

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



CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U1
PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: February 1, 2019
REPORT DUE DATE: February 15, 2019
FINAL REPORT DATE: February 26, 2019
11 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 3, 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 3, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

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

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.

- 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.

WATERFRONT OVERLAY –RAINEY STREET SUBDISTRICT

- SP3. Please show on the site plan the setback lines:

The primary setback lines are located:

- (1) 150 feet landward from the Town Lake shoreline; and
- (2) 50 feet from the Waller Creek centerline.

U1: Comment cleared.

- SP4. Provide a note on the coversheet which states the site is located in the Rainey Street subdistrict of the Waterfront Overlay.

U1: 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.

- SP6. The building is required to have a distinctive building top if it exceeds a height of 45 feet. These include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes.

[Section 25-2-721(E)(2)]

Please show compliance on an architectural elevation of the proposed building.

U1: Comment cleared.

- SP7. A building base wall is required for a building across the street from public parkland. The base wall may not exceed a height of 45 feet. [Section 25-2-721(E)(3)]

*Verify whether the site is adjacent to parkland.

*Please show compliance on an architectural elevation of the proposed building.

U1: Comment cleared.

- SP8. A building façade may not extend horizontally in an unbroken line for more than 160 feet [Section 25-2-721(E)(4)]; please show compliance.
U1: 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: Comment pending. Provide receipt / acknowledgement from Mark Walters that he received a copy of the plans.
- SP10. FYI - Development in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program as provided below.
(a) In order to achieve bonus area exceeding the floor-to-area ratio of 8:1 in the Rainey Street Subdistrict, development must comply with the requirements of [Section 25-2-586](#) (*Downtown Density Bonus Program*) of the City Code. The requirements of the Downtown Density Bonus Program apply only to that portion of development that exceeds a floor-to-area ratio of 8:1.
(b) The maximum height and maximum floor-to-area ratio that development in the Rainey Street Subdistrict may achieve by participating in the Downtown Density Bonus Program are shown on Figure 2 of [Section 25-2-586](#) (*Downtown Density Bonus Program*) of the City Code.
(c) The Neighborhood Housing and Community Development Office will conduct compliance and monitoring of the affordability requirements of this ordinance. The director of Neighborhood Housing and Community Development shall establish compliance and monitoring rules and criteria for implementing the affordability requirements of this ordinance
U1: 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”.
- 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.

CBD REQUIREMENTS

- SP13. Add a note on the coversheet and site plan page regarding the requirements for Green Building. “A building must achieve at least a one star rating under the Austin Green Building program, as prescribed by a rule adopted in accordance with [Chapter 1-2](#) (*Adoption of Rules*). [LDC Section 25-2-593(B)]”
U1: Comment cleared.
- SP14. Add a note on the coversheet and site plan: “A conditional letter of approval is required by Austin Energy Green Building Program prior to building permit.” Also, please make sure the architect is aware of the Green Building requirements.
U1: Comment cleared.
- SP15. Show how equipment located on a roof plan to be screened from the view of a person standing on the farthest edge of an adjacent public street, other than an alley. The director of the Watershed Protection and Development Review Department may waive this requirement after determining that screening is not practical. [LDC Section 25-2-593(E)(2)]
U1: 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.
- 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.

SUBCHAPTER E

- SP18. Please identify all building entrances; specify the type of entrance or exit at the rear of the building.
U1: Comment cleared.
- SP19. At least one customer entrance must face and connect directly to the roadway or internal circulation route where building frontage is provided consistent with the requirements of this Subchapter. A building entrance is not required under this subsection if the following requirements are met: (Section 2.4.B.1)
U1: Comment cleared.
- SP20. A shaded sidewalk must be provided alongside at least 50% of
 a. the roadway or internal circulation route where building frontage is provided under the requirements of this subchapter; [Sec.2.8.2.A.1]
U1: Comment cleared.
- SP21. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico. [Section 2.8.2.A.4]
U1: 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: 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.
- SP24. In the site data table specify the location for each land use.
U1: Comment cleared.
- SP25. Show the 2 current owners on the coversheet as provided on the special warranty deeds.
U1: Comment cleared.
- SP26. Please show the property boundaries with bearing and distance on all plan sheets.
U1: 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: Comment pending recordation of easements.
- SP28. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11].
U1: Comment cleared. Even if you do not anticipate needing to, you should still check in with the Historic Preservation Office regarding this requirement.

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.
- SP30. Show the dimensions of all existing and proposed structures.
- SP31. Show the foundation type on the site plan sheet.
- SP32. Industrial Waste, Fire, and Water must sign cover sheet prior to site plan approval.
- SP33. On the cover sheet, show the submittal date as October 5, 2018.

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

Note: The Master comment report for Update 0 apparently had no CA comments attached ; the comments below are from the original review.

GENERAL COMMENTS

- CA1. Trees proposed to be preserved must meet the following criteria:

- 1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - 2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - 3) no cut or fill is permitted within the 1/4 critical root zone.
- [ECM 3.5.2, ECM Appendix V Figure 3-6]

ADMINISTRATIVE VARIANCE

CA2. An administrative variance is necessary to permit removal of trees 1,3,4,5. Removal will be granted per our onsite meeting to discuss the project and trees conditions. Please provide a variance request memo with justification on letterhead via e-mail. Please read LDC 25-8-642 to prepare the memo.

CA3. Trees proposed to be preserved must meet the following criteria:

- 1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - 2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - 3) no cut or fill is permitted within the 1/4 critical root zone.
- [ECM 3.5.2, ECM Appendix V Figure 3-6]

TREE MITIGATION

CA4. 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. 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]

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 1: Comment stands.

- 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 1: Comment stands.

- 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 1: 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=S1AUENDEC R 1.10.0CLSARE 1.10.4CLAEPAEQDIVA

- 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 1: 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.

UPDATE 1: 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=S1AUENDEC R 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 1: Comment stands

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 1: Comment stands.

Drainage Engineering Review - Brandy Teague - (512) 974-2455

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. **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]

DE2. **U1 cleared.** Please provide drainage areas with flow calculations for street side modifications to show any change in drainage and flows along each street as a result of modifications just outside current shown drainage boundary areas along each ROW.

- DE3. **U1 cleared** Please provide notes on drainage sheet, site plan and applicable architectural sheets indicating all stormwater run-off shall be directed to the rooftop capture system (e.g. upper levels and overhang for level 11) to enter the water quality pond treatment system.
- DE4. **U1 cleared** Please provide legend description for all ground cover types as there are several hatched and speckled areas that are not described in site plan and similarly in landscaping plan. Please clearly states what all cover is and provide detail for such.
- DE5. **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. **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.
- DE7. **U1 cleared** Root barriers for tree boxes and site stormwater lines should be added in addition to shown root barrier for wastewater lines and gas mains.
- DE8. **U1 Cleared applicant says barriers are provided for the tree boxes/wells.** Please call-out stormwater PVC pipe strength on the plans.
- DE9. **U1 It appears plastic to RCP occurs at manhole now.** Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B
- DE10. **U1Cleared.** Please provide a detail for the raingarden outfall design for storms greater than water quality volume from raingarden.
- DE11. **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. **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. **U1 not yet addressed.** Please label the pipe size, type and flowlines for pipe connection tanks to rain garden.
- DE14. **U1 pending** Please provide approved plat prior to permitting.

Environmental Review - Alex Butler - 512-974-2067

FINAL PLAT SHEET

- EV1. This comment is pending approval of the final plat.
Update 1: Comment pending.

DEMOLITION SHEET

EV2. **Comment Cleared.**

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

EV3. Provide silt fence or triangular filter dike along the entire LOC boundary to prevent surface water from draining into the LOC. [ECM 1.4.4.B.2]

Update 1: Replace silt fence with tri-filter dike/mulch log where silt fence is shown to be installed on concrete or pavement.

LANDSCAPE AND TREE MITIGATION

EV4. All mitigation comments are pending the city arborist review.

Update 1: Comment pending.

FEES AND ESC FISCAL SURETY [LDC 25-1-82, 25-7-65, 25-8-234]

EV5. 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.

EV6. 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.

EV7. 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 EV4.

U1 NEW COMMENTS

EV8. Add a note to the demolition plan stating: *A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance.*

EV9. Provide an ESC plan for the proposed demolition activities.

Fire For Site Plan Review - Richard Schaffner - 512-974-0159
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F1. – F5. **Comment cleared.**

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. **Comment cleared.**

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. The proposed utility plan is approved. Henceforth, any changes made with respect to: water service and meters, backflow preventers, auxiliary water (e.g. reclaim, rain water, well water, etc.), wastewater lines / service connections, or the location of wastewater sampling / inspection ports (e.g. 2-way cleanouts and manholes) must be resubmitted to the Special Services Division for review.

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

PR1. 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.

PR2. 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.

PR3. 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)

PR4. Add a Signature line on the coversheet for the Parks and Recreation Department, per §25-2-721 (2).

U1: Cleared

PR5. Show on the plans how the following requirements in the *Waterfront Overlay Combining District Regulations (§25-2-721)* are met (parkland exists on the southern side of this site):

U1: Comment cleared. This was a duplicate comment already made by another reviewer.

Regional Stormwater Management Review - Brandy Teague - (512) 974-2455

RSMP PARTICIPATION REQUEST:

RSMP1. **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. **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. **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. **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
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UTILITY COORDINATION CASE UCC-181101-06-01

ROW1. This Site Plan is located in Downtown Austin Project Coordination Zone (DAPCZ). Proposed utility or other improvements in public right-of-way greater than 25 linear feet in total as described in this plan. Review by Austin Utility Location Coordination Committee (AULCC) is required. Please apply for a Utility Coordination Case here <https://abc.austintexas.gov/web/permit/index>. Complete plan set (as a single .pdf file) with Plan and Profile views describing all utility improvements in right-of-way required. See 14-11-167, 14-11-167 here https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-11USRI-W.

ROW2. This Site Plan is located in Downtown Austin Project Coordination Zone (DAPCZ). Proposed utility or other improvements in public right-of-way greater than 25 linear feet in total as described in this plan. Participation in monthly Downtown Austin Project Coordination Zone (DAPCZ) meetings required. See 14-11-167, 14-11-167 here https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-11USRI-W.

ROW3. No permits to work in Public right-of-way issued without satisfaction of requirements in comments ROW1 and ROW2.

ROW4. After Site Plan status is *Approved and Released* any revised plan for right-of-way improvements must return to Utility Coordination and Site Plan review for Site Plan Correction.

ROW5. Dry utility design approved after Utility Coordination and Site Plan reviews must return to Utility Coordination and Site Plan review for Site Plan Correction.

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.

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: 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.

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.

TR7. – 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.

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.

TR11. Comment cleared.

TR12. Bicycle parking is calculated at 5% of the required Appendix A vehicular parking prior to reductions. Based on 657 vehicle spaces required, this reviewer calculates 33 bicycle spaces are required. Please revise.

U1: Comment not cleared. Please note required (not just provided) bicycle parking number in the parking table.

TR13. Comment cleared.

TR14. For indoor bicycle storage is the standard CoA bicycle rack detail proposed to be used? If a different bicycle rack is to be used, please email a PDF of the detail to this reviewer to forward to ATD Active Transportation for review. Please note that hanging bike racks cannot be used towards code required bicycle parking.

U1: Comment not cleared. This reviewer did not see nor receive a detail please add. All bicycle parking is required to be provided using the City of Austin standard detail. If deviation from the detail is proposed, it must be approved by the transportation reviewer. Hanging bicycle racks are not permitted to substitute for the City of Austin standard, for code required bicycle parking, as they do not serve all ages and abilities.

DRIVEWAY

TR15. Access to alleys requires the approval of the public works. Existing unpaved alleys may be required to be paved for all or a portion of the entire length when access from an alley is proposed. [LDC 25-6-292(c); LDC 25-6-323; TCM, 5.3.1.B.]. This reviewer has reached out to public works. Comments may be forthcoming.

U1: Comment not cleared. This reviewer has reached out to public works, comments will be provided separately.

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.

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.

TR19. A minimum vertical clearance of 98" must be provided for van-accessible parking spaces and along the vehicular route thereto. [ANSI 503.5]. Please note garage height clearance to demonstrate compliance.

U1: Comment not cleared. Please note the height clearance on the garage floor plan.

OTHER

TR20. Comment cleared.

TR21. Approval and recordation of the final plat (C8-2018-0114.0A) is required prior to site plan approval.

U1: Comment not cleared.

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.

Water Quality Review - Brandy Teague - (512) 974-2455

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. **U1 Please refence exact page for details showing this refenced 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 refence 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. **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.
 $A f \geq WQV / (H + 0.24 * L + 0.24 * I f)$ (Equation H-5)
- WQ4 **U1 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.

- WQ5. **U1 Not addressed . I don't think I got the correct updated sheets. IT still sys sand on sheet 21. Checked to see if I grabbed the old plan set but the sealed dated is 30 Jan 2019 so that can't be correct if old sheet, so must be new sheets.** Please label media (labeled as sand now) correctly on cross-section of filter bed and also provide specification for the bio media. See Standard Specification 660S Biofiltration.
- WQ6. **U1 Not addressed, there are two types of geotextile fabric in 620s. Please more closely read my comment.** Please show high flow geotextile fabric meeting Standard Specification 620S, Table 2: High Flow Filter Fabric for geotextile used in rain garden. .
- WQ7. **U1 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 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 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 Noted, Please email a PDF copy for online system.** Please provide compliance with § 25-1-83 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.
- WQ11. **U1 Please provide similar calculations and info to information In the R tables that match your design. In regard to planting plan, obviously you cannot put plants in the tanks, so ad that variety to the media bed.**
- WQ12. **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 form 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. **Please provide more engineering details for the tank and pump design system.**

Need Water Meter Vault Easement.

Clearly show proposed water and wastewater utilities on the landscape sheets.

Provide irrigation meter demand.

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-3:30 PM, 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.

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**

- (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