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**ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2010-0071C.MGA **COMMISSION DATE:** 05/17/2011
Postponed by Applicant: 03/15/2011
Postponed by Neighborhood: 4/19/2011
Postponed by Staff: 05/03/2011

PROJECT NAME: Tarlton 360 Townhomes

ADDRESS: 2500-2530 Walsh Tarlton Road

AREA: 16.24 Acres

APPLICANT: Cypress Realty Advisors, Inc. (John Burnham)
301 Congress Ave., Suite 500
Austin, TX 78701
Telephone: (512) 494-8610

AGENT: Armbrust & Brown (David Armbrust)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2368

ENGINEER: Longaro & Clarke (Alex Clarke)
7501 N. Capitol of Texas Highway, Bldg. A, Ste. 250
Austin, TX 78731
Telephone: (512) 306-0228

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, and 3500 sq. ft. of restaurant use, parking garage and other associated improvements. The applicant requested and received approval from City Council for the Redevelopment Exception in the Barton Springs Zone per City Code Section 25-8-27 (approved 8/26/2010).

APPLICANT'S REQUESTS: The site is located within a Moderate Intensity area of the Hill Country Roadway Corridor (within 1000-feet of Capitol of Texas Highway - Loop 360; Land Development Code {LDC} Section 25-2-1121). The applicant is requesting approval of this Hill Country Roadway site plan with the following waivers: LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone of a Hill Country Roadway.

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SUMMARY STAFF RECOMMENDATION: Staff recommends approval of this Hill Country Roadway site plan and the waivers with conditions (below). It will meet the all applicable requirements of the Land Development Code prior to its release.

Staff recommends approval of the site with the following conditions:

1. Austin Energy Green Building, minimum 1-star for the proposed buildings.
2. A scenic vista of Barton Creek will be preserved from the building.
3. Extending the required vegetative buffer from 100 to 200 feet from the Loop 360 right-of-way and restoring 40% of the site to natural Hill Country character.
4. The project will provide a mixed-use development with pitched roof for all buildings, private community facility, and pervious pavers for pedestrian routes.
5. An Integrated Pest Management Plan and Grow Green/native landscaping will be provided for the site.
6. Requirements per the TIA memo (see Transportation section).

The applicant has agreed to all conditions with notes on the coversheet.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION:

RELATED CASES:

C14-2010-0019: On May 4, 2010, the Zoning and Platting Commission approved staff's recommendation of GR-MU (by consent 8-0). City Council approved zoning GR-MU on August 26, 2010 (6-0 by consent).

ENVIRONMENTAL BOARD ACTION:

SPC-2010-0071C.MGA – Environmental Board received a courtesy review of the Hill Country Roadway zoning waivers, Barton Springs Zone Redevelopment Exception and Service Extension Request. The Board approved staff recommendation (5-0-1-1) on August 4, 2010. The Redevelopment Exception in the Barton Springs Zone was approved by City Council on August 26, 2010.

PROJECT INFORMATION

Site Area	16.24 Acres	707,414 sq. ft.	
Proposed Zoning	GR-MU (C14-2010-0019)		
Jurisdiction	Full & Limited		
Watershed	Barton Creek (Edwards Aquifer Recharge Zone)		
Watershed Ordinance	Barton Springs Redevelopment Exception		
Traffic Impact Analysis	A T.I.A. has been submitted.		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Loop 360 & Walsh Tarlton		
	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	1:1	.07:1	0.675:1*
Building Coverage	75%	7 %	34%
Impervious Coverage	15% (SOS)	54%	54%**
Height	40' per HCRO	63'	40'/50' w/waiver
Number of Units (per MU)	589***		229
Parking	817		921

* requesting waiver for FAR on slopes

** allowed per Redevelopment Exception in Barton Springs Zone (approved by Council on 8/26/2010)

***is limited by 40% natural area per Hill Country requirements

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LEGAL DESCRIPTION: Lot 1-A, Amended Plat of Lot 1, M-P Addition and Lot 1 Block A, Texas Commerce Bancshares Subdivision

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, 3500 sq. ft. of restaurant uses, parking garage and other associated improvements. The majority of the site is located within the full purpose jurisdiction, with a small area being within the City's limited purposed annexation area. The site was partially developed under the provision of a 1986 Council approved site plan (C14r-86-136 & 137) and is primarily covered with the existing (vacant) theater which will be demolished, along with parking lots, utilities, drainage and water quality facilities. There was also a previously approved 2006 site plan matching the 1986 that had 62% impervious coverage with 3 office/retail buildings (approximately 304,000 sq. ft.) and parking garages.

The site is located within a Moderate Intensity area of the Hill Country Roadway (HCR) Corridor (LDC Section 25-2-1121). The site is requesting three waivers to Hill Country Roadway from LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone.

The applicant is requesting a waiver to LDC § 25-2-1123: Construction on Slopes. No buildings or parking areas shall be constructed on slopes in excess of fifteen (15%), provided, however, that building and parking structures may be located on slopes of 15-25% when the four criteria under Section 25-2-1123 and 25-8-302, "Construction on Steep Slopes" are met. The applicant is also requesting development on slopes over 25%. The slopes are primarily man-made due to the existing development and were constructed with the previous cinema site plan. That site plan was approved and constructed prior to enactment of the construction on slopes provision (old Loop 360 ordinance). The applicant is proposing to use terracing techniques, and re-vegetate the disturbed areas with native vegetation and stabilizing the slope per 25-8-032. *Please see Exhibit B of the applicants' packet for additional information.* Staff recommends approval of the waiver.

It should also be noted the applicant is requesting two other waivers to the Hill Country Roadway Ordinance (HCRO). One waiver to HCRO under LDC § 25-2-1122, is for the Floor-To-Area Ratio (FAR) of a Nonresidential Building. This waiver is for Building 3. HCRO limits the FAR to .10 on slopes more 15-25%, and the applicant is requesting .36. On slopes 25-35%, HCRO limits the FAR to .05 and the applicant is requesting .15; and for slopes over 35% the request is .08. These slopes are man-made due to the existing development and were constructed with the previous cinema site plan. *Please see Exhibit C of the applicants' packet for additional information.* Staff recommends approval of the waiver.

The last waiver is for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone (LDC § 25-2-1124). The Land Use Commission must approve the Development Bonus, under the criteria for 25-2-1129 (*see page 5 for criteria*). The applicant is proposing to meet 7 of the 12 criteria (only 6 are required). The existing cinema is approximately 63 ft. *Please see Exhibit D of the applicants' packet for additional information.* Staff recommends approval of the waiver.

The applicant will be restoring the previously-disturbed 40% natural area per Hill Country requirements. The site will comply with compatibility standards as well as the Subchapter E Design Standards. The project will also comply with the One-Star Green Building Program and will provide a Grow Green /native landscaping program. Several neighborhood groups have

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expressed support of the project although there is opposition from South Bee Caves Woods Neighborhood Association.

It should also be noted the applicant is requesting a 10-year expiration date to the site plan through a Managed Growth Agreement to City Council. The Managed Growth Agreement must be approved by City Council.

Environmental: It is within the Barton Creek Watershed and over the Edwards Aquifer Recharge Zone. The site is proposing to be redeveloped under the Redevelopment Exception to the Barton Springs Zone (BSZRE), per Land Development Code (LDC) § 25-8-27. This section supersedes Article 12 (Save Our Springs Initiative), to the extent of conflict. This tract has approximately 54% impervious coverage that will be allowed to be retained. Redevelopment of the property includes on-site water quality controls with sedimentation/sand filtration equivalency and is proposing to mitigate its impervious cover through the purchase of off-site mitigation land per LDC §25-8-27 (I). The applicant is proposing to pay approximately \$410,525 into the Barton Spring Zone Mitigation Fund to achieve this off-site land mitigation. A Redevelopment Exception to the Barton Springs Zone (per LDC§25-8-27) was approved by City Council on August 26, 2010. This site will also have an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. This project will be constructed and maintained in accordance with the terms and conditions of the SOS Ordinance provisions under the Redevelopment Exception.

Transportation: A traffic impact analysis was done in conjunction with the site plan for this development, and was also reviewed by the Transportation Department and Texas Department of Transportation. The proposed mixed use development is anticipated to generate approximately 4,193 daily trips. The proposed plan will also generate 5,487 trips *less* than the previously-approved site plan on the property, although much of it was never built. The applicant is proposing to take access from three existing driveways; one driveway to Capital of Texas Highway (Loop 360) and two driveways along Walsh Tarlton.

The applicant will post a pro-rata share of fiscal surety for improvements to several intersections (approximately \$71,483). The applicant will improve the existing driveway to Loop 360 per TxDOT's driveway standards to provide improved access. The applicant has also agreed to reserve 15 spaces for car-pooling vehicles and 3 spaces for COA car sharing program on the site plan, encourage flexible work schedule for workers to reduce the am/pm peak travel, and provide free bus passes to all employees who give up their parking space in the garage.

SURROUNDING CONDITIONS: Zoning/ Land Use

North: LR – existing bank

East: ROW for Walsh Tarlton, then GR/LO, office & Barton Creek mall (retail)

South: LO, office building, and ROW for Hwy – Loop 360

West: GR/LR-CO, vacant and SF-2-CO single family residence

ABUTTING STREETS:

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Loop 360	250'	2 @ 42' (each way)	Highway (MAD4)
Walsh Tarlton	80'	2 @ 24' (each way)	Arterial (MAD4)

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NEIGHBORHOOD ORGANIZATIONS:

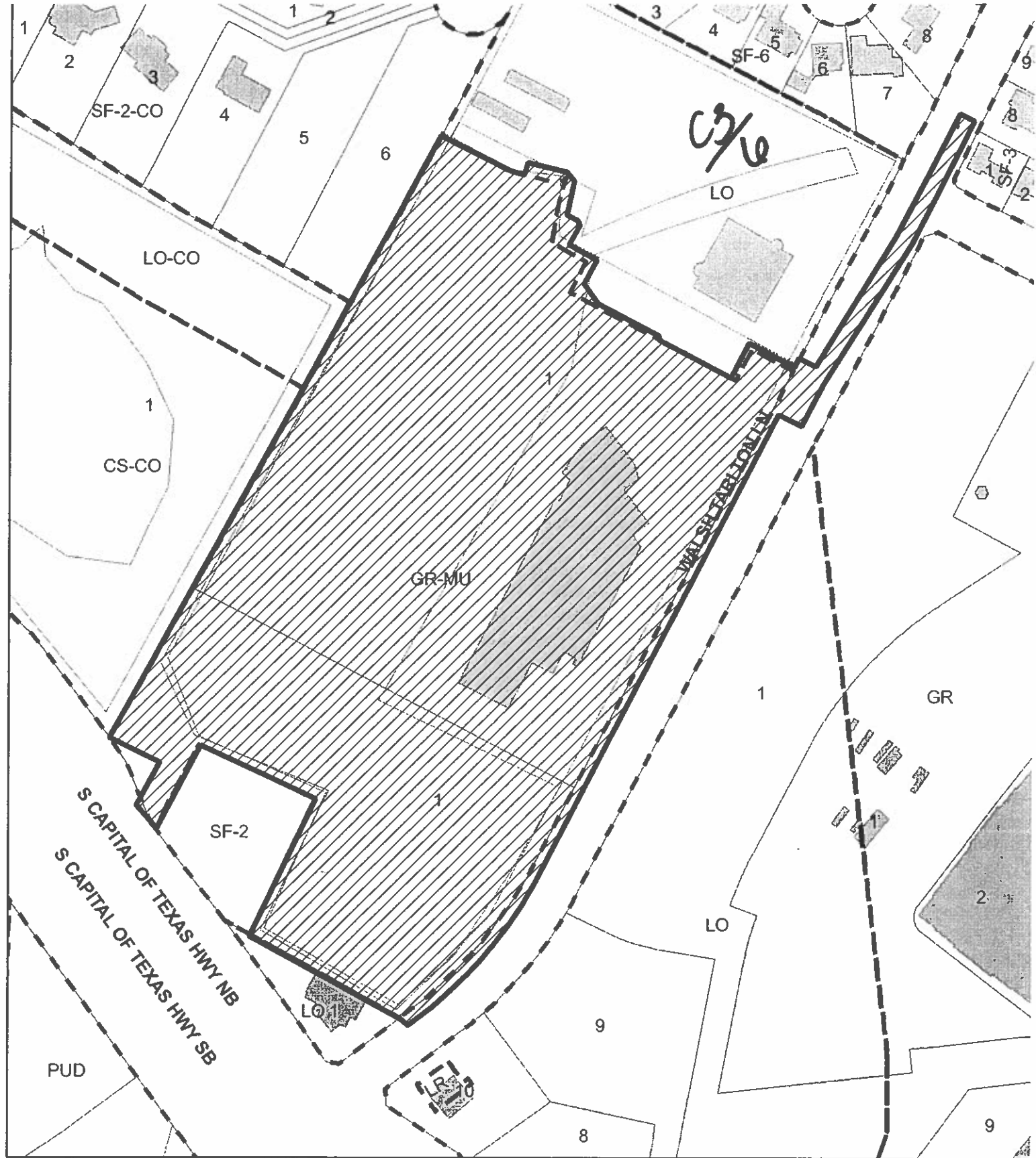
Austin Parks Foundation
 Austin Neighborhood Council
 Austin Monorail Project
 Barton Creek North Property Owners
 City of Rollingwood
 League of Bicycling Voters
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin
 Real Estate Council of Austin
 Save Barton Creek Association
 Save Our Springs Alliance
 Sierra Club, Austin Regional Group
 South Bee Cave Woods Neighborhood Assn.
 Stoneridge Neighborhood Association
 Super Duper Neighborhood Objectors and Appeals Organization

§ 25-2-1129 CRITERIA FOR APPROVAL OF A DEVELOPMENT BONUS

In determining whether to approve a development bonus for a proposed development, the Land Use Commission may consider criteria that reasonably relate to the development bonus, including if the proposed development:

- (1) preserves a scenic vista and provides a place where the public can view the scenic vista; *the applicant is proposing a public vista*
- (2) limits access to a roadway that is not a hill country roadway if use of the roadway does not increase traffic in a residential area;
- (3) reduces by at least 15 percent the amount of impervious cover otherwise required for the development;
- (4) increases landscaping or a setback by more than 50 percent above the amount required for the development or increases a natural area; *the applicant is proposing to increase the hill country buffer area from 100 ft. to 200 ft.*
- (5) is a mixed-use development, particularly a mixed-use development that includes a residential use and community facility; *the project is meeting this criteria*
- (6) reduces building mass by breaking up buildings; *the project breaking up the buildings*
- (7) uses pervious pavers although the development is not entitled to receive an impervious cover credit; *the project is using pavers along the pedestrian path*
- (8) consolidates small lots to create a parcel that has at least 300 feet of frontage on a hill country roadway;
- (9) uses pitched roof design features; *the project is complying with the roof design*
- (10) includes the construction or dedication of a public facility that is not required by a City ordinance, including a park, roadway and right-of-way, Police Department site, Fire Department site, emergency medical services facility site, or a regional drainage facility;
- (11) limits the construction of a building or parking area to an area with a slope that has a gradient of not more than 15 percent; or
- (12) uses an energy-conserving or a water-conserving device that reduces energy or water consumption below City requirements. *The applicant is proposing One-Star Green Building, and proposing to reduce water consumption.*

Please see Exhibit D of the applicant packet for additional information.



SITE PLAN



SUBJECT TRACT






ZONING BOUNDARY

CASE#: SPC-2010-0071C.MGA
 ADDRESS: 2500-2530 Walsh Tarlton
 GRID:
 MANAGER: Sue Welch

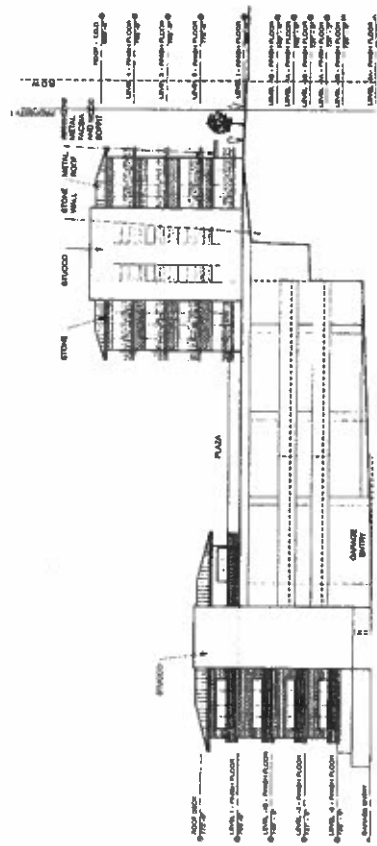
OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



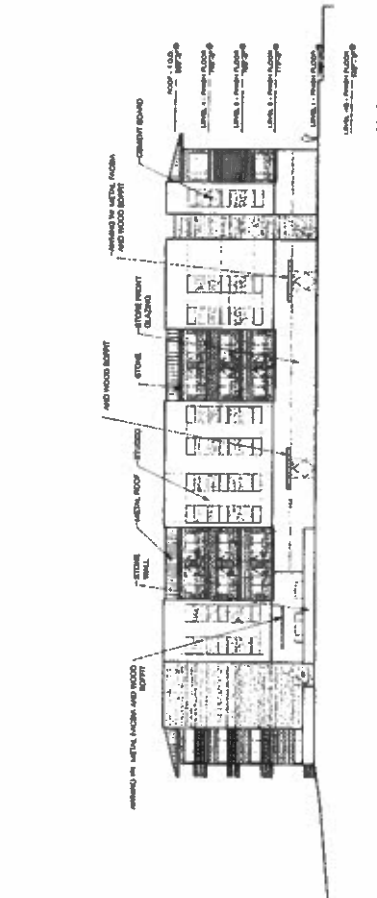
PROPOSED TREES		PROPOSED SHRUBS	
SYMBOL	QUANTITY	PLANT SPECIES	
	11	DOUGL. FIR 2' CAL. 20' HT.	① 10 ② 1
	0	YALE BUX 2' CAL. 19' HT.	YALE BUX 1' CAL. ASSED FOR BUTTER POTSHOPS
	48	BRANDED BUX 3' CAL. 22' HT.	REMOVED

[illegible]
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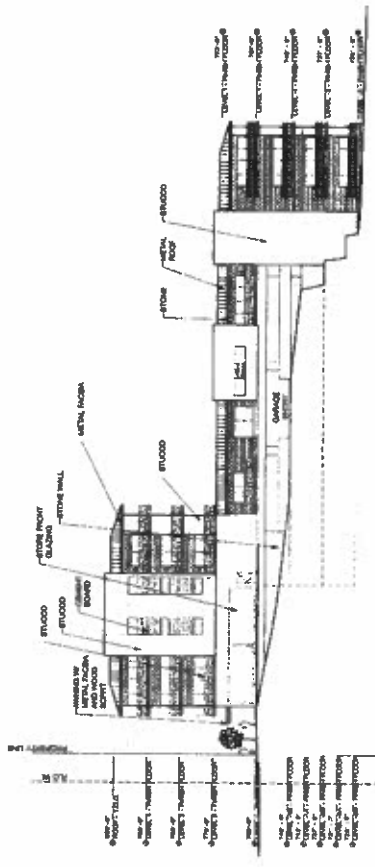
2 ELEVATION - SOUTH
1/8" = 1'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPARABLE WITH THE HILL COUNTRY ENVIRONMENT. IMPROVED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED SECTION 25-2-11.08



4 ELEVATION - EAST
1/8" = 1'-0"

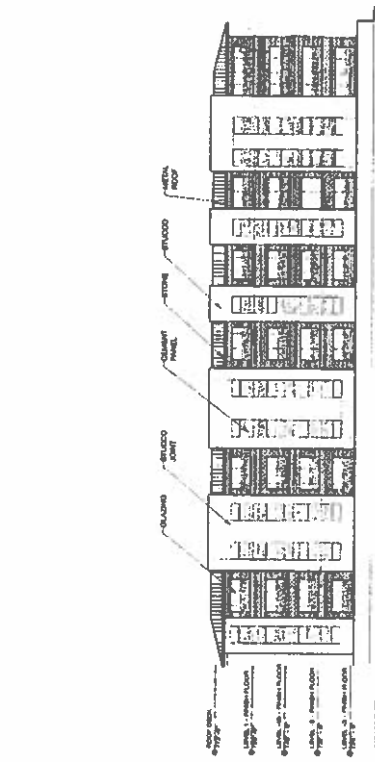
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1 ELEVATION - NORTH
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NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



3 ELEVATION - WEST
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REVIEW RELAY

DATE	BY	REMARKS
07/24/2019	[Signature]	Initial Review
07/24/2019	[Signature]	Final Review

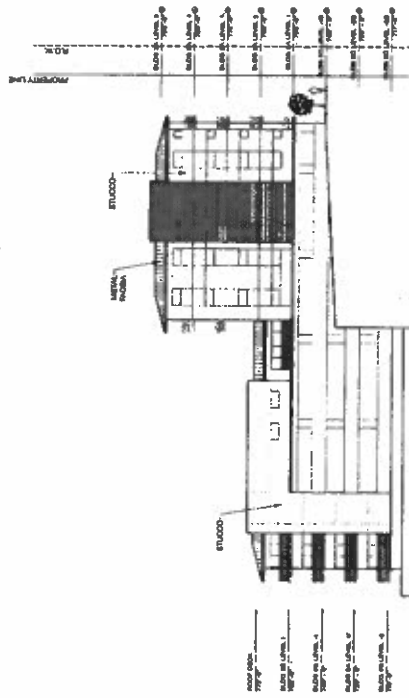
PROJECT INFORMATION

Project Name: Tarlton 360
Project Location: Austin, Texas
Project Number: 24/23
Project Phase: Design
Project Status: In Progress

DESIGNER INFORMATION

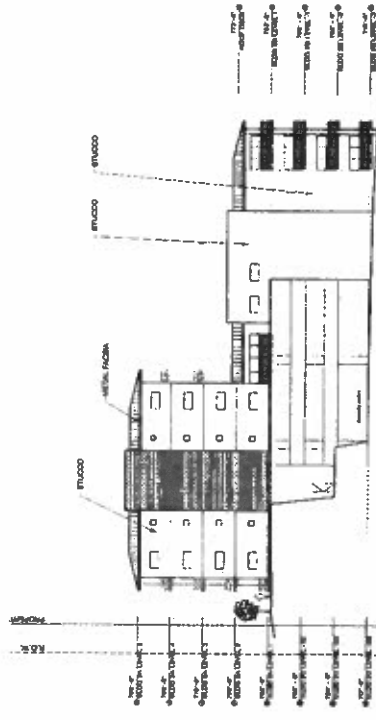
Designer: Dick Clark Architecture
Designer Address: 250 West 4th Avenue, Suite 1000, Denver, CO 80202
Designer Phone: 303.733.1000
Designer Email: info@dickclarkarch.com

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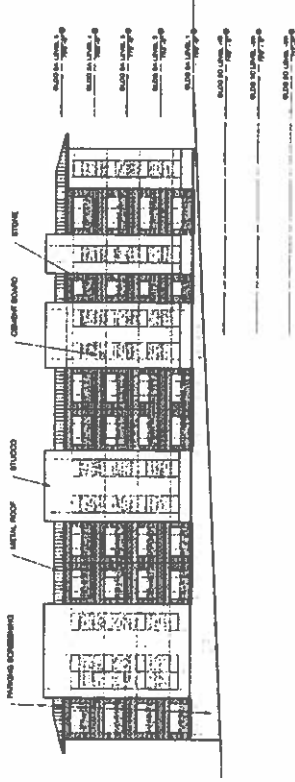
2 ELEVATION - SOUTH
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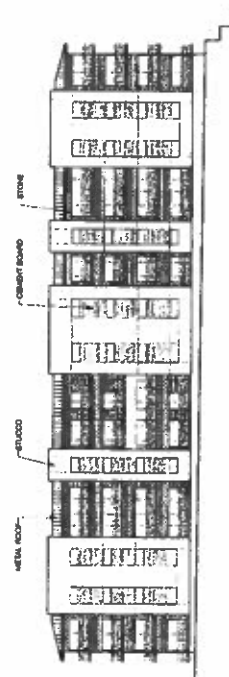
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4 ELEVATION - EAST
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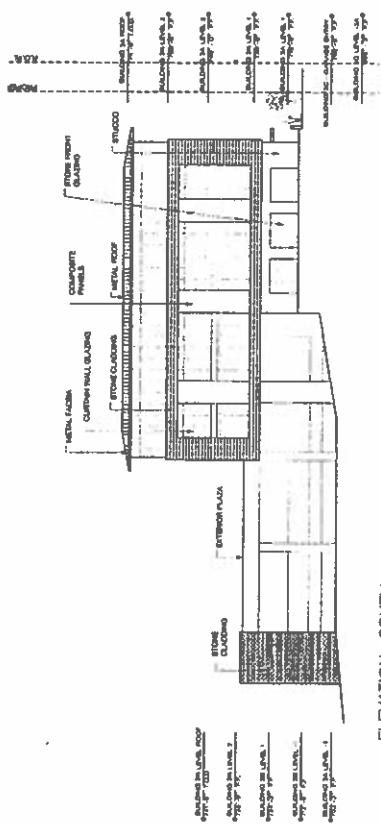


3 ELEVATION - WEST
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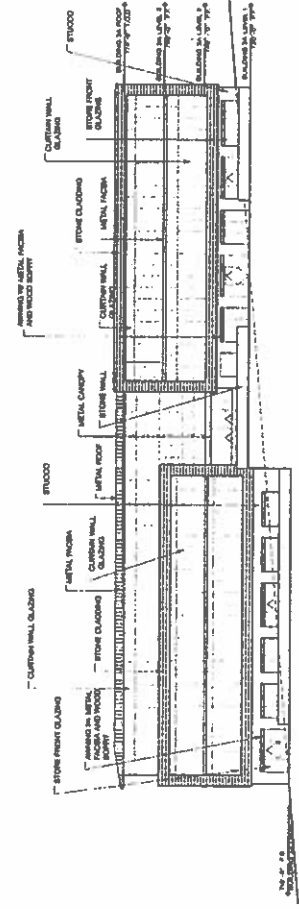
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NO.	DATE	REVISION
1	05/11/13	ISSUED FOR PERMIT
2	05/11/13	REVISIONS
3	05/11/13	REVISIONS
4	05/11/13	REVISIONS
5	05/11/13	REVISIONS
6	05/11/13	REVISIONS
7	05/11/13	REVISIONS
8	05/11/13	REVISIONS
9	05/11/13	REVISIONS
10	05/11/13	REVISIONS

11/03

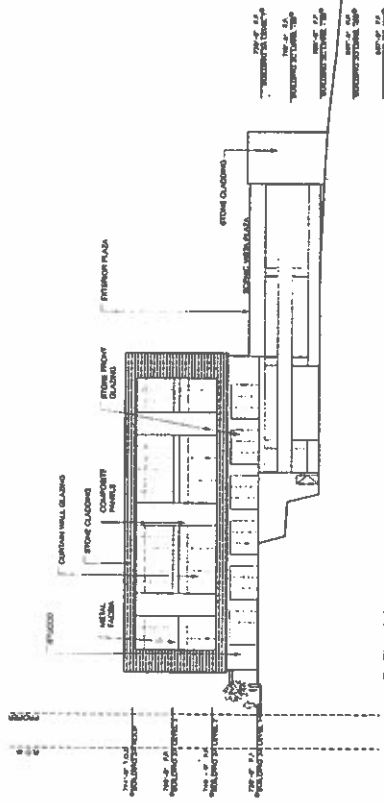
2 ELEVATION - SOUTH

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. UNFROSTED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112B)



ELEVATION - EAST

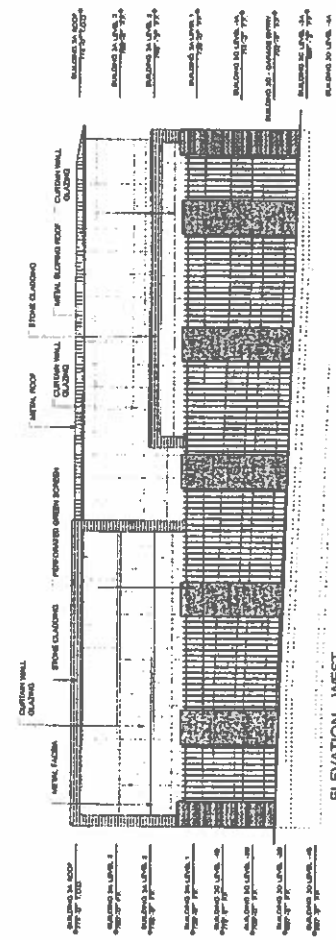
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1 ELEVATION - NORTH

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTY ENVIRONMENT. MINERAL GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED. SECTION 25-2-11208

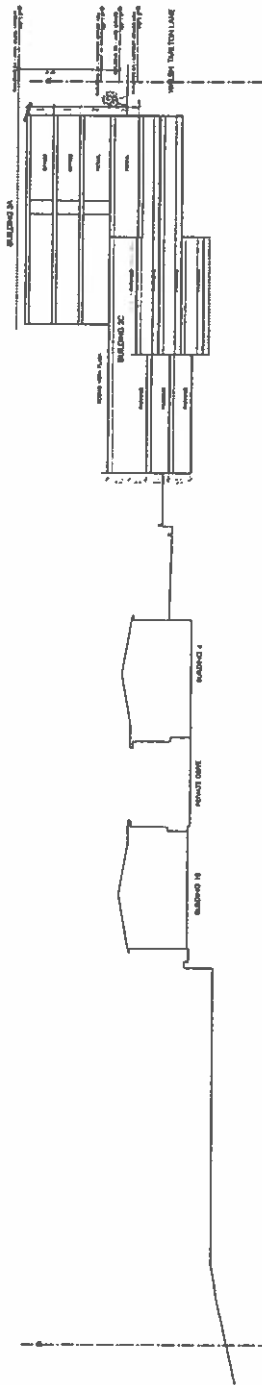
NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



ELEVATION - WEST

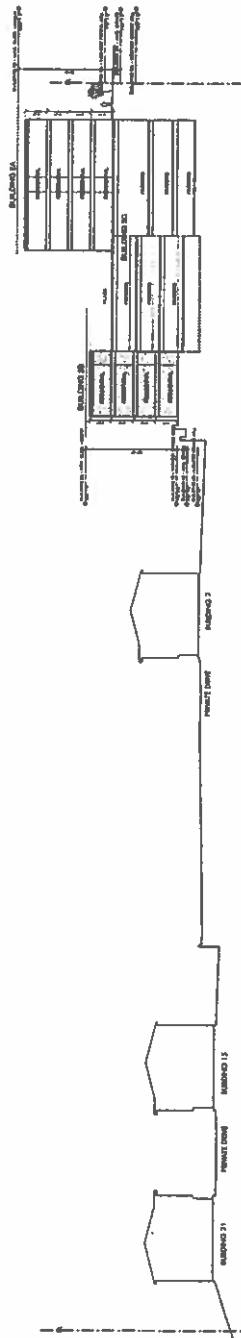
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13/13



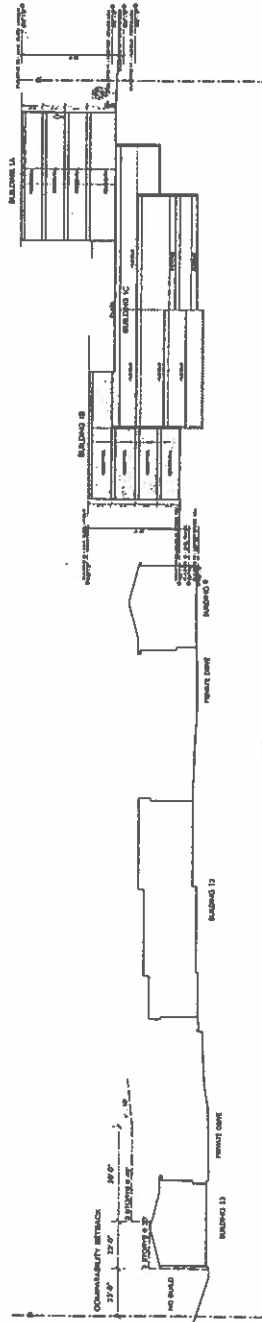
3 SITE SECTION • BLDG 3A, 3B, & 3C

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2 SITE SECTION • BLDG 2A, 2B, & 2C

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1 SITE SECTION • BLDG 1A, 1B, & 1C

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NOTE: COMPLIANCE WITH BUILDING DESIGN ETHANORACE, ARTICLE 2 OF SUB-CHAPTER E IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

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Date: March 9, 2011
To: Sue Welch, Case Manager
CC: Leslie Pollack, P.E., HDR ONE COMPANY | Many Solutions
Reference: Tarlton 360 Townhomes - TIA Final Memo SPC-2010-0071C.MGA

Tarlton 360 townhomes development is located on the northwest corner of the intersection of Walsh Tarlton Lane and Loop 360 (Capital of Texas Highway) in Austin, Texas. The proposed development will consist of 229 townhomes, 75,819 square feet of office, 8,300 square feet of shopping, and 3,500 square feet of restaurant. Development is anticipated to be complete by Year 2014.

Access to the development is proposed via three (3) existing locations: one (1) driveway on Loop 360 and two (2) driveways on Walsh Tarlton Road. Existing driveways will be reconstructed as part of this development. Additionally, there is a existing joint use access driveway with the property to the north (Chase Bank).

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Tarlton 360 Town homes dated June 16, 2010, prepared by Leslie Pollack, P.E., HDR and offer following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 4,193 unadjusted average daily trips (ADT) upon build out. The table below shows the adjusted trip generation by land uses for the proposed development.

Table 1: Adjusted Trip Generation						
Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Residential Townhouse	229 DU	1,232	16	77	74	36
General Office Building	75,819 SF	1,004	123	17	26	127
Shopping Center	8,300 SF	1,041	20	13	36	37
HT (Sit-Down) Restaurant	3,500 SF	325	20	18	12	8
Total		3,601	179	125	148	209

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ASSUMPTIONS

1. Pass-by reductions of thirty-four (34) percent and forty-three (43) percent were assumed during the PM peak period for the shopping center and high turnover (sit-down) restaurant, respectively.
2. Five (5) percent internal capture reduction was assumed for all land uses during both the AM and PM peak periods.
3. Two (2) percent transit reduction was assumed for all land uses during both the AM and PM peak periods.
4. Based on information contained in previous studies in the area, a four (4) percent annual growth rate was assumed to account for increase in background traffic.

EXISTING AND PLANNED ROADWAYS

Loop 1 – The Austin Metropolitan Area Transportation Plan (AMATP) and CAMPO Mobility 2030 Plan classify Loop 1 as a six-lane freeway with frontage roads between RM 2244 and Loop 360. Based on 2008 TX DOT traffic counts, the adjusted 2010 traffic volumes on Loop 1, north and south of Loop 360 were approximately 164,160 and 144,720 vehicles per day (vpd), respectively. City of Austin has preliminary plans for construction of a bicycle bridge (Mopac Bike Bridge) near the Loop 1 and 360 interchange. No improvements are currently planned along this roadway.

Loop 360 – AMATP and CAMPO Mobility 2030 Plan classify Loop 360 as a four-lane divided major arterial between Westbank Drive and US 290 (W). Based on 2008 TX DOT traffic counts, the adjusted 2010 traffic volumes on Loop 360 (Capital of Texas Highway), west and east of Loop 1, were approximately 48,600 and 81,000 vpd, respectively. Capital Metro bus route number 328 provides service along Loop 360 near the site. No improvements are currently planned along this roadway.

Walsh Tarlton Lane – The Austin Metropolitan Area Transportation Plan (AMATP) and CAMPO Mobility 2030 Plan classify Walsh Tarlton Lane as a four-lane divided major arterial between Loop 360 and Tamarron Boulevard. Currently, Walsh Tarlton Lane is a two-lane divided roadway, with bicycle lanes, north of Tamarron Boulevard. 24-hour traffic volume data obtained by HDR in September 2008 and adjusted for 2010, south of Tamarron Boulevard, recorded approximately 10,730 vpd. Capital Metro bus route number 30 provides service along Walsh Tarlton Lane. No improvements are currently planned along this roadway.

Tamarron Boulevard – Tamarron Boulevard is a four-lane divided roadway between Walsh Tarlton Lane and Loop 1 West Frontage Road. Based on a review of the peak period traffic counts, 3,080 vpd are estimated on Tamarron Boulevard, east of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

Stoneridge Road – Stoneridge Road is a two-lane undivided roadway between Walsh Tarlton Lane and Loop 360. Based on a review of the peak period traffic counts, 1,080 vpd are estimated on Stoneridge Road, north of Loop 360, and 2,150 vpd west of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

C3/16

Mistywood Drive/Tarlton Lane – Mistywood Drive and Tarlton Lane are two-lane undivided roadways near the proposed site. Based on a review of the peak period traffic counts, 270 vpd are estimated on Mistywood Drive, east of Walsh Tarlton Lane, and 290 vpd are estimated on Tarlton Lane, west of Walsh Tarlton Lane. No improvements are currently planned along these roadways.

Thousand Oaks Drive – Thousand Oaks Drive is a two-lane undivided roadway near the proposed site. Based on a review of the peak period traffic counts, 2,610 vpd are estimated on Thousand Oaks Drive, east of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 12 intersections, four of which are signalized. The results are summarized in the table below:

Intersection	2010 Existing		2014 Forecasted (without site)		2014 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
Loop 1 EFR and Loop 360*	F	E	F	F	F	F
Loop 1 WFR and Loop 360*	C	F	F	F	F	F
Loop 360 and Mall Dwy*	F	D	F	F	F	F
Loop 360 and Walsh Tarlton Ln*	D	C	F	D	E	E
Loop 360 and Stoneridge Dr	A	A	A	A	A	A
Walsh Tarlton Ln and Mall Dwy/Dwy B	A	A	A	A	A	C
Walsh Tarlton Ln and Tamarron Blvd/Bank Dwy	A	A	A	A	A	B
Walsh Tarlton Ln and Mistywood Dr /Tarlton Ln	A	A	A	A	A	A
Walsh Tarlton Ln and Stoneridge Rd	A	A	A	A	A	A
Walsh Tarlton Ln and Thousand Oaks Dr	A	A	A	A	A	A
Loop 360 and Dwy A	-	-	-	-	A	A
Walsh Tarlton Ln and Dwy C	-	-	-	-	A	A

* = Signalized

RECOMMENDATIONS

1. Pro-rata share of fiscal is required to be posted for the following improvements prior to any site development permit. Cost estimates have been approved by TX DOT and COA Transportation Department Signals Division.

C3/12

Intersection	Improvements Needed	Total Cost	Pro-Rata Share	Developer's Cost
Loop 1 East Frontage Road and Loop 360	Extend the Eastbound Left-Turn Bay	\$115,336	8.1%	\$9,342
	Signal Timing Optimization	\$5,000	2.4%	\$120
Loop 1 West Frontage Road and Loop 360	Construct a Free-Flowing Eastbound Right-Turn Lane	\$150,492	5.7%	\$8,578
Loop 360 and Mall Driveway	Signal Timing Optimization	\$5,000	3.8%	\$190
Loop 360 and Walsh Tarlton Lane	Extend the Eastbound Left-Turn Bay	\$101,320	20.8%	\$21,075
	Signal Timing Optimization	\$5,000	4.8%	\$240
Walsh Tarlton Lane and Driveway B	Installation of a 'Do Not Block Intersection' Sign	\$1,848	100.0%	\$1,848
Walsh Tarlton Lane and Tamarron Boulevard	Installation of a Traffic Signal	\$150,000	2.5%	\$3,750
	Re-stripe Westbound Left Turn Bay	\$1,435	7.1%	\$102
Walsh Tarlton Lane and Stone Ridge Road	Construct an Eastbound Right Turn Bay	\$124,353	21.1%	\$26,239
	Total Cost	\$659,785		\$71,483

2. The applicant shall improve the existing driveway on Loop 360 per TX DOT's driveway standards to provide improved access (may include widening, improving curb radii, etc). This should be done as part of the site plan application.
3. TX DOT and COA Transportation Department Signals Division have approved the TIA.
4. Two copies of the final TIA are required to be provided prior to third Reading at City Council.
5. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.
6. The site will implement the following Traffic Demand Measures (TDM) in order to minimize new trips that are added to the surrounding roadway network and to improve the overall level of service on the roadways:
 - Employer will encourage flexible work schedules for the workers to reduce AM / PM peak travel.
 - Free bus passes will be made available to all employees who give up their parking space in the garage.

03/18

- 15 spaces will be reserved for car-pooling vehicles and three spaces will be reserved for the City of Austin's car sharing program. These spaces will be located in prime spots near the stairs and elevators.
- Twelve months after the Certificate of Occupancy have been issued; a study will be conducted to determine the subsequent reduction of auto trips due to the provision of these TDM measures. The results of the study will be submitted to the City of Austin for review.
- Please add the above-mentioned measures as notes to the cover sheet.

If you have any questions or require additional information, please contact me at 974-2219.



Sangeeta Jain
Development Services process Coordinator
LUR Division, Planning and Development Review



C3/19

ENVIRONMENTAL BOARD MOTION 080410-5a

Date: August 4, 2010

Subject: Tarlton 360 Townhomes SPC-2010-0071C.MGA.

Motioned By: Phil Moncada

Seconded by: Robin Gary

Recommendation

Recommend conditional approval and support of the Tarlton 360 Townhomes project allowed by the redevelopment exception to the SOS ordinance in the Barton Springs Zone (25-8-27). There are no Environmental Board conditions.

Support is based on staff's recommendation that the water quality ponds will be retrofitted to enhance and provide a higher level of pollutant removal using retention/ irrigation and that the owner will also provide \$410,525 into the Barton Springs Zone mitigation fund. Finally, redeveloping this site reuses existing development, preserves green space, increases the tax base, and is the first redevelopment case that has neighborhood support.

Vote 5-0-1-1

For: Moncada, Beall, Maxwell, Gary, and Neely

Against:

Abstain: Schissler

Absent: Anderson

Approved By:

Mary Gay Maxwell
Environmental Board Chair

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360
FACSIMILE 512-435-2399

(3/20)

AMANDA MORROW
(512)435-2368
AMORROW@ABAUSTIN.COM

April 7, 2011

Mrs. Betty Baker
Chair, Zoning and Platting Commission
Austin, Texas 78701

Re: Tarlton 360 Townhomes

Dear Mrs. Baker:

Tarlton 360 Townhomes is a mixed use project that is located at the intersection of Walsh Tarlton Lane and Capital of Texas Highway (Loop 360). This project came before the Commission on May 4, 2010. At that time, the Commission voted to recommend rezoning the site to GR-MU, and recommend the Service Extension Request to the Council. On August 26, 2010 the Council approved the rezoning request, the Service Extension Request. In addition the Council approved Resolution 20100826-0404 declaring the Tarlton 360 Townhomes as a project permitted to redevelop in accordance with the Barton Springs Redevelopment Exception Ordinance.

The site is currently home to the abandoned Cinemark Movie Theater. The Tarlton 360 Townhomes project proposes to integrate 229 residential dwelling units, 8,300 square feet of retail, 3,500 square feet of restaurant and 75,819 square feet of office. While the Tarlton 360 Townhomes meets or exceeds the criteria of the Land Development Code, three exceptions are necessary to develop the project. These exceptions include:

1. construction on slopes waiver;
2. floor-to-area ratio for non-residential buildings waiver; and
3. development bonus to exceed a height of 40 feet within the Hill Country moderate intensity zone to 53 feet.

Attached hereto is a packet of material which specifically outlines the various exceptions.

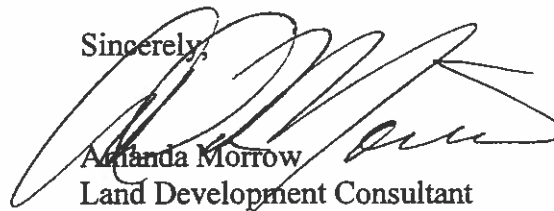
ARMBRUST & BROWN, PLLC

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Should you have any questions, or require additional information, please do not hesitate to contact David Armbrust, or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amanda Morrow', is written over the typed name and title.

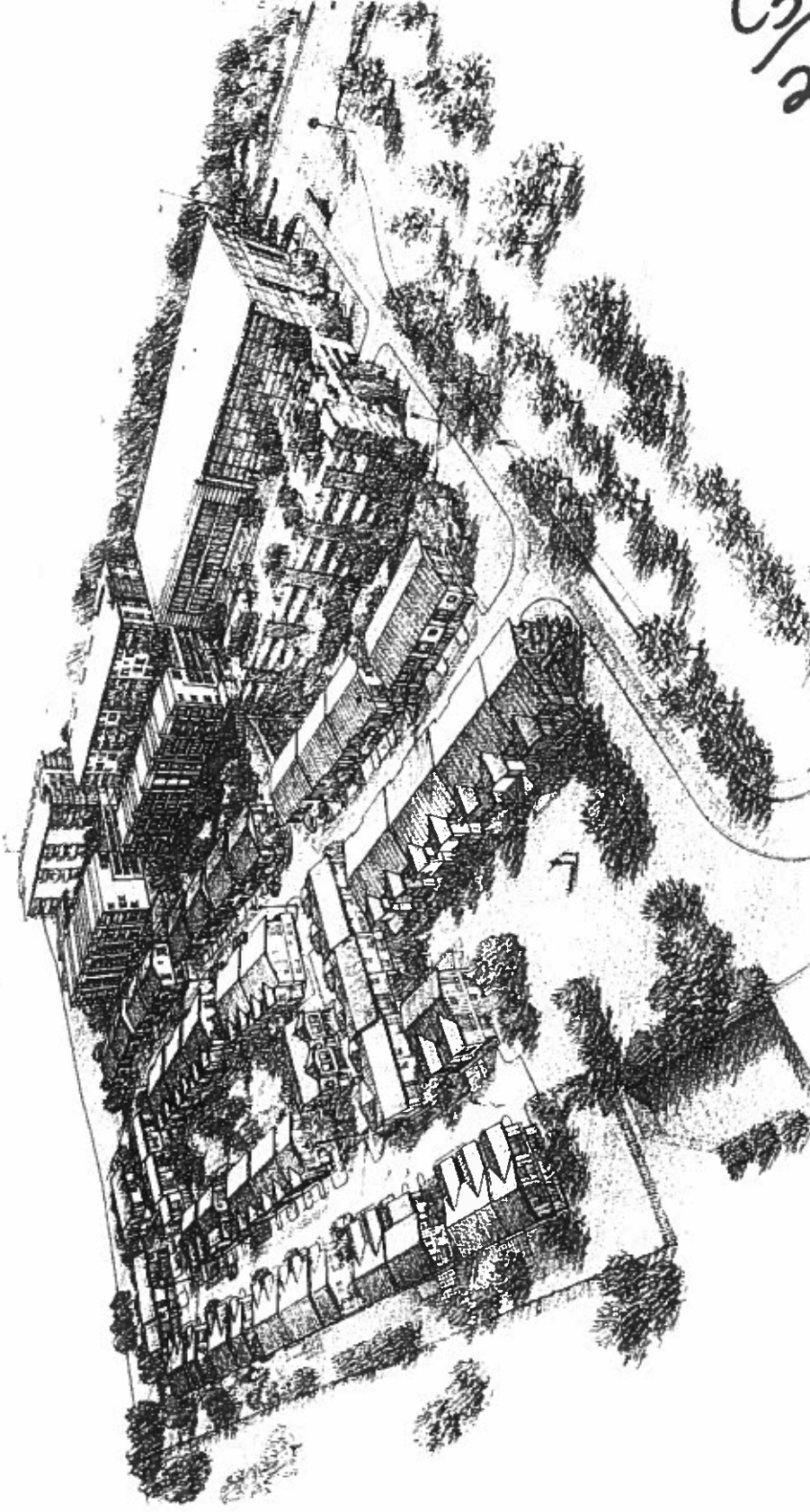
Amanda Morrow

Land Development Consultant

Attachments

cc: David Armbrust
John Burnham
Alex Clarke

Tarlton 360 Townhomes



TARLTON 360 TOWNHOMES

WALSH TARTLTON LANE, AUSTIN TEXAS

2010

ARTIST'S RENDERING LOOKING NE

C3/22

DICK CLARK

CLC

C3/23

TARLTON 360 TOWNHOMES EXECUTIVE SUMMARY

Tarlton 360 Townhomes is a mixed use project that is located at the intersection of Walsh Tarlton Lane and Capital of Texas Highway (Loop 360). The site is currently home to a vacant Cinemark movie theater. The existing impervious cover is 53.57% with a natural area of 30%. The Tarlton 360 Townhomes project proposes to construct 229 residential dwelling units, 8,300 square feet of retail, 3,500 square feet of restaurant and 75,819 square feet of office. The site will be redeveloped in accordance with the Barton Springs Redevelopment Ordinance. While the Tarlton 360 Townhomes meets or exceeds the criteria set forth by the City of Austin Land Development Code (City Code), three exceptions are necessary to develop the project.

On August 26, 2010 the Austin City Council approved Resolution No. 20100826-040 declaring the Tarlton 360 Townhomes as a project permitted to redevelop in accordance with the Barton Springs Redevelopment Exception. Attached as Exhibit "A" is a copy of the Resolution.

The following is a brief summary of the proposed City Code exceptions, and benefits of the Tarlton 360 Townhomes project.

Exceptions:

1. Exception to Construction on slopes.

Because the site will be redeveloped in accordance with the Redevelopment Ordinance, Sections 25-8-301 & 25-8-302 (Construction on Slopes) do not apply to the redevelopment of the property. However since the site is located within the Hill Country Roadway Corridor the project must comply with the requirements of these provisions.

Justification

Justification for this exception is that the slopes are man-made and were constructed prior to the enactment of the Construction on Slopes provisions. Attached as Exhibit "B" is an Engineer's summary letter that further explains the proposed exception.

2. Exception to the Floor-to-Area Ratio (FAR) for non-residential buildings.

The City Code limits FAR for non-residential buildings within the Hill Country Roadway Corridor moderate intensity zone. This exception is limited to Building 3, which is the office/commercial building. Buildings 1 and 2 and the townhome units are residential buildings and therefore they are not included in this exception.

Justification

Justification for this exception is that the slopes located in the area of Building 3 are entirely man-made due to the existing developed conditions which were constructed prior to the enactment of the Hill Country Roadway Ordinance. Attached as Exhibit "C" is an Engineer's summary letter that further explains the proposed exception.

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ARMBRUST & BROWN, PLLC

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3. Exception to exceed a height of 40 feet within a Hill Country Roadway Corridor moderate intensity zone to 53 feet. The City Code requires an applicant to meet at least six (6) criteria to achieve this bonus. The project proposes to meet seven (7) of the 12 development bonuses necessary to obtain this exception.

It should be noted that the existing Cinemark movie theater is 63 feet. Briefly summarized below are the development bonuses the project meets. Attached as Exhibit "D" is an Engineer's summary letter that further explains the proposed exception.

- a. Preserves a scenic vista
- b. Increases setback by more than 50% above the amount required for development.
- c. Provides a mixed-use development
- d. Participation in the green building program to reduce energy and water consumption
- e. Reduces building mass
- f. Uses pervious pavers
- g. Uses pitched roof design

Project Benefits

1. Water Quality – Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
2. Re-irrigation – Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and a reduction of potable water demand.
3. Integrated Pest Management Plan – Compliance with an IPM Plan.
4. Grow Green – Compliance with the Grow Green native landscaping program.
5. Natural Area – Increasing the natural area of the site from 30% to 40% through vegetative restoration.
6. Wastewater – The new lift station will provide enhanced safety features to better protect the environment.
7. Traffic – Significant reduction in traffic.
8. Mixed Use – The nature of the mixed use project will be more compatible with the surrounding land uses.
9. Impervious Cover – Lower impervious cover than allowed under current ordinance.

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ARMBRUST & BROWN, PLLC

Page 3

10. Public Space – A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
11. Commercial Design Standards – Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.
12. Parkland Dedication – Compliance with parkland dedication requirement.
13. Barton Springs Zone Mitigation Fee – In addition to the enhanced water quality pond, the Applicant will pay \$410,525 into the BSZ Mitigation Fund.

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RESOLUTION NO. 20100826-040

WHEREAS, City Code section 25-8-27 (*Redevelopment Exception in the Barton Springs Zone*) provides an exception from the application of Chapter 25-8 Article 12 (*Save Our Springs Initiative*) for redevelopment of existing commercial development under specific conditions; and

WHEREAS, section 25-8-27 requires City Council approval for a redevelopment that proposes more than 25 dwelling units, is located outside the City's zoning jurisdiction, is proposed on property with an existing industrial or civic use, is inconsistent with a neighborhood plan, or will generate more than 2,000 vehicle trips a day above the estimated traffic level; and

WHEREAS, the Tarlton 360 Townhome redevelopment, described in Site plan number SPC-2010-0071C.MGA, proposes more than 25 dwelling units; and

WHEREAS, City Council has taken into consideration the following factors in determining whether to approve the Tarlton 360 Townhome redevelopment:

- (1) benefits of the redevelopment to the community;
- (2) whether proposed mitigation or manner of development offsets potential environmental impact;
- (3) effects of offsite infrastructure requirements of the redevelopment; and
- (4) compatibility with the city's long-range planning goals;

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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council approves the application of City Code section 25-8-27
(*Redevelopment Exception in the Barton Springs Zone*) to the proposed
Tarlton 360 Townhome redevelopment, described in site plan number SPC-
2010-0071C.MGA.

ADOPTED: August 26, 2010

ATTEST:

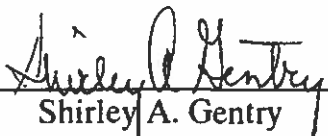

Shirley A. Gentry
City Clerk

EXHIBIT B

C3/28



TBPE Reg. No. F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

June 15, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Waiver Request from LDC 25-2-1123, Construction on Slopes
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

This letter is written to address site plan comment SP-23 for the above-referenced Project. As City staff notes, the Project is subject to LDC 25-2-1123(A). This section requires that development of property in the Hill Country Roadway corridor must comply with the requirements of Chapter 25-8, Subchapter A, Article 7, Division 3, (Construction on Slopes) and specifically LDC 25-8-301 and 25-8-302. Additionally, the Project is being redeveloped pursuant to the Leffingwell Ordinance, which was codified as LDC 25-8-27. According to the provisions of this section, the requirements of Chapter 25-8, Subchapter A, do not apply to the redevelopment of property if certain conditions are met during the redevelopment; thus, the Project would normally be exempt from LDC 25-8-301 and 25-8-302 if not subject to LDC 25-2-1123(A). Please note that the Project will meet those conditions as required by LDC 25-8-27(F) and therefore those limited environmental regulations will apply.

The extent of the waiver is indicated below and should be considered minimal:

- 1) LDC 25-8-301, Construction of a Roadway or Driveway. We are requesting a waiver for: 0.125 acres between 15% and 25%, 0.072 acres between 25% and 35%, and 0.021 acres over 35% for construction of driveways.
- 2) LDC 25-8-302, Construction of Building or Parking Area. We are requesting a waiver for: 0.306 acres above the 10% allowance for slopes between 15% and 25%, 0.16 acres on 25% and 35%, and 0.21 acres over 35% for construction of building and parking areas.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes are primarily man-made due to the existing developed conditions of the site. The existing ponds and retaining systems are at 3:1 slopes to near vertical walls creating small areas with very large slopes. It is our opinion that LDC 25-2-1123 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. It should

C3/29

be noted that the current improvements were constructed prior to the enactment of the Construction on Slopes requirements. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

- 2) The slopes that are not man-made are located in the northwest corner of the tract. In this area a small portion of the driveway and portions of Buildings 24 and 25 are located on slopes between 15 and 25%.
 - a) The portion of the construction on slopes located under the driveway is necessary to access an area of at least two acres that is less than 15% slope. Additionally, the driveway is required to access a least five residential units. Therefore the area of driveway on slopes greater than 15% meets LDC 25-8-301(A). All cuts/fills will be sloped and revegetated pursuant to LDC 25-8-301(B).
 - b) The portion of slopes located under Buildings 24 and 25 are allowed as long as the amount of the sloped area located in the 15-25% category does not exceed 10% of the overall area of that slope category. If the amount of construction on slopes in this slope category for the construction on the man-made slopes is not counted towards the 10% maximum then the slopes located under these units will not exceed the 10% maximum of the balance of the slopes that are not man-made in the 15-25% category. All cuts/fills will be revegetated and slopes [pursuant to LDC 25-8-302(B)(2-4).

In addition, the above construction on slopes will meet the applicable sections of 25-2-1123(D-F) regarding terracing, sloping and revegetation of cuts and fills.

- 3) As mentioned above, if the site were not located in the Hill Country Roadway corridor, the Project would be exempt from the requirements of LDC 25-8, Subchapter A and particularly LDC 25-8-301 and 302. As a result, we believe the location of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:


- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.

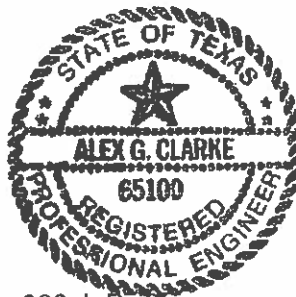
C3
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- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received positive feedback on the Project.
- 4) Traffic Considerations. As shown by the TIA worksheet included with the Update #2 submittal, the proposed Project decreases traffic levels over the traffic generated by the permitted land uses approved by SP-06-0464CR.

Given the demonstration of undue hardships and the additional benefits listed above we respectfully request that the waiver from Construction on Slopes be granted. We appreciate your review of this waiver request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.


Alex G. Clarke, P.E.
Vice President



cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

G:\325-01\DOCS\Waiver Request-Construction on Slopes.DOC

July 14, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2010-0071C.MGA (Project)
Waiver Request from LDC 25-2-1122, Floor-to-Area Ratio of a non-Residential Building
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

Pursuant to our conversation on April 5, 2010, we are requesting a waiver from provisions of LDC 25-2-1122(A)(2) limiting the Floor-to-Area Ratio (FAR) of a non-residential building in a moderate intensity zone. Please note that this waiver is limited to only Building 3 as shown on site plan SPC-2010-0071C.MGA. Buildings 1 and 2 and the townhome units are residential buildings and therefore are not subject to LDC 25-2-1122.

The particulars of the waiver are set forth below and should be considered a minimal departure from LDC 25-2-1122:

- 1) LDC 25-2-1122 (A)(2)(b), limiting FAR to 0.10 on property with a gradient more than 15% but not more than 25%. This waiver request is to allow an FAR of 0.36 for a building on property with a gradient more than 15% but not more than 25%.
- 2) LDC 25-2-1122 (A)(2)(c), limiting FAR to 0.05 on property with a gradient more than 25% but not more than 35%. This waiver request is to allow an FAR of 0.15 for a building on property with a gradient more than 25% but not more than 35%.
- 3) This waiver request is to allow an FAR of 0.08 for a building on property with a gradient more than 35%.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes located within the area of the proposed Building 3 are entirely man-made and created when the Cinemark Theater was built. It should be noted that the Cinemark development was constructed in accordance with rules and regulations that predated the requirements of the Hill County Ordinance, thus the Cinemark development was not subject to the FAR limitation regarding construction on slopes. As a result, the grading associated with the construction

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of the Cinemark development created numerous areas with slopes in excess of 15%, while the retaining systems created near vertical slopes in excess of 35%. It is our opinion that LDC 25-2-1122 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.
- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square feet of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received three letters of support from the various Associations.
- 4) Traffic Considerations. As shown by the TIA worksheet included with prior submittals, the proposed Project decreases traffic levels over the traffic that would be generated by the permitted land uses approved in accordance with site plan SP-06-0464CR and what the existing Cinemark Theater would generate if it were still operating.

Ms. Sue Welch
City of Austin
June 14, 2010
Page 3 of 3

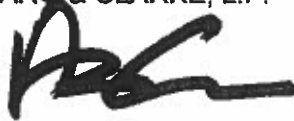
Tarlton 360 Townhomes
FAR on Slopes Waiver Request

C3
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Given the demonstration of undue hardships and the additional benefits listed above, we respectfully request a waiver specifically for Building 3 from the requirements of LDC 25-2-1122.

If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Alex Clarke, P.E.
Vice President



cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

G:\325-01\DOCS\Variance Request-FAR07-14-10.DOC

C3/34



EXHIBIT D

TBPE Reg. No. F-544

7501 North Capital of Texas Highway

Building A, Suite 250

Austin, Texas 78731

Tel: (512) 306-0228

Fax: (512) 306-0338

June 21, 2010

Ms. Sue Welch
City of Austin
Watershed Protection & Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Development Bonus Request Pursuant to LDC 25-2-1128

Dear Sue:

This letter is written to address site plan comments SP19-21 for the above-referenced Project. The site is located within the moderate intensity zone of the Hill Country Roadway corridor. As set forth in LDC 25-2-1124, a building may not be constructed that is more than 40 feet in height in a moderate intensity zone. However, Section 25-2-1128 of the Code permits the Land Use Commission to increase the building height to 53 feet in the moderate intensity zone if the Land Use Commission determines that: 1) an unusual circumstance exists, as defined in Subsection (C); and 2) the proposed development as constructed will comply with at least 50% of the criteria identified in LDC 25-2-1129. The following is our justification for the granting of the Development Bonus:

- 1) An unusual circumstance exists on this tract pursuant to LDC 25-2-1128(C)(2)(a)(b) that would allow the granting of the Development Bonus due to the use of innovative site planning and land use design. The purpose of the Project is to create a unique, pedestrian friendly, mixed-use project that will provide amenities for the residential tenants of the property and be compatible with nearby neighborhoods. The Project proposes to combine complementary uses of residential, office, and retail. Additionally, the Project will be the first to develop in accordance with the "Leffingwell" Ordinance, LDC 25-8-27. This section of the Code provides for a redevelopment exception for property with existing commercial development that is located in the Barton Springs Zone. As set forth by the requirements of LDC 25-8-27, impervious cover cannot be increased beyond existing site conditions, and an increased water quality benefit must be provided. The level of impervious cover for the Project will not be increased over the existing site conditions. Most importantly, the Project will provide a superior level of water quality benefit. This will be achieved by providing a retention/irrigation pond that will re-irrigate 0.86" of runoff over the site's open space. By providing this level of water quality benefit, an average of 90.5% pollutant removal rate will be accomplished. This will increase the water quality benefit of the tract to the Barton Creek watershed by almost 60% over what would be the minimum required level of 57.4% provided by a sedimentation/filtration pond. In addition, the Project will provide water quality benefit for the Chase Bank site located directly to the north of the Project. The additional water quality benefit to the Chase Bank site will also be increased by 60%, which is over and above what the Project is required to provide.

C3
35

- 2) In addition, the Project will comply with at least 50 percent of the twelve criteria listed in LDC 25-2-1129, Criteria for Approval of a Development Bonus. The following list provides the criteria which are proposed as part of this development. Also included is a description of how each of those criteria will be met within the Project:

(1) Preserves a scenic vista and provides a place where the public can view the scenic vista. The proposed Project will preserve a scenic vista of the Barton Creek Greenbelt and the Barton Creek Wilderness Park. Presently, motorists traveling on Walsh Tarlton toward Loop 360 enjoy a view of Barton Creek open space which is partially obstructed by the Cinemark movie theater. In addition to maintaining this view, the Project will include a 20,000 sf Scenic Vista Plaza on top of the Building 3 parking garage. Building 3 includes retail, office and restaurant uses. The Scenic Vista Plaza will be accessible and open to the public by parking located within the Building 3 parking garage and on-street parking located on Walsh Tarlton Lane. The Scenic Vista Plaza will include plantings, benches and tables for the convenience of the public. This Scenic Vista overlook will provide a view to the south west of Barton Creek Greenbelt and the Barton Creek Wilderness Park. Attached are exhibits that illustrate the existing view from Walsh Tarlton Lane, along with an enhanced view of the proposed Scenic Vista from Building 3. It should be noted that on March 11, 2010, the City of Austin and the Nature Conservancy of Texas purchased 13 acres within the Barton Creek Wilderness Park that was slated for intense commercial development. Attached is a map that identifies the location of this parcel. With this recent purchase, the property located immediately to the south of the Tarlton 360 project will now be preserved as a greenbelt in perpetuity. A view of Barton Creek itself is not possible, due to steep topography and dense vegetation between the existing/preserved scenic vistas and Barton Creek.

(4) Increases a setback by more than 50% for the development. The Project is not proposing any buildings between the 100' Roadway Vegetative Buffer and the 200' building setback line. Within this area, construction of buildings no more than 28' in height is allowed. By not building within this area we have effectively increased the Vegetative Roadway Buffer by 100%.

(5) Provides a mixed-use development. The Project is proposing a mixed use development with approximately 229 residential units (including 89 Townhomes and 140 lofts), 75,819 square feet of office development, 8300 square feet of retail and 3500 sf of restaurant. Private community facilities, including swimming pool and recreation room, will be provided in Building 1 for the entire residential community, including the 89 townhome units.

(6) Reduces building mass by breaking up buildings. Instead of creating large mass buildings over the entire site the larger mixed-used buildings are located adjacent to and fronting on Walsh Tarlton Lane. The rest of the buildings are 89 residential Townhomes located interior to the project. Within this modified Site Plan there is no building massing along the HCR corridor of Loop 360.

C3
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(7) Uses pervious pavers. The project will use pervious pavers/pervious concrete on the pedestrian ways along Walsh Tarlton Lane and along the southern driveway to Loop 360. This amounts to 19,297 sf and an impervious cover credit of 20%, or 3,859 sf, which the project is not claiming but would otherwise be entitled to.

(9) Uses pitched roof design features. Pitched roof design features will be proposed for the residential structures and for the three large mixed use buildings.

(12) Use of energy-conserving or water-conserving devices that reduce energy or water consumption below City requirements. The Project is proposing to use a One-Star Green Building rating to reduce energy consumption. In addition, the project is proposing to reduce the potable water demand for landscape irrigation by 1) providing a retention/irrigation water quality benefit that is above that required by the Leffingwell Ordinance and 2) providing a HCR Natural Area landscaping plan over 40% of the site. The re-irrigation of the stormwater will reduce potable irrigation water use and allow for infiltration of more stormwater into the aquifer. The use of HCR native vegetation will reduce potable irrigation demand by providing native vegetation that is more drought tolerant than that provided by the normal landscaping requirements. In addition, the project will provide an IPM Plan and a Grow Green/native landscaping program.

Given the innovative use of site planning and land use design and the additional criteria listed above we respectfully request that the Development Bonus be granted. We appreciate your review of this request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.


Alex Clarke, P.E.
Vice President



cc: John Burnham – CRVI Loop 360, L.P.
David Armbrust – Armbrust & Brown, L.L.P.
Amanda Morrow – Armbrust & Brown, L.L.P.
Joe Longaro - Longaro & Clarke, L.P.

C3/3X

Amanda Morrow

From: David Steinwedell [REDACTED]
Sent: Thursday, April 08, 2010 11:25 AM
To: Sue.Welch@ci.austin.tx.us
Cc: 'Litschi, Robert'; Amanda Morrow
Subject: Tarlton 360 Townhomes - SP-2009-0094C

Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

RE: SP-2009-0094C - Tarlton 360 Townhomes

Dear Ms. Welch:

We are writing you on behalf of the Hill Country Estates Homeowners Association regarding the proposed development adjacent to our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. We fully support the new development and site plan as a mixed use development with townhomes, condos, office and retail. As the neighborhood directly adjacent to the site, we feel the use as currently proposed is far superior to both the old theatre and the 3 building multi story office complex that was previously proposed.

We understand that there is an issue with living unit equivalents (LUE) under the mixed use plan. We believe that a use that increases home ownership and provides a small additional amenity base is a good use of LUE allocation for the City especially since a plan with greater LUE's was previously approved.

If you have any questions about this correspondence or the homeowner's position on the proposed development, please feel free to contact David Steinwedell at 512-592-9906 who is the resident in the neighborhood leading our evaluation of this project.

Respectfully,

Robert Litschi
President
Architectural Control
Hill Country Estates Homeowners Association

David Steinwedell

C3
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Rebecca H. Games
2006 Stoneridge Terrace
Austin, TX 78746

May 3, 2010

Sue Welch, Case Manager
City of Austin
Planning and Development Review Department
905 Barton Springs Rd., 4th Floor
Austin, TX 78701

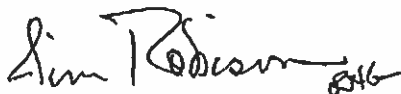
Re: Tarlton 360 Townhomes/ Zoning Case #C14-2010-0019.

Dear Ms. Welch:

Since 2008, the Stoneridge Neighborhood Association has been included in all meetings held by the developer for Tarlton 360 Townhomes. The location of the proposed development is 2224-2620 Walsh Tarlton Lane. At every step of the project the key individuals involved have taken extraordinary steps to involve the community. Mr. David Armbrust, Ms. Amanda Morrow, and Mr. John Burnham have actively sought the participation of neighbors and been amenable to suggestions regarding features of the plan and their potential impact on the community. At no point have they endeavored to proceed without community support. Having had a representative present at all of their meetings, we have witnessed this first hand.

At 6PM tomorrow, May 3rd, the Zoning and Platting Commission will consider their request to rezone the property to include Mixed Use. This will enable the developer to orient the project more toward an emphasis on upscale townhomes and condos which will blend in with the neighborhood, rather than have the entire emphasis be on office buildings for commercial use.

We support this proposed use of the property and urge the City to approve the requested re-zoning request. If you have any questions or need further clarification, please feel free to contact us at the phone numbers listed below.



Jim Robison, MD
Chair, Stoneridge Neighborhood Assn.
777.0480



Rebecca H. Games
Past Chair, Stoneridge N.A.
778.5178

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

• occupies a primary residence that is within 500 feet of the subject property or proposed development;

• is the record owner of property within 500 feet of the subject property or proposed development; or

• is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Planning Commission, Mar 15, 2011

DEEPAK BURMAN

Your Name (please print)

3208 TAMARRON BLVD

Your address(es) affected by this application

DEEPAK BURMAN 3/14/11

Signature

Daytime Telephone: 512-788-3887

Date

Comments:

The area is very crowded why you want to add more office & residential building. There is big traffic problem currently.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

C3/39

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Mar 15, 2011

Maria Trinidad Rivera
Your Name (please print)

☐ I am in favor
☒ I object

3808 Twilberry Ct.

Your address(es) affected by this application

Maria Trinidad Rivera
Signature

03-07-2011

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P.O. Box 1088

Austin, TX 78767-8810

C3
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PUBLIC HEARING INFORMATION

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and:

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Mar 15, 2011

L-GUACU De HAREO
Your Name (please print)

☐ I am in favor
☒ I am in object

3218 Tamaron Blvd

Your address(es) affected by this application

03-11-2011
Date

[Signature]
Signature

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

C3/H1

October 27, 2010

C3
42

Ms. Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Rd., 4th Floor
Austin, TX 78701

Dear Ms. Welch:


As residents of the South Bee Cave Woods neighborhood, we oppose planned development of the Tarlton/360 Townhomes project at the intersection of Walsh Tarlton Dr. and Loop 360 (Capital of Texas Highway). We believe the development plan that is currently under consideration would be detrimental to our neighborhood for the following reasons:

1. The density of the proposed development includes 4 four-story commercial buildings and 229 condos and townhomes on 16 acres, which would be more than one-half of the total number of residences in our neighborhood.
2. Increased and excessive traffic through our residential streets would result, which are already being used as cut-throughs from Mopac to Walsh Tarlton via Thousand Oaks Dr. and on streets from Thousand Oaks to Barton Creek Square Mall.
3. Not only is the site in close proximity to the sensitive Barton Springs Greenbelt, but the increase in impervious cover very likely would be detrimental to the environment in this area.

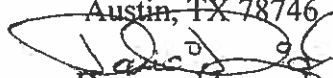
On March 8, 2010, Jim Nash, Chairman of the South Bee Caves Woods Neighborhood Association, sent you a letter stating that "...the SBWNA fully supports this development and site plan" and urged the City "to move forward with approval of this development as quickly as possible." That letter was sent without prior knowledge or approval of committee members or other members of the Association. After his letter was made known through an interview with the *Austin American Statesman*, Mr. Nash then called a general meeting of the SBWNA on May 25 to have members vote for or against the development, which he had already publicly supported. As a result, the election may have been biased in favor of the developer. Furthermore, membership in the Association includes only a small percentage of residents and may not represent the opinions of the majority of homeowners in the neighborhood.

In view of the above, we wish to reiterate our strong opposition to the development plan as currently submitted. A list of other homeowners who oppose this development will be forwarded to you.

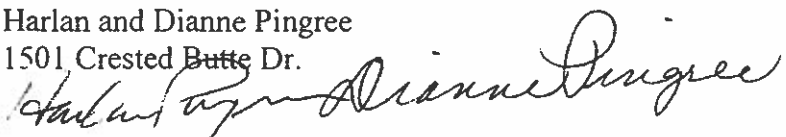
Very truly yours,

 Macy Holderness
Earl and Macy Holderness
2943 Thousand Oaks Dr.

Austin, TX 78746

 Dario and Lynne David
3201 Foxfire Dr.
Austin, TX 78746

Harlan and Dianne Pingree
1501 Crested Butte Dr.

 Harlan and Dianne Pingree

C3
H3

Welch, Sue

From: SOUTH BEECAVE WOODS NA [REDACTED]
Sent: Friday, April 15, 2011 10:11 AM
To: Welch, Sue
Subject: Request for a postponement for Public Hearing for Case SPC-2010-0071C.MGA

Ms Welch,

On behalf of the Executive Committee of the South Beecave Woods Neighborhood Association, I am requesting a postponement of the public hearing regarding the Waiver / Variance Requests.

We are currently in communication with the City and Developers regarding this development and have outstanding questions and issues under discussion.

Let me know if you require any further details

Regards

Lynne Harrison-David

Chair South Beecave Woods NA

--

SWBNA

SOUTH BEECAVE WOODS NEIGHBORHOOD ASSOCIATION

P.O. Box 160434

Austin, Texas 78716-0434

4/15/2011

C3/44

SWBNA
SOUTH BEECAVE WOODS NEIGHBORHOOD ASSOCIATION
P.O. Box 160434
Austin, Texas 78716-0434

May 2, 2011

Dear Ms Welch,

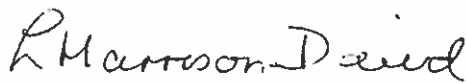
I am writing to you regarding the Tarlton 360 development. Over past months the South Beecave Woods Neighborhood Association (SBWNA) has requested additional information and clarification about the project. On Thursday April 28th, 2011 members voted with an overwhelming majority to oppose the present plan.

SBWNA is not against growth and has worked cooperatively in the past to support reasonable projects in the area.

Concerns expressed by our members during the meeting included traffic issues, environmental concerns, excessive tax payer burden of supporting infrastructure, proximity of the development to Cedar Creek Elementary and Hill Country Middle School, poor quality of the Traffic Impact Analysis document, excessive development concessions and weakening of the Hill Country Roadway ordinance

We would appreciate the opportunity to address our concerns at the Zoning and Planning Meeting dated May 3rd, 2011

Regards


Lynne Harrison-David
Chair - SBWNA

CC. E Holderness, M May, D Pingree



C3
45

MEMORANDUM

TO: Zoning and Platting Commission Members

FROM: Sue Welch, Senior Planner
Planning and Development Review Department

DATE: May 2, 2011

RE: SPC-2010-0071C.MGA, Tarlton Townhomes
Postponement Request

Staff requests a two week postponement of this case until the Zoning and Platting Commission's meeting of May 17, 2011. Staff requests a postponement in order for the applicant to secure approval of an amended plat from Travis County reviewers; the associated amended plat must be recorded prior to approval of the site plan.

If you need any information, please call me at 974-3294.

1	CV1	COVER SHEET
2		FINAL PLAT
3-5	GNI-GN3	GENERAL NOTES
6	ES1	EXISTING EASEMENT LAYOUT
7	ES2	PROPOSED EASEMENT LAYOUT
8	SL1	SLOPE MAP
9	PL0	OVERALL PROJECT LAYOUT
10	PL1	SITE PLAN NOTES & CALCULATIONS
11	PL2	SITE PLAN DETAILS
12	CS1	COMPATABILITY CROSS SECTION
13	DP1	DEMOLITION & UTILITY CONSTRUCTION PHASING PLAN
14-16	SP1-SP3	SITE PLAN
17-37	A0.1-A0.2	ARCHITECTURAL PLANS
38-40	EC1-EC3	PRE-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
41-43	EC4-EC6	MID-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
44-46	EC7-EC9	POST-CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN
47	EC10	EROSION CONTROL & TREE PROTECTION NOTES
48	EC11	EROSION CONTROL & TREE PROTECTION DETAILS
49	DM0	EXISTING CONDITIONS DRAINAGE AREA MAP
50	DM1	INTERNAL CONDITIONS DRAINAGE AREA MAP
51	DM2	DRAINAGE CALCULATIONS
52-55	GP1-GP4	GRADING PLAN
56	DR1	DRIVEWAY PLAN & PROFILES
57	WQ1	WATER QUALITY POND PLAN
58	WQ2	WATER QUALITY POND SPLITTER BOX DETAILS
59	WQ3	WATER QUALITY POND WET WELL DETAILS
60	LS1	PRIVATE LIFT STATION PLAN
61	LS2	PRIVATE LIFT STATION DETAILS
62	LS3	PRIVATE LIFT STATION DETAILS AND CALCULATIONS
63	LS4	CHASE BANK PRIVATE LIFT STATION DETAILS
64	LS5	CHASE BANK PRIVATE LIFT STATION DETAILS AND CALCULATIONS
65-66	IR1-IR2	REIRRIGATION WATER IRRIGATION LINE LAYOUT
67-69	SS1-SS3	STORM SEWER LINE LAYOUT
70	SS4	STORM SEWER LINE A PROFILE
71	SS5	STORM SEWER LINES A0, A1, A2, A3, A5 & A10 PROFILES
72	SS6	STORM SEWER LINE B PROFILE
73	SS7	STORM SEWER LINES B2, B4, & B5 PROFILES
74	SS8	STORM SEWER LINES B7 & B6 PROFILES
75	SS9	STORM SEWER LINES C, C1, C2 & C3 PROFILES
76	CH1	CHANNEL A PLAN & PROFILE
77-79	WL1-WL3	WATER LINE LAYOUT
80	WL4	WATER LINE A PLAN & PROFILE
81-83	WW1-WW3	WASTEWATER LINE LAYOUT
84	WW4	WASTEWATER FORCEMAIN A STA 3+18.35 TO END
85	WW5	WASTEWATER LINE B PROFILE
86	WW6	WASTEWATER LINE C PROFILE
87	WW7	WASTEWATER LINE D, E, F & G PROFILES
88	WW8	WASTEWATER FORCEMAIN H PROFILE WASTEWATER LINE J & K PROFILES
89	TC1	TRAFFIC CONTROL PLAN
90-93	DT1-DT4	GENERAL DETAILS
94-96	DT5-DT7	TRAFFIC CONTROL DETAILS
97-101	LP1-LP5	LANDSCAPE SHEETS
102	S1	STRUCTURAL GENERAL NOTES & SPECIFICATIONS
103	S2	OVERALL SITE PLAN
104-115	S3 - S14	PARTIAL SITE PLAN
116	S15	SITE RETAINING WALL SECTIONS & SCHEDULE
117-118	S16 - S17	SITE RETAINING WALL SECTIONS & DETAILS
119	S18	WATER QUALITY POND PLANS
120-121	S19 - S20	WATER QUALITY POND SECTIONS & DETAILS
122-123	S21 - S22	LIFT STATION PLANS & SECTIONS

[illegible]

LC LONGORA & CLARKE
Consulting Engineers
Land Development • Stormwater Management • Water Resources
7501 North Capital of Texas Highway • Building A • Suite 220 Austin, Texas 78731
0429.306.0928 - www.LongoraClarke.com - TBPB Reg. No. F-544



DICK CLARK
ARCHITECTURE

207 WEST 4th STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

Landscape Architect:
TBG Partners
901 S. Mo-Pac, Building 11, Suite 350
Austin, TX 78746
(512) 327-1011

PROJECT LOCATION

Address:

Bldg 1 - 2500 Walsh Tarlton Lane
 Bldg 2 - 2520 Walsh Tarlton Lane
 Bldg 3 - 2530 Walsh Tarlton Lane

Legal Description:
Amended Plat of Lot 1, M-P Addition
and Lot 1 Block A, Texas Commerce Bancshares Subdivision
Doc. No.

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.
2. IN APPROVING THESE PLANS, THE CITY OF AUSTIN SHALL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. ALL EXISTING UTILITIES ARE SHOWN ON RECORD. CONSTRUCTION SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES TO A MINIMUM OF 48" PIPE AND 36" CONCRETE ENERGY CONDUITS.
4. THIS PROJECT HAS PRIVATE FIRE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
5. ALL STORM SEWER INLETS LOCATED ON COMMERCIAL AND MULTI-FAMILY SITES SHALL BE STERILIZED BY THE OWNER WITH A SIGN WHICH INDICATES THAT THE INLET DRAINS TO LOCAL CREEKS OR WATERWAYS AND THAT NO WASTES SHOULD BE DUMPED. THE DESIGN OF THE STERILIZER MUST BE APPROVED BY THE DIRECTOR OF THE WPDOR PRIOR TO ITS USE ON THE SITE PER A.S.S.22A.
6. THIS SITE IS LOCATED IN THE DRINKING WATER PROTECTION ZONE.
7. THIS PROJECT IS LOCATED IN THE BAYLOR CREEK WATERSHED, AND IS CLASSIFIED AS BAYLOR SPRINGS ZONE.
8. THIS PROJECT IS SUBJECT TO THE TEXAS SUBSTATION RAILROAD EGS 112.0 AND CDD 107.0 AND CDD 107.0 M. EGSR OF THE SSRI PROVISION THAT ALL TRENCHING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.E.) OR A GEOLOGIST'S REPRESENTATIVE.
9. THIS SITE PLAN IS SUBJECT TO SUPERSEDE E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS). COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
10. PARKING FEES HAVE BEEN PAID FOR 220 VEHICLES.
11. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
12. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
13. THE CITY OF AUSTIN HAS A MAXIMUM BUILDING HEIGHT OF 55' FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
14. DEVELOPMENT BONUS PURSUANT TO LOC 25-2-112B & 112B IS REQUIRED TO ALLOW A MAXIMUM BUILDING HEIGHT OF 55' IN A MODERATE INTENSITY ZONE PURSUANT TO THE FOLLOWING CONDITIONS:
 - a. A SCENERY VISTA OF BAYLOR CREEK GREENBELT WILL BE PRESERVED. THE VISTA WILL BE LOCATED IN BUILDING 3.
 - b. THE SCENERY VISTA IS NOT TO BE OBSCURED BY THE DEVELOPMENT.
 - c. THE PROJECT WILL INCREASE SETBACK BY MORE THAN 50% BY INCREASING THE 100' VEGETATIVE SETBACK FROM LOOP 360 TO 200' AND NOT PLACING ANY BUILDINGS WITHIN THIS AREA.
 - d. THE PROJECT WILL PROVIDE A MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, OFFICE, RETAIL & RESTAURANT USES.
 - e. PRIVATE COMMUNITY PARKING SHALL BE PROVIDED IN BLDG 1 WITH ACCESS PROVIDED TO ALL RESIDENTIAL UNITS IN THE DEVELOPMENT INCLUDING THE 80 TOWNHOME UNITS.
 - f. THE PROJECT WILL REDUCE BUILDING MASS ALONG THE MCR LOOP 360 BY LOCATING THE THREE LARGER BUILDINGS ALONG WALSH TAYLOR LAKE AND PROVIDING 80 TOWNHOME UNITS INTERIOR TO THE PROJECT.
 - g. THE PROJECT PROVIDES PAVED/PAVED DRIVEWAYS/PARKING/BIKEWAYS/CONCRETE DRIVEWAY ROUTES.
 - h. THE PROJECT WILL PROVIDE PITCHED ROOF DESIGNS ON ALL BUILDINGS.
 - i. THE PROJECT WILL PROVIDE A GREEN BUILDING ONE STAR RATING, A GROWN GREEN PROGRAM/NATIVE LANDSCAPING AND INTEGRATED MIST MANAGEMENT PLAN.
15. A WALKER FROM LOC 25-2-112B, CONSTRUCTION ON SLOPES HAS BEEN GRANTED.
16. A WALKER FROM LOC 25-2-112B, FAR OF A NON-RESIDENTIAL BUILDING IN A MODERATE INTENSITY ZONE HAS BEEN GRANTED.

D. STATE PRESSURES.

MAXIMUM STATIC PRESSURE: 120 PSI
MINIMUM STATIC PRESSURE: 98 PSI

ALL TOWNHOME BUILDINGS SHALL HAVE A PPM INSTALLED AT THE SERVICE LINE TO THE STRUCTURE. BUILDINGS 1-5 SHALL HAVE PPM'S INSTALLED INTERNALLY.

18. FOR MAINTENANCE OF THE WATER QUALITY FACILITY, REFERENCE RESTRICTIVE COVENANT
FRIED IN DOC. NO. O.P.R.T.C.T.I.

19. PROJECT INTENDS TO COMPLETE RESTORATION OF VEGETATION WITHIN 18 MONTHS. IF RESTORATION CANNOT BE ACCOMPLISHED IN THIS TIME FRAME A PROJECT PHASING PLAN WILL BE PREPARED AS A CORRECTION/REVISION TO THE PLAN.

20. PARTICIPATION IN THE REGIONAL SWAMPWATCH MANAGEMENT PROGRAM HAS BEEN GRANTED FOR THIS SUBDIVISION ON JULY 9, 2003 BY THE CITY OF AUSTIN'S WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION, BMM-3004-100.

21. THIS SITE IS SUBJECT TO THE INTEGRATED PEST MANAGEMENT PLAN RECORDED AS A RESTRICTIVE COVENANT DOC. NO. _____ O.P.R.T.C.T.X.

22. SKINDEE ALONG ROAD 360 MUST MEET REQUIREMENTS OF THE SRM ORDINANCE, LOC 25-10.

23. THE SUBDIVISION REPORT PREPARED BY H.A. LANS, INC, OCTOBER 2000, ENTITLED "GEOTECHNICAL INVESTIGATIVE PAYMENT RECOMMENDATION TARTLOW 360 TOWNHOMES" IS INCORPORATED INTO THESE PLANS BY REFERENCE.

24. ALTERNATIVE EQUIVALENT COMPLIANCE TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE BY PROVIDING SHADED BALCONIES FROM THE TOWNHOMES TO THE THREE LARGE MIXED USE BUILDINGS 1-3 AND PROVIDING BIKE RACKS AT PARKING LOT 1 AND NEAR THE CHASE BANK TARTLOW LAKE.

25. TCEP APPROVAL OF ORGANIZED SCS REQUIRED PRIOR TO CONSTRUCTION OF WASTEWATER IMPROVEMENTS.

26. IMPERVIOUS COVER IS LIMITED TO 33% OF THE 9.869 ACRES OF THIS TRACT PREVIOUSLY KNOWN AS LOT 1, BLOCK A TEXAS COVENANCE BANKSHARES SUBDIVISION, CD-79-160-01-P001, VOL 81, PGS 347-348.

27. PAVING PLAN:

PHASE ONE WILL CONSIST OF ALL THE WATER SERVICE AND SANITARY SERVICE SERVICE TO THE CHASE BANK SITE. THIS GENERALLY CONSISTS OF THE GRANTY SANITARY PLUMBING LINES, LIFT STATION, FORCE MAIN, WATER SERVICE CONNECTION LINES, METERS, CONNECTIONS TO THE PUBLIC SYSTEM AND ANY OTHER IMPROVEMENTS REQUIRED TO BRING UPDATED SERVICE TO THE BANK. PHASE ONE WILL ALSO INCLUDE ALL PUBLIC SANITARY AND WATER IMPROVEMENTS LOCATED WITHIN WALSH TARTLOW LAKE NECESSARY TO BRING UPDATED WATER AND SANITARY SERVICE TO THE BANK AND THE SANITARY SERVICE TO THE TARTLOW 360 TOWNHOMES SITE.

PHASE TWO CONSISTS OF ALL OTHER IMPROVEMENTS ASSOCIATED WITH THE TARTLOW 360 TOWNHOMES PLAN.

28. SUBSEQUENT TO THE CONSTRUCTION OF THE WATER QUALITY POND AND STORM SEWER FACILITIES, AND ACCEPTANCE BY THE CITY OF AUSTIN, THE FOLLOWING DOCUMENTS SHALL BE TERMINATED:

- OEA DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT, RECORDED IN VOLUME 3454, PAGE 0058.
- WATER QUALITY POND AGREEMENT, RECORDED IN VOLUME 12587, PAGE 0001.

29. UPON THE RECOGNITION OF A TEMPORARY BLANKET EASEMENT GRANTED TO THE AUSTIN ENERGY, THE FOLLOWING DOCUMENTS SHALL BE RELEASED:

- TEMPORARY ELECTRICAL EASEMENT, RECORDED IN VOLUME 7365, PAGE 309.
- 7.5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 347; AND
- 7.5' PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 81, PAGE 333.

30. THE SITE WILL IMPLEMENT THE FOLLOWING TRAFFIC OVDAND MEASURES (TDM) IN ORDER TO MINIMIZE NET TRIPS THAT ARE ADDED TO THE SURROUNDING ROADWAY NETWORK AND TO IMPROVE THE OVERALL LEVEL OF SERVICE OF THE ROADWAYS:

- EMPLOYER WILL ENCOURAGE FLEXIBLE WORK SCHEDULES FOR THE WORKERS TO REDUCE AM/PM PEAK TRAVEL.
- FREE BUS PASSES WILL BE MADE AVAILABLE TO ALL EMPLOYEES WHO GIVE UP THEIR PARKING SPACE IN THE GARAGE.
- THREE (3) STOPS WILL BE RESERVED FOR HOV-3+ VEHICLES AND THREE (3) SPACES WILL BE RESERVED FOR THE CITY OF AUSTIN'S CAR SHARING PROGRAM. THESE SPACES WILL BE LOCATED IN PARKING SPOTS NEAR THE STAIRS AND ELEVATORS.
- TWELVE (12) MONTHS AFTER THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, A STUDY WILL BE CONDUCTED TO DETERMINE THE NECESSARY REDUCTION OF AUTO TRIPS DUE TO THE PROVISION OF THESE TDM MEASURES. THE RESULTS OF THE STUDY WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

REVIEWED BY:

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

DATE

APPROVED BY:

AUSTIN WATER UTILITY
REVIEWED BY:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE: _____

TRAVIS COUNTY DEVELOPMENT PERMIT NUMBER

AUSTIN FIRE DEPARTMENT
[Signature] 6/18/10
 INDUSTRIAL WASTE
Any w moved 5/25/10
 TEXAS DEPARTMENT OF TRANSPORTATION
W-2 09/099 5/27/10
 TRAVIS COUNTY FIRE MARSHALL/ESD 9

L. ALEX G. CLARKE, TEXAS LICENSE NUMBER 65000, CERTIFY THAT THE
DAM IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE
PROBABLE MAXIMUM FLOOD BASED ON THE HYDRAULIC & HYDROLOGIC
ANALYSES USING STANDARD ACCEPTED ENGINEERING PRACTICES.

7. LARRY BU, TEXAS LICENSE NUMBER 88530, CERTIFY THAT THE DAM IN THIS SET OF PLANS CAN SAFELY PASS 100-PERCENT OF THE PROBABLE MAXIMUM FLOOD BASED ON THE STRUCTURAL ANALYSIS USING STANDARD ACCEPTED ENGINEERING PRACTICES.

[illegible]



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

AERIAL PHOTO

EC LONGARO & CLARKE DICK CLARK
Consulting Engineers
Land Development & Stormwater Management & Water Resources
7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731
512.506.0025 • www.LongaroClarke.com • 222.224.0191





TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

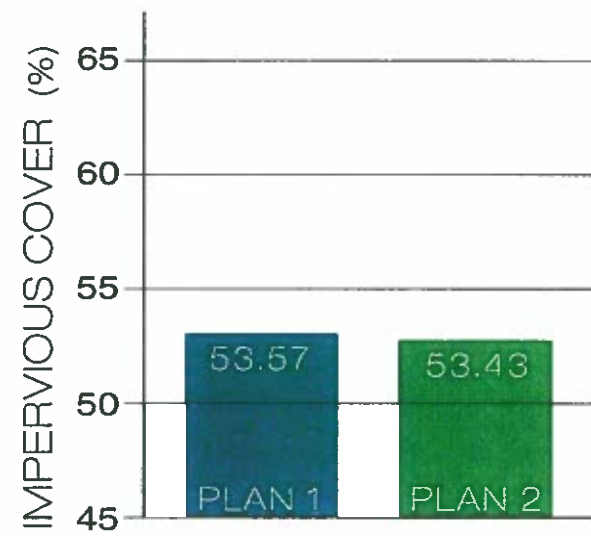
JULY 22, 2010

RENDERED SITE PLAN

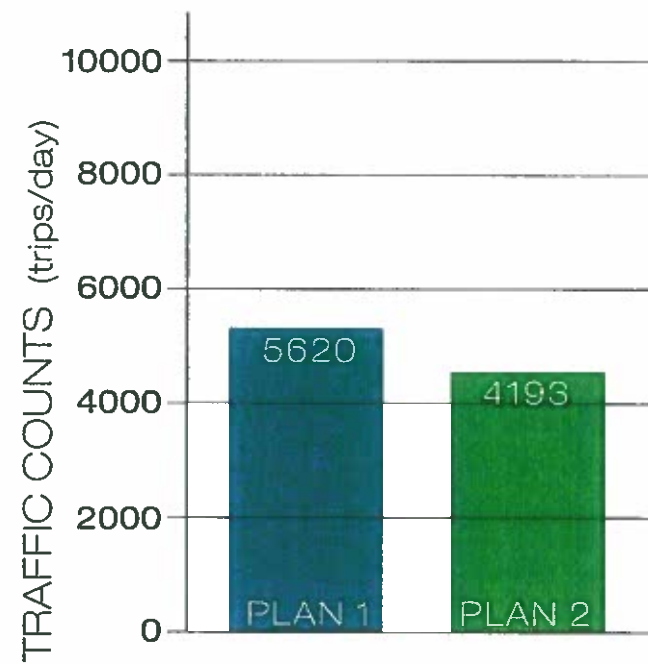
DICK CLARK
ARCHITECTURE
512.473.4280
www.dccarch.com



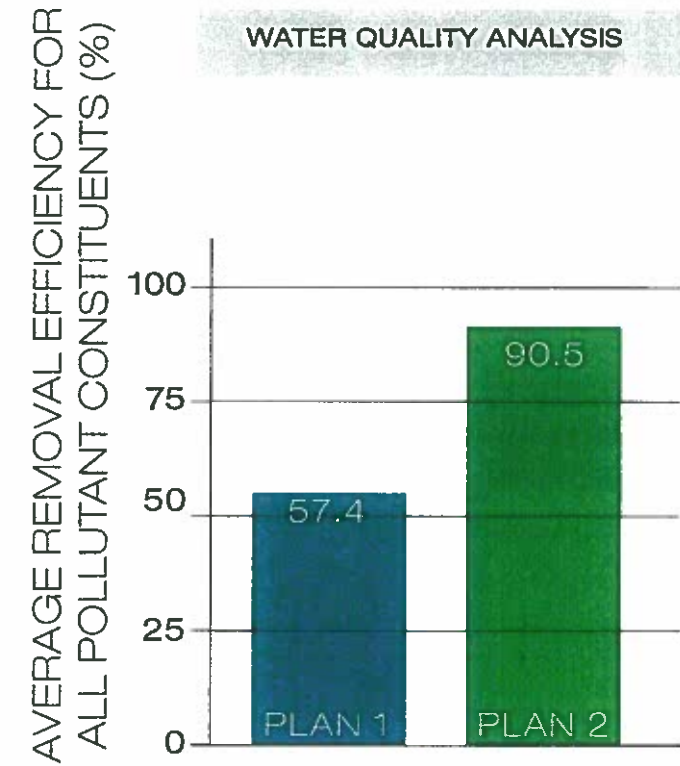
IMPERVIOUS COVER ANALYSIS



TRAFFIC ANALYSIS



WATER QUALITY ANALYSIS



PLAN 1: Existing Site Conditions
PLAN 2: Mixed Use Plan

TARLTON 360 TOWNHOMES

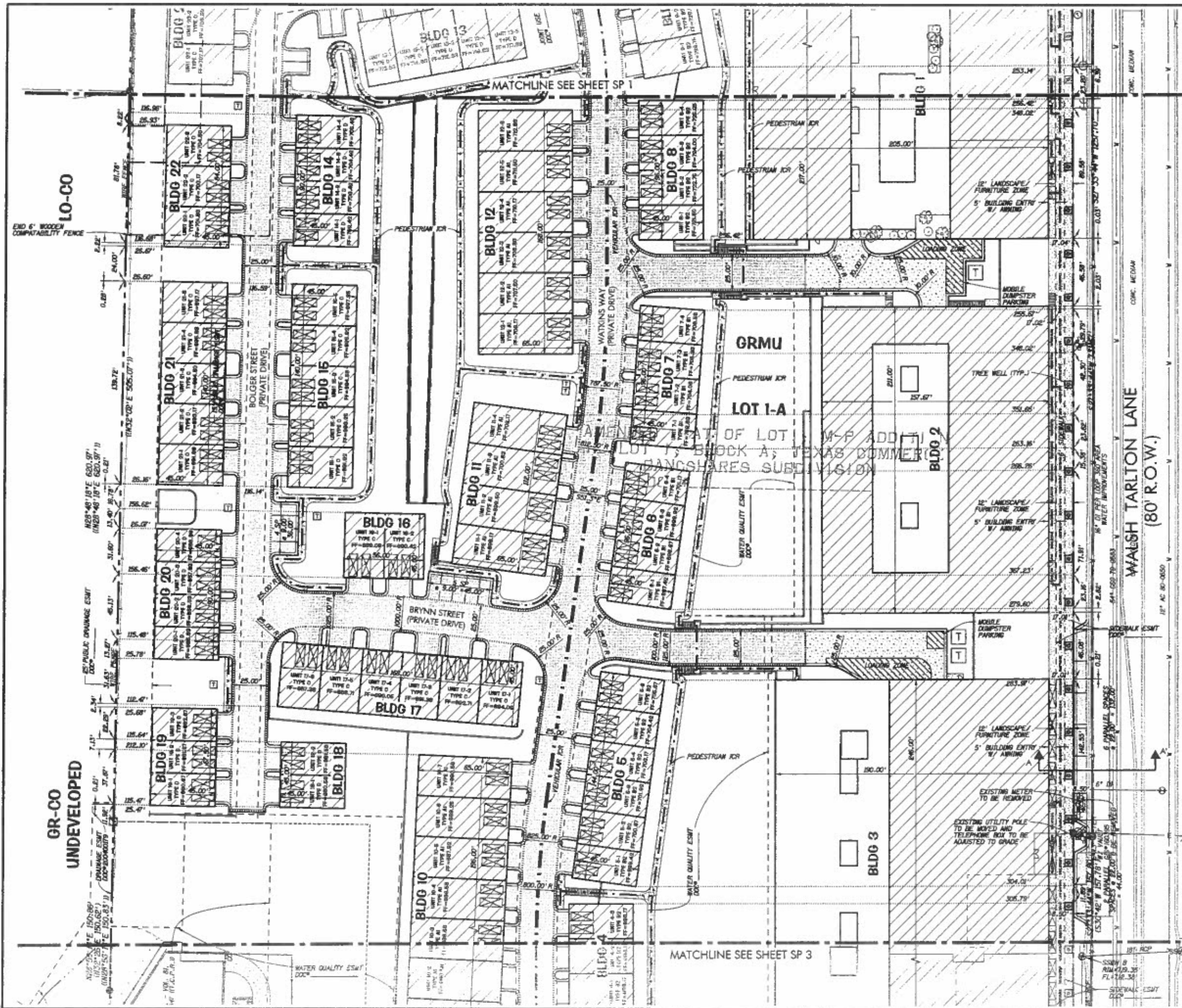
WALSH TARLTON LANE, AUSTIN, TEXAS

APRIL 01, 2011

GRAPHIC ANALYSIS

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512.472.4980
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LEGEND:

- ACCESSIBLE ROUTE
- CURB & GUTTER
- FIRE LANE
- PERVIOUS GRAVEL
- TRAIL SYSTEM FOR ALTERNATIVE COMPLIANCE FOR ICR
- CONCRETE PAVEMENT (IMPERVIOUS)
- ASPHALT
- ACCESSIBLE RAMP
- TRANSFORMER PAD
- BUILDING CORNER DIMENSION LINE
- ALTERNATIVE COMPLIANCE VEHICULAR ICR
- ALTERNATIVE COMPLIANCE PEDESTRIAN ICR
- GARAGE SPACE

- NOTES:**
1. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-3 OR MORE RESTRICTIVE. (SECTION 25-2-1007)
 2. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHICH REFLECT MORE THAN A RAY OF SOLAR RADIATION TO A DISTANCE OF TWENTY (20) FEET, WILL BE PROHIBITED. (SECTION 25-2-1007)
 3. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO 60A AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1008)
 4. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB AND GUTTER, IF A STANDARD 6" CONCRETE CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EDCM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 5. PROPOSED SIDEWALK TO BE PLACED TO GO AROUND EXISTING UTILITY MANHOLES, POLES, WIRE, ETC.
 6. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E.5.5, AND WILL BE IN COMPLIANCE WITH SUBCHAPTER E.5.5.1, AND WILL BE IN COMPLIANCE WITH SUBCHAPTER E.5.5.1.1. CHARGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.5.1.1.
 7. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1009)
 8. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE 60, 1A, 6A, 6B, OR 6C-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-3 OR MORE RESTRICTIVE ZONING DISTRICT. (SECTION 25-2-1010)
 9. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
 10. THE NATURAL AREA IS TO REMAIN UNDISTURBED EXCEPT FOR THE INSTALLATION OF THE DRAINAGE SYSTEM FOR THE RETENTION/IMPROVEMENT WATER QUALITY FORD.
 11. BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE MAXIMUM EXTENT PRACTICABLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. SUPPLEMENTED GLASS WITH A REFLECTANCE GREATER THAN 50% IS PROHIBITED.
 12. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT OPTIONS.
 13. NO TREES, FURNITURE OR OTHER IMPROVEMENTS REQUIRING A LICENSE AGREEMENT WILL BE PLACED IN THE 6' SIDEWALK EASEMENT.
 14. ALTERNATIVE EQUIVALENT COMPLIANCE TO THE COMMERCIAL DESIGN STANDARDS HAS BEEN GRANTED FOR VARIATIONS IN THE BLOCK LENGTH AND INTERNAL CIRCULATION ROUTE OF PROVIDING SHADED BALCONIES FROM THE TOWNHOMES TO THE THREE LANE MIXED USE BUILDINGS 1-3 AND IN PROVIDING A 12" STREET TREE / FURNITURE AND CLEAN ZONES ALONG WALSH TARTLTON LANE.

BARTON CREEK LO MALL

SITE PLAN RELEASE

SITE PLAN APPROVAL: _____ OF _____
APPROVED BY COMMISSIONER OR _____
EXPIRATION DATE (S-15-10): _____
PROJECT EXPIRATION DATE (S-15-10): _____

Director, Planning and Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____
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TARLTON 360 TOWNHOMES
SITE IMPROVEMENTS
2500 WALSH TARTLTON LANE
SITE PLAN

SP 2

15
123

SPC-0010-001C.MCA

EXHIBIT B



LONGARO & CLARKE
Consulting Engineers

TBPE Reg. No. F-544

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

June 15, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Waiver Request from LDC 25-2-1123, Construction on Slopes
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

This letter is written to address site plan comment SP-23 for the above-referenced Project. As City staff notes, the Project is subject to LDC 25-2-1123(A). This section requires that development of property in the Hill Country Roadway corridor must comply with the requirements of Chapter 25-8, Subchapter A, Article 7, Division 3, (Construction on Slopes) and specifically LDC 25-8-301 and 25-8-302. Additionally, the Project is being redeveloped pursuant to the Leffingwell Ordinance, which was codified as LDC 25-8-27. According to the provisions of this section, the requirements of Chapter 25-8, Subchapter A, do not apply to the redevelopment of property if certain conditions are met during the redevelopment; thus, the Project would normally be exempt from LDC 25-8-301 and 25-8-302 if not subject to LDC 25-2-1123(A). Please note that the Project will meet those conditions as required by LDC 25-8-27(F) and therefore those limited environmental regulations will apply.

The extent of the waiver is indicated below and should be considered minimal:

- 1) LDC 25-8-301, Construction of a Roadway or Driveway. We are requesting a waiver for: 0.125 acres between 15% and 25%, 0.072 acres between 25% and 35%, and 0.021 acres over 35% for construction of driveways.
- 2) LDC 25-8-302, Construction of Building or Parking Area. We are requesting a waiver for: 0.306 acres above the 10% allowance for slopes between 15% and 25%, 0.16 acres on 25% and 35%, and 0.21 acres over 35% for construction of building and parking areas.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes are primarily man-made due to the existing developed conditions of the site. The existing ponds and retaining systems are at 3:1 slopes to near vertical walls creating small areas with very large slopes. It is our opinion that LDC 25-2-1123 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. It should

be noted that the current improvements were constructed prior to the enactment of the Construction on Slopes requirements. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

- 2) The slopes that are not man-made are located in the northwest corner of the tract. In this area a small portion of the driveway and portions of Buildings 24 and 25 are located on slopes between 15 and 25%.
 - a) The portion of the construction on slopes located under the driveway is necessary to access an area of at least two acres that is less than 15% slope. Additionally, the driveway is required to access a least five residential units. Therefore the area of driveway on slopes greater than 15% meets LDC 25-8-301(A). All cuts/fills will be sloped and revegetated pursuant to LDC 25-8-301(B).
 - b) The portion of slopes located under Buildings 24 and 25 are allowed as long as the amount of the sloped area located in the 15-25% category does not exceed 10% of the overall area of that slope category. If the amount of construction on slopes in this slope category for the construction on the man-made slopes is not counted towards the 10% maximum then the slopes located under these units will not exceed the 10% maximum of the balance of the slopes that are not man-made in the 15-25% category. All cuts/fills will be revegetated and slopes [pursuant to LDC 25-8-302(B)(2-4).

In addition, the above construction on slopes will meet the applicable sections of 25-2-1123(D-F) regarding terracing, sloping and revegetation of cuts and fills.

- 3) As mentioned above, if the site were not located in the Hill Country Roadway corridor, the Project would be exempt from the requirements of LDC 25-8, Subchapter A and particularly LDC 25-8-301 and 302. As a result, we believe the location of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

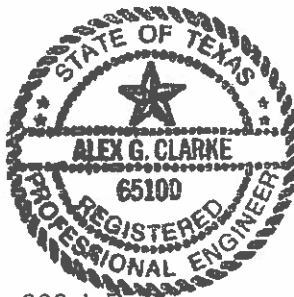
- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.

- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received positive feedback on the Project.
- 4) Traffic Considerations. As shown by the TIA worksheet included with the Update #2 submittal, the proposed Project decreases traffic levels over the traffic generated by the permitted land uses approved by SP-06-0464CR.

Given the demonstration of undue hardships and the additional benefits listed above we respectfully request that the waiver from Construction on Slopes be granted. We appreciate your review of this waiver request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.


Alex G. Clarke, P.E.
Vice President



cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

G:\325-01\DOCS\Waiver Request-Construction on Slopes.DOC



TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 22, 2010

CONSTRUCTION ON SLOPES

EC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

2501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78751
512.308-0288 • www.LongaroClarke.com • 512.308-0338 fax

DICK CLARK
ARCHITECTURE

512.473.4350
www.dickclark.com

July 14, 2010

Ms. Sue Welch
City of Austin
Planning and Development Review Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2010-0071C.MGA (Project)
Waiver Request from LDC 25-2-1122, Floor-to-Area Ratio of a non-Residential Building
Longaro & Clarke, L.P. Project #325-01-40

Dear Sue:

Pursuant to our conversation on April 5, 2010, we are requesting a waiver from provisions of LDC 25-2-1122(A)(2) limiting the Floor-to-Area Ratio (FAR) of a non-residential building in a moderate intensity zone. Please note that this waiver is limited to only Building 3 as shown on site plan SPC-2010-0071C.MGA. Buildings 1 and 2 and the townhome units are residential buildings and therefore are not subject to LDC 25-2-1122.

The particulars of the waiver are set forth below and should be considered a minimal departure from LDC 25-2-1122:

- 1) LDC 25-2-1122 (A)(2)(b), limiting FAR to 0.10 on property with a gradient more than 15% but not more than 25%. This waiver request is to allow an FAR of 0.36 for a building on property with a gradient more than 15% but not more than 25%.
- 2) LDC 25-2-1122 (A)(2)(c), limiting FAR to 0.05 on property with a gradient more than 25% but not more than 35%. This waiver request is to allow an FAR of 0.15 for a building on property with a gradient more than 25% but not more than 35%.
- 3) This waiver request is to allow an FAR of 0.08 for a building on property with a gradient more than 35%.

In accordance with LDC 25-2-1105, Waivers, a person applying for the waiver must demonstrate that the provision imposes an undue hardship on the development because of the location, topography, or peculiar configuration of the tract. Justification for approval of the waiver is as follows:

- 1) The slopes located within the area of the proposed Building 3 are entirely man-made and created when the Cinemark Theater was built. It should be noted that the Cinemark development was constructed in accordance with rules and regulations that predated the requirements of the Hill County Ordinance, thus the Cinemark development was not subject to the FAR limitation regarding construction on slopes. As a result, the grading associated with the construction

of the Cinemark development created numerous areas with slopes in excess of 15%, while the retaining systems created near vertical slopes in excess of 35%. It is our opinion that LDC 25-2-1122 is not intended to regulate man-made slopes with existing development, but rather natural slopes on undeveloped tracts of land. As a result, we believe the existing man-made topography of the site places an undue hardship on the redevelopment of the Project.

Furthermore, LDC 25-2-1105 (A)(3) requires that if the waiver is approved, the development will provide the following benefits over what would otherwise be required:

- 1) Environmental Protection. Currently the site provides a level of 0.93" of sand filtration water quality benefit with an average pollutant removal rate of 57.4%. The Project will provide 0.86" of retention/irrigation and 0.14" of extended detention which will provide an average pollutant removal rate of 90.5%. This decrease in pollutant loads will have a positive impact on the surrounding environment and the water quality of Barton Creek. In addition, the Project will provide the same increase in water quality benefit to the Chase Bank site located directly to the north of the Project. The additional water quality benefit provided to the Chase Bank site is over and above what the Project is required to provide.
- 2) Aesthetic Enhancement. Currently this site has an aging movie theater building that has been vacant for many years. The proposal is to redevelop the site as a mixed use project with residential, office, and retail use. The construction material used on the buildings will blend well into the Hill Country setting. Additionally, the architectural elements of the buildings will be aesthetically pleasing. Lastly, given the current conditions of the site, we believe that the mixed use project will serve to enhance the surrounding area.
- 3) Land Use Compatibility. Currently there is a vacant movie theater building located on the site. The surrounding land uses adjacent to the site consist of (i) to the north a bank and a residential neighborhood, (ii) to the east Barton Creek Mall, (iii) to the west vacant land, and a residential neighborhood, and (iv) to the south a cemetery and an office building. The site currently has existing entitlements which were approved with site plan SP-06-0464CR. These entitlements include (i) 232,000 square feet of office, (ii) 60,000 square feet of retail, and (iii) 12,000 square of restaurant. Given the surrounding land uses, the existing conditions of the site, and the existing entitlements approved with SP-06-0464CR, we believe that the residential, office, and retail components will fit well into the surrounding neighborhood. Please note, we have met with several of the neighborhood groups in the area, and so far we have received three letters of support from the various Associations.
- 4) Traffic Considerations. As shown by the TIA worksheet included with prior submittals, the proposed Project decreases traffic levels over the traffic that would be generated by the permitted land uses approved in accordance with site plan SP-06-0464CR and what the existing Cinemark Theater would generate if it were still operating.

Ms. Sue Welch
City of Austin
June 14, 2010
Page 3 of 3

**Tarlton 360 Townhomes
FAR on Slopes Waiver Request**

Given the demonstration of undue hardships and the additional benefits listed above, we respectfully request a waiver specifically for Building 3 from the requirements of LDC 25-2-1122.

If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.

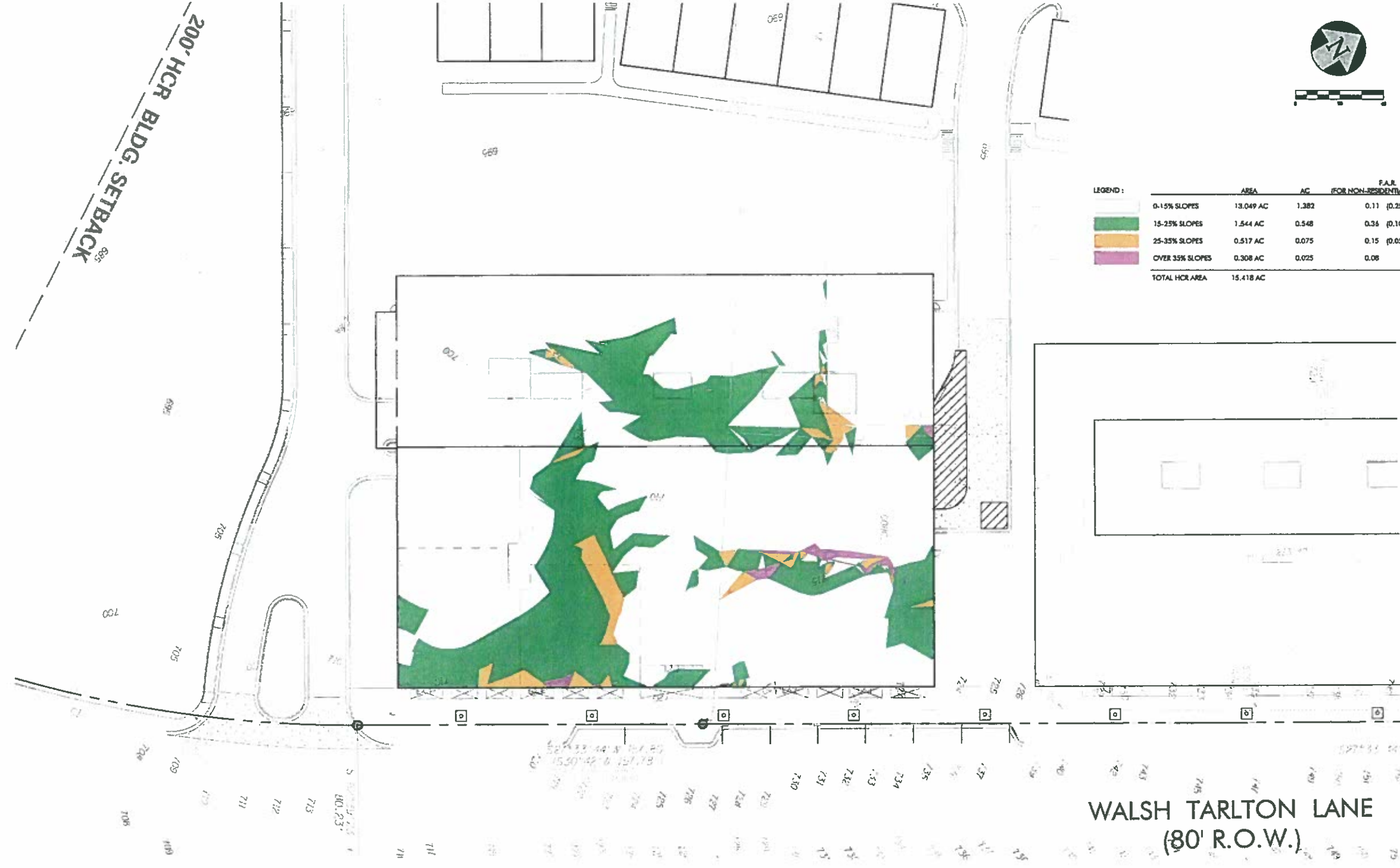


Alex Clarke, P.E.
Vice President



cc: John Burnham, CRVI Loop 360, L.P.
David Armbrust, Armbrust & Brown, L.L.P.
Amanda Morrow, Armbrust & Brown, L.L.P.
Joseph Longaro, Longaro & Clarke, L.P.

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TARLTON 360 TOWNHOMES
 WALSH TARLTON LANE, AUSTIN, TEXAS
 JULY 22, 2010
 FLOOR TO AREA RATIO ON SLOPES

LONGARO & CLARKE
 Consulting Engineers

Land Development • Stormwater Management • Water Resources
 7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78701
 (512) 505-0285 • www.LongaroClarke.com • (512) 505-0336 fax

DICK CLARK
 ARCHITECTURE

512-512-4380
 www.dickclark.com

June 21, 2010

Ms. Sue Welch
City of Austin
Watershed Protection & Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Tarlton 360 Townhomes SPC-2009-0094C (Project)
Updated Development Bonus Request Pursuant to LDC 25-2-1128

Dear Sue:

This letter is written to address site plan comments SP19-21 for the above-referenced Project. The site is located within the moderate intensity zone of the Hill Country Roadway corridor. As set forth in LDC 25-2-1124, a building may not be constructed that is more than 40 feet in height in a moderate intensity zone. However, Section 25-2-1128 of the Code permits the Land Use Commission to increase the building height to 53 feet in the moderate intensity zone if the Land Use Commission determines that: 1) an unusual circumstance exists, as defined in Subsection (C); and 2) the proposed development as constructed will comply with at least 50% of the criteria identified in LDC 25-2-1129. The following is our justification for the granting of the Development Bonus:

- 1) An unusual circumstance exists on this tract pursuant to LDC 25-2-1128(C)(2)(a)(b) that would allow the granting of the Development Bonus due to the use of innovative site planning and land use design. The purpose of the Project is to create a unique, pedestrian friendly, mixed-use project that will provide amenities for the residential tenants of the property and be compatible with nearby neighborhoods. The Project proposes to combine complementary uses of residential, office, and retail. Additionally, the Project will be the first to develop in accordance with the "Leffingwell" Ordinance, LDC 25-8-27. This section of the Code provides for a redevelopment exception for property with existing commercial development that is located in the Barton Springs Zone. As set forth by the requirements of LDC 25-8-27, impervious cover cannot be increased beyond existing site conditions, and an increased water quality benefit must be provided. The level of impervious cover for the Project will not be increased over the existing site conditions. Most importantly, the Project will provide a superior level of water quality benefit. This will be achieved by providing a retention/irrigation pond that will re-irrigate 0.86" of runoff over the site's open space. By providing this level of water quality benefit, an average of 90.5% pollutant removal rate will be accomplished. This will increase the water quality benefit of the tract to the Barton Creek watershed by almost 60% over what would be the minimum required level of 57.4% provided by a sedimentation/filtration pond. In addition, the Project will provide water quality benefit for the Chase Bank site located directly to the north of the Project. The additional water quality benefit to the Chase Bank site will also be increased by 60%, which is over and above what the Project is required to provide.

- 2) In addition, the Project will comply with at least 50 percent of the twelve criteria listed in LDC 25-2-1129, Criteria for Approval of a Development Bonus. The following list provides the criteria which are proposed as part of this development. Also included is a description of how each of those criteria will be met within the Project:

(1) Preserves a scenic vista and provides a place where the public can view the scenic vista. The proposed Project will preserve a scenic vista of the Barton Creek Greenbelt and the Barton Creek Wilderness Park. Presently, motorists traveling on Walsh Tarlton toward Loop 360 enjoy a view of Barton Creek open space which is partially obstructed by the Cinemark movie theater. In addition to maintaining this view, the Project will include a 20,000 sf Scenic Vista Plaza on top of the Building 3 parking garage. Building 3 includes retail, office and restaurant uses. The Scenic Vista Plaza will be accessible and open to the public by parking located within the Building 3 parking garage and on-street parking located on Walsh Tarlton Lane. The Scenic Vista Plaza will include plantings, benches and tables for the convenience of the public. This Scenic Vista overlook will provide a view to the south west of Barton Creek Greenbelt and the Barton Creek Wilderness Park. Attached are exhibits that illustrate the existing view from Walsh Tarlton Lane, along with an enhanced view of the proposed Scenic Vista from Building 3. It should be noted that on March 11, 2010, the City of Austin and the Nature Conservancy of Texas purchased 13 acres within the Barton Creek Wilderness Park that was slated for intense commercial development. Attached is a map that identifies the location of this parcel. With this recent purchase, the property located immediately to the south of the Tarlton 360 project will now be preserved as a greenbelt in perpetuity. A view of Barton Creek itself is not possible, due to steep topography and dense vegetation between the existing/preserved scenic vistas and Barton Creek.

(4) Increases a setback by more than 50% for the development. The Project is not proposing any buildings between the 100' Roadway Vegetative Buffer and the 200' building setback line. Within this area, construction of buildings no more than 28' in height is allowed. By not building within this area we have effectively increased the Vegetative Roadway Buffer by 100%.

(5) Provides a mixed-use development. The Project is proposing a mixed use development with approximately 229 residential units (including 89 Townhomes and 140 lofts), 75,819 square feet of office development, 8300 square feet of retail and 3500 sf of restaurant. Private community facilities, including swimming pool and recreation room, will be provided in Building 1 for the entire residential community, including the 89 townhome units.

(6) Reduces building mass by breaking up buildings. Instead of creating large mass buildings over the entire site the larger mixed-used buildings are located adjacent to and fronting on Walsh Tarlton Lane. The rest of the buildings are 89 residential Townhomes located interior to the project. Within this modified Site Plan there is no building massing along the HCR corridor of Loop 360.

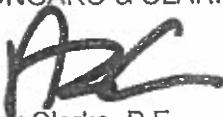
(7) Uses pervious pavers. The project will use pervious pavers/pervious concrete on the pedestrian ways along Walsh Tarlton Lane and along the southern driveway to Loop 360. This amounts to 19,297 sf and an impervious cover credit of 20%, or 3,859 sf, which the project is not claiming but would otherwise be entitled to.

(9) Uses pitched roof design features. Pitched roof design features will be proposed for the residential structures and for the three large mixed use buildings.

(12) Use of energy-conserving or water-conserving devices that reduce energy or water consumption below City requirements. The Project is proposing to use a One-Star Green Building rating to reduce energy consumption. In addition, the project is proposing to reduce the potable water demand for landscape irrigation by 1) providing a retention/irrigation water quality benefit that is above that required by the Leffingwell Ordinance and 2) providing a HCR Natural Area landscaping plan over 40% of the site. The re-irrigation of the stormwater will reduce potable irrigation water use and allow for infiltration of more stormwater into the aquifer. The use of HCR native vegetation will reduce potable irrigation demand by providing native vegetation that is more drought tolerant than that provided by the normal landscaping requirements. In addition, the project will provide an IPM Plan and a Grow Green/native landscaping program.

Given the innovative use of site planning and land use design and the additional criteria listed above we respectfully request that the Development Bonus be granted. We appreciate your review of this request. If you have any questions, or require any additional information, please do not hesitate to call.

Very Truly Yours,
LONGARO & CLARKE, L.P.


Alex Clarke, P.E.
Vice President



cc: John Burnham – CRVI Loop 360, L.P.
David Armbrust – Armbrust & Brown, L.L.P.
Amanda Morrow – Armbrust & Brown, L.L.P.
Joe Longaro - Longaro & Clarke, L.P.



BARTON CREEK
WILDERNESS PARK

TARLTON 360

PRESERVED BARTON
CREEK SCENIC VISTA

BARTON CREEK
MALL

TARLTON 360 TOWNHOMES

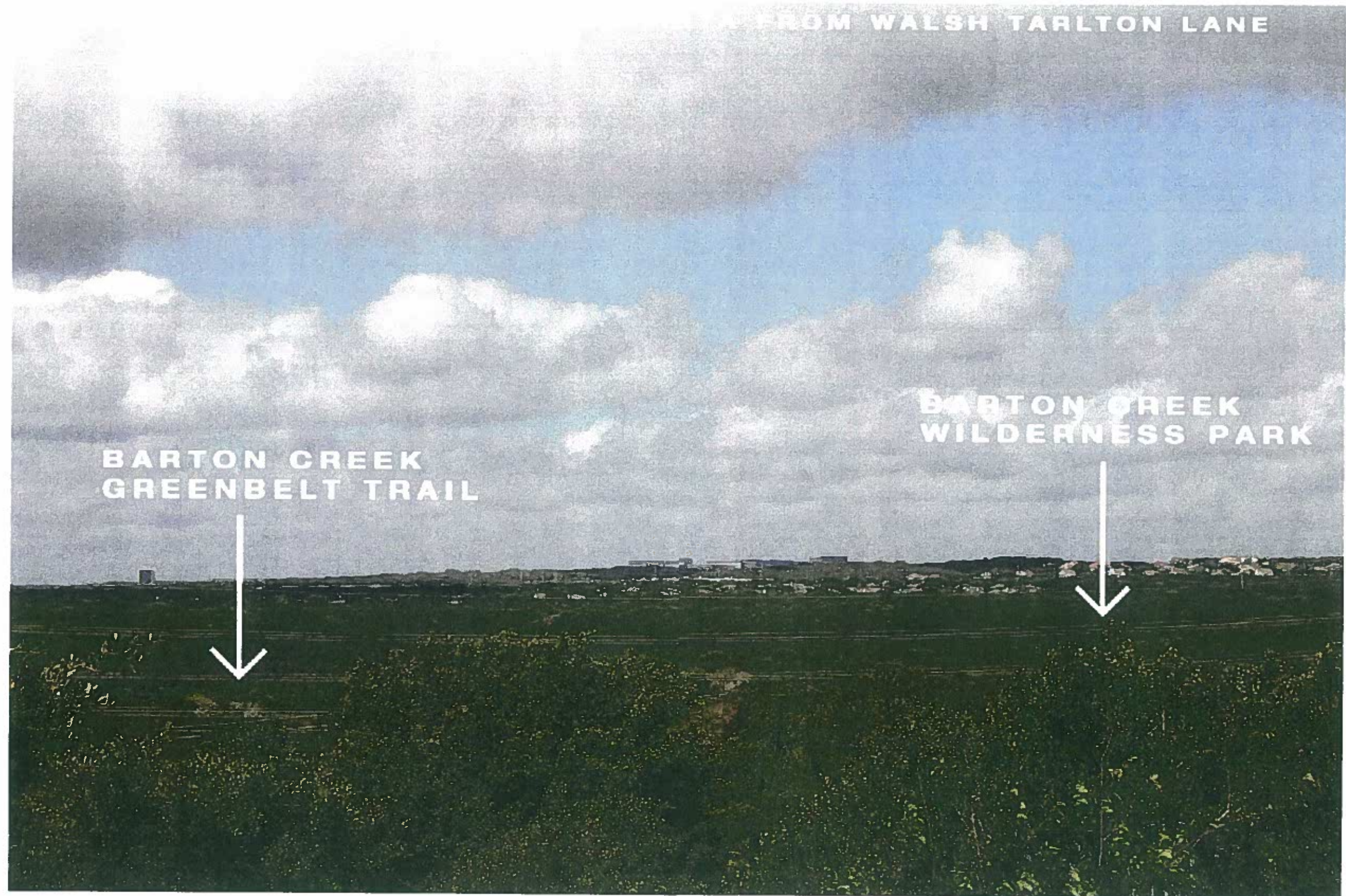
Austin, Texas
June 18, 2010
Site Views

DICK CLARK

ARCHITECTS

www.dickclark.com





TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JUNE 16, 2010
SITE VIEW C

DICK CLARK

ARCHITECT

WWW.DICKCLARK.COM



PRESERVED BARTON CREEK SCENIC VISTA

**BARTON CREEK
WILDERNESS PARK**



TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JUNE 10, 2015
3:15 VIEW

DICK CLARK





VIEW FROM PUBLIC PLAZA

TARLTON 360 TOWNHOMES

AUSTIN, TEXAS
JULY 6, 2017
ELEVATION

DICK CLARK
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LEVEL -4B - PARKING FLOOR
120' - 0"

LEVEL -4B - PARKING FLOOR
120' - 0"

LEVEL -4B - PARKING FLOOR
120' - 0"



LEVEL 2 - FINISH FLOOR
125' 11"

LEVEL 3 - FINISH FLOOR
125' 11"



DRAWN BY _____

SET ISSUE _____

06_15_10

REVISIONS _____

SHEET 24/125

A 2.1

SPC-2010-0071CJGA

SITE PLAN RELEASE

<p>SITE PLAN APPROVAL</p> <p>FILE NUMBER _____</p> <p>APPROVED BY COMMISSIONER ON 1 _____</p> <p>THRU REVISION _____ OF CHARTER _____ OF THE CITY OF JERSEY CITY</p> <p>STREET-VEHICLE DIST. CD-5-6-1, LIND _____ CASE NUMBER _____</p> <p>PROJECT COMPLETION DATE _____ APPROVED-AJ _____ OTHER _____</p>	<p>ENTRY</p> <p>APPLICANT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____</p> <p>STATE _____</p> <p>ZIP _____</p>
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FOR THE CITY OF JERSEY CITY, I, _____, CLERK OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD.

DESIGNER, PLANNING AND DEVELOPMENT SERVICES CORPORATION

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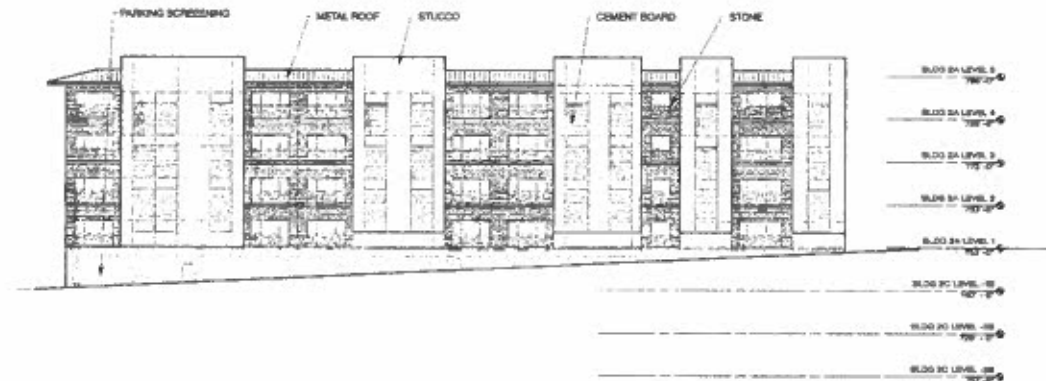
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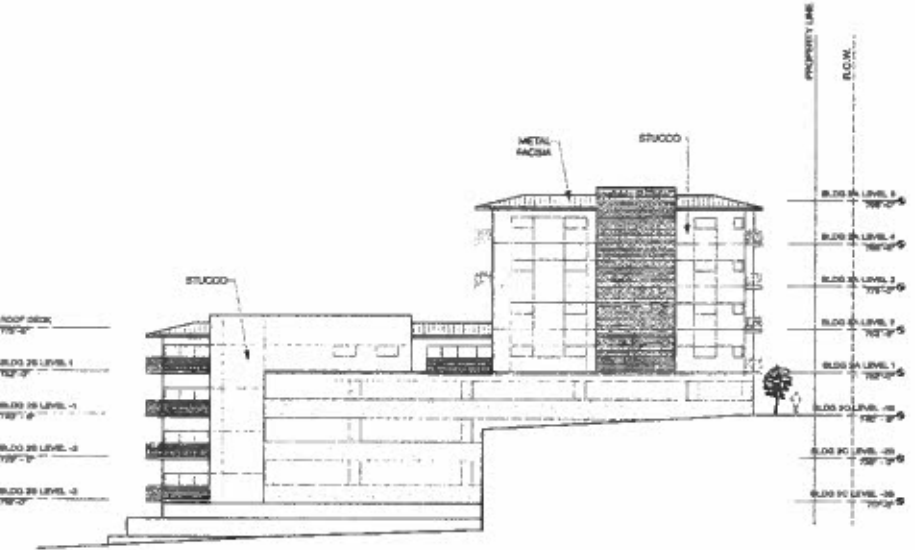
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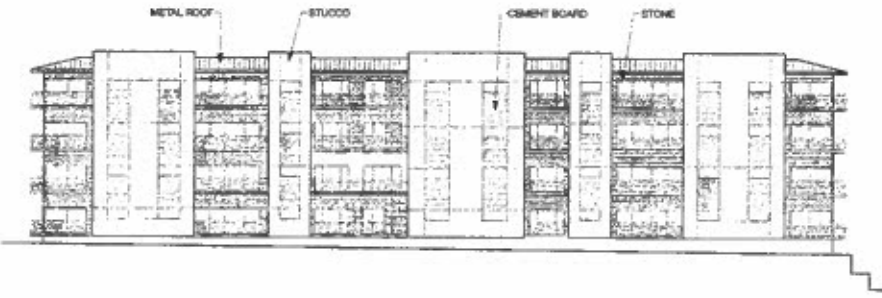
4 ELEVATION - EAST
SCALE: 1" = 20'-0"

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-11.25]



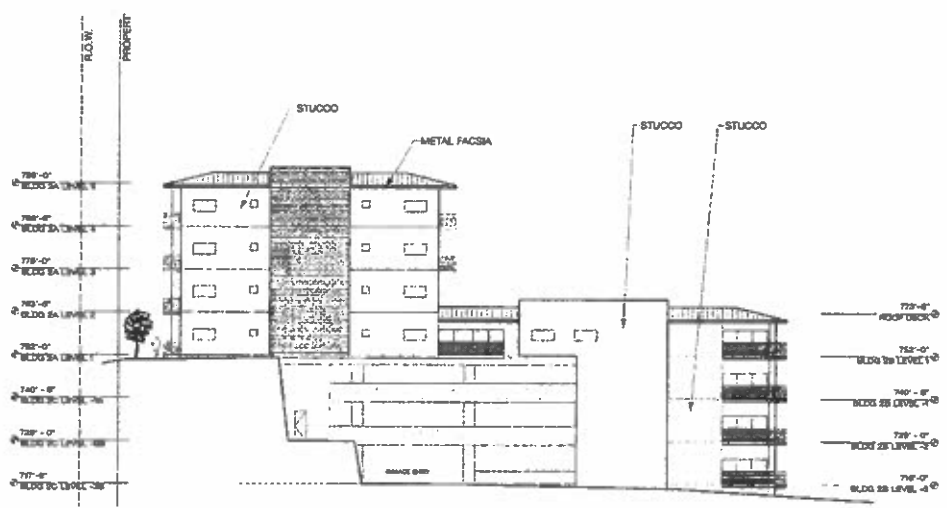
2 ELEVATION - NORTH
SCALE: 1" = 20'-0"

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-11.25]



3 ELEVATION - WEST
SCALE: 1" = 20'-0"

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-11.25]



1 ELEVATION - SOUTH
SCALE: 1" = 20'-0"

NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORING GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-11.25]

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

SEAL
REGISTERED ARCHITECT
DICK CLARK
STATE OF TEXAS
11246
04/16/10
PROJECT

TARLTON 360
TOWNHOMES
AUSTIN, TEXAS

DRAWN BY
KEY ISSUE
08_18_10
REVISIONS

SHEET TITLE
ELEVATIONS
BLDG. 2

SHEET 25/123
A 2.2

SITE PLAN RELEASE	
SITE PLAN APPROVAL	DATE
PLANNING DEPARTMENT	07/11/10
APPROVED BY COMMISSIONER ON 7/11/10	APPROVED BY COMMISSIONER ON 7/11/10
UNDER REVIEW	AT THE CITY OF AUSTIN, TEXAS
COMMISSIONER ON 7/11/10	CASE NUMBER
PROJECT NUMBER 100-100000-001	000000-001

Division Planning and Development Review Department
APPROVED FOR SUBMITTAL COMPLIANCE 1 - 07/11/10

Item	Comments
Item 1	Comments 1
Item 2	Comments 2
Item 3	Comments 3
Item 4	Comments 4
Item 5	Comments 5
Item 6	Comments 6
Item 7	Comments 7
Item 8	Comments 8
Item 9	Comments 9
Item 10	Comments 10

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CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF
THE ARCHITECT AND MAY BE USED
IN CONNECTION WITH THE PROJECT



BUILDING 35 LEVEL FLOOR
721'-3" C201

BUILDING 35 LEVEL 2
723'-9" F2.

BUILDING 35 LEVEL 1
724'-3" F2.

BUILDING 35 LEVEL -1
712'-8" F2.

BUILDING 35 LEVEL -2
712'-3" F2.



**TARLTON 360
TOWNHOMES**
AUSTIN, TEXAS



BUILDING 3A ROOF
774'-0" T.O.D.

BUILDING 3A LEVEL 2
780'-0" F.F.

BUILDING 3A LEVEL 2
788'-0" F.F.

BUILDING 3A LEVEL 1
790'-0" F.F.

BUILDING 3C LEVEL -1A
794'-3" F.F.

BUILDING 3C - GARAGE ENTRY
792'-0" F.F.

BUILDING 3C LEVEL -3A
808'-3" F.F.

BUILDING 3C LEVEL -4A



DRAWN BY

SET ISSUE
08_18_10

REVISIONS

SHEET TITLE

BUILDING 3 ELEVATIONS

SHEET 26 / 123

A 2.3

SPC-2010-0071C.40A

CAREFUL: DO NOT REAR ENGINE
 THESE ENGINES ARE THE PROPERTY OF
 THE AGENCY AND MAY ONLY BE USED
 IN CONNECTION WITH THIS PROJECT

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



LANDSCAPE CALCULATIONS:

STREET YARD		
TOTAL SITE AREA	REQUIRED N/A	PROVIDED 707,414 S.F.
TOTAL STREET YARD "A" AREA	N/A	22,802 S.F.
TOTAL STREET YARD "A" LANDSCAPE	4,560 S.F. (20%)	6,353 S.F. (28%)
TOTAL STREET YARD "B" AREA	N/A	52,637 S.F.
TOTAL STREET YARD "B" LANDSCAPE	10,527 S.F. (20%)	32,609 S.F. (62%)
TREES (STREET YARD "A")	REQUIRED 15	PROVIDED 41
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	N/A	N/A
6" DIA. OR GREATER	N/A	14
PROPOSED TREES (STREET YARD)		27
TREES (STREET YARD "B")	REQUIRED 27	PROVIDED 27
EXISTING TREES CREDIT 2" DIA. - 6" DIA.	N/A	N/A
6" DIA. OR GREATER	N/A	22
PROPOSED TREES (STREET YARD)		5

REPLACEMENT TREES		
TOTALS	REQUIRED 440" TOTAL	PROVIDED 441" TOTAL
MINIMUM REPLACEMENT VALUES:		
PROTECTED TREES, CLASS I-II:	96" @ 50% = 48"	
PROTECTED TREES, CLASS III-IV:	0" @ 20% = 0"	
NON-PROTECTED TREES, CLASS I-II:	1415" @ 25% = 354"	
NON-PROTECTED TREES, CLASS III-IV:	378" @ 10% = 38"	
NUMBER & SIZE OF REPLACEMENT TREE:		147 @ 3" = 441"
ISLANDS, MEDIANS & PENINSULAS	REQUIRED	PROVIDED
STREET YARD AREA (NO PROPOSED PARKING SPACES)	128 S.F.	>128 S.F.
NON-STREET YARD AREA	80 S.F.	>80 S.F.

TOTAL HILL COUNTRY ROADWAY SITE AREA	671,806 S.F. (15.416 ACRES)
30.0% EXISTING NATURAL AREA	201,482 S.F. (4.625 ACRES)
40.0% TOTAL NATURAL AREA REQUIRED	288,543 S.F. (6.167 ACRES)
NATURAL AREA LEFT UNDISTURBED	106,163 S.F.
NATURAL AREA RESTORED	165,482 S.F.
40.4% TOTAL NATURAL AREA PROVIDED	271,645 S.F. (6.236 ACRES)

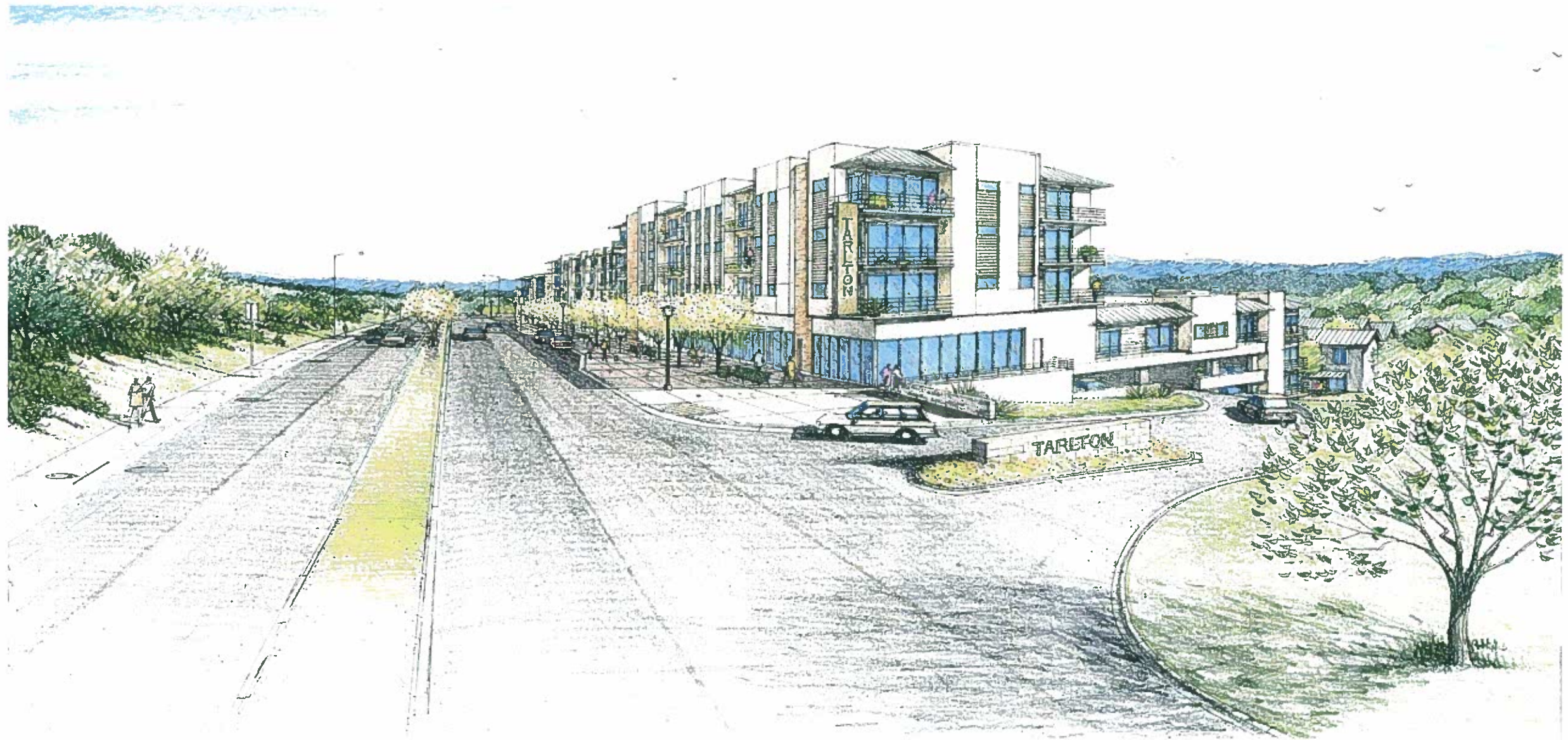
<u>RESTORATION PLANTING SCHEDULE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
RESTORATION AREA	N/A	165,482 S.F.
NATIVE LARGE TREES (2" CALIPER MIN.)	1 PER 200 S.F.	**91
NATIVE SMALL TREES (6" HT. MIN.)	2 PER 200 S.F.	**436
NATIVE SHRUBS (5 GALLON MIN.)	6 PER 200 S.F.	**1,308

PLANT MATERIAL:

NATIVE TREES AND SHRUBS WILL BE IN ACCORDANCE WITH THE PREFERRED PLANT LIST, APPENDIX N OF THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL

HILL COUNTRY NATURAL AREA REVEGETATION NOTES:
UNDISTURBED NATURAL AREA:
NATURAL AREAS CONTAINING A SIGNIFICANT NUMBER OF TREES AND OTHER VEGETATION HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE "NATURAL" AREAS WILL BE PROTECTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS AND CITY OF AUSTIN STANDARDS FOR "TREE PROTECTION."
NATURAL AREA RESTORATION:
RESTORATION AREAS WHERE PREVIOUS DEVELOPMENT HAS OCCURRED HAVE BEEN HIGHLIGHTED ON THIS PLAN. THESE RESTORED "NATURAL" AREAS WILL BE PLANTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIAL REVEGETATION CRITERIA FOR HILL COUNTRY ROADWAY SITES WITH THE QUANTITIES SHOWN IN THE RESTORATION PLANTING SCHEDULE.
NATIVE GRASS SEEDING:
ALL DISTURBED AREAS IN HCR BETWEEN IMPERVIOUS COVER AND LIMITS OF CONSTRUCTION TO BE SEEDING WITH A MIXTURE CONTAINING A MINIMUM OF 3 DIFFERENT SPECIES OF NATIVE GRASS AND 5 DIFFERENT SPECIES OF WILDOFLOWER SEED PROVIDING COMPLETE COVERAGE.

LEGEND	
SYMBOL	SPECIES
	PROPOSED TREE
	EXISTING TREE
	NATURAL AREA TO REMAIN UNDISTURBED
	NATURAL AREA TO BE RESTORED



TARLTON 360 TOWNHOMES

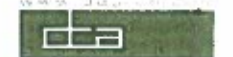
WALSH TARLTON LANE, AUSTIN, TEXAS

JULY 19, 2010

ARTIST'S RENDERING STREETSCAPE

DICK CLARK

ARCHITECTS





TARLTON 360 TOWNHOMES
 WALSH TARLTON LANE, AUSTIN, TEXAS
 JULY 22, 2010
 ARTIST'S RENDERING LOOKING SW

DICK CLARK
 ARCHITECTURE
 812 474-1770
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TARLTON 360 TOWNHOMES

WALSH TARLTON LANE, AUSTIN TEXAS

JULY 09, 2010

ARTIST'S RENDERING LOOKING NE



OVERALL PROJECT BENEFITS

- **Water Quality**
Increased water quality benefit by providing a retention/irrigation pond which will provide an average pollutant removal rate of 90.5%. This is well above the current removal rate of 57.4%, or that would otherwise be required under the Redevelopment Ordinance.
- **Re-irrigation**
Irrigation of storm water and use of pervious pavers allows for more infiltration of waters into the aquifer and reduction of potable water demand.
- **Integrated Pest Management Plan**
Compliance with an IPM Plan.
- **Grow Green**
Compliance with the Grow Green native landscaping program.
- **Natural Area**
Increasing the natural area of the site from 30% to 40% through vegetative restoration.
- **Wastewater**
The new lift station will provide enhanced safety features to better protect the environment.
- **Traffic**
Significant reduction in traffic.
- **Mixed Use**
The nature of the mixed use project will be more compatible with the surrounding land uses.
- **Impervious Cover**
Lower impervious cover than allowed under current ordinance.
- **Public Space**
A large scenic vista will be provided atop Building 3 over looking the Barton Creek Greenbelt.
- **Commercial Design Standards**
Pedestrian access will be encouraged along Walsh Tarlton Lane by creating an inviting streetscape with benches, large sidewalks and street trees.
- **Parkland Dedication**
Compliance with parkland dedication requirement.
- **Barton Springs Zone Mitigation Fee:**
In addition to the enhanced water quality pond, Tarlton 360 Townhomes will pay \$410,525 into the BSZ Mitigation Fund.