

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



CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Nikki Hoelter
UPDATE: U0
PHONE #: 512-974-2863

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: October 31, 2018
REPORT DUE DATE: December 3, 2018
FINAL REPORT DATE: December 21, 2018
18 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 October 23, 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. 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 13 copies of the plans and 14.0 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.**

REVIEWERS:

Electric : Karen Palacios
Addressing : Cathy Winfrey
Drainage Engineering : Brandy Teague
City Arborist : Taylor Horton
Environmental : Alex Butler
Fire For Site Plan : Richard Schaffner
Flood Plain : Karol Susan Menhard
Industrial Waste : Rachel Reddig
PARD / Planning & Design : Thomas Rowlinson
Planner 1 : Elsa Garza
Regional Stormwater Management : Brandy Teague
Site Plan : Nikki Hoelter

R.O.W. : Isaiah Lewallen
Transportation Planning : Katie Wettick
AW Utility Development Services : Bradley Barron
Water Quality : Brandy Teague
AW Pipeline Engineering : George Resendez

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.
- 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.
- 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.
- 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.
- Clearances must be clearly shown at the transformer locations. Text needs to be relocated out of showing clearance.
- This site will eventually tie into the Downtown Network system and the new duct bank will need distribution and Network approval

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.

EL3. Additional comments maybe generated with the update.

Addressing Review - Cathy Winfrey - 512-974-2398

AD1: Addressing rejects this Site Plan for the following reason:

Addressing will need the Unit Address Plan in order to verify that the Unit IDs planned for use are consistent with Addressing Standards. Once verified, the Units will be added to the Site Plan address and you will be able to pull permits and submit ESPA requests to Austin Energy. Also, Addressing will then be able to approve your Site Plan.

Note: The Unit Address Plan should be submitted in Excel format, with the units increasing in numerical order, by floor. They should be emailed to Addressing@austintexas.gov, with the site plan number and name in the subject field, and contact information in case of problems.

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 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 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 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 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 state what all cover is and provide detail for such.
- DE5 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 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 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 Please call-out stormwater PVC pipe strength on the plans.
- DE9 Please reference detail for the PVC/RCP wye connection between SD-B1& SD-B
- DE10 Please provide a detail for the raingarden outfall design for storms greater than water quality volume from raingarden.
- DE11 Please provide stage storage table that clearly labels the outfall elevation, bottom of pond and water quality elevation.
- DE12 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 Please label the pipe size, type and flowlines for pipe connection tanks to rain garden.
- DE14 Please provide approved plat prior to permitting.

Final Plat Sheet

EV 1 This comment is pending approval of the final plat.

Demolition Sheet

EV 2 Provide an overall demolition plan sheet.

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

EV 3 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]

Landscape and Tree Mitigation

EV 4 All mitigation comments are pending the city arborist review.

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.

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]

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.

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	Block, Street Name, and Type

Location	
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 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 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.

Flood Plain Review - Karol Susan Menhard - 512-974-3373

Reviewer Notes: Highrise located in the Town Lake watershed, upstream TL XS 1568710 100 year water surface elevation 440.51 feet. Central business district requires lowest FF 2 feet above 100-year WSE. Lowest building floor elevation at 451.97 feet.

FP1. Please revise the floodplain note on the coversheet to indicate there is no portion of the tract that is within the FEMA 100-yr floodplain. For example, "No portion of this tract is within the boundaries of the 100-year floodplain per FEMA FIRM panel 48453C0465J, dated 1/6/2016 for Travis County.

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

**Update #0
November 6, 2018
Rejected**

IW1. Please show the abandonment of the wastewater connections for the existing buildings to be demolished. For your guidance, records seem to indicate the wastewater service for the building at 44 East Avenue is "34 feet left of the right lot line in the manhole in Cummings Street" and the building at 42 East Avenue is "7 feet south of the north lot line in East Avenue".

IW2. If possible, please relocate the large diameter cleanout to an area which is not directly in front of a door. The large diameter cleanout *must* be in a non-traffic, non-parking area for the safety of sampling/inspection personnel and *should* be in a non-pedestrian area for the safety of the general public.

IW3. If the parking garage will have drains routing to the sanitary sewer, please show the installation location of the oil/water separator. Parking garage drains are not required, and drains may only route to sanitary sewer if the garage walls are more than 50% enclosed.

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

UO

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.

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.

PR 1: Label the adjacent City parkland to the south as follows:
City of Austin (Parkland)

PR3: Add a Signature line on the coversheet for the Parks and Recreation Department, per *§25-2-721* (2).

PR: 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):

- (D) (2) A parking structure that is above grade. (a) must be on a pedestrian scale and either architecturally integrated with the associated building or screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part; and (b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.
- (E) (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited. Please place a note either on the elevation sheets on the site plan sheet stating that “Exterior mirrored glass and glare producing glass surface building materials are prohibited.” PARD requires that glass surface building materials be below 30% reflectance to comply. Please place a note either on the building elevations or on the site plan stating the glass reflectance.
- (E) (2) Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1, Article 4 (Heliports and Helicopter Operations), a flat roof is permitted. Please show distinctive building top on elevations.
- (E) (3), Except in the City Hall subdistrict, a building basewall is required for a building that fronts on Town Lake, Shoal Creek, or Waller Creek, that adjoins public park land or Town Lake, or that is across a street from public park land. The basewall may not exceed a height of 45 feet. Please show and label basewall on building elevations.
- (G) Trash receptacles, air conditioning or heating equipment, utility meters, loading areas, and external storage must be screened from public view. Please provide evidence this is the case.

Site Plan Review - Nikki Hoelter - 512-974-2863

DOWNTOWN DENSITY BONUS PROGRAM

SP 1. 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.

SP 2. 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.

WATERFRONT OVERLAY –RAINEY STREET SUBDISTRICT

SP 3. 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.

- SP 4. Provide a note on the coversheet which states the site is located in the Rainey Street subdistrict of the Waterfront Overlay.
- SP 5. 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.
- SP 6. 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.
- SP 7. 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.
- SP 8. 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.
- SP 9. *.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.*
- SP 10. 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

SUBDIVISION REQUIREMENTS

- SP 11. Update the legal description on the coversheet to match the proposed plat currently under review.
- SP 12. The site plan cannot be approved and released until the final plat (C8-2018-0114.0A The East) is approved and recorded.

CBD REQUIREMENTS

- SP 13. 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)]”
- SP 14. 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.

- SP 15. 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)]
- SP 16. 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.
- SP 17. 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.

SUBCHAPTER E

- SP 18. Please identify all building entrances; specify the type of entrance or exit at the rear of the building.
- SP 19. 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)
- SP 20. 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]
- SP 21. 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]
- SP 22. 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.

ADMINISTRATIVE SITE PLAN REQUIREMENTS

- SP 23. 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.
- SP 24. In the site data table specify the location for each land use.
- SP 25. Show the 2 current owners on the coversheet as provided on the special warranty deeds.
- SP 26. Please show the property boundaries with bearing and distance on all plan sheets.

SP 27. 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.

SP 28. 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].

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed site plan (SP-2018-0472C) is approved from a plumbing code perspective.

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

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.

Traffic Control Review - Eva Moore - 512-974-7671

The Owner/ Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/ representative further recognize that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

Based upon this option, this will be a No Review Required, at this time, and a Engineered TCP will be submitted to ROW for Review a minimum 6 weeks prior to beginning work. No Approved TCP, No Permits.

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.

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.
- TR3. The Urban Trails Master Plan requires a trail along Cumming Street. Please review the Urban Trails Master Plan for more information. Staff is in communication with the Urban Trails program to determine if right-of-way dedication and/or trail construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Staff will provide comments to the applicant separately.
- TR4. Site plan shows 5' of ROW dedication. Is this to be dedicated with the site plan or the plat? If it is to be dedicated with the site plan, please submit a street deed document with metes and bounds for review.
- 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.

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.
- TR7. On garage floor plans add additional dimensions for width of parking stalls in each parking bay. Based on the width of the access aisles provided, parking stalls are required to be a minimum of 9' in width for compliance with TCM Table 9-2 dimensions. (Note: Where compliance with TCM Table 9-2 dimensions is proposed, compact parking is limited to 15%).
- TR8. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC 25-6-475.
- TR9. Compact parking spaces must be located in groups of 3 or more spaces. LDC 25-6-475.
- 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.
- TR11. Please add the following note to site plan: "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that

they can count on-street spaces at their own risk; the spaces may be removed at any time for any reason and the City of Austin will not relocate displaced on-street parking. In addition, if the adjoining street applies for and receives Residential Permit Parking, the parking for the development will not count as residential parking and the residents will not receive Residential Parking Permits.”

- 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.
- TR13. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-6-477. LDC 25-6-477
- 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.

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.
- 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.
- TR17. Show the current driveway detail (City of Austin Standard No. 433S-2, adopted 02/24/2010).

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.
- 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.

OTHER

- TR20. Please provide an exhibit showing how trash pick-up is proposed.
- TR21. Approval and recordation of the final plat (C8-2018-0114.0A) is required prior to site plan approval.

TR22. 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 Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time

Additional comments may be provided as a result of information or design changes provided in your update.

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

WW1. Please provide case number for the 12" wastewater main in East Ave. No associated project can be found that shows this line to be constructed as shown.

WW2. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact Pipeline Engineering at 512-972-0154. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Waller Creek office located at 625 E. 10th St., 3rd Floor, Austin, TX 78701.

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 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 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 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 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 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 Please show high flow geotextile fabric meeting Standard Specification 620S, Table 2: High Flow Filter Fabric for geotextile used in rain garden. .
- WQ7 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 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 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 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.

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

The proposed wastewater service design for this development is dependent on a future project by others, therefore the plans must show a connection to an existing line.

Proposed water connection to cast iron line needs to address restraints along main line.

RED LINED COMMENTS HAVE BEEN PROVIDED ON THIS SET OF PLANS. 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/MYLARS DIRECTLY TO AW PIPELINE ENGINEERING AT THE ADDRESS STATED ABOVE.

RESPONSES TO ALL OF THE RED LINED COMMENTS MUST BE MADE IN A DIFFERENT COLOR ON THE PLAN SET WITH AN EXPLANATION OF HOW AW COMMENTS HAVE BEEN ADDRESSED.

PLEASE INDICATE IF THE PROJECT WILL BE SUBMITTED TO AULCC FOR REVIEW AND IF SO, INCLUDE ROW ID# and UCC PERMIT # ON THE UTILITY PLAN SHEET.

IN ADDITION, PLEASE INCLUDE A STATEMENT ON THE UTILITY PLAN SHEET THAT "ALL DRY AND WET UTILITIES HAVE BEEN SHOWN ON THE PLANS".

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General Notes: The sealing engineer is responsible for ensuring that all comments are addressed and that the design meets State and City Standards and Design Criteria, as well as all issues with regards to health and safety. Additional comments may be generated as updated information is received.

Projects requiring AW related Easements and PUEs may remain rejected in AMANDA until the relevant easement documents have been approved by AW and recorded in the appropriate county.

ERM Review - Andrew Clamann - 512-974-2694

No recommendations at this time

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

RSMP Participation Request:

- RSMP1 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.
- RSMP 2 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.
- RSMP 3 Please submit an RSMP application for this site.
- RSMP 4 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.

End of report