

PROJECT BRIEFING SUMMARY SHEET

ZONING CASE NUMBER: C814-2012-0071

PROJECT NAME: Broadstone at the Lake

LOCATION: 422 W. Riverside Drive, 201 S. First Street

DEPARTMENT COMMENTS:

The Applicant has requested Planned Unit Development (PUD) zoning at the location listed above. The 1.53 acre site is currently zoned Limited Industrial (LI) services zoning. The PUD proposes a 353,000 square foot building that will include 9,000 square feet of pedestrian oriented commercial uses on the first and second floor, and a maximum of 240 multifamily units above. The proposed maximum building height is 75 feet. Parking will be contained in a three-level parking garage—one level aboveground, and two levels underground.

The project site is located in the South Shore Central District of the Waterfront Overlay, the Riverside Drive Scenic Roadway Overlay, and the Bouldin Creek Neighborhood Plan Area. The Future Land Use Map of the Neighborhood Plan identifies the property for mixed use. Imagine Austin designates the overall area as Mixed Use Corridor on the Growth Concept Map.

The project will comply with all Tier One PUD development standards. The applicant proposes that the multifamily residential portion of the development will either set aside 10% of the units for affordable housing (residents at 80% MFI), or pay a fee-in-lieu. A waiver from stormwater detention is requested, and the applicant proposes paying a fee-in-lieu of on-site water quality controls.

STAFF RECOMMENDATION:

Current staff recommendation is for approval of PUD request, with conditions. This recommendation is subject to modification.

- Staff supports proposed building setbacks.
- Staff supports proposed building height.
- Staff supports proposed floor to area ratio (FAR).
- Staff supports proposed permitted/prohibited land uses.
- Staff supports proposed building use mix.

STAFF CONDITIONS:

- Staff recommends that license agreements for improvements in the ROW be a condition of PUD approval.
- Staff is still developing recommendations regarding water quality.
- Staff is still developing recommendations regarding stormwater detention.

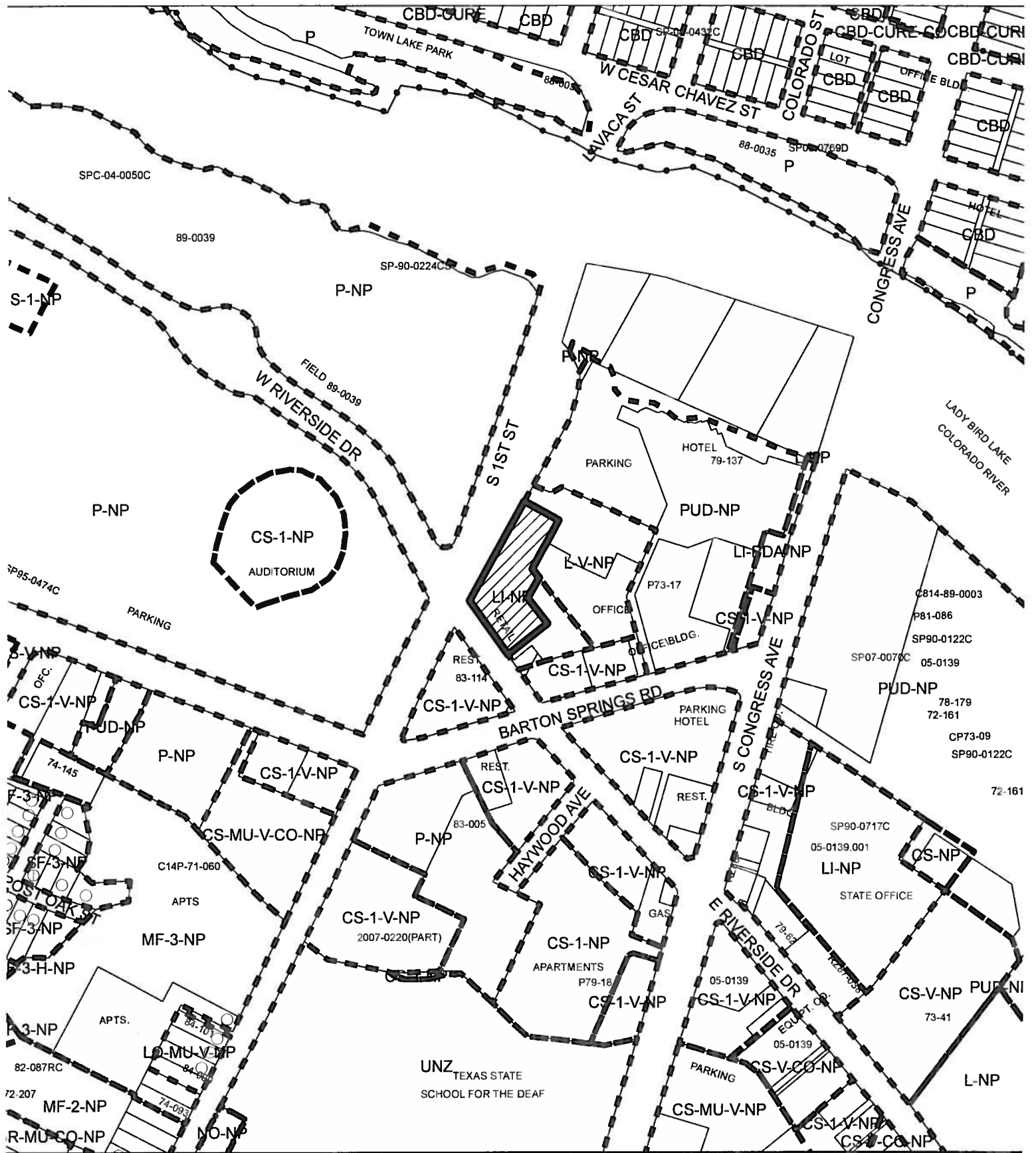
OWNERS/APPLICANTS: David Dunlap (Brandon Easterling)

AGENT: Bury & Partners (Melissa Neslund)/Graves, Dougherty, Hearon & Moody (Michael Whellan)

CITY COUNCIL BRIEFING DATE: June 28, 2012

WATERFRONT PLANNING ADVISORY BOARD: August 13, 2012

ASSIGNED STAFF: Heather Chaffin Email: heather.chaffin@austintexas.gov
Phone: 974-2122



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

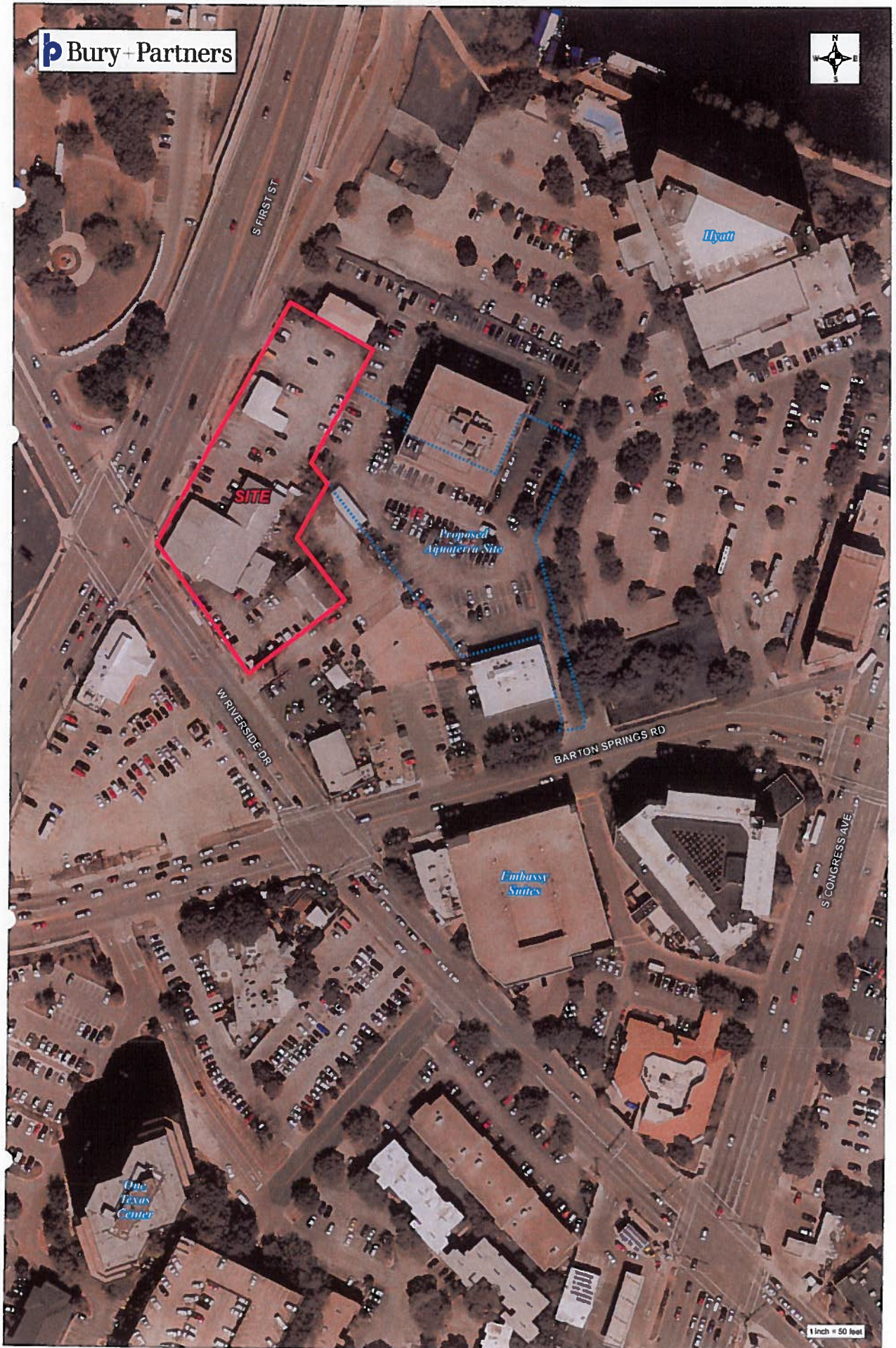
PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0071

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Broadstone at the Lake PUD Tier 1 & Tier 2 Outline

Tier 1 Requirements		Will this PUD meet Tier 1 Reqs?
A.	Meet the objectives of the City Code	Yes.
B.	Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regs in the Land Development Code.	Yes.
C.	Provide total amount of open space that equals or exceeds 10 percent of the residential tracts within the PUD, except that: 1. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. The required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	Yes, 15% of the gross site area will be provided for open space. Open Space can be counted on the ground and upper floors. PUD Tier 1 Requirements: 5,794 sf (10% of residential) 1,800 sf (20% of commercial) 7,565 TOTAL required 9,997 sf proposed per PUD 32% more than required
D.	Comply with the City's PUD Green Building Program	Yes, 2-star greenbuilding will be achieved.
E.	Be consistent with applicable neighborhood plans, and compatible with adjacent property and land uses.	Yes, the Future Land Use Map designation is Mixed Use.
F.	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones, and greenbelt areas, CEF's, soils, waterways, topography, and natural and traditional character of the land.	Yes, the proposed redevelopment will increase the sites environmental protection by adding trees, landscaping, and removing the current surface parking lot. Water quality onsite will be improved by removing the existing surface parking lot, thereby removing hydrocarbons and pollutants associated with a surface parking lot. Parking for the proposed development will be in an underground, structured parking garage that has a maintenance plan.



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G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	Yes, based on City of Austin record data, sufficient infrastructure exists and therefore no additional public facilities are anticipated.
H. Exceed the minimum landscaping requirements of the City Code.	Yes, larger diameter trees (3", rather than 1 ½ caliper inch) will be provided on-street to create a canopy and shading.
I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.	Yes, a Bus Rapid Transit (BRT) stop is planned at the site and is currently being coordinated with CapMetro.
J. Prohibit gated roadways	Yes.
K. Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	Yes. The site itself does not have historical, environmental or cultural significance; however, because of its close proximity to Lady Bird Lake and Auditorium Shores, the applicant has been attentive to the pedestrian aesthetics. The proposed project will remove a surface parking lot, upgrade existing sidewalks and provide an open public plaza. The project will enhance the pedestrian experience in this area and provide an inviting gateway to the Butler Trail, Lady Bird Lake and Auditorium Shores.
L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes, the project is characterized by special circumstances. The property is located in a dense, urban block, including two tracts directly adjacent with structures or plans that allow 200'. The Future Land Use Map of the Neighborhood Plan identifies this property for mixed use, recognizing that this area is intended for dense use and use denser than can be accommodated in 60 feet of height given the configuration of the property resulting



Broadstone at the Lake PUD

Tier 1 & Tier 2 Outline

	from the long-existing prior development of this area. The site also provides an opportunity to transition appropriately at the intersection of two core transit corridors which have 80 to 130 feet of right-of-ways and are across the street from large nearby structures – the City offices and the Long Center. The applicant’s proposal seeks to extend a multi-family structure one story above the 60-foot height limit set forth in the South Shore Central Subdistrict Regulations and the only way in which this limitation can be modified is with a PUD.
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Tier Two Requirements		How will this PUD meet this Tier Two Requirement?
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (<i>Minimum Requirements</i>). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Dept.	15% of gross site area is proposed to meet open space requirements. This equates to 32% more open space than required per Tier 1 PUD regulations for residential and commercial. This parcel is within the Urban Roadway boundary and is planning to provide bike lanes toward Butler Trail on Lady Bird Lake, subject to Staff approval.



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Environment	Prohibits uses that may contribute to air or water quality pollutants.	Yes, Automotive related uses and Service Stations are prohibited.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes, the applicant is working to design bike lanes along the Core Transit Corridors toward Butler Trail on Lady Bird Lake, subject to Staff approval.
Building Design	Exceeds the minimum points required by the Building Design Options of Section <u>3.3.2</u> of <u>Chapter 25-2, Subchapter E</u> (<i>Design Standards and Mixed Use</i>).	Yes, one point is required per the Design Standards and Mixed Use Ordinance. However, the following will be achieved equating to 7 points. One Point Options: • Achieve star rating under the City of Austin Greenbuilding program. • Provide facade articulation. • Provide primary entrance design. • Provide roof design. • Provide building materials meeting the standards of this section. • Improve storefronts to new regulatory standard of Section 3.2.2 for glazing type/size and shading. • 100% of glazing on ground-floor facades that face any street or parking lot have a Visible Transmittance (VT) of 0.6 or higher.



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Parking Structure Frontage	In a commercial or mixed use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	The parking will be sub-grade and underground.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	Yes, onsite affordable housing or a payment of a fee-in-lieu will be provided (as detailed further in the proposed site development regulations E-4).
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	A public plaza area will be provided at the corner of South 1 st Street and Riverside Drive. A Supplemental Zone will provide additional opportunity for community gathering space.
Community Benefit	Coordinating with Stakeholders.	Applicant is coordinating with Stakeholders to identify additional community benefits.

