ZONING CHANGE REVIEW SHEET

ENVIROMENTAL COMMISSION DATE: January 3, 2018

CASE: C814-2017-0001 – 425 W. Riverside PUD

ADDRESS: 425 W. Riverside Drive

OWNER/APPLICANT: Ronald A. Nelson and Molly Belle Properties (Ronald Nelson, Trustee)

AGENT: Armbrust & Brown (Richard Suttle)/Stream Realty (David Blackbird)

ZONING FROM: CS-1-V-NP **TO:** PUD-NP

AREA: 1.45 acres (63,162 sq. ft.)

SUMMARY STAFF RECOMMENDATION:
Planning and Zoning staff recommends PUD zoning with conditions.

DEPARTMENT COMMENTS:
The site is 1.45 acres located within the Bouldin Creek Neighborhood Planning Area, the South Shore Sub-District of the Waterfront Overlay, and the South Central Waterfront Plan district Current zoning is commercial–liquor sales-vertical mixed use-neighborhood Plan (CS-1-V-NP)(**See Aerial Map**). The future land use map (FLUM) of the Bouldin Creek Neighborhood Plan designates this property for mixed-use. The applicant is requesting planned unit development (PUD) district zoning for a mixed use project to include approximately 270,525 square feet of office, 21,045 square feet of retail and ten residential units with a maximum height of 195 feet (see **Exhibits C & D - Land Use Plan & Notes**).

The South Cental Waterfront Plan (SCWP) was adopted by the City Council, June 16, 2016. The boundaries of the SCWP district are South First Street on the west, Blunn Creek to the east, Lady Bird Lake to the North, Riverside Drive and East Bouldin Creek to the south (**Exhibit A**). The plan "strives to be a model for how a district-wide green infrastructure system paired with quality urban design and an interconnected network of public spaces, streets, lakeside trails and parks can provide a framework for redevelopment. A district approach can also coordinate public and private investments to leverage maximum impact and provide for district-wide value capture to fund affordable housing and other community benefits." A link to the Council approved plan can be found here: ftp://ftp.ci.austin.tx.us/npzd/Austingo/SCW_Vision_Plan_LatestEdition.pdf.

The SCWP provides specific recommendations for creating an interconnected expansion of open spaces, trails and green streets, and for achieving up to 20% of new affordable housing units as the district grows. The SCWP provides specific analysis for each of the properties within the district and how they may contribute to the overall goals of the plan. The applicant's request for a maximum height of 195 feet for this site is consistent with the SCWP (see **Exhibit A-1**). Additionally, this tract has limited ability to provide on-site street network improvements or park and trail amenities. It is proposed to have predominately an office use so can provide limited on-site affordable housing. The SCWP addresses sites like this through a financial contribution which can be used within the district for public improvements and community benefits as identified in the SCWP. The SCWP contemplates the creation of a Public Improvement District (PID) as the repository for district contributions. The SCWP

also uses Tax Increment Financing (TIF) to generate funding for proposed public benefits within the District. The SCWP TIF has not yet been created for the district.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, affordable housing and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree and thus is superior to development which could occur under conventional zoning and subdivision regulations.

To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

This application meets Tier 1 requirements and meets or exceeds the following Tier 2 elements (see attached Superiority Table, **Exhibit B-1**):

-Environment/Drainage (will comply with current code, no grandfathering claims).
- -treat 100% of stormwater using on-site green water quality controls.
  - -2,500 sq ft green roof
  - -800 sq ft of landscaping area
  - -1,000 sq ft of rain garden or additional landscaping
  - -25% of capture volume collected via a rainwater harvesting system
  - -100% irrigation provided via rainwater and condensate collection
  - -Rain gardens will treat 800 sq feet of currently untreated ROW.
- -Reduce impervious cover from existing near 100% to 95%.
- -Native trees and plants for landscaping requirements.
- -Minimum of 1000 cubic feet of soil per tree planted (**EXHIBIT G**).
- -Integrated Pest Management.
- -Construct an extension of the future reclaimed water line into the SCWP District and plumb the PUD to be ready for reclaimed water when full extension is complete.

-Art in Public Places

-Transportation
- -Complete Streets adjacent to site.
- -Dedication of Right of Way for bike lanes on Riverside and Barton Springs Road, as identified in the SCWP (**EXHIBIT E**).
- -Improvements to two Capital Metro bus stations (Auditorium Shores & S. 1st St).
- -Participate in the COA's Transportation Demand Management (TDM) program.
- -Bike Valet

-Building Design
- -Minimum of six points under Sub Chapter E.
- -100% Pedestrian oriented uses along the Principal Roadway (S. 1st St) and all intersection corners will be activated with pedestrian oriented uses and open spaces (**EXHIBIT F**).

-Affordable Housing
- -If residential uses are included, 10% of owner occupied units will be made permanently available to households with incomes at 80% (MFI).

-Contribute $6/sqft for bonus area above baseline of 121,566 sqft. This is approx. 234,132sqft = $1,458,792 to Housing Trust Fund or South Central Waterfront PID. This is per the Tier 3 PUD Density Bonus requirement.

The proposed request will require the following variances from the Waterfront Overlay:

-Allow pedestrian oriented uses above the ground floor.

-Building design standards (mirrored glass, building basewall, distinctive building top, horizontal building façade).

-Height restriction (from 60 feet to requested 195 feet) and envelope angle from Riverside Drive.

A list of the proposed Code Amendments (**EXHIBIT B-2**) is provided after the Superiority Table.

The PUD process requires an initial Development Assessment be presented to the Environmental Commission and City Council. On December 7, 2016 the PUD proposal was presented to the Environmental Commission. The following comments were made by Commissioners:

ENVIRONMENTAL COMMISSION COMMENTS (December 7, 2016):

-Interested in seeing innovative approaches to providing on-site environmental superiority.
-Make sure this isn't just another "Run-Tex" PUD with no real community benefits.
-Would like to see this project help improve the air quality in the adjacent park/trail areas.

SOUTH CENTRAL WATERFRONT PLANNING ADVISORY BOARD:

The South Central Waterfront Planning Advisory Board created a working group to focus on the PUD application. The working group has met 3 times and provided feedback to the applicant and City staff. The PUD application will be presented to the full Advisory Board after the Environmental Commission public hearing.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-1-V-NP	Restaurant
North	PUD	Multifamily
South	CS-1-V-NP & P-NP	Restaurant & Office
East	CS-1-V-NP	Restaurant
West	P-NP	Performing Arts Center

PLANNING AREA: Bouldin Creek **TIA:** Yes
WATERSHED: Lady Bird Lake (Colorado River) **DESIRED DEVELOPMENT ZONE:**YES

CAPITOL VIEW CORRIDOR: N/A **HILL COUNTRY ROADWAY:** N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Preservation Austin
Sierra Club, Austin Regional Group
South Central Coalition

SCHOOLS:
Travis Heights Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-02-0031 Bouldin Creek Neighborhoood Plan Adoption	CS-1 to CS-1-NP	Recommended CS-1-NP	Approved CS-1-NP (5-23-2002)
C14-2007-0220 425 W. Riverside Dr.	Add Vertical Mixed Use	Recommended adding V	Approved adding V (12-13-2007)
C814-2012-0071 422 W. Riverside	LI-NP to PUD-NP	Recommended PUD-NP	Approved PUD-NP (10/18/2012)
C814-06-0106 208 Barton Springs Rd	L-NP & CS-1-NP to PUD-NP	Recommended PUD-NP	Approved PUD-NP (2/15/07)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S. 1st St.	116’	80’	Arterial	Yes	Yes	5- Woodrow/S 5th 10 – S 1st/Red River 30 – Barton Creek Square 110 South Central Flyer
Riverside Dr.	85’	65’	Arterial	Yes	Yes	1 – Metric/S. Congress 7 – Duval/Dove Springs 20 – Manor Rd/Riverside 142 – Metric Flyer 483 – Night Owl – Riverside 486 – Night Owl - So Co 801- N Lamar/So Co 935 – Tech Ridge Express 985 & 987- Leander/Lakeline
Barton Springs Rd.	100’	60’	Arterial	Yes	Yes	5- Woodrow/S 5th 30 – Barton Creek Square

CITY COUNCIL DATE: Scheduled for February 1, 2018 **ACTION:**
ORDINANCE READINGS: 1st **2nd** **3rd**
ORDINANCE NUMBER:
CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604

MASTER REVIEW REPORT

CASE NUMBER: C814-2017-0001
CASE MANAGER: Andrew Moore PHONE #: 512-974-7604

PROJECT NAME: 425 W. Riverside PUD UPDATE: 3

SUBMITTAL DATE: October 10, 2017
REPORT DUE DATE: October 31, 2017
FINAL REPORT DATE: November 15, 2017
REPORT LATE: 15 days

LOCATION: 425 West Riverside Drive (District 9)

STAFF REVIEW:

- This report includes all comments received to date concerning your proposed planned unit development. The PUD will be scheduled for Commission when all requirements identified in this report have been addressed.
- 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, PLANNING AND ZONING DEPARTMENT, 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.

ALL COMMENTS HAVE BEEN CLEARED OR AT INFORMAL.

AE Green Building Program – Sarah Talkington - 512-482-5393.

Comments cleared.

Electric Review - Eben Kellogg – 512-322-6050

Comments cleared

Heritage Tree Review - Jim Dymkowski - 512-974-2772

FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

UPDATE 1: 5-9-17
UPDATE 2: 8-25-17
UPDATE 3: 10-25-17

HT 1 **UPDATE 3: Comment cleared for the PUD review stage. This commitment to a minimum of 100 inches of trees will need to be realized on the site plans for the PUD prior to their approval.**

HT 2 As previously mentioned in the development assessment review, the PUD would need to commit to providing adequate soil volume for these proposed trees. This would include a minimum soil volume of 1,500 Cu. Ft. for each tree at a depth minimum depth of 3'.
UPDATE 1: Please show how at the proposed spacing between street trees the PUD can achieve 1,500 Cu.Ft per tree. See HT 1 response. The proposed rain garden areas would not seem to be able to meet this area requirement if they were walled confined spaces. Please clarify if the planting zone is truly 8 feet or if it will really be 7.5 feet or less to account for the curb or any type of moisture barrier between the zone and back of curb. Comment pending.
UPDATE 2: Staff is still unclear how the overall inches to be planted number was derived as I only received one of the two exhibits mentioned in your response. Please provide at our next meeting for review. Soil volume will also be discussed and the commitments and exhibits needed for the final PUD document. Comment pending.
UPDATE 3: Thank you for the additional information and calculations. While the PUD proposed planting of a larger diameter street tree could be considered for some environmental superiority, it would normally be a proposal to plant more trees than what would be required that would carry more weight. The PUD proposes a starting overall total frontage a bit less than the current code scenario. It also proposes an additional loss of frontage to accommodate greater options for alternative transportation with two new bus stops. These additional losses in total only allow the PUD scenario to plant one additional tree than the current code option. In this case, it will be the guarantee to plant a shade tree of higher quality that will carry some environmental superiority. To this point, because a multiplier has been used in both calculations to estimate loss due to utility conflicts and not on the ground verification staff is still not able to support the overall tree planting estimates.

Please also revise your soil commitments and notes to be consistent with the last update. These should include the larger 1540 CY soil volume required in locations other than ones with utility conflicts. In those cases where it is proven utility conflict then 1000 CY minimum is accepted with the use of soil cells. Comment pending.

HT 3 All trees proposed should come from the ECM appendix F. Please revise PUD note #21.
UPDATE 1: Please revise the note, as it should only reference appendix F, not native or adaptive. Comment pending.
UPDATE 2: For greater environmental superiority, the PUD should propose for tree planting a tree and planting guideline that would include things like better nursery standards for form and growth and handling/planting standards.
UPDATE 3: Using the ANSI planting standards is acceptable but not superior, as these would be done anyway. Please explore additional standards for tree quality, to assure the best possible tree stock is available for the PUD. These could include presence of visible root flare a time of planting and no girdling roots. Comment pending.

FYI: Comments may be cleared informally.

Transportation Planning – Katie Wettick - 512-974-1605

TIER 1 REQUIREMENTS (Division 5. Planned Unit Developments)

TR1. Requirement 2.3.1.G Public Facilities: clarify how the proposed Complete Streets and ROW dedication will be superior to the current Complete Streets Policy Ordinance #20140612-11 and Core Transit Corridor ROW standards.
U1: Please demonstrate compliance with street designs discussed in meeting at ATD on 5/19/2017.
U2/U3: Streetscapes comply as requested; comment pending final ATD and TIA approval.

TR2. Comment cleared.
TR3. Comment cleared.

TR4. Requirement 2.3.2.B Commercial Design Standards: Specifically clarify how the PUD will exceed Core Transit Corridor Standards.
U1: Please demonstrate compliance with street designs discussed in meeting at ATD on 5/19/2017.
U2/U3: Streetscapes comply as requested; comment pending final ATD and TIA approval.

TIER 2 REQUIREMENTS (Division 5. Planned Unit Developments)

TR5. Comment cleared. Great Streets not applicable because site is subject to Subchapter E.

TR6. Comment cleared.

TR7. Requirement Transportation: 1. Clarify how the proposed Complete Streets will be superior to the current Complete Streets Policy Ordinance #20140612-11. 2. Core Transit Corridor sidewalk construction is already required; clarify how this PUD will provide superior sidewalk construction. 3. Clarify how the specific bicycle and pedestrian facilities elements will be superior to Core Transit Corridor requirements; once received, this reviewer will forward to ATD

and PWD for review. Associated comments will follow.
U1: Please demonstrate compliance with street designs discussed in meeting at ATD on 5/19/2017.
U2/U3: Streetscapes comply as requested; comment pending final ATD and TIA approval.

TR8. Comment cleared.
TR9. Comment cleared.

CODE MODIFICATIONS

TR10. –TR13 Comments cleared.

ZONING

TR14. Comment cleared; informational.

TR15. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.
U2/U3: Demonstrate compliance with requirements provided in TIA memo.

TR16. Existing Street Characteristics:

Name	**ROW**	**Pavement**	**Classification**	**Sidewalks**	**Bike Route**	**Capital Metro (within ¼ mile)**
S. 1st Street	116’	80’	MAU4/6	Yes	Yes	Yes, Stop ID 1567
W. Riverside Dr.	85’	65’	MAU4	Yes	Yes	Yes, Stop ID 2763
Barton Springs Rd.	100’	60’	MNR4	Yes	Yes	Yes, Stop ID 1718

TR17. Comment cleared. Understood wayfinding signs proposed in Downtown Austin Wayfinding Program are shown to be located on private land not owned by the applicant. Applicant is willing to work with Urban Design on wayfinding strategies during site plan process.

Environment Officer – Andrea Bates - 512-974-2291

Update 1 (U1): May 19, 2017
Update 2 (U2): September 1, 2017
Update 3 (U3): November 1, 2017

EO 1. The Superiority Table states that the PUD will include 7,520 square feet of open space, which is 12% of the site area. Please provide additional information about the location and character of the proposed open space. Where will it be located on site? Will it be a vegetated area or hardscape?

U1: Please identify the proposed open space areas on the land use plan and calculate the size of each area. Please provide additional details about the elevation and connectivity of the plaza areas. The open space should be accessible and identifiable as a public area; it should not be fragmented into a sidewalk level and a building entrance level with an elevation change, stairs, railing, etc.
U2: Open Space A looks like it meets the requested criteria in U1. The bike lane shown as Open Space B should not be counted as open space. Please discuss Open Space C with staff; from the exhibit it looks like the elevated patio will comprise most of the open space at the corner of 1st and Barton Springs.
U3: The proposed Open Spaces A, B, C, and D (green roof) are acceptable, as is the minimum commitment of 15% of the site. However, please prepare an open space exhibit that can be included with the PUD ordinance. (Something like the submitted exhibit can be used, but it currently says "for informational purposes only – Update 2"). This comment can be cleared informally.

EO2. As proposed, the PUD does not meet the Tier 1 open space requirements. The Tier 1 requirement would be 20% of the tract for an office use, or less "if other community benefits are provided." Staff does not believe that the proposed community benefits are adequate to compensate for the reduced open space. The PUD does not currently meet the Tier 2 open space element either; Tier 2 requires a 10% increase from Tier 1 requirements, not an increase from the baseline open space requirements in Subchapter E.

U1: Comment pending; please provide additional information regarding other community benefits that will be provided. It is possible that the off-site raingarden could be considered open space if the area is designed as a public plaza.
U2: Comment pending. The Subchapter E requirements are not relevant to the PUD, because there are specific Tier 1 and Tier 2 requirements for open space. I agree that the site might qualify for the reduction if other community benefits are provided; please provide additional information regarding community benefits that will be provided in lieu of on-site open space. Please remove references to Subchapter E from the Tier 2 open space element. It can stay in Tier 1 as written if you like, but it is misleading to cite the Subchapter E requirement as the baseline for Tier 2 superiority. As proposed, the PUD does not meet the Tier 2 open space element, and it will only meet Tier 1 if other community benefits are provided.
U3: The minimum commitment of 15% open space meets the Tier 1 requirement given the other community benefits provided by the project. However, the PUD does not meet the Tier 2 requirement and will not receive environmental superiority credit for additional open space. Please delete the current language in the Tier 2 open space element. This comment can be cleared informally.

EO3. Please confirm whether planting 5" caliper street trees at 22' to 28' on center is feasible for the proposed project. The Tier 1 Landscaping element should be updated to state that all plant materials shall be included in the City's "Grow Green Native and Adapted Landscape Plants" guide, rather than referring to low water use, drought tolerant species. Please update the table to clarify that trees shall be selected from ECM Appendix F, not "compatible" with Appendix F.

U1: Comment pending. Please revise the landscaping element in the superiority table to specify that all plant materials shall be selected from the City's "Grow Green Native and

Adapted Landscape Plants" guide and that trees shall be selected from ECM Appendix F. The existing language is not specific enough (and delete "where possible"). Please specify the minimum soil volume to be provided for the street trees, and provide additional information about how that volume will be achieved. This may require a commitment to using Silva cells. As proposed, the project does not achieve landscaping superiority; we recommend committing to 1,500 cubic feet of soil volume using Silva cells where necessary, and providing stormwater irrigation for the landscape areas (e.g., using cisterns).

U2: It does not appear that going from 30-foot to 28-foot minimum spacing actually results in additional street trees. Increasing the caliper inches is not as important as increasing the number of trees planted. Please clarify how the number of street trees exceeds current code requirements. Please move the language regarding species diversity, plant selection, and Grow Green from the "Tree plantings use Central Texas seed stock…" Tier 2 element to the Tier 1 landscaping element. Please specify the non-potable water sources to be used for landscape irrigation.

U3: Comment cleared. The Heritage Tree reviewer and I have several remaining questions about the total caliper inch and soil volume calculations. However, these can be addressed informally.

EO5. Please provide additional information about the water quality controls proposed within the ROW. Which street(s) will include ROW controls? How much area will they treat? Who will maintain the controls in the ROW after construction?

U1: Please identify the location and size (length, width, depth) of the proposed rain garden, and calculate the approximate treatment area based on the proposed size. This offsite treatment should be described in the superiority table under the "Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size."

U2: Staff would like the PUD to include rain gardens in the adjacent right-of-way(s), treating as large of a drainage area as possible, as well as the off-site rain garden at Congress Ave. The off-site rain garden is an important component of the PUD's environmental superiority. Please provide the information requested above; partial credit can be provided if the drainage areas are meaningful but less than 10 acres.

U3: What is the size (i.e., square footage) of the off-site area to be treated? This question can be addressed informally.

EO7. The superiority table states that the PUD will not modify the existing 100-year floodplain. Will the PUD include development within the floodplain? If so, that would probably be considered a floodplain modification.

U1: If development is proposed in the floodplain, then the PUD will be modifying the floodplain as the term is used in this context. Please delete the response in the superiority table, which states the contrary. The development will be required to comply with 25-8-364 in addition to the floodplain requirements in 25-7.

U2: In this context, floodplain modification means a vertical or horizontal change in the cross section of the 100-year floodplain (see the definition in 25-8-1(10)). Development in the floodplain will be a floodplain modification under 25-8-364. This is separate from the floodplain requirements in 25-7. The PUD will probably be able to meet the current

code requirements for floodplain modification, given the existing site conditions. However, it does not qualify for this superiority element; please delete the response.
U3: Comment cleared.

EO8. Please confirm whether it is feasible to acquire 5" caliper Appendix F street trees using Central Texas seed stock. Please provide additional details about the soil volume proposed for the street trees; staff's preference for large trees is 1,500 cubic feet of soil.

U1: A commitment to use Central Texas seed stock is not the same a planting native species. Please confirm with the Heritage Tree reviewer that it is possible to find 5" caliper trees of the selected species that have been raised locally. In staff's experience, tree stock of the selected species is grown elsewhere. Please specify the minimum soil volume to be provided for the street trees, and provide additional information about how that volume will be achieved. This may require a commitment to using Silva cells.
U2: Please reviewable criteria for "adequate soil quality" and "superior drainage" within tree wells, or delete those statements from the superiority table. Please delete the statement that the PUD will utilize Central Texas seed stock, since it is not a commitment that can be written into the ordinance. Please modify the response to provide more detail about the soil volume; incorporate some of the additional information from the exhibit. Per EO3, move the language regarding species diversity, plant selection, and Grow Green from the "Tree plantings use Central Texas seed stock…" Tier 2 element to the Tier 1 landscaping element.
U3: Comment cleared.

EO9. As proposed, the PUD does not yet demonstrate environmental superiority. Staff understands the constraints of the small, urban site with few environmental features. However, the South Central Waterfront Plan calls for a district-wide approach to open space, green infrastructure, and eco-services. Staff would like to meet to discuss the PUD's potential contributions to off-site open space and/or green infrastructure improvements, as envisioned in the SCW Plan.

U1: Please provide additional information about the proposed off-site rain garden (e.g., location, size, layout, volume treated). To receive credit in the PUD, it must be clear that the applicant has the ability to complete this project. Are the necessary agreements with the City in place?
U2: Comment pending. The off-site rain garden and beneficial use requirement are key elements of the PUD's environmental superiority. Please continue to work out the details of both proposals with staff. On the beneficial use side, staff would like the PUD to incorporate a green roof, green wall, and/or internal use of storm water in order to beneficially use a larger percentage of the site's water quality volume.
U3: After working through the challenges of meeting the 95th percentile beneficial use standard on this site, staff has refined the CodeNEXT proposal for sites with more than 80% impervious cover. We will contact the applicant's team with details on the new proposal. We are optimistic that revisions to achieve the new standard can be addressed informally. Since the PUD is not proposing to construct the improvements for the plaza at Barton Springs and Congress, staff is requesting that the PUD commit to using reclaimed water by extending purple pipe along the length of the property and plumbing the building for indoor use of reclaimed water. Austin

Water can provide additional details about the request. Use of reclaimed water will contribute to the project's environmental superiority; however, WPD requests that reclaimed water not be used for irrigation given the site's proximity to the lake. Finally, we are still interested in the possibility of a green wall; what are the applicant's thoughts on whether that would be feasible for the project? Comment can be cleared informally.

EO10. U1: Please delete the response to the superiority element "Provides water quality controls superior to those otherwise required by code." The commitment to using green controls and providing controls for offsite areas are addressed under different superiority elements.

U2: There are three superiority elements related to water quality: superior controls, green controls, and off-site treatment. We agree that the project's commitment to beneficial use can be listed under the first element, "Provides water quality controls superior to those otherwise required by code." Please specify the volume of water that will meet the beneficial use standard; "a portion" is not specific enough. Delete the reference to green controls from the "superior controls" element, because it is covered under the subsequent superiority element. (The PUD gets credit for both; however, the superiority table should not list the same information in multiple places.)

U3: The superiority table will need to be updated to reflect the new approach for beneficial use. Changes can be addressed informally.

EO11. U1: In general, all superiority elements and requested code modifications should be reflected in the superiority and code modification tables rather than in notes to the land use plan. The superiority and code modification tables will be used to draft the PUD ordinance. Notes should only be used if necessary to provide a level of detail beyond what will be written into the ordinance. The existing environmental notes are very general and could create unanticipated conflicts or confusion at the time of site plan review. Please delete all of the existing Environmental Notes and incorporate that information into detailed responses in the superiority table. (New notes with specific details may be added later on if necessary.)

U2: I understand that PAZ wants the notes to remain; I will provide feedback on the language if needed prior to Commission and Council review. However, the superiority table should still include detailed information because it is an important resource during the public review process. I think the PUD should also include a code modification table; I will confirm with PAZ.

U3: Some notes will need to be updated to respond to the above comments. Changes can be addressed informally.

EO12. U3: In the Tier 1 Landscaping superiority element, please revise #1 to state that irrigation for all landscape areas – not just *required* landscape areas, but all landscaping installed on the site – will be 100% nonpotable water from either captured rainwater or AC condensate. Given the high nutrient content of the City's reclaimed water, WPD does not want it used for irrigation on a site so close to the lake. This comment can be addressed informally.

EO13. U3: Please delete the response for the superiority element "Reduces impervious cover by five percent below the maximum otherwise allowed by code…" WPD just

confirmed with PAZ staff that the impervious cover limit under current zoning is also 95%. The PUD is not reducing the impervious cover entitlement from what could be built under current zoning. This comment can be addressed informally.

EO14. U3: Under the superiority element "Employs other creative or innovative measures to provide environmental protection," please delete the references to the green roof and the beneficial use. Both of those items are discussed elsewhere in the Tier 2 table and shouldn't be repeated here. Please revise the language on the purple pipe extension to reflect AW's (and WPD's) request. This comment can be addressed informally.

Austin Transportation Dept. TIA Review – Scott James 512-974- 2208

TIA response is pending.

Austin Transportation Dept. Bicycle and Pedestrian Review – Nathan Wilkes 512-974- 7016

#1 Corner radiuses: I'm OK with the 25' radius representation on the land use plan – Exhibit C under the assumption that these show effective radiuses and that details of ADA ramp and bikeway configurations and actual curb radiuses will be decided at site plan (while conforming to the effective radius.

#2 On exhibit C, note 4 should be removed. In the above comment we need to retain the ability to design the corners and bikeway interactions at site plan. A single curb ramp is not preferred from an pedestrian / bicycle design and may not align with ADA requirement / best practices.

#3 Bicycle Lane Width - the bicycle lane widths do not conform to the original drawing I sent in May. In the attached Exhibit C and E I have marked up width changes. In short the following are the dimentional requirements for the bicycle lane in a few scenarios: If pavement on either side of bicyle lane is not ridable than 7' is the minimum bikeway dimention.

If there is a dropoff into a rain garden there needs to be a hand rail that is recessed from the bike lane by 6" as to not incroach in the bicycle lane space (handrails should be added to re;evamt cross sections in exhibit E. If there is ridable pavement on both sides of the bike lane the minimum acceptable dimention is 6'

Comments can be addressed informally.

NPZ Drainage Engineering Review – David Marquez 512-974-3389

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.

This project is located at 425 WRIVERSIDE DR and is within the Town Lake watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

DE1. FLOODPLAIN / DRAINAGE EASEMENTS

- The flood plain must be delineated on site plans, preliminary plans and/or plats. Supporting calculations, HEC-RAS models, profiles and cross-sections are often required to properly demonstrate the adequacy of the projected flood plain. A contributing area of 64 acres or greater is required to create a "floodplain" unless the City or FEMA currently indicates the area as a floodplain. In all cases where floodplain delineation is required, its determination shall be based upon the projected full development (based on zoning or watershed) of all properties contributing to the point of consideration.

U1- Consult with Henry Price to know what is needed to develop on the site regarding floodplain regulation.

DE2. Comment cleared and to be addressed at the site plan stage. Easement may be required for floodplain. Clear floodplain requirements with the floodplain reviewer.

DE3. Comment cleared. Calculations at site plan will need to show that there is not a point discharge increase as per DCM 1.2.2. It appears that most flow will go into the storm drain system that is interconnected. Calculations will need to demonstrate that point discharge is not increased from existing conditions.

DE4. Comment cleared. Ensure drainage report is provided at site plan stage. This will need to include how the proposed ponds are not overtopping. Take conveyance of storm drain system and overflow of raingarden and 100 overflow into consideration.

NPZ Environmental Review - Mike McDougal 512-974-6380

Update #3 – Friday, October 27, 2017
EV 01 through EV 02 Update #3 Comments cleared.
Note: Consider growing vines on exterior walls (e.g., cross vine grown on exterior walls) to provide additional superiority.

NPZ Fire Review - Cora Urgena 512-974-0184

FR 1 Provide documentation which verifies that Barton Springs and West Riverside will have a minimum of 25 ft unobstructed (no curbs, medians, etc) width. Also, verify that the minimum vertical clearance of 14 feet will be maintained (no trees, etc.). If these minimum requirements cannot be met, please contact the AFD Reviewer to schedule a meeting to discuss this issue.

Update #1 - Confirm that there will be no raised buffers or islands between the driving lanes and bike lanes on Riverside and Barton Springs. Also, verify that the turning radii on all three roads comply with an interior turning radius of 25 ft and an exterior turning radius of 50 ft.

Update #2 – Provide an exhibit with dimensions for the driveway lanes which show that a 25ft unobstructed pavement width is proposed. The 2ft bike curb buffer should not be included in the width, since AFD will not drive on/over the buffer. Also, provide a full size scaled drawing showing the streets and turning radii so that AFD can verify that turns can be made without driving into oncoming traffic.

Update #3 – Comment cleared.

NPZ Flood Plain Review - Henry Price 512-974-1275

Comments Cleared.

NPZ Site Plan Review - Christine Barton-Holmes 512-974-2788

PUD ZONING (LAND PLAN)

SP 1 –SP 6 Comments cleared
SP 7 Comment cleared.
SP 8 Comment cleared, FYI only.

NPZ Water Quality Review - David Marquez 512-974-3389

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.

This project is located at 425 W. RIVERSIDE DR and is within the Town Lake watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ2. Provide the 2 year water quality designed to the City Standards. Water quality is required for sites with impervious cover greater than 8,000 SF "In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual 1.6.0 ; and new development must provide for removal of floating debris from stormwater runoff" LDC 25-8-211.
U1- Comment pending. This comment may be cleared once beneficial reuse is completed. Updates will be address informally in meetings.

WQ3. **Comment cleared**. Impervious cover is being reduced to address 2-year flows.

WQ4. **Comment cleared**. Liner is not required

U3- With the proposal of treating offsite ROW water, provide a drainage area map of treated water and discharge information from the pond. With the water quality standards having a 48 hour drawdown time and a 1' ponding depth max, the maximum treatment that a 1' raingarden can treat is 1 cubic foot per 1 square foot of area for the rain garden no matter what the infiltration rate is. Since the rainwater tank will be used for irrigation, all rain gardens should follow this standard. The new required water quality volume will be 75% of what is calculated for R table water quality volume assuming that the conservation tank will capture 25% and will meet the irrigation requirements. Provide a feasible layout of all the raingardens/ storm water control measures. Can be addressed informally.

PAZ Zoning Review – Andrew Moore 512-974-7604

Previous comments cleared.

The PUD ordinance requires code modifications to be listed on the Land Use Plan. Please add these to Exhibit D. Update can be Informal.

PAZ - Comprehensive Planning Review (South Central Waterfront Plan) – Alan Holt - 512-974-2716

Status: Informal comments.

Continue working with staff to define the community benefit contributions as specified in the South Central Waterfront Master Plan.

Wetlands Biologist Review – Ana Gonzalez - 512-974-2929

WB 1 Item 2.3.1.F, please specify how the PUD proposes to achieve treatment of all runoff on site. This specification needs to include clarification on area proposed to be treated and storm size capability as well as what types of innovative water quality controls are being proposed to achieve this level of treatment.
Update 1 Response noted. Please specify the potential best management practices that will be incorporated to achieve compliance with ECM 1.6.7, as well as Code Next provisions for Beneficial Use of Stormwater, in the language of Land Use Plan Notes, Environmental Note #20. This is especially important since, per your response to WB5, the project is not proposing to maximize the use of porous pavement, thus reducing the intended tools for achieving stormwater management requirements.
Update 2 Response noted. **Comment cleared**

WB 2 Tier One table: staff recommends that this PUD exceed the code's minimum landscaping requirements by incorporating landscape elements that enhance the ecological function of the site. The City is proposing a "Functional Green" landscape requirement as part of CodeNEXT, and this site would provide an excellent test case for the Functional Green approach. To achieve landscaping superiority, the PUD should incorporate landscape and water quality elements that enhance ecological function by: mitigating heat island; maximizing infiltration and beneficial reuse of stormwater; providing public access to green open space; maximizing soil volumes for trees on site; providing connectivity between stormwater and landscaping elements; providing habitat resources to pollinators; and avoiding the use of chemical controls for nuisance species on the landscape areas as part of an IPM plan. Please provide additional information about the proposed landscape elements within the PUD and describe how those elements provide the desired ecosystems services. Staff is happy to meet to provide additional information about the Functional Green approach.
Update 1 Response noted. Please incorporate specific language related to Functional Green. Notes #22 and #23 only specify tree elements while functional green will encompass soil, water and vegetation to evaluate the ecosystem services provided.
Update 2 Response noted. It is unclear how the project is maximizing the implementation of vegetated elements as part of the landscaping proposed. Please examine use of additional vegetated components, such as green walls and green roofs in the plan.
Update 3 Informal update.

WB 3 If the PUD proposes development within the boundary of the 100-year floodplain, please explain how floodplain modification would be addressed.
Update 1 Response noted. Although, per LDC 25-7-94 the proposed development is allowed within the 100-year floodplain, the provisions within LDC 25-8-364 still

apply. Please provide language that addresses how the proposed development will comply with these requirements.
Update 2 Response noted. Exceptions contemplated in LDC 25-7 do not preclude requirement to comply with LDC 25-8. Code contemplates mitigation alternatives for situations when restoration is deemed unfeasible: LDC 25-8-364 (C)(3), LDC 25-8-364 (D).
Update 3 response noted. **Informal update.**

WB 4 Tier Two table: environmental superiority has not been demonstrated for the tree plantings. Please specify how the PUD plans to exceed soil volume requirements, improve tree diversity, and maximize placement of trees within its boundaries. Mechanisms to achieve higher soil volumes can include silva cells and porous pavement providing soil connectivity for roots beyond tree planters.
Update 1 Response noted. Please explain how proposed tree selection will not conflict with existing overhead electrical utilities. Response does not address superiority for soil volume requirements nor species diversity maximization.
Update 2 Comment cleared.

WB 5 Tier Two table: please explain how the PUD intends to maximize the use of porous pavement within its boundaries.
Update 1 Response noted. **Comment cleared.**

Neighborhood Housing & Community Development – Regina Copic 512-974-3180

Applicant must pay a development bonus in-lieu fee to NHCD equal to $6 per bonus square foot minus the square footage provided for affordable housing on-site. The amount will be determined upon completion of the site development permit when total square footage is finalized.

PARD / Planning & Design Review - Marilyn Lamensdorf - 512-974-9372

Comments cleared.

CASE MANAGER – ANDREW MOORE – (512) 974-7604

A PRELIMINARY STAFF RECOMMENDATION CANNOT BE DETERMINED AT THIS TIME BASED ON THE INFORMATION PROVIDED IN THIS APPLICATION.

A formal update is not necessary. Below are the remaining reviewers with informal comments. These comments will need to be cleared prior to staff presentation to the Environmental Commission.

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 city engineers review the application for code compliance.

Reviewers at "Informal":
Heritage Trees: *Jim Dymkowski*
Watershed Protection (Environmental Officer): *Andrea Bates*
Wetlands Biologist: *Ana Gonzalez*
Comprehensive Planning/South Central Waterfront Plan: *Alan Holt*
NPZ Water Quality: *David Marquez*

425 W. RIVERSIDE PUD AERIAL MAP

N

SUBJECT TRACT

ZONING BOUNDARY

1' = 400'

ZONING CASE#: CD-2016-0010
LOCATION: 424 W. RIVERSIDE DR.
SUBJECT AREA: 1.45 ACRES
MANAGER: Andrew Moore

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT A-1

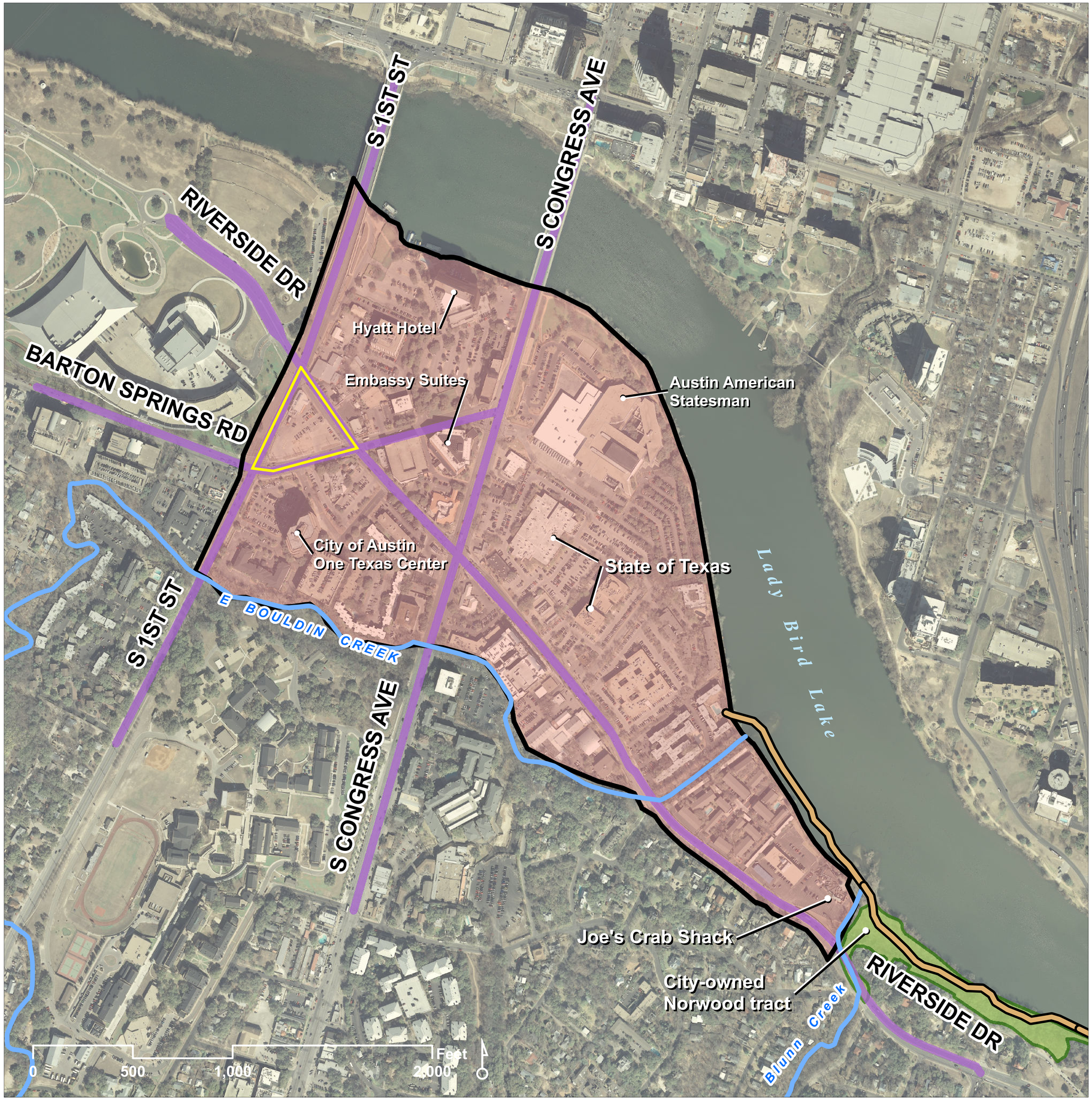
Appendix

South Central Waterfront Area Plan

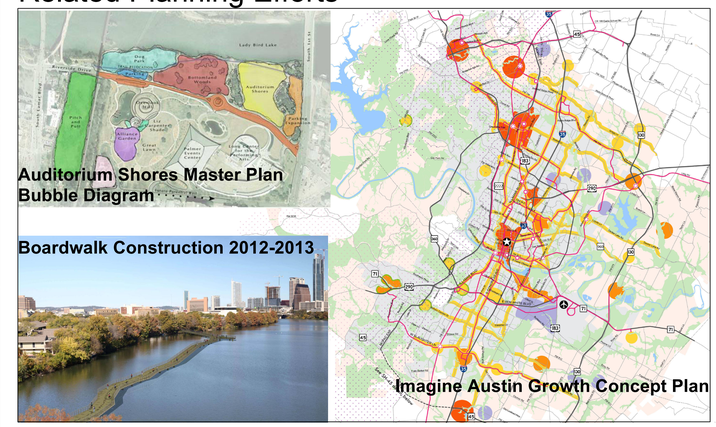
CITY OF AUSTIN
PLANNING AND DEVELOPMENT
REVIEW DEPARTMENT

Boardwalk
Principal Streets
Creeks
South Central Waterfront
Norwood tract, city-owned

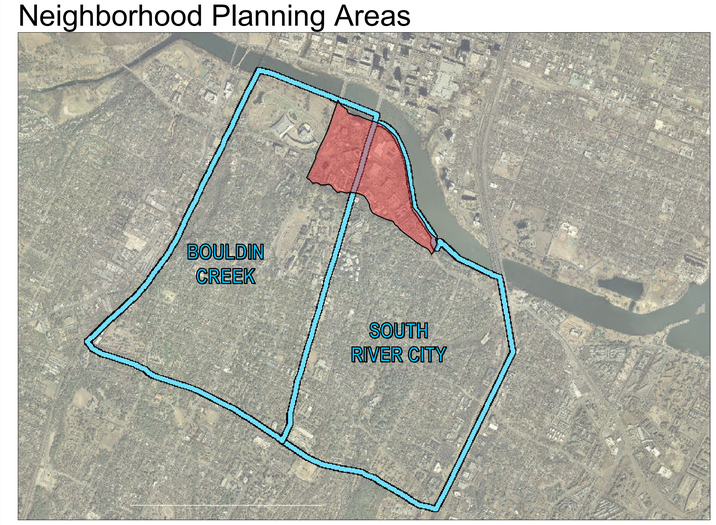
EXHIBIT A



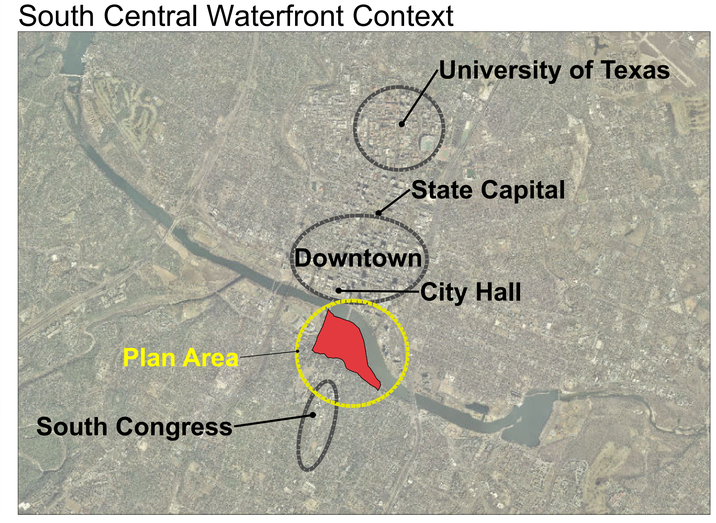
Related Planning Efforts



Neighborhood Planning Areas



South Central Waterfront Context



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

EXHIBIT B-1

TIER ONE PUD REQUIREMENTS			
LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
2.3.1.A.		Meet the objectives of the City code	The PUD meets the objectives of the City code.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (*General Intent*) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The PUD encourages high quality development, innovative design, and adequate public facilities by incorporating the concepts of the South Central Waterfront Vision Framework Plan.
2.3.1.C.	Open Space	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, 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.	This site is an urban property located near downtown, which is nearby public parkland. Since this site is an unusual triangular shape with major roadways and pedestrian oriented use requirements on all three sides, a reduction in the required percentage of open space is warranted. The reduction is permissible under PUD open space exception (2), which allows the required percentage of open space to be reduced for an urban property with characteristics that make open space infeasible if other community benefits are provided. The PUD will include 15% open space, consistent with the standards in Section 2.7.3(A).
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	The PUD will comply with the City's Planned Unit Development Green Building Program, and will meet or exceed the 2-star requirements.
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	This Property is located in the Bouldin Creek neighborhood planning area, which designates this site as mixed use on the FLUM. The PUD proposal is consistent with the neighborhood plan. There are no applicable neighborhood combining district regulations, historic areas, or landmark regulations for the Property. The PUD is within the boundaries of the South Central Waterfront Vision Framework Plan boundaries and is designed to comply with the plan. The PUD is also compatible with the adjacent properties and land uses.
2.3.1.F.	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	The Property currently consists of nearly 100% impervious cover. Environmental protection is being achieved by reducing impervious cover and treating 100% of the water quality volume on-site using innovative water quality controls outlined in COA ECM Section 1.6.7 (Green Stormwater Quality Infrastructure), to include the green stormwater quality control criteria modifications outlined in the PUD.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	The PUD proposes to include the following public facilities: 1. Complete streets on the sections of roadways adjacent to the site. 2. The setting aside of private property (approximately 8,000 square feet) to accommodate wider ROW cross-sections for Riverside Drive and Barton Springs Road. See Exhibit E.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	The PUD will meet and exceed the landscaping requirements. All trees will be selected from Appendix F of the Environmental Criteria Manual. Irrigation source for required landscape areas will be from one or more of the following sources: captured rainwater or AC condensate, and if necessary, city-supplied potable water. Where trees will be planted with a tree grate or sidewalk over their critical root zone, silva cells (or similar) will be used to maximize soil volume and prevent soil compaction. A diverse planting species shall be utilized.
2.3.1.I.	Transportation, Connectivity	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.	The PUD proposes to adhere to the street designs provided by Nathan Wilkes and Austin Transportation Department, on May 19, 2017 and confirmed on October 5, 2017. This includes the following transportation facilities: 1. Two (2) Cap Metro floating bus stops, including pedestrian gathering areas. Concrete bus pads shall be constructed in the adjacent traffic lanes. 2. Complete streets on the sections of roadways adjacent to the site, included on Exhibit C, PUD Land Use Plan. 3. The setting aside of private property (approximately 8,000 square feet) to accommodate wider ROW cross-sections for Riverside Drive and Barton Springs Road. See Exhibit C and Exhibit E. 4. Construction of multi-modal streets and public realm improvements, consistent with the South Central Waterfront Vision Framework Plan ("SCW Plan") and the plan provided by Nathan Wilkes on May 19, 2017.
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The PUD will not include any gated roadways.
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	There are no structures that are of architectural, historical, archaeological, or cultural significance.
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is approximately 1.4 acres in size. However, it is an unusual triangular shaped lot located in central Austin and has nearly 100 percent impervious cover.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*)	The PUD will comply with Subchapter E of the City's Land Development Code.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
2.3.2.B.	Commercial Design Standards	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., (*Core Transit Corridors: Sidewalks And Building Placement*)	The PUD will comply and/or exceed the sidewalk standards in Chapter 25-2, Subchapter E, Section 2.2.2. The sidewalk widths are proposed to comply with the SCW Plan and the street design plan provided by Nathan Wilkes and Austin Transportation Department on May 19, 2017. In addition, the street trees proposed will exceed Subchapter E by 3.5" per tree. In addition, the minimum caliper inches of street trees proposed (100" total) exceeds what would be required by Subchapter E.
2.3.2.C.	Commercial Design Standards	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.	The PUD will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building. Note that all three streets surrounding the site are Core Transit Corridors. South First Street is designated as the Principal Street, as noted on Exhibit D.
2.4 TIER TWO PUD REQUIREMENTS			
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), 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 Department.	
	Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	Complies with current code.
		Provides water quality controls superior to those otherwise required by code.	The project will treat on-site runoff by capturing the full water quality volume. This commitment will be realized by: 1. The site shall provide a minimum of 4,300 square feet of green/pervious area, which includes 2,500 square feet of green roof, 800 square feet of landscaping area, and 1,000 square feet of either rain garden or additional landscaping area. 2. The site will capture and provide treatment for 100% of the required Capture Volume (AKA “Water Quality Volume”), based on the proposed impervious cover, per ECM 1.6.2-A.

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
			3. Up to 25% of the required Capture Volume may be treated with a rainwater harvesting system designed to drawdown in greater than 48 hours without needing to increase the total Capture Volume, given that a water balance is provided showing that the volume will be utilized within a maximum of 28 days (using July demand). 4. The rainwater harvesting system should be sized to at least meet the irrigation demands of the minimum required on-site landscaping and adjacent street trees for a 28-day period (using July demand), as demonstrated by a water balance. 5. The remainder of the Capture Volume may be treated with green water quality control, designed per ECM standards. 6. The following rain garden design criteria shall be permitted in addition to the criteria outlined in the ECM. Rain gardens may be fed captured stormwater runoff at a controlled rate not to exceed 2.0 ft/day. Rain gardens may be fed runoff for up to 48 hours without requiring an increase in the total Capture Volume. If the feed time to the rain gardens exceeds 48 hours, the portion of the required Capture Volume that is treated by the rain gardens must be increased by dividing the volume by the BMP Design Factor, as determined by Figure 1.6.7.D-1, where WQVrwh/WQVecm = 1.0. The rain garden feed time should not exceed 120 hours.
		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	The PUD will utilize green stormwater quality controls as outlined in COA Sections 1.6.7 (Green Stormwater Infrastructure) and as modified in the PUD to treat 100% of the capture volume.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	The PUD will provide rain gardens (totaling a minimum of 800 square feet of surface area) in the right-of-way of Barton Springs Road.
		Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	The PUD will reduce the current impervious cover from nearly 100% to 95%.
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	Not applicable. There are no waterways on this Property.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
		Provides volumetric flood detention as described in the Drainage Criteria Manual.	
		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	
		Proposes no modifications to the existing 100-year floodplain.	
		Uses natural channel design techniques as described in the Drainage Criteria Manual.	Not applicable. There are no natural channels on the site.
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	Not applicable. There is no CWQZ on this Property.
		Removes existing impervious cover from the Critical Water Quality Zone.	Not applicable. There is no CWQZ on this Property.
		Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	Not applicable. There are no heritage trees on site and there are no protected trees onsite.

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
		Tree plantings use Central Texas seed stock native and with adequate soil volume.	The PUD will meet and exceed the landscaping requirements of Subchapter E through the following: 1. Irrigation source for required landscape areas will be from one or more of the following sources: captured rainwater or AC condensate, and if necessary, city-supplied potable water. 2. In planting beds, the project will provide a diverse mixture of evergreen and deciduous shrubs, perennials and groundcover. All plant materials shall be selected from the City of Austin Grow Green Native and Adapted Landscape Plants Guide, will be drought tolerant and non-toxic. A minimum of 15% of the plants provided will be pollinator plants from the Ladybird Johnson Wildflower Center list of pollinator plants for Texas. 3. The PUD will include a minimum of 100 caliper inches of street trees. If additional trees are provided beyond the minimum 100 caliper inches, the soil volume requirement shall not apply. 4. The PUD will provide superior soil volume at a minimum of 1,000 cubic feet of soil per tree. Up to 25% of this volume may be shared with adjacent trees in continuous plantings. Notwithstanding the foregoing, the City Arborist may reduce the minimum soil volume required per tree due to constructability or utility conflicts. The PUD shall provide superior tree-well drainage with the use of load-bearing soil cells. Imported soil composition will be provided that adheres to the following range criteria; 5%-25% clay, 10%-25% silt, 20%-40% clay+silt, 15%-50% sand, 3%-5% organic matter, 6%-7.9 ph, which exceeds the minimum requirements of City of Austin Standard 601S. Refer to Exhibit G (Tree Planting Details) which illustrates PUD tree planting and soil volume strategy. 5. A minimum of 2,500 square feet of roof area shall be Vegetated (Green) Roof, in compliance with the ECM – Appendix W – Performance standards.
		Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Not applicable. There are no waterways or CEFs on this Property.
		Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	Not applicable.
		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	
		Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	The Project will capture rainwater and HVAC condensate on-site and will irrigate 100% of landscape areas with captured water.
		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	
		Employs other creative or innovative measures to provide environmental protection.	1. An integrated pest management plan will be developed. 2. The building will be constructed using a purple pipe system to allow acceptance of reclaimed water supply from the City for non-potable water uses within the building. Additionally, the property will construct an extension of the future reclaimed water line, estimate to cost $349,000, in front of the site which is a community benefit outlined in the South Central Waterfront Vision Framework Plan.
	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	
	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	The PUD will participate in the Art in Public Places program.
	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	This PUD is subject to Subchapter E, but proposes far superior streetscapes and public realm designs than required. The streetscapes are designed to embody the characteristics of the SCW Plan which incorporates multi-modal transportation into the adjacent streetscapes and utilizes the right-of-way (and approximately 8,000 square feet of private property) to enhance the public realm. The street design is consistent with the design provided by Nathan Wilkes and Austin Transportation Department on May 19, 2017.
	Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	
		Provides publicly accessible multi-use trail and greenway along creek or waterway.	Not applicable. There are no creeks or waterways on the Property.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The PUD will design and construct buffered bike lanes along all street frontages, creating a superior trail connection, which shall include: 1. Bike lanes shall be a minimum of 6' in width in locations where a flush, rideable surface is adjacent to the bike lane. 2. Bike lanes shall be a minimum of 7' in width in locations where the surface adjacent to the bike lane is not rideable. 3. Visible 6" height edge detection shall be provided in locations where the bike lane is adjacent to any drop off greater than 2". The PUD will include a B-Cycle station within the ROW, subject to final design and coordination with B-Cycle, at the time of site plan. The PUD will provide bicycle valet and protected bike storage for tenants and guests. The PUD will include a minimum of six (6) electric vehicle charging stations.
	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The PUD will achieve a minimum of 6 points under Subchapter E, Section 3.3.2. Base code would require 3 points. The PUD shall comply with Façade Articulation requirements as included in Section 3.3.2(D)1, on building frontages not containing a pedestrian-oriented use.
	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) (Waterfront Overlay District Uses) in ground floor spaces.	The PUD will meet the Parking Structure Frontage requirements and at least 75% of the building frontage of all parking structures will be designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces. The PUD will include 100% pedestrian oriented uses along the Principal Roadway, S. 1st Street and all intersection corners will be activated with pedestrian oriented uses and open spaces.
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	If residential uses are provided on-site, the affordability requirements are as follows: -10% of rental units will be available for households earning no more than 50% of the Annual Median Family Income (AMI) in the Austin Metropolitan Statistical Area (AMSA). -10% of owner-occupied units will be available for households earning no more than 120% of AMI in the AMSA.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not applicable.
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The PUD will exceed applicable legal requirements for accessibility for persons with disabilities through the addition of extra accessible parking spaces and accessible bathrooms.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	**Subject**	**Code Requirement**	**The 425 West Riverside Drive PUD Meets or Exceeds the PUD Requirements As Follows:**
	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Not applicable.
Project Specific Superiority Items	Sustainability: Carbon Impact Statement Pilot	Opportunity to participate in pilot program, alongside the Office of Sustainability.	The PUD is proposed to be the first to participate in the City's Carbon Impact Statement pilot project and commits to demonstrating leadership by achieving a minimum of nine (9) points. The carbon impact statement and supporting documentation is included in the PUD update package.

CODE MODIFICATION TABLE

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT

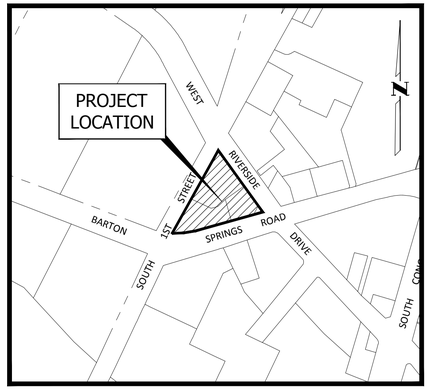
CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
Section 25-1-21(48) Height; Definitions; Measurements	Height, when used in reference to a building, means the vertical distance from the average of the highest and lowest grades adjacent to the building to: (a) for a flat roof, the highest point of the coping; (b) for a mansard roof, the deck line; (c) or a pitched or hip roof, the average height of the highest gable; or (d) for other roof styles, the highest point of the building.	Height, when used in reference to a building, mean the vertical distance from the highest finished floor elevation of a structure located on the lot or site to: (a) for a flat roof, the highest point of the coping; (b) for a mansard roof, the deck line; (c) or a pitched or hip roof, the average height of the highest gable; or (d) for other roof styles, the highest point of the building.	To allow flexibility with respect to how height is measured on the site due to the impact realized by the floodplain.
Section 25-2, Subchapter E, §2.2, 2.2.1.B., Applicability	The roadway with the highest level of priority adjacent to the lot or site is considered the "principal street" for purposes of this Subchapter. For a lot or site that is adjacent to more than one roadway of equal priority, the development shall be subject to the standards associated with the roadway with the highest level of transit services, as determined by the Director, or if the roadways do not have transit service or the level of transit service is equal, the roadway designated by the lot owner.	Section 25-2, Subchapter E, §2.2, 2.2.1.B. is clarified so that South First Street is the principal street.	All three streets surrounding the site are core transit corridors.
Section 25-2, Subchapter E, §2.5, 2.5.2.C, Lighting of Building Facades.	1. Buildings and structures shall be illuminated by fixtures that are either fully-shielded or full cut-off and may only be used to highlight specific architectural features. However, existing building mounted fixtures that are not fully-shielded or full cut-off may be replaced with lighting that is fully-shielded or full cut-off. This provision shall not apply to buildings in the downtown that are at least 120 feet tall, so long as such buildings contain no trademarked design features (not including	Section 25-2, Subchapter E, §2.5, 2.5.2.C is waived.	To allow lighting standards for the building that will be similar to downtown buildings.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
	signage) located over 120 feet above ground level.		
Section 25-2-691(D)(2) Waterfront Overlay (WO) District Uses	Pedestrian oriented uses in an MF-1 or less restrictive base district may be permitted by the Land Use Commission above the ground floor of a structure.	Section 25-2-691(D)(2) is modified such that pedestrian oriented uses are permitted above the ground floor of a structure.	To allow pedestrian oriented uses on other floors of the building.
Section 25-2-721(E) Waterfront Overlay (WO) Combining District Regulations	(E) This subsection provides design standards for buildings. (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited. (2) Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1, Article 4 (*Heliports and Helicopter Operations*), a flat roof is permitted. (3) Except in the City Hall subdistrict, a building basewall is required for a building that fronts on Town Lake, Shoal Creek, or Waller Creek, that adjoins public park land or Town Lake, or that is across a street from public park land. The basewall may not exceed a height of 45 feet. (4) A building facade may not extend horizontally in an unbroken line for more than 160 feet.	Section 25-2-721(E) is waived.	To allow consistency with the South Central Waterfront Framework Plan and greater flexibility for innovative architectural design.
Section 25-2-742(E), (F), and (G) South Shore Central Subdistrict Regulations	(E) For a structure property adjacent to and oriented toward Riverside Drive, a building basewall is required, with a maximum height of: (1) 45 feet, if north of Riverside Drive; or (2) 35 feet, if south of Riverside Drive. (F) That portion of a structure built above the basewall and oriented toward Riverside Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the basewall with	Sections 25-2-742(E), (F), and (G) are waived.	To allow consistency with the South Central Waterfront Framework Plan and greater flexibility for innovative architectural design. In addition, this site is significantly constrained because it is small, triangular

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
	the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Riverside Drive. (G) The maximum height is: (1) for structures located between the primary and secondary setback lines, the lower of 35 feet or the maximum height allowed in the base zoning district; (2) for structures located south of Riverside Drive between South Congress Avenue and East Bouldin Creek, the lower of 45 feet or the maximum height allowed in the base zoning district; (3) for structures located within 100 feet of the right-of-way of South Congress Avenue or South First Street, the lower of 60 feet or the maximum height allowed in the base zoning district; and (4) for structures located in all other areas of the subdistrict, the lower of 96 feet or the maximum height allowed in the base zoning district.		in shape, and has restrictions from both Riverside Drive and South First. Full compliance with the Commercial Design Standards on all three sides of the Property also significantly restricts the building's design.
Section 25-6-478, Motor Vehicle Reductions General	(A) Except as provided in Subsection (B) of this section, the minimum off-street parking required within the area bound by the following roads is 80% of that established by Appendix A *(Table of Off-street parking and Loading Requirements)*	Section 25-6-478 is modified such that the minimum off-street parking required within the area bound by the following roads is 60% of the total off-street parking required by Appendix A.	The mix of uses and location of the site require only 60% of the total off-street parking requirement.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
Section 5.3.1.K of the Transportation Criteria Manual	(K) All Type II and III driveways on undivided arterial streets shall be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet (measured from edge to edge). All Type II and III driveways on undivided collector streets shall be designed to align with opposing streets or driveways or be offset by a minimum of 80 feet (measured from edge to edge). All Type II and III driveways on divided streets shall be designed to align with median breaks or be offset by a minimum of 100 feet (measured from the nose of the median to the nearest edge of the driveway). Alignment of driveways with opposing streets is discouraged for signalized intersections unless approved by the Directors of the Public Works Department and the Transportation, Planning and Sustainability Department. When such a design is approved, the driveway approach may be constructed without an apron and the maximum driveway widths in Table 5-2 may be increased to match the cross-section of the opposing street. (N) The throat lengths in Table 5-2 may be reduced, if approved by the Watershed Protection and Development Review Department and the Directors of the Public Works Department and the Transportation, Planning and Sustainability Department, after considering the following factors: (3) Shallow lot depths or unusual lot configurations;	Sections 5.3.1.K and 5.3.1.N.3 of the TCM shall be waived administratively to accommodate the driveways shown on the Land Use Plan. A waiver shall be provided per Section 5.3.1.N.3 of the TCM to accommodate the driveways shown on the Land Use Plan. The driveway locations shown on the Land Use Plan are conceptual and modification and/or relocation shall be allowed during the site development process.	The sites unusual configuration and existing opposing driveways make it impossible to provide internal circulation without obtaining a waiver from the spacing requirements and a waiver to reduce throat lengths.
Section 25-6, Appendix A, Schedule C	For buildings over 300,000 square feet of floor area, a minimum of one off-street loading space is required for each 100,000 square feet.	Section 25-6, Appendix A, Schedule C is modified such that two off-street loading spaces that are 10 feet by 40 feet are required.	The majority of the project is proposed to be office uses, which do not require significant loading zones.
Section 25-7-94	Requirements in the Central Business Area	Section 25-7-94, is modified to grant a waiver to allow development of the building that encroaches into the 100-year floodplain so long as the project complies with Sections	May is ambiguous in nature and this approval is critical in order to develop the property.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
		25-7-94-(C)(1-4).	



VICINITY MAP

NOT TO SCALE
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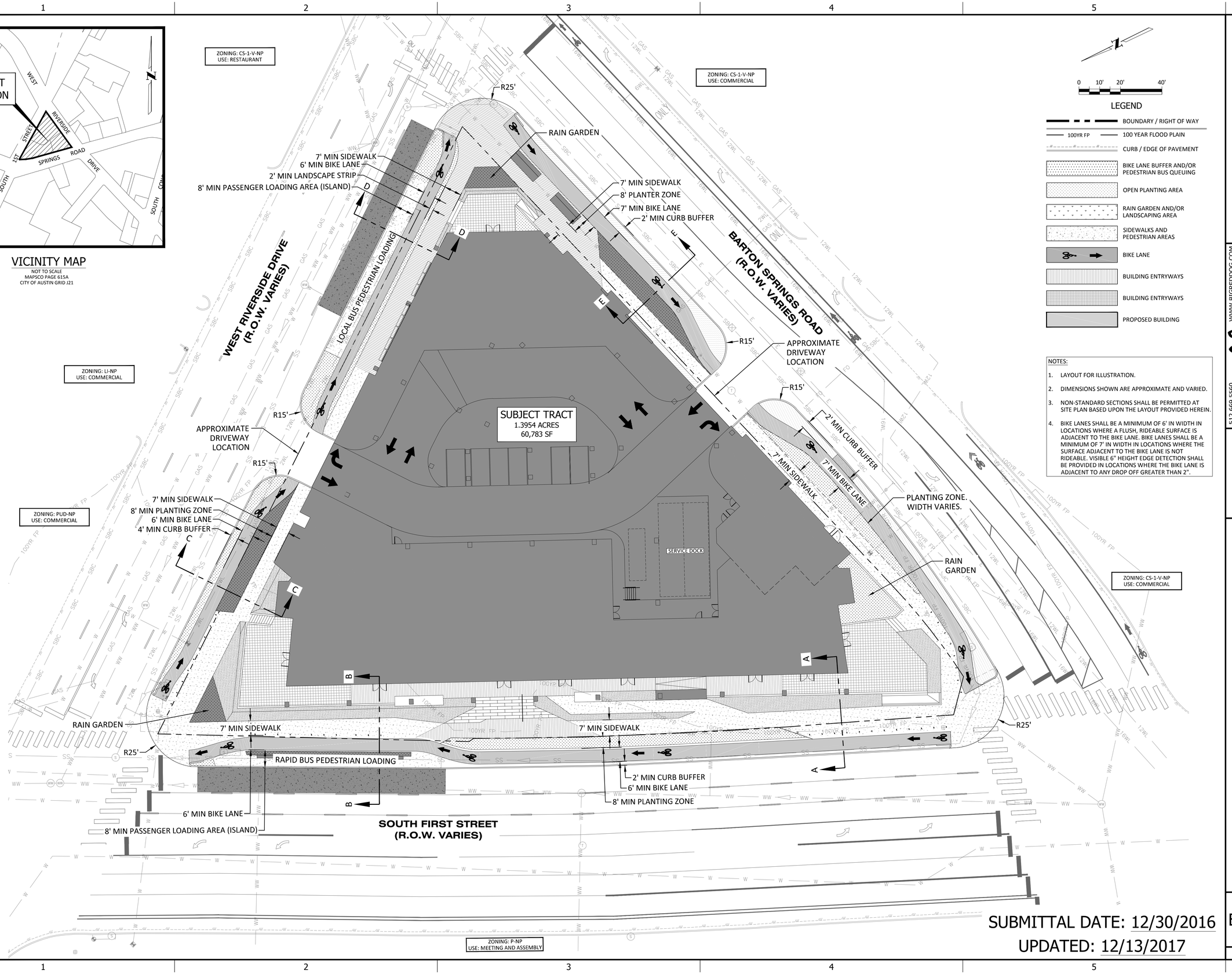
CITY OF AUSTIN GRID J21



0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- 100YR FP — 100 YEAR FLOOD PLAIN
- CURB / EDGE OF PAVEMENT
- BIKE LANE BUFFER AND/OR PEDESTRIAN BUS QUEUING
- OPEN PLANTING AREA
- RAIN GARDEN AND/OR LANDSCAPING AREA
- SIDEWALKS AND PEDESTRIAN AREAS
- BIKE LANE
- BUILDING ENTRYWAYS
- BUILDING ENTRYWAYS
- PROPOSED BUILDING

NOTES:

1. LAYOUT FOR ILLUSTRATION.
2. DIMENSIONS SHOWN ARE APPROXIMATE AND VARIED.
3. NON-STANDARD SECTIONS SHALL BE PERMITTED AT SITE PLAN BASED UPON THE LAYOUT PROVIDED HEREIN.
4. BIKE LANES SHALL BE A MINIMUM OF 6' IN WIDTH IN LOCATIONS WHERE A FLUSH, RIDEABLE SURFACE IS ADJACENT TO THE BIKE LANE. BIKE LANES SHALL BE A MINIMUM OF 7' IN WIDTH IN LOCATIONS WHERE THE SURFACE ADJACENT TO THE BIKE LANE IS NOT RIDEABLE. VISIBLE 6" HEIGHT EDGE DETECTION SHALL BE PROVIDED IN LOCATIONS WHERE THE BIKE LANE IS ADJACENT TO ANY DROP OFF GREATER THAN 2".

SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017

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425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT C - LAND USE PLAN

SHEET
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OF
SP-2017-XXXX

Xrefs: P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside D:\ACAD\Xrefs\0091\10.002 - CSSP01.dwg
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PURPOSE

1. THE PURPOSE OF THE PUD IS TO EMBODY THE SPIRIT OF THE SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN, WHICH WAS UNANIMOUSLY APPROVED BY THE CITY COUNCIL ON JUNE 16, 2016.

SITE DEVELOPMENT REGULATIONS AND USES

2. SITE DEVELOPMENT REGULATIONS AND USES APPLICABLE TO THE PUD ARE THOSE ASSOCIATED WITH CS-1 DISTRICT ZONING AND THE WATERFRONT OVERLAY (WO) DISTRICT, EXCEPT AS NOTED BELOW AND SHOWN IN THE FOLLOWING TABLE:

SITE DEVELOPMENT REGULATIONS	
MINIMUM LOT SIZE	5,750 SQUARE FEET
MINIMUM LOT WIDTH	50 FEET
MAXIMUM DWELLING UNITS	SEE NOTE #4
MAXIMUM HEIGHT	195 FEET
MINIMUM SETBACKS	
FRONT YARD	0 FEET
STREET SIDE YARD	0 FEET
INTERIOR SIDE YARD	0 FEET
REAR YARD	0 FEET
MAXIMUM BUILDING COVERAGE	95%
MAXIMUM IMPERVIOUS COVER	95%
MAXIMUM FLOOR AREA RATIO	6:1 (364,698 SF)

COCKTAIL LOUNGE NOT TO EXCEED 5,000 SF.

THE FOLLOWING USES ARE PROHIBITED:

ALTERNATIVE FINANCIAL SERVICES
ADULT ORIENTED BUSINESSES
AUTOMOTIVE REPAIR SERVICES
BAIL BOND SERVICES
EXTERMINATING SERVICES
FUNERAL SERVICES
PAWN SHOPS

3. THE MAXIMUM HEIGHT MAY NOT EXCEED 195 FEET. EXCEPTIONS FROM THE MAXIMUM HEIGHT LIMIT UNDER SECTION 25-2-531 SHALL APPLY. SECTION 25-1-21 (48) IS MODIFIED TO ALLOW THE MEASUREMENT OF HEIGHT TO MEAN THE VERTICAL DISTANCE FROM THE HIGHEST FINISHED FLOOR ELEVATION OF A STRUCTURE LOCATED ON THE SITE.
4. FOR RESIDENTIAL USES, THE MAXIMUM ALLOWABLE DENSITY IS 250 UNITS PER ACRE.
5. THE INCREASE IN DENSITY AND LEVEL OF COMMUNITY BENEFITS SHALL BE CONSISTENT WITH THE CURRENT SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN.
6. If A LICENSE AGREEMENT IS REQUIRED FOR THE RAIN GARDEN LOCATED IN THE ROW; THE CITY SHALL WAIVE THE ANNUAL FEE ASSOCIATED WITH THIS IMPROVEMENT.

WATERFRONT OVERLAY

7. THE PUD SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 25-2, SUBCHAPTER C, ARTICLE 3, DIVISION 7 (WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT USES) AND DIVISION 8 (WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT DEVELOPMENT REGULATIONS), WITH THE FOLLOWING EXCEPTIONS NOTED BELOW AND ELSEWHERE IN THIS PUD.
8. PEDESTRIAN-ORIENTED USES, PER CODE SECTION 25-2-691(D)(2), ARE ALLOWED ON THE SECOND AND UPPER LEVELS OF A STRUCTURE.
9. SECTION 25-2-721(E) (WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS) RELATED TO DESIGN STANDARDS FOR BUILDINGS DOES NOT APPLY. HOWEVER, REFLECTIVE SURFACE BUILDING MATERIALS MUST NOT PRODUCE GLARE.
10. SECTION 25-2-742(E), (F), AND (G) (SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS) DO NOT APPLY AS THE MAXIMUM BUILDING HEIGHT IS MEANT TO COMPLY WITH THE SOUTH CENTRAL WATERFRONT VISION FRAMEWORK PLAN.

SUBCHAPTER E DESIGN STANDARDS - MIXED USE

11. THE PUD SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 25-2 SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE), EXCEPT AS PROVIDED BELOW.
12. SOUTH FIRST STREET IS DESIGNATED AS THE PRINCIPAL STREET.
13. THE PUD SHALL ACHIEVE MINIMUM OF SIX POINTS UNDER SECTION 25-2, SUBCHAPTER E, STANDARD 3.3 (OPTIONS TO IMPROVE BUILDING DESIGN).

PARKING AND LOADING

14. THE PUD SHALL PROVIDE 60% OF THE TOTAL OFF-STREET PARKING REQUIRED IN SECTION 25-6-478 (MOTOR VEHICLE REDUCTIONS GENERAL). NO FURTHER REDUCTIONS WILL BE PERMITTED.
15. THE PUD SHALL PROVIDE TWO OFF-STREET 12' X 45' LOADING ZONES WHICH MUST BE CONTAINED ON-SITE. THE MANEUVERING AREAS FOR LOADING FACILITIES SHALL NOT CONFLICT WITH PARKING SPACES OR WITH THE MANEUVERING AREAS FOR PARKING SPACES. PUBLIC RIGHT-OF-WAY SHALL NOT BE UTILIZED FOR MANEUVERING.
16. THE SIZE AND CONFIGURATION OF DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. DUE TO UNIQUE SITE CONSTRAINTS, WAIVERS FROM SECTION 5 - DRIVEWAYS OF THE TRANSPORTATION CRITERIA MANUAL (TCM), SECTIONS 5.3.1.D, 5.3.1.K AND 5.3.1.N.3, WILL BE REQUIRED. THE WAIVERS SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY WITH THE SITE DEVELOPMENT PERMIT.
17. THIS PROJECT WILL PROVIDE ADDITIONAL ACCESSIBLE PARKING STALLS BEYOND CODE REQUIREMENTS AS WELL AS ADDITIONAL ACCESSIBLE RESTROOM STALLS WITHIN THE BUILDING.

TRANSPORTATION

18. GATED ROADWAYS ARE PROHIBITED.
19. THIS SITE WILL PARTICIPATE IN TO A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM. A TDM PLAN SHOULD BE SUBMITTED AT TIME OF SITE PLAN. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF ANY TYPE, THE PROPERTY OWNER SHALL FACILITATE A SITE INSPECTION BY THE APPLICABLE DIRECTOR'S STAFF TO CONFIRM THAT ALL APPROVED PHYSICAL IMPROVEMENT MEASURES IN THE PROJECT'S TDM PLAN HAVE BEEN IMPLEMENTED AND/OR INSTALLED. THE PROPERTY OWNER SHALL ALSO PROVIDE DOCUMENTATION THAT ALL APPROVED PROGRAMMATIC MEASURES IN THE TDM PLAN WILL BE IMPLEMENTED. THE PROPERTY OWNER WILL SUBMIT PERIODIC COMPLIANCE REPORTS TO THE APPLICABLE DIRECTOR'S DEPARTMENT.
20. STREET SECTIONS AND INTERSECTION CORNERS INCLUDE NON-STANDARD DESIGNS, AND SHOULD BE DESIGNED TO IMPLEMENT THE CONDITIONS DEPICTED IN EXHIBIT C LAND USE PLAN.
21. THE PUD WILL INCLUDE 2 CAPMETRO FLOATING BUS STOPS, INCLUDING PEDESTRIAN GATHERING AREAS. FINAL DESIGN AND LOCATION OF STOPS WILL BE COORDINATED WITH CAPMETRO AT THE TIME OF SITE PLAN AND WILL INCLUDE CONCRETE BUS PADS IN THE ADJACENT TRAFFIC LANE.
22. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES WILL BE DESIGNED FOR PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691(C) IN GROUND FLOOR SPACES. BUILDING FRONTAGES NOT CONTAINING A PEDESTRIAN-ORIENTED USE SHALL COMPLY WITH FACADE ARTICULATION REQUIREMENTS AS INCLUDED IN SECTION 3.3.2(D)1.
23. THE PUD WILL INCLUDE A B-CYCLE STATION WITHIN THE ROW, SUBJECT TO FINAL DESIGN AND COORDINATION WITH B-CYCLE AND AUSTIN TRANSPORTATION DEPARTMENT, AT THE TIME OF SITE PLAN.
24. THE PUD WILL PROVIDE BICYCLE VALET AND PROTECTED BICYCLE STORAGE FOR TENANTS AND BUILDING GUESTS. THE BICYCLE VALET WILL BE PROVIDED IN THE BUILDING OR AN ALTERNATIVE LOCATION APPROVED AT SITE PLAN. THE PROTECTED BICYCLE STORAGE WILL BE LOCATED IN THE GARAGE OR AN ALTERNATIVE LOCATION APPROVED AT SITE PLAN.
25. THE PUD WILL INCLUDE A MINIMUM OF SIX (6) ELECTRIC VEHICLE CHANGING STATIONS.
26. PLANTING SPECIES DIVERSITY: THE RIGHT-OF-WAY STREET TREES WILL INCLUDE NO LESS THAN THREE (3) APPENDIX F TREE SPECIES. IN PLANTING BEDS, THE PROJECT WILL PROVIDE A MIXTURE OF EVERGREEN & DECIDUOUS SHRUBS, PERENNIALS & GROUND COVER. IN ADDITION TO THE PLANT MIX, A MINIMUM OF 15% OF PLANTS PROVIDED WILL BE POLLINATOR PLANTS FROM THE LADYBIRD JOHNSON WILDFLOWER CENTER LIST OF POLLINATOR PLANTS FOR TEXAS.
27. WHERE TREES ARE PLANTED WITH A TREE GRATE OR SIDEWALK OVER THEIR CRITICAL ROOT ZONE, SILVA CELLS (OR SIMILAR) WILL BE USED TO MAXIMIZE SOIL VOLUME (MINIMUM 1,000 CUBIC FEET PER TREE) AND PREVENT SOIL COMPACTION.
28. A TOTAL MINIMUM OF 100 CALIPER INCHES OF TREES WITH A MINIMUM OF 1,000 CUBIC FEET OF SOIL, WITH THE SPACING SUBJECT TO CONSTRUCTABILITY AND UTILITY COORDINATION.
29. THE PUD SHALL PARTICIPATE IN THE CARBON IMPACT STATEMENT PILOT AND ACHIEVE A MINIMUM SCORE OF NINE (9) POINTS ("DEMONSTRATING LEADERSHIP").

SIGNAGE

30. ALL SIGNAGE ON THE PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 25-10-129 (DOWNTOWN SIGN DISTRICT REGULATIONS).

ART IN PUBLIC PLACES

31. THE PROJECT WILL PARTICIPATE IN THE ART IN PUBLIC PLACES PROGRAM.

AFFORDABLE HOUSING

32. IF RESIDENTIAL USES ARE PROVIDED ONSITE, THE AFFORDABILITY REQUIREMENTS ARE AS FOLLOWS:
    10% OF RENTAL UNITS WILL BE AVAILABLE FOR HOUSEHOLDS EARNING NO MORE THAN 50% OF THE ANNUAL MEDIAN FAMILY INCOME (MFI) IN THE AUSTIN METROPOLITAN STATISTICAL AREA (AMSA).
    10% OF OWNER-OCCUPIED UNITS WILL BE AVAILABLE FOR HOUSEHOLDS EARNING NO MORE THAN 120% OF THE MFI IN THE AREA.

SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017

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425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT D - LAND USE PLAN - NOTES

SHEET
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OF
SP-2017-XXXX

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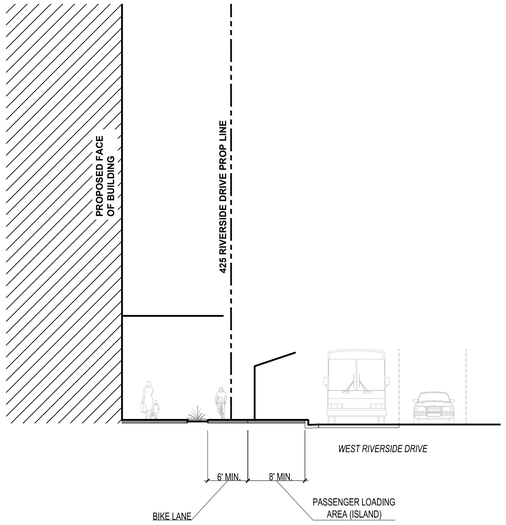
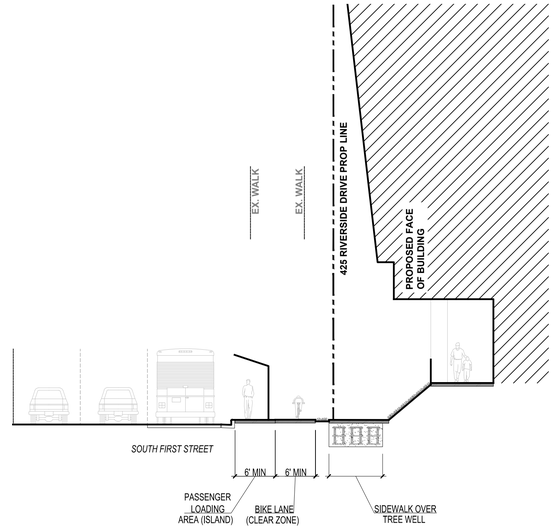
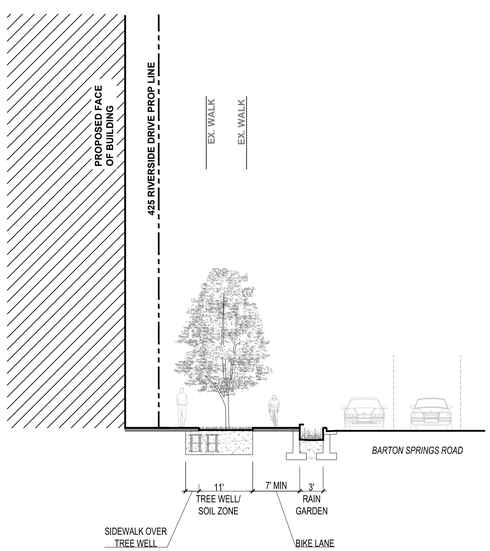


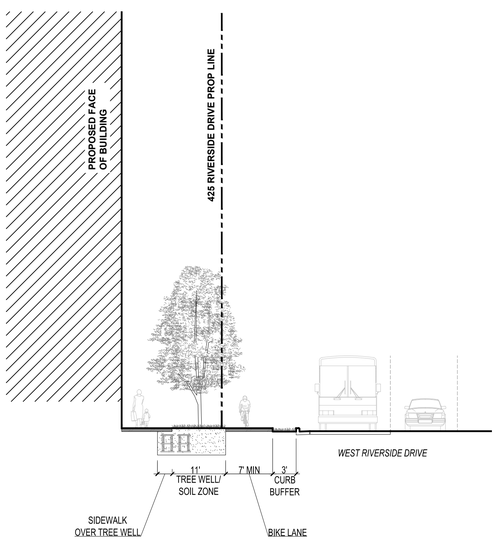
SECTION D
THROUGH WEST RIVERSIDE AT BUS PASSENGER LOADING AREA FACING NORTH



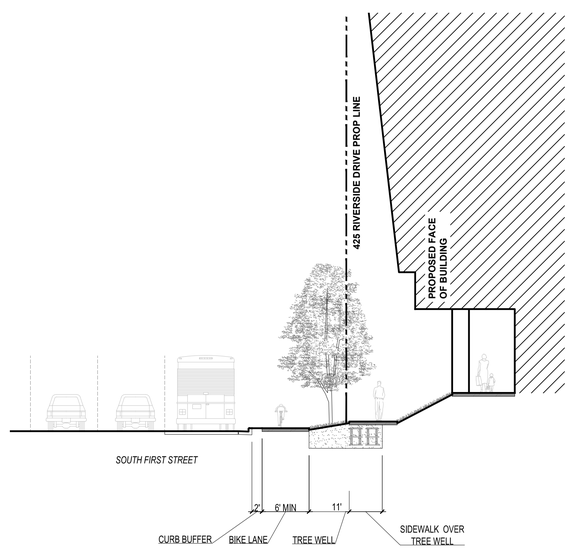
SECTION B
THROUGH SOUTH FIRST STREET AT BUS PASSENGER LOADING AREA FACING NORTH



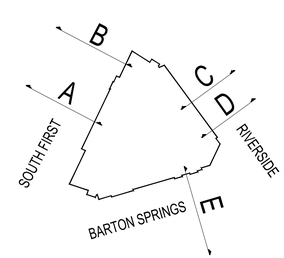
SECTION E
THROUGH BARTON SPRINGS FACING EAST



SECTION C
THROUGH WEST RIVERSIDE FACING NORTH



SECTION A
THROUGH SOUTH FIRST STREET FACING NORTH



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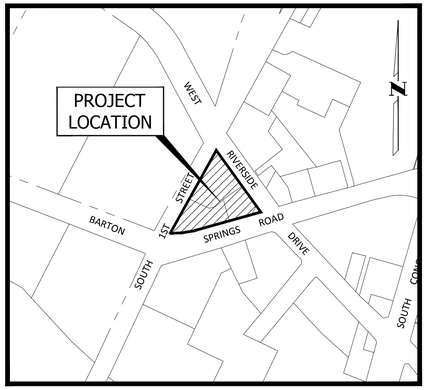
PREPARED UNDER THE SUPERVISION OF RICARDO M. DE CAMPS, P.E. #122378 ON December 11, 2017

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT E - STREET CROSS-SECTIONS

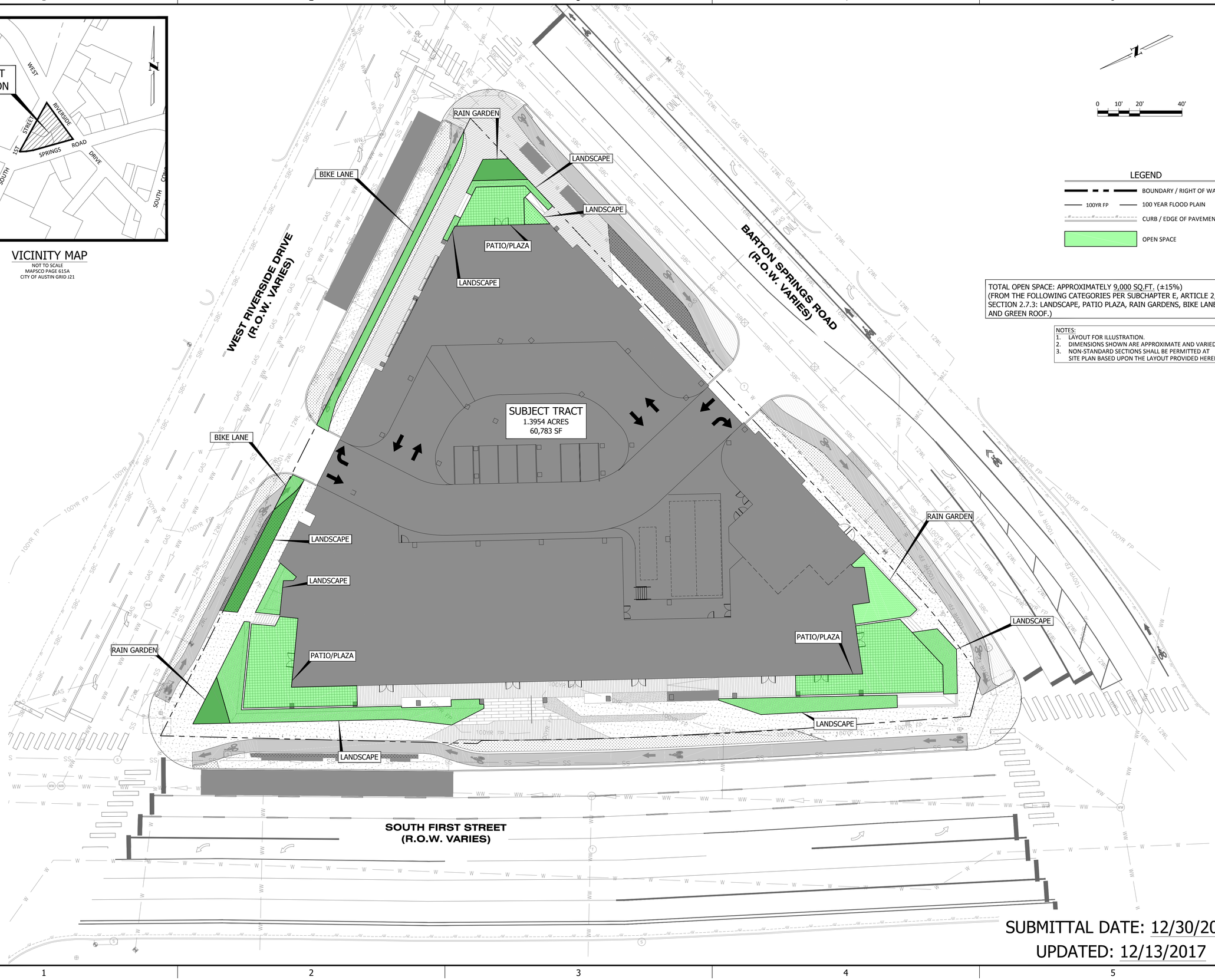
EXHIBIT E

C□14-2017-0001



VICINITY MAP

NOT TO SCALE
MAPSCO PAGE 615A
CITY OF AUSTIN GRID J21



LEGEND

- BOUNDARY / RIGHT OF WAY
- 100YR FP — 100 YEAR FLOOD PLAIN
- CURB / EDGE OF PAVEMENT
- OPEN SPACE

TOTAL OPEN SPACE: APPROXIMATELY 9,000 SQ.FT. (±15%)
(FROM THE FOLLOWING CATEGORIES PER SUBCHAPTER E, ARTICLE 2, SECTION 2.7.3: LANDSCAPE, PATIO PLAZA, RAIN GARDENS, BIKE LANES AND GREEN ROOF.)

NOTES:
1. LAYOUT FOR ILLUSTRATION.
2. DIMENSIONS SHOWN ARE APPROXIMATE AND VARIED.
3. NON-STANDARD SECTIONS SHALL BE PERMITTED AT SITE PLAN BASED UPON THE LAYOUT PROVIDED HEREIN.

SUBMITTAL DATE: 12/30/2016
UPDATED: 12/13/2017

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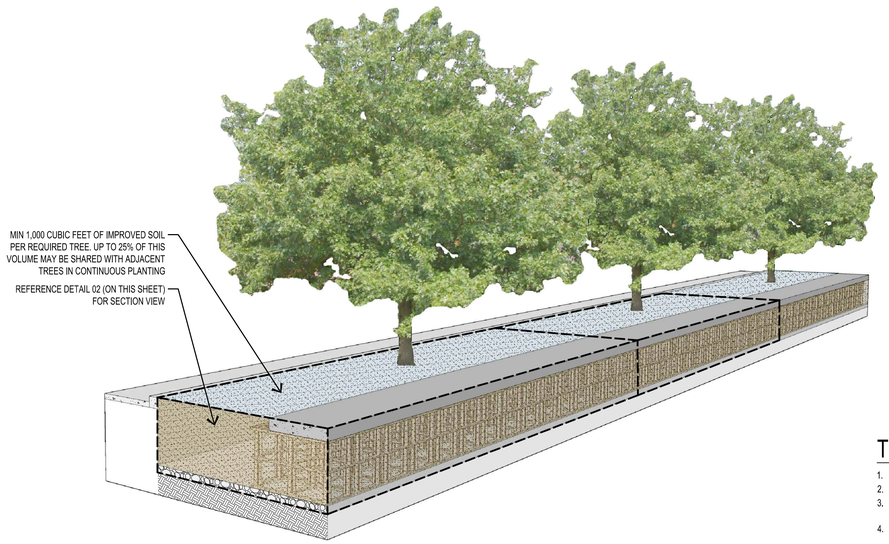
425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT F - LAND USE PLAN-OPEN SPACE

SHEET
EXHIBIT F
OF
SP-2017-XXXX

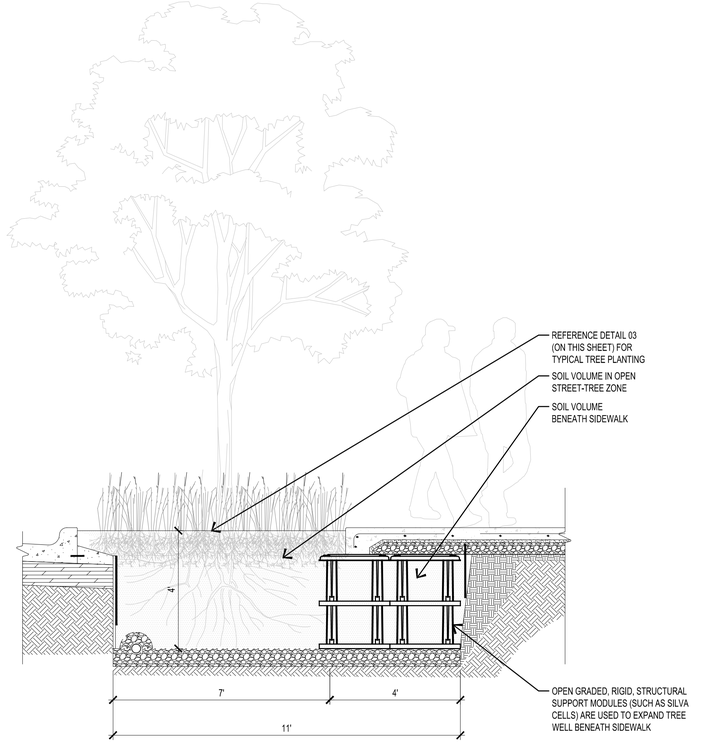
Xrefs: P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Xrefs\0091:10.002 - CSSP01.dwg
P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Xrefs\0091:10.002 - TBLA_24x36.dwg
P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Xrefs\0091:10.002 - TBLA_24x36.dwg
Z:\Projects\091 - Stream Realty Partners\002-Schulz Tract\ACAD\Xrefs\TXDOT Transportation.dwg
P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Xrefs\0091:10.002 - GBSP01.dwg
P:\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Xrefs\0091:10.002 - LBSP01.dwg
User: sara.crocker
Last Modified: Dec. 13, 17 - 10:21
Drawing: \\bsrlshares\Projects\Projects\0091 - Stream Realty Partners\10.002 - 425 West Riverside Dr\ACAD\Exhibits\PUD Exhibits\0091:10.002 - Schulz PUD Land Use Plan 2017.12.06.dwg
0091.10.002 - SCHULZ PUD LAND USE PLAN 2017.12.06 12/13/2017 10:22 AM



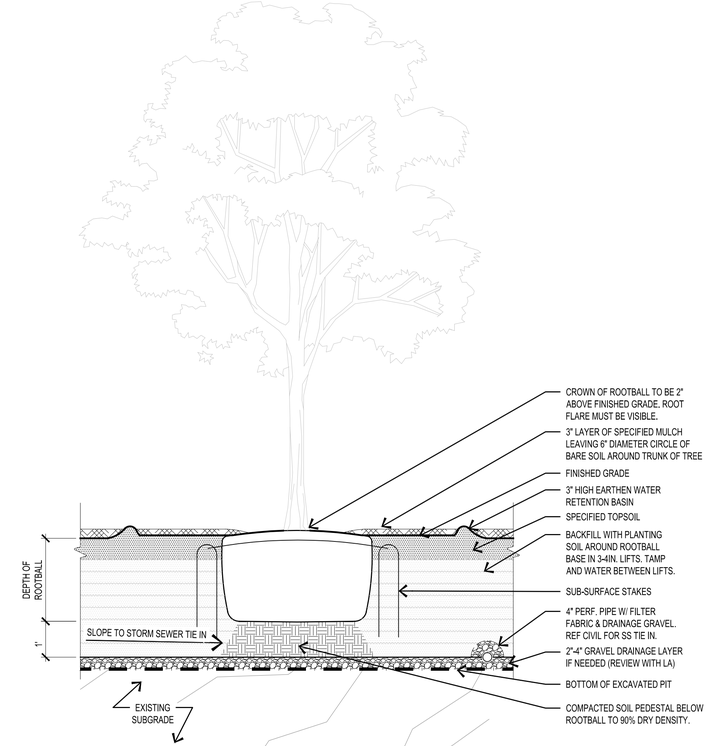
EXAMPLE TREEWELL 03
AXONOMETRIC VIEW NOT TO SCALE

TREE PLANTING NOTES:

1. PUD WILL PROVIDE A MINIMUM OF 100 CALIPER INCHES OF TREES.
2. 1,000 CUBIC FEET OF IMPROVED SOIL VOLUME WILL BE PROVIDED FOR EACH TREE.
3. SOIL PROVIDED AT TREE PLANTING ZONE WILL BE COMPOSED OF: 5% - 25% CLAY, 10% - 25% SILT, 20%-40% CLAY + SILT, 15% - 50% SAND, 3% - 5% ORGANIC MATTER AND 6% - 7.9 PH.
4. LANDSCAPE ARCHITECT TO SELECT APPROPRIATE SPECIMEN TREES IN NURSERY. SELECTED TREES WILL HAVE A SINGLE STRAIGHT LEADER, BE FREE OF GIRDLING ROOTS, AND WILL COMPLY WITH ALL ANSI Z60.1 STANDARDS.
5. ADDITIONAL TREES PROVIDED BEYOND THE 100" MINIMUM WILL COMPLY WITH ALL NOTES ABOVE, WITH THE EXCEPTION OF #2. MINIMUM SOIL VOLUME.
6. STAKE TREES ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.
7. IF B&B, CUT ALL ROPES, WIRES AND BURLAP FROM TRUNK AND ROOTBALL. REMOVE ALL CONTAINERS FROM ROOTBALL.
8. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK.
9. INSTALL TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. ROOT CROWN SHALL BE 1IN. ABOVE SOIL FINISH GRADE.
10. DO NOT HEAVILY PRUNE TREE AT PLANTING. ONLY PRUNE SUCKERS, BROKEN OR DEAD BRANCHES.
11. PERCOLATION TEST TO BE PERFORMED ON ALL TREE PITS PRIOR TO INSTILLATION.
12. LANDSCAPE ARCHITECT TO VISUALLY INSPECT TREEWELL CONSTRUCTION PRIOR TO TREE PLANTING AND BACKFILL.



EXAMPLE TREEWELL 02
SECTION VIEW SCALE: 1/2"=1'-0"



TYPICAL TREE PLANTING 01
SECTION VIEW SCALE: 1/2"=1'-0"

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PREPARED UNDER THE SUPERVISION OF RICARDO M. DE CAMPS, P.E. #122378 ON December 13, 2017

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT - TREE PLANTING DETAILS

EXHIBIT G

C14-2017-0001

Carbon Impact Statement

Project:

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership

1	2	3	4	5	6	7	8	9	10	11	12

	Response: Y=1, N=0	Documentation: Y/N
Transportation		
T1: Public Transit Connectivity	1	Y
T2: Bicycle Infrastructure	1	Y
T3: Walkability	1	Y
T4: Utilize TDM Strategies	1	Y
T5: Electric Vehicle Charging	1	Y
T6: Maximize Parking Reductions	1	
Water + Energy		
WE1: Onsite Renewable Energy	0	
WE2: Reclaimed Water	1	Y
Land Use		
LU1: Imagine Austin Activity Center or Corridor	1	Y
LU2: Floor-to-Area Ratio	1	Y
Food		
F1: Access to Food	1	Y
Materials		
M1: Adaptive Reuse	0	
Total Score:	10	

"The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating."

Notes: Brief description of project, further explanation of score and what it means

See 425 W. Riverside Drive PUD land use plan and notes exhibits for specific project information and see additional attached supporting documentation.

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

T2. Is there safe connectivity from the project site to an "all ages and abilities bicycle facility" as listed in the Austin Bicycle Master Plan?

T3. Is the property location "very walkable" with a minimum Walk Score of 70 (found at walkscore.com), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code's base ratios if there is no minimum parking capacity requirement)?

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

M1. Will the project reuse or deconstruct existing buildings on the project site?

mapquest

Sign up | Log in

Start Over

Find Places

Get Directions

Where are you starting?
425 W Riverside Dr, Austin, TX

Where are you going?
Trader Joe's

Add Stop | Route Settings

Choose Your Route

Route #1 | Route #2

via W Cesar Chavez St

3min 0.8mi

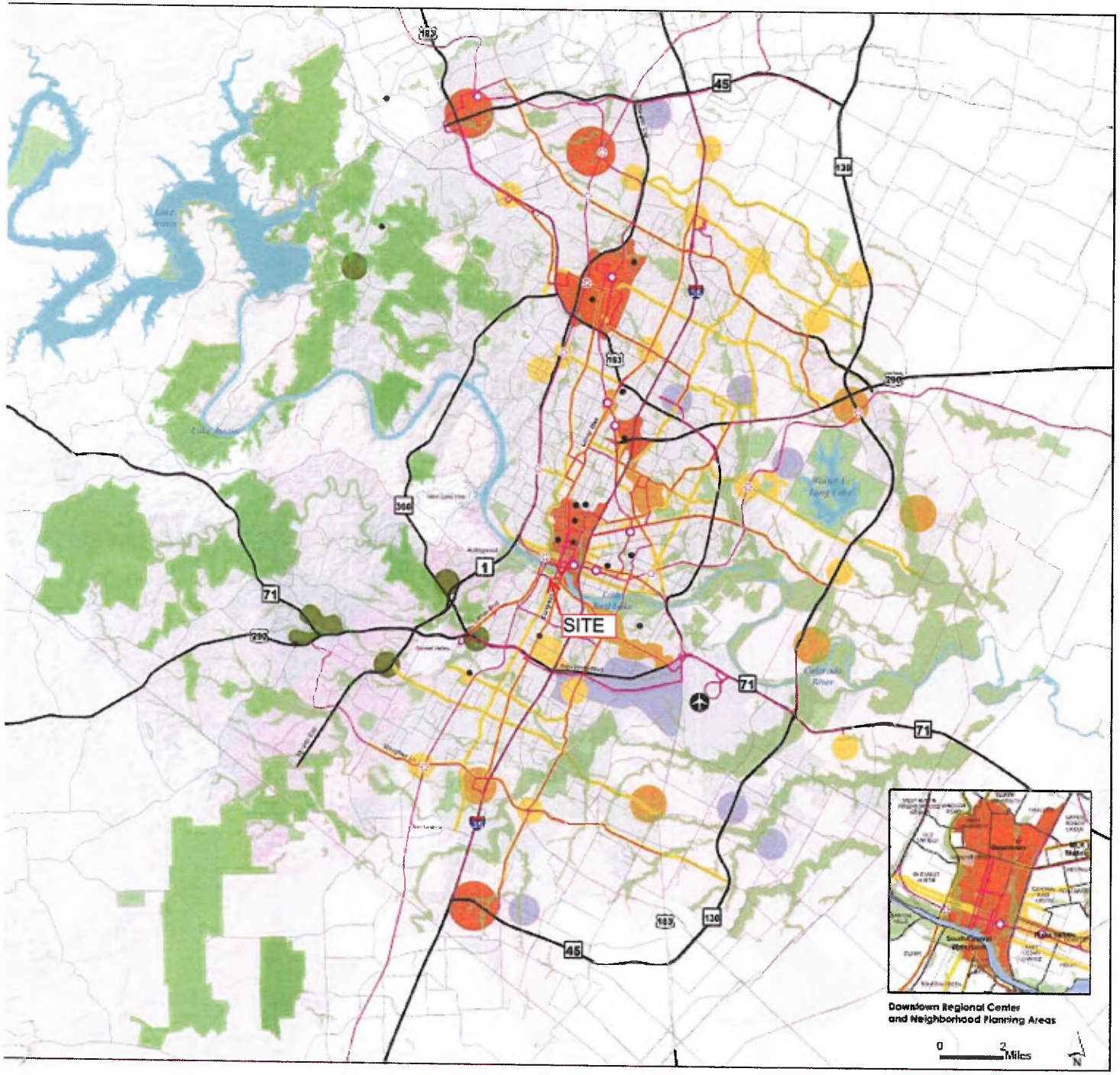
Est. fuel cost: $0.08

Add your vehicle for more accurate fuel cost

Current Traffic: Heavy

View Route Directions >

Visual Comfort Thomas O'Brien Goodman 25 Inch Wide 2 Light Large Pendant
$524.90
Shop now! 1-800Lighting



IMAGINEAUSTIN

Vibrant. Livable. Connected.

Growth Concept Map

Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College/University

Transportation

- High Capacity Transit Stop
- Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Boundaries

- City Limits
- ETJ
- County Boundaries

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accomodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimer: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Adopted June 15, 2012

425 West Riverside Drive

Bouldin Creek, (/TX/Austin/Bouldin_Creek) Austin (/TX/Austin), 78704

Add scores to your site (/professional/badges.php?address=425 West Riverside Drive Austin TX 78704)

Commute to **Downtown Austin (/compare#edit-commutes)**

3 min 11 min 6 min 20 min View Routes

Favorite **Map**

Nearby Apartments (/apartments/search/425-w-riverside-dr-austin-tx-78704)

Looking for a home for sale in Austin? (https://www.redfin.com/city/30818/TX/Austin)

Today's Mortgage Rate

3.04%

APR 15 Year Fixed

Select Loan Amount

$225,000

Walk Score 83

Very Walkable

Most errands can be accomplished on foot.

Transit Score 67

Good Transit

Many nearby public transportation options.

Bike Score 96

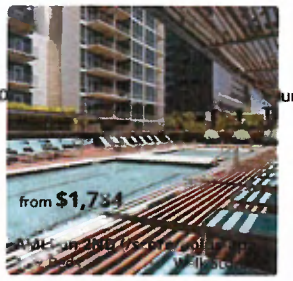
Biker's Paradise

Flat as a pancake, excellent bike lanes.

About your score

View your latest Credit Scores from All 3 Bureaus in 60 secs-$0 (https://adclick.g.doubleclick.net/pcs/click?xai=AKAOjsuRffsHUpVJ9x2eU_CIS8TuduUOTMEXZEhC_jL-insfXZoX9Ogj8HGk0m0as8jYFkgG4gScr4cMdBJBiZXbIx6ocur1xJ34kQAH-I6BFKFIN_MJq5Fy76v0v2-fNiFKnU63Hcv6Ffl_wDr0MGKb2zeVGEw0Y5A6wS7EzgmoxYfN542ftDu-aVFY9SJwDqeew9j44NwUANVlWFPyDb9YB158Y0l3VDsjdyvk4pxUxquk98CwVep3nhJsOlLyRXmP8Cxnw5E&sig=Cg0 ... url=l ... p://admod.re ... a=845)

Nearby Apartments



About this Location

425 West Riverside Drive has a Walk Score of 83 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Bouldin Creek neighborhood in Austin. Nearby parks include Town Lake Park, Butler Park at Town Lake Metropolitan Park and Shoal Beach.

Compare Rates with LendingTree Now! (https://adclick.g.doubleclick.net/pcs/click?xai=AKAOjsvcTEfb5UhjdJrGWcAGyhFNW10XTSFlvYPj19NunTAP9fsaOTkydb0cXPjyqfDXQAOr8hijKBJgt8v6Lec23qSj ... Wyo0AMDdDGjhZAlFqRrbw2szSZK664hmKah1q5y1GMjKs-_d1Dlh1sCw0ealRFYWYNXbuVXEIPZK-JAMuhzXl_wrG4kVV8P8hJB8xYYwDGvLW3YTLk6mlYeQYb_0YH87XSYcTjEcj2P3jqe6400aYU-w7y8tE2224&sig=Cg0ArKJSzLCHjqxQFpqfEAE&urlfix=1&adurl=http://admod.realmcdn.net/click.php?a=833)

Travel Time Map

Add to your site (/professional/travel-time-js-api.php#widget-example)

Explore how far you can travel by car, bus, bike and foot from 425 West Riverside Drive.

View Your Credit Scores Instantly (https://adclick.g.doubleclick.net/pcs/click?xai=AKAOjsv6UD47jjz4O9OjAgh9g4KMhPKPpmjxeY08lHUzAiEAHUsY5MD7OdFUp5c4JoqmNXkpBz-x9DJyYmOMd9K6MnpmKaOGnKquBvc6dfB576q75FC1mVWf9LsdAc33h7IohRZr_jU3Sm2res5vdR0ou4pVZyv9v6Lvjc3N6vOgNgb8ppsenx8LICHkTWUx76ICKKm3LsrHIzzwwGn;qztTBneQ0PxdfoU4HXiONLnQ&sig=Cg0ArKJSzKa4eY1AuNmPEAE&urlfix=1&adurl=http://admod.realmcdn.net/click.php?a=881)

Add to your site (https://www.walkscore.com/professional/badges.php)

Good Transit

425 West Riverside Drive has good transit which means many nearby public transportation options. Car sharing is available from Zipcar, Getaround and RelayRides.

Bus lines:

10 South 1st/Red River	0.0 mi	5 Woodrow/South 5th	0.0 mi
30 Barton Creek Sq	0.0 mi	110 South Central Flyer	0.0 mi
7 Duval / Dove Springs	0.1 mi	483 Night Owl Riverside	0.1 mi
987 Leander/Lakeline Expre...	0.1 mi	486 Night Owl South Congr...	0.1 mi
142 Metric Flyer	0.1 mi	801 N Lamar S Congress	0.1 mi

Car shares:

RelayRides: 2007 Honda Acc...	0.3 mi	Getaround: 2007 Jeep Patriot	0.3 mi
Zipcar: 1st and Trinity lot	0.5 mi	Enterprise Rent-A-Car, Sout...	0.5 mi
RelayRides: 2011 Mercedes-...	0.6 mi	Zipcar: 5th & Rio Grande	0.7 mi
Zipcar: 300 W 6th St	0.8 mi	Zipcar: 6th and Brazos	0.8 mi
Getaround: 1999 Buick Cent...	0.9 mi	Zipcar: 12th & Rio Grande	1.2 mi

Bike shares:

Barton Springs Bike Rental,... 0.8 mi

Bouldin Creek Austin

Apartments for Rent	Homes for Sale (http://www.redfin.com)

View all Bouldin Creek apartments (/apartments/search/TX/Austin/Bouldin_Creek) on a map.

from **$1,753**
Windsor South Lamar (/sco...
1 bed Walk Score 72

from **$1,341**
422 At The Lake (/score/42...
1 bed Walk Score 83

from **$1,409**
State House on Congress (/...
1 bed Walk Score 81

$1,200
Willows (/score/prime-dow...
1 bed Walk Score 78

from **$1,295**
Post South Lamar II (/score...
Studio Walk Score 79

from **$1,025**
Townhollow (/score/for-mo...
1 bed Walk Score 86

$1,065
Tambaleo 2208 (/score/1-1-...
Studio Walk Score 76

from **$1,282**
Timbercreek Apartments (/...
1 bed Walk Score 75

from **$1,785**
The Catherine (/score/2-bd...
1 bed Walk Score 80

Popular apartment searches include pool (/TX/Austin/Bouldin_Creek/pool-apartments), fireplace (/TX/Austin/Bouldin_Creek/fireplace-apartments) and fitness (/TX/Austin/Bouldin_Creek/fitness-apartments).

Bouldin Creek Neighborhood

425 West Riverside Drive is in the Bouldin Creek neighborhood. Bouldin Creek is the 10th most walkable neighborhood in **Austin** (/TX/Austin) with a neighborhood Walk Score of 78.

Moving to Austin from another city? View our moving to Austin guide (/moving/to-austin).

El Alma Butler Park at Town Lake Metrop... Peso & Buck's

(/TX/Austin/Bouldin_Creek)

Learn More About Bouldin Creek (/TX/Austin/Bouldin_Creek) Learn More About Austin (/TX/Austin)

United States (/cities-and-neighborhoods/) Texas (/TX) Austin (/TX/Austin) **Bouldin Creek (/TX/Austin/Bouldin_Creek)**

Porsche2016 Porsche CayenneMeteor Gray Metallic SUV 4 doors AWD 3.6L V6 24V GDI

(http://taps.io/LaVw) (http://taps.io/LaVg)

If you are using a screen reader or having trouble reading this website, please call Walk Score customer service at (253) 256-1634.

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