city arborist review.
Update 1 Comment pending.
Update 2 Comment pending.

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

EV 5 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.
Update 1 Comment pending receipt of payment.
Update 2 Comment pending receipt of payment.

EV 6 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a $3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]
Update 1 The ESC fiscal estimate is approved. This comment is pending posting of ESC fiscal surety. Note that fiscal surety is accepted during the following hours:
Monday – Thursday 8:00 – 11:30 a.m. & 1:00 – 3:30 p.m.
Friday 8:00 – 11:30 a.m.
Update 2 Comment pending receipt of payment.

EV 7 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.
Update 1 Comment pending EV 4.
Update 2 Comment pending EV 4.

Update 1 New Comments

EV 8 – EV 9 Comments Cleared.

Fire For Site Plan Review - Richard Schaffner - 512-974-0159

F1 – Cover Sheet – the following items are incorrect in the table – the Required Fire Flow at 20psi before any sprinkler reductions are taken.

This table gives explanation for what AFD is looking for, in each line item.

Austin Fire Department	
Fire Design Codes	International Fire Code Edition with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (gpm)	Most demanding building's calculated fire flow demand – Appendix B
Intended Use	Most demanding building's intended use
Construction Classification	Most demanding building's IBC construction classification
Building Fire Area (s.f.)	Most demanding building's fire area in square feet
Automatic Fire Sprinkler System Type (If applicable)	The sprinkler system type that is in the most demanding building's fire area - NFPA 13, NFPA 13R or NFPA 13D
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)	NOTE; for the value here, the minimum fire flow the City of Austin allows at any commercial site is 1500gpm, the fire flow cannot be less than this even with a sprinkler system.
AFD Fire Hydrant Flow Test Date	Date. Must be an AFD flow test 3yrs old or less.
AFD Fire Hydrant Flow Test Location	Block, Street Name, and Type
High-Rise	Yes or No
Alternative Method of Compliance AMOC (If applicable)	AMOC number and the date the AMOC was approved by the City.

F2 – "Fire Department Notes" in the general notes section, please add the note indicated below as note #7.

7. Stencil the words "FIRE ZONE/TOW-AWAY ZONE" in white letters at least 3" high at 35foot intervals along the curb. Signs shall be posted at both ends of a fire zone and at intervals of 50 feet or less.

F3 – Fire department connection (FDC) locations – cannot be located in a "rain garden" – see site plan sheet, grading sheets, rain garden and drainage sheets. If the areas by the FDCs are not rain gardens then clearly identify on all associated plans what this surface area is, - hardscape, landscaping, etc…

F4 – Fire department connection (FDC) locations shall be located on the street side of the building and shall be within 100ft of a fire hydrant. NFPA 14, par. 6.4.5.4. NOTE: this distance is not measured as the "crow flies" it is measured as approved hose lay at ground level as noted in F5 below. A "future" hydrant cannot be used to meet this requirement as it is not an actual usable hydrant until it is installed, accepted and in service and this could not happen for many reasons on a project that is not part of this project. NOTE: If by the time construction begins on this project the "future" hydrant shown on these plans is fully in service, is a "public" hydrant and this hydrant can meet the requirements for this project then a site plan correction can be done to eliminate any new hydrants shown on these plans that are now covered by the future hydrant indicated on these plans. The East Street side of your building does meet this requirement.

~~F5 Fire hydrant locations. AFD requires minimum of (1) fire hydrant with 500ft of all exterior portions of the building and a second hydrant is required within 500 ft if the fire flow is 1500 gpm or more. IFC 507.5.1. The East Street side of your building does meet this requirement.~~

~~The distances are measured as AFD approved hose lay distance at the ground level not "as the crow flies" and shall be measured around any obstructions. A "future" hydrant cannot be used to meet this requirement as it is not an actual usable hydrant until it is installed, accepted and in service and this could not happen for many reasons on a project that is not part of this project. NOTE: If by the time construction begins on this project the "future" hydrant shown on these plans is fully in service, is a "public" hydrant and this hydrant can meet the requirements for this project then a site plan correction can be done to eliminate any new hydrants shown on these plans that are now covered by the future hydrant indicated on these plans. The East Street side of your building does meet this requirement.~~

~~F6 Repeat comment: if any form of entry under the building envelope is required then it is not an exterior door – an exterior door means the door is literally on an exterior wall of the building nothing else is acceptable for the "exterior door".~~

~~Private fire lines must be installed per NFPA 13. For full 13 installations a post indicator valve (PIV) must be provided in the underground fire line lead-in. A wall mounted PIV or exterior door with direct access to riser room will be accepted as alternate. Show either the location of the PIV or the exterior door for each riser room shown on the plans~~.

~~F7 High Rise pump room location – show the location of the fire pump room so the required access to the fire pump per 2016 NFPA 20, section 4.13.2.1.1 can be verified. The fire pump should be directly accessible from the exterior. If not, it must be accessible through an enclosed, 2 hour rated passageway from an enclosed stairway or exterior exit.~~

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.

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.

PR 1: 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.

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

SP2. The site is permitted an FAR of 8:1 because it's zoned CBD, however with a density bonus, the FAR would increase to 15:1, with no height limit. This comment to remain until the DDBP is approved.

Show in the site data table the amount of gross floor area permitted with the 8:1 FAR.
U1: Comment not cleared. In the data tables on the Overall Site Plan (sheet 13), show how the gross floor area is split between the first 8:1 FAR and the next 7:1 FAR.
U2: Comment cleared.

WATERFRONT OVERLAY –RAINEY STREET SUBDISTRICT

SP3. - SP4. **Comment cleared.**

SP5. Exterior mirrored glass and glare producing glass surface building materials are prohibited. [Section 25-2-721(E)(1)]
Please show compliance or note none will be used.
U1: Comment not cleared. PARD may allow up to 30%, but the LDC definition of mirrored glass is anything with a reflectivity index above 20% (LDC § 25-1-21(67)). The project must comply with the more restrictive definition.
U2: Comment pending. Please add the following note to all building elevation sheets:
Exterior mirrored glass (reflectivity index greater than 20%) and glare producing glass surface building materials are prohibited (LDC § 25-2-721(E)(1)).

SP6. - SP8. **Comment cleared.**

SP9. *.25-2-715 (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Please contact this reviewer to discuss.*

***A copy of the approved plan will need to be provided to Mark Walters with Zoning and Planning.*
U1 & U2: Comment pending. Provide receipt / acknowledgement from Mark Walters that he received a copy of the plans.

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).

SP12. The site plan cannot be approved and released until the final plat (C8-2018-0114.0A The East) is approved and recorded.
U1: Comment pending recordation of plat.
U2 Comment cleared.

CBD REQUIREMENTS

SP13. - SP15. **Comment cleared.**

SP16. Except as provided in Subsection (D), for the first four stories of a building that are above grade:
(1)the maximum front yard setback is ten feet; and
(*2*)the maximum street side yard setback is ten feet.
(D)The maximum setbacks prescribed by Subsection (C) do not apply to the portion of a building adjacent to a plaza or protected tree. LDC Section 25-2-594(C)
**Show on the building elevations the property line, to verify compliance.
**In addition if a protected tree is on the property, which prevents strict compliance, specify with a note on the site plan sheet and with the identification of the protected tree.
U1: Comment not cleared. Dimension all building setbacks. If a tree is protected size, please call it out. It does not appear that each of the first four floors of the building are compliant.
U2: Comment not cleared. It appears that while there are protected-size trees in the area, the buildings are still set back to a greater extent than is necessary for protection. These areas along the south and east property lines should create a plaza, as well. Ideas to achieve this end include but are not limited to: additional seating along the building edge; wayfinding / gateway greeting for the Rainey Street district; art; interactive design for children; botanical identification; historic informational plaques; hearth or other centrally unifying element. Feel free to set up a meeting to discuss additional options.

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.

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: Comment pending recordation of license agreement.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

SP23. Clarify the number of stories proposed; sheet 13 shows 50 but sheet 12 shows 51 stories. Please ensure this is consistent throughout the plan set.
U1: Comment not cleared. The data table on the Overall Site Plan (sheet 13) still says 51 stories, but Site Plan A and Site Plan B (sheets 14-15) each still have callouts on the building saying the structure is 50 stories. Please correct this inconsistency.
U2: Comment cleared.

SP24. - 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: 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).*

SP30. Show the dimensions of all existing and proposed structures.
U2: Comment not cleared. Thank you for dimensioning the main portion of the proposed building on the overall site plan (sheet 14). Please also dimension the overhang areas on this sheet. Also, please dimension the existing buildings on the overall existing conditions (sheet 6).

SP31. Show the foundation type on the site plan sheet.
U2: Comment cleared.

SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.
U2: Comment pending signatures.

SP33. On the cover sheet, show the submittal date as October 5, 2018.
U2: 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.

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.

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.

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

ROW1: Utility Coordination case UCC-181101-06-01 is not complete. Utility Coordination case must be complete and Completeness Letter issued by Utility Coordination staff for **ROW Review** to indicate *Approved*.

Transportation Planning - Katie Wettick - 512-974-3529

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.

RIGHT-OF-WAY

TR2. Development on all streets in the downtown area is exempt from the sidewalk and supplemental zone standards of Subchapter E. Please comply with the sidewalk standards of the Great Streets. Please contact Humberto Rey in Urban Design Division.
U1/U2: Comment not cleared. Pending urban design approval.

TR3. Comment cleared. Urban trails has coordinated with ATD during TIA review.

TR4. Comment cleared.

TR5. Any change in the location of the curb is required to be approved by ATD. Please clarify if the curb location is proposed to change. If so, please email this reviewer a PDF which clearly shows the existing curb location and pavement width and the proposed curb location and corresponding pavement width.
U1: Comment not cleared. ATD approval is required for curb relocation. Understood preliminary conversations have occurred. This reviewer has reached out to ATD for approval. Comments may be forthcoming.

U2: Comment not cleared. Curb shown on site plan does not match the exhibit approved by ATD. Please contact ATD staff or this reviewer for approval and/or revisions.

PARKING

TR6. Please be sure floor plans for all garage levels are included. If floor plans for multiple floors are identical, floor plan can be labeled as such (e.g. Floor 4-6). All parking is required to be shown.
U1: Comment not cleared. This reviewer counts fewer than 558 parking spaces. Please confirm all parking spaces are shown. On level 3-4, the parking counts go up to 61, but only 58 spaces are shown. Similarly, on level 5-6, parking counts go up to 62 but only 59 spaces are shown.
U2: Comment not cleared. Level 1M shows 21 spaces, level 2 shows 59 spaces, level 3 shows 59 spaces, level 4 shows 61 spaces, level 5/6 shows 62 spaces, level 7/8/9 shows 61 spaces, and level 10 shows 43 spaces. This adds to a total of 550 spaces. The parking table shows 560. Please clarify.

TR7. Comment cleared.
TR8. Comment cleared.

TR9. Compact parking spaces must be located in groups of 3 or more spaces. LDC 25-6-475.
U1: Comment not cleared. Compact parking continues to be located as individual spaces not in groups. Clearly dimension all compact spaces.
U2: Comment not cleared.

TR10. Please remove call-out showing "visitor drop off zone" as use of curb space for drop off is permitted through a different process. With the site plan this inset will be reviewed as on-street parking. Approval of the Austin Transportation Department (ATD) is required in order to place parking within the right-of-way. Reviewer will contact the area engineer in ATD to provide you with any additional comments.
U1: Comment not cleared. While ATD will ultimately approve the use of this "drop off" area for either parking or passenger loading, it cannot be labeled as visitor drop off zone on the site plan as this is approved through a separate permit. Please remove the call-out.
U2: Comment not cleared. Please also remove call-out on landscape sheets.

TR11. -TR13 Comments cleared.

TR14. Comment cleared. Detail added. Indoor bike storage noted to be provided using city standard racks.

DRIVEWAY

TR15. 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.

TR16. 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: Comment not cleared. Waiver request was received. Please pay waiver fee. Waiver will be reviewed once fee has been paid.

TR17. Comment cleared.

ACCESSIBILITY

TR18. 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.

TR19. Comment cleared.

OTHER

TR20. Comment cleared.
TR21. Comment cleared. Understood plat is no longer being pursued.
TR22. Comment cleared.

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.

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

Do not position the 4" compound meter vault directly on front of Retail 2 front entrance.

Red lined comments have been provided on this plan set. The red lined plans are ready to be picked up at Waller creek center, 625 e. 10th street, suite #300, Austin, Texas 78701, between the hours of 8:00 am-12:00 noon, Monday through Friday.

For a formal rejection in Amanda, the design engineer is responsible for submitting the red lined comments along with the revised plans to the development services department. For informal and approved reviews in Amanda, the design engineer is responsible for submitting the redlined comments and the revised plans directly to awu pipeline engineering at the address stated above.

Responses to all the red lined comments in a different color on the plan set with an explanation of how comments have been addressed is required.

Please indicate if project will be submitted to aulcc for review and if so, include row id# and ucc permit # on the cover sheet.

++

General Notes: All comments as result of this submittal may not address all of the deficiencies in the plan set. It is not the responsibility of the reviewer to identify every individual deficiency. The sealing engineer is responsible for ensuring that all comments are addressed and that the design meets State and City Standards and Criteria, as well as all issues with regards to health and safety.

Additional comments may be generated as updated information is received. The reviewer is not required to clear comments based on phone calls, emails or meetings but must receive formal updates to confirm the project plans satisfy the requirements of the Austin Water UCM.

Projects requiring AW Easements may remain rejected in AMANDA until the relevant easements have been approved by AW and recorded at the County.

City Arborist Review - Taylor Horton - 512-974-1218

GENERAL COMMENTS

CA1 **UPDATE #2: Cleared**

Administrative Variance

CA2 **UPDATE #2: Cleared**

CA3 **UPDATE #2: Cleared**

Tree Mitigation

CA4 **UPDATE #2: Not Cleared – Pending mitigation summary.**
For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site;
- Total dead inches removed; and
- Total non-mitigation inches planted on site.

[ECM 3.5.4]

CA5 **UPDATE #2: Not Cleared Provide a detailed tree mitigation plan describing the measures taken to mitigate tree removal.** Add a note to the landscape plan stating which measures are being credited toward the mitigation amount. Examples are as follows:

- "____ caliper inches of trees removed from this site are to be mitigated by payment to the Urban Forest Replenishment Fund.

- "____ caliper inches of trees removed from this site are to be mitigated by implementation of the approved Tree Care Plan.

- "____ caliper inches of trees removed from this site are to be mitigated by implementation of Soil Cell installation to accommodate increased soil volume.

- "____ caliper inches of trees removed from this site are to be mitigated by FILL IN THIS BLANK.

When quantifying for tree removal, please utilize a standard formula of one caliper inch of mitigation value equivalent to $200. This fee should be paid at the receptionist desk at the 505 Barton Springs Road, One Texas Center, 4th floor. Add a note to the landscape plan stating: "____ caliper inches of trees removed trees from this site are to be mitigated by payment to the [Urban Forest Replenishment Fund (i.e., private trees) / Planting for the Future Fund (i.e., ROW or PARD trees)]." [ECM 3.5.4]

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1. **U2 The irrigation details for the filtration bed are not called out on sheet IR2. The maximum velocity discharged to the rain garden should not exceed 2 feet per second and erosion must be prevented at the inflow.**

U1 Please reference exact page for details showing this referenced layout and design in comment response. Please provide flow spreading and erosion protection at the rain garden inflow from the tanks. The maximum velocity discharged to the rain garden should not exceed 2 feet per second and erosion must be prevented at the inflow.

WQ2. **U2 Please provide detail that matches Figures 1.6.7. C-3 and slight invert is still recommended to get an anaerobic zone for more treatment. Please reference the exact page for these details when added as sheet 21 did not show an invert as stated in comment response. It was internally discussed that this system most closely represents full biofiltration with tanks as sediment chamber (not an ideal design for sediment chamber) and filtration bed as biofiltration media bed; have the R-table reflect this.**
U2. Use the Biofiltration Medium Bed (Standard Detail 661-3).
U1 Please provide detail that matches Figures 1.6.7. C-3 and slight invert is still recommended to get an anaerobic zone for more treatment. Please reference the exact page for these details when added as sheet 21 did not show an invert as stated in comment response. The detail shown is for sandbed with label changed. It still says concrete sand though as media. It was internally discussed that this system most closely represents full biofiltration with tanks as sediment chamber (not an ideal design for sediment chamber) and filtration bed as biofiltration media bed. Rain garden as designed appears to be a full filtration type rain garden as flows will exit through the underdrains more readily than infiltrate into subsurface. An invert is not provided nor is a subsurface soil infiltration rate.

WQ3. **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.
$A_f \geq WQV/(H + 0.24 * L)$ (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.
$A_f \geq WQV/(H + 0.24 * L\ 1 + 0.24 * I\ f\ )$ (Equation H-5)

WQ4 **U1,U2 Please show this calculation on the modified R Table.** Also the design factor for > 48 hour drawdown time does not appear to be estimated correctly. Please show the tanks will be completely empty in 48 hours if using what is shown in the water quality volume then the time would > 90 hours per data in Rtable for biofiltration component is 90 hours.

WQ7. **U1,U2 Please resend.** An Integrated Pest Management (IPM) plan is required for this project. The City of Austin now has an online process for IPM submittals. Please submit online at http://www.austintexas.gov/ipm

WQ8. **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. **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. **U1,U2 Noted, Please email a PDf copy for online system.** Please provide compliance with § 25-183which 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.

WQ12. **U2 Comment not addressed.**
You will most likely need a prefilter prior to the pumps from the tanks (as in retention design there is larger area for sedimentation and a rock prefilter) and the outflow for the pumping system is at the bottom of the tanks where the sediment will accumulate. It is not recommended to pump from the bottom of the tank. The pumps should provide similar info as required by retention irrigation tanks such as logic for pump operation (on, off, emergency off, etc.), alarm system, access, Show exactly where the pumps are on the site and how they will be accessed, Show how the alarm system works and how someone will be notified. Look at irrigation system pump requirements info and infer and modify your design to provide and address the concerns in that layout. Two pumps rotating in operation (not operating at the same time).

WQ13. **U2 The wet well/pump system design needs to be included and should have the following information from ECM 1.6.7.5(A)(3):**

Minimum Design Criteria for Wet Well and Pumps.
a. Pumps.
(1) The retention basin must be emptied within 72-hours after a rain event ends. Emptying of the retention basin must not begin sooner than 12 hours after the end of the rainfall event. The DDT will be 48 hours for this project, so the drawdown time needs to meet the minimum 48 hour DDT criteria. Show calculations to show that the pump rate will be able to achieve this DDT.
(2) Pumps must be capable of delivering the required volume of water at the necessary rate and pressure to the irrigation system in the designated time period. Pumps and wet well must be sized to minimize the number of on and off-cycles of the pumps. The rate (Q I) of inflow from the retention pond Intake Riser (see 1.6.7(A)(3)(c)) to the wet well must exceed the pump rate (Q P).
(3) A dual pump system must be provided, with each pump capable of delivering 100 percent of the design capacity.
(a) Plug valves must be located outside the wet well on the discharge side of each pump to isolate the pumps for maintenance and for throttling if necessary. Butterfly valves and gate valves must not be used.

(b) Check valve(s) must be provided to prevent backflow from the irrigation system back into the pump well.
(c) Pumps must be selected to operate within 20% of their best operating efficiency.
(4) Pump Operation.
(a) The pumps must alternate on start up. The control logic must allow the system to operate normally with only one pump in service.
(b) A manual control must be provided so both pumps can be turned on if necessary.
(c) A high/low-pressure pump shut off system (to detect line clogging or breaking) shall be installed in the pump discharge piping. As an alternative, an amp draw (overloads) or other equivalent monitoring device may be used.
(5) Float controls or submersible transducers must be provided to control operation of the pumps. Three control settings must be used: (1) one for starting the pump, (2) one for shutting off the pump at the normal low water level, and (3) one for back up shut off of the pump in case the first shut-off fails.
(6) An alarm system shall be provided consisting of a red light located at a height of at least five feet above the ground level at the wet well. The alarm shall activate when:
(a) The water level is below the primary shutoff float and the pump has not turned off.
(b) The high/low-pressure pump shut off switch has been activated.
(c) Any other pump failures or system shut down indicated by control panel. The alarm must be vandal proof and weather resistant. If the system is to be privately maintained, a sign must be placed at the wet well clearly displaying the name and phone number of a responsible party that may be contacted if the alarm is activated.

(7) A green "pump run light" shall be provided which is activated any time a pump is running. The green light should be located directly adjacent to the red alarm light.

b. Wet Well.
(1) A separate wet well outside of the basin must be provided for the pumps. The wet well must be constructed of precast or cast in place concrete. Complete access to the pumps and other internal components of the wet well for maintenance must be provided through a lockable hatch cover. An isolation plug valve to prevent flow from the retention basin to the wet well during maintenance activities must be provided.
(2) Calculations must be provided with the design showing that the wet well will not float under saturated-soil conditions. The top elevation of the well must be higher than the water quality elevation. The wet well, lateral inflow pipe, and pump must be designed to completely evacuate the retention pond. A space of at least two feet must be available below the bottom of the pump intake. The two-foot minimum space below the bottom of the pump may be waived if the applicant demonstrates that adequate filtration of the water quality volume is provided.
(3) The pump installation in the wet well and access to the wet well must be designed to allow the pumps to be removed using truck-mounted hydraulic hoist equipment or a portable "A-frame." A system must be provided to allow pump removal without entering the wet well. If rails are used they must be stainless steel.

c. Intake Riser. Prior to entering the wet well, stormwater must pass through an appropriate intake riser with a screen to reduce the potential for clogging of distribution pipes and sprinklers by larger debris (e.g. cups, cans, sticks). The intake riser and screen should be designed similarly to Figure 1-54 in the Appendices of this manual. Alternative designs will be considered.

Please provide more engineering details for the tank and pump design system.

WQ14. **The tank appears 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**.** 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.

Planner 1 Review - Elsa Garza - 512-974-2308

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**
- 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