

MASTER REVIEW REPORT

CASE NUMBER: CD-2012-0008

CASE MANAGER: Heather Chaffin

PHONE #: 974-2122

PROJECT NAME: 1st and Riverside

SUBMITTAL DATE: May 9, 2012

REPORT DUE DATE: May 30, 2012

DRAFT REPORT DATE: June 14, 2012

REPORT LATE: 14 DAYS

LOCATION: 1st and Riverside

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by which is 180 days from the date your application was filed [Sec. 25-5-113]. Otherwise, the application will automatically be denied.
- If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION:

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before . If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Dev Assessment – Zoning/Land Development - Heather Chaffin - 974-2122

1. Pursuant to Section 25-2-144 of the LDC, “the purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations.”
 - Provide information on how the proposed project will meet Tier One/Tier Two PUD requirements, demonstrating that the PUD is being designed to superior standards.
2. Pursuant to Section 25-2-144 of the LDC, “A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.”
 - Explain the special circumstances facing this property that necessitate PUD zoning instead of traditional zoning.
3. This property is located within the South Shore Subdistrict of the Waterfront Overlay. Identify how this project complies with and/or varies from the subdistrict regulations. Be advised that a Lady Bird Lake Special Waterfront Project (COA project) is currently underway for this area.
4. This property is located in the Scenic Roadway Overlay. Identify how this project complies with and/or varies from the overlay regulations.
5. Please provide baseline information about the surrounding properties, including acreage and general land use information (including subdivision names and recording information).
6. Provide calculations for proposed building coverage, impervious coverage (net and gross), and building setbacks (minimum yards).
7. Clarify if the only proposed used are multifamily, retail and parking. This excludes a wide variety of land uses that are currently permitted on the site and may be compatible with the proposed redevelopment—restaurant, administrative/business office, etc.
8. Clarify the proposed maximum building height. Provide elevations that illustrate the parking garage/multifamily/retail facades along S. First Street and Riverside Drive, with height for each level.
9. Additional comments may be generated as information is provided.

Dev Assessment - Site Plan - Sue Welch - 974-3294

Please provide additional information showing how the requirements of the application will be met with this development using the PUD Tier I (§ 2.3) or Tier II requirements (§ 2.4) – expected at the time a PUD zoning. Describe how this development will be *superior to development* under conventional zoning and subdivision regulations.

Identify any waivers to be requested from the City Ordinances or development standards pursuant to § 2.2.

An application for a PUD zoning district classification must include a land use plan that contains each of the following (1.4.1):

- A. a general land use map (including metes and bounds);
- B. proposed site development regulations;
- C. the baseline for determining development bonuses under Section 2.5. (Development Bonuses), if any;
- D. a description of any bonuses requested under Section 2.5. (Development Bonuses) and the manner in which the bonus requirements are to be satisfied;
- E. requested waivers from or modifications of the requirements of this code under Section 2.2 (Modification by Council), if any; and
- F. any other information required by the director of the Neighborhood Planning and Zoning Department.

Please describe the type of existing and proposed residential uses per tract and/or phase, including: maximum density (if multi-family development is proposed), maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate.

For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review maybe required in Section 25-6. Include the following information:

- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
 - b. Total square footage and whether structured parking facilities are proposed.
 - c. Maximum impervious cover;
 - d. Maximum height limitation;
 - e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
 - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
 - g. All civic uses by type and proposed site development regulations.
- Additional site development regulations may be specified by the City Council.

Clarify 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. Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD (§2.3. C). Please be aware if this was redeveloped, the current zoning LI would limit the impervious coverage to 80% (this is excluding any restrictions also required by the Waterfront Overlay for the primary and secondary setbacks).

2.3.2. In addition to the requirements contained in Section 2.3.1 (Minimum Requirements), a PUD containing a retail, commercial, or mixed use development must:

- A. comply with Chapter 25-2, Subchapter E (Design Standards And Mixed Use).
 - B. inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement); and
 - C. contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.
- Clarify how this PUD will be complying with Subchapter E (when NOT in conflict with WFO). The proposed layout does not appear to comply with Great Streets, nor meet the open space requirements under Section 2.7

This project is within the South Shore Central Waterfront Overlay subdistrict. Development within the Waterfront Overlay shall be presented to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. The PUD zoning case will need to be review and a recommendation from the Waterfront Planning Advisory Board prior to Planning Commission.

Show boundaries and location of all primary and secondary setback lines and computation of the gross square feet contained with each setback. [Sec.25-2-712, 721]; and how the PUD is superior to this requirement.

Riverside Drive and Barton Springs are scenic roadways. Please clarify if the existing billboard is located on this property and will be removed. Sign ordinance regulates the relocation and removal of billboards.

This is within the Bouldin Neighborhood Plan.

Additional comments may be generated at time of PUD submittal.

Dev Assessment - Environmental - Mike McDougal - 974-6380

Please note that Ch 245/HB 1704 status (grandfathering) has not been reviewed by COA as this submission is a development assessment. The comments listed below do not constitute an actual environmental review, but rather are identifications of potential major issues that may occur based on current Code.

EV 01 The proposed project is not located over the Edwards Aquifer Recharge Zone. This site is in the Ladybird Lake Watershed, which is classified as an Urban Watershed. Impervious cover is not limited by environmental review in this watershed class; therefore the zoning district impervious cover limits will apply.

EV 02 A tree survey must be provided for the limit of construction and the area adjacent to the limit of construction. The tree survey must be no older than 5 years. Tree protection, tree mitigation, and heritage tree preservation are required for this property.

EV 03 Erosion / sedimentation control must be shown on the plan set.

EV 04 Please refer to site plan review comments for consideration of zoning changes executed through a single-building PUD.

EV 05 The applicant is advised that a portion of the property is located in the fully developed 100 year floodplain.

Dev Assessment - Drainage Engineering - Jennifer Back, P.E. - 974-6361

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DE 1. In the support material, it does not mention what the proposed impervious cover would be. A formal waiver request for detention will be required if there is an increase in the storm runoff at any point. It is suggested that the process is started during the PUD approval process so it can be incorporated into the PUD documents.

Dev Assessment - Water Quality - Jennifer Back, P.E. - 974-6361

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WQ 1. At 1.53 acres, this site would not be eligible for Fee In Lieu of Water Quality Controls. Commercial sites are limited to 1.0 acres. However, a combination of water quality controls can be utilized to reduce the untreated runoff to less than 1.0 acres and Fee In Lieu would then be an option.

Dev Assessment - Transportation - Shandrian Jarvis - 974-2628

- TR1.** A traffic impact analysis is required. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Please contact Joe Almazan at 974-2674 to determine the scope for the analysis.
- TR2.** When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2)]
- TR3.** Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards.
- TR4.** Show the location of 7 foot sidewalks according to City Standards along South First and Riverside Drive. LDC, Sec. 25-6-352; TCM, 4.2.1.
- TR5.** The minimum parking requirement for multifamily and retail use can be found in Appendix A: Tables of Off-Street Parking and Loading Requirements. LDC, 25-6, Appendix A.
- TR6.** In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Mesa Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80 percent of that prescribed by Chap. 25-6, Appendix A.
- TR7.** All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for:
- stall width
 - depth of stall 90 degrees to aisle
 - aisle width
 - width of stall parallel to aisle
 - module width
 - angle of parking stalls.
- TR8.** Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required, and the number of parking spaces provided by type (standard, compact, handicapped). LDC, 25-6-472, Appendix A.
- TR9.** Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2. If a waiver from the TCM standards is sought, please include in the formal request a description of the hardship in meeting the TCM requirements and a description of how public safety will be ensured with the alternate proposal.

- TR10.** Dimension the driveway curb return radii on site plan. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2.
- TR11.** Driveways must be separated from intersection right-of-way lines by 100 feet or 60 percent of the parcel frontage, whichever is less. TCM, 5.3.1.J. This distance is measured at the property line from the edge of the driveway to the extension of the right-of-way lines. See Fig. 5-2, TCM.
- TR12.** All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without written approval from the adjacent property owner. TCM, 5.3.1.G.
- TR13.** Driveways on divided streets must be designed to align with median breaks or be offset by a minimum of 100 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of median breaks (existing and proposed) and dimension the offset, or indicate that there are none.
- TR14.** Driveways to major arterial streets and Hill Country Roadways must have a minimum throat length of 50 feet, measured from the edge of the pavement to the first conflict point at the entry. TCM, Table 5-2.
- TR15.** Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2.
- TR16.** FYI: **This site is required to comply with Subchapter E of Section 25-2 of the City's Land Development Code. The requirements of Subchapter E pertinent to the site are dependent upon the site's principal roadway type; and South First is defined as a Core Transit Corridor (CTC).
- TR17.** Additional comments may be provided when more complete information is obtained.

Dev Assessment - Flood Plain Review - David Marquez - 974-3389

- FP1.** FYI- To have underground parking, the building will need to be a multi-use structure. A residential structure will have the lowest floor elevation at the lowest parking elevation and will not meet our free board requirements.
- FP2.** A flood proofing certificate will be needed for the development proposed. This certificate will certify that the freeboard requirements are met.
- FP3.** The finished floor elevation and elevation to the entrance of the parking garage will both need to meet the City's free board requirements. The highest adjacent grade that is in the AO zone floodplain will set the finished floor requirements. The floodplain elevation of this AO zone is the elevation at grade plus 1 foot. The finished floor elevation and elevation to the entrance of

the parking garage will then need to be 2 feet above the floodplain elevation per our CBD code requirements.

FP4. The floodplain will need to be delineated.

FP5. Structural certification will be needed that certifies the structure will be built in accordance to ASCE 24-05.

FP6. It appears that a floodplain variance will be needed. To obtain an administrative variance, all requirements that are in the Land Development Code 25-7-92 will need to be met. Access from the lot will most likely meet the safe access requirement if the entrance to Riverside is as far to the south eastern property line and the entrance to South 1st street is as far to the north as possible.

Dev Assessment - Industrial Waste - John McCulloch - 972-1060

IW1. No requirements at this stage of the development process.

Dev Assessment - Electric - David Lambert - 322-6109

EL 1. The proposed building footprint appears to be too close to the existing overhead electric lines along South First.

The building must meet all OSHA, National Electric Safety Code, and Austin Energy clearance requirements.

EL 2. Per Subchapter E, no tree may be planted within 10' of the overhead electric conductors, which are on the end of cross arms that extend 4' from the center of the electric pole line. So, no trees within 14 feet of the electric pole line.

No tree may be planted within 5' of the transformer pads and only Utility Compatible trees within 10' of the pads.

EL 3. There must be 5' between and around any transformer pads into which no portion of the building or other utilities may encroach.

Additional clearance requirements relating to the transformers' distance from windows, doors, and fire escapes apply as well. The architect must take these into account when designing the building.

EL 4. Any relocation of existing electric facilities shall be at developer's expense.

EL 5. Michael Pittman at ph. 505-7678 is the initial Austin Energy contact for electric service design.

Dev Assessment - Subdivision - Don Perryman - 974-2786

SR1. Based upon the supplied information, it appears that the site is not a legally subdivided lot and a new subdivision application may be required.

SR2. If you have any questions regarding the tracts status as a legal lot, please contact me directly.

Dev Assessment - WWW - Neil Kepple - 972-0077

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Depending on the timing of the proposed site plan application, fire flow requirements, and the completion of ongoing improvements to the water infrastructure (ie project 2010-0537) service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

PARD Planning & Design -- Chris Yanez -- 974-9455

PR1. The parkland dedication ordinance [LDC Section 25-1-601] will apply to any site plan that proposes 3 or more dwelling units as defined by LDC Section 25-1-21(35).

Traffic Control Review - Javier Martinez - 974-1584

No review required at this time.

Green Building Review - Richard Morgan - 482-5309

The standard Green Building language for PUDs is below. It should be incorporated into the restrictive covenants of the PUD ordinance.

All buildings will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB approval of the rating application.

Dev Assessment - Fire Review - Ralph Castillo - 974-0192

No outstanding issues noted at this time, Site Plan must comply with the Fire Code.