

425 W. Riverside PUD



ZONING

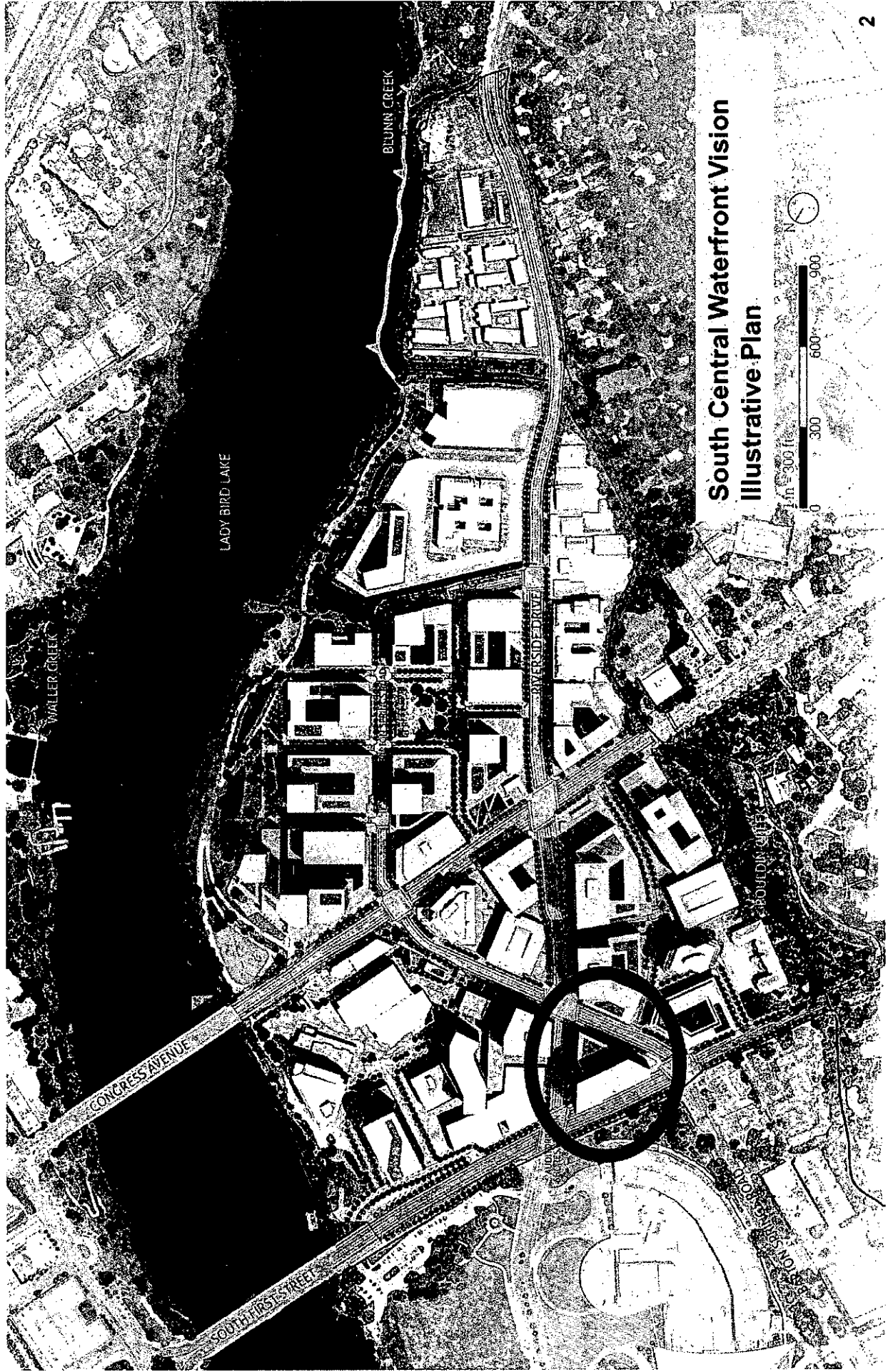
ZONING CASE #: C814-2017-0001
LOCATION: 425 W. Riverside Dr
GRID: J21
MANAGER: Andrew Moore

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CREEK BUFFER

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.

1" = 200'

SCW Vision Framework Plan: 425 W. Riverside



425 W. Riverside PUD

Base Code	S. Central Waterfront Plan	PUD Requirements	425 W. Riverside
CS-1 (General Commercial Services-Liquor Sales), Waterfront Overlay, Sub-Chapter E	Mixed – Use	Base zoning district used to determine density bonus	PUD – Mixed Use with CS-base district
2:1 FAR	6:1	Negotiated	6:1
60' height, waterfront overlay design articulation and step back	195'	Negotiated	195'
Subchapter E sidewalks (15') and streetscapes (1.5" trees, spaced 30; on center - 20 trees) = 30 caliper inches of trees	Enhanced pedestrian realm and streetscapes (minimum 15' sidewalks)	Exceed baseline Landscape requirements	Compliant with the S. Central Waterfront Plan which exceeds Great Streets
Subchapter E. Open Space (only required for site plans 2 acres and greater) = 5% of site area	Evaluated on a district-wide basis and none identified for this site.	Minimum 20% for office, required percentage may be reduced for urban properties	15%
Water quality for the redeveloped area, could be achieved via fee-in-lieu for 1 acre; on-site treatment for .5 acre.	Minimum of 50% on-site treatment, using green water quality controls	100% on-site treatment	100% on-site treatment via cisterns and raingardens -800 sq ft of ROW treated along Barton Springs Road.
Impervious cover – 95% code, near 100% existing	¼ of the district is impervious cover, no goals identified by site	Reduce existing impervious cover	Near 5% reduction to 95%

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Austin Green Building standards are not required	Sustainability is a primary goal	2 Star	Minimum of 2 Star
Coordinate Transportation with ATD	Multi-modal approach	Provide bicycle facilities that connect to existing or planned routes; or provide other multi-modal transportation features; meets Great Streets.	Roadway specific, multi-modal design as provided by COA, exceeding Great Streets, including buffered bike lanes, 7' sidewalk, 8' planting zones, 2' Cap Metro bus stops with 8' minimum passenger loading area (approx. 8,000sqft of property used to improve the public realm).
Sub Chapter E Bldg design (3 points)	Align on Sub Chapter E	Exceed Sub Chapter E Bldg design	Minimum of 6 points
Water Reuse – not required	Encouraged	Provide rainwater harvesting for landscape to serve not less than 50% of landscaped areas	- 100% of landscaped areas to be irrigated with captured water - Purple pipe to be installed at site and building plumbed for future use.
Public art - not required	Encouraged	Provide art approved by Art in Public Places Program in open spaces	Compliance with Art in Public Places Program
5% of parking requirements should be available for bicycle parking	B-Cycle and multi-modal opportunities encouraged, buffered bike lanes	Provide bicycle facilities that connect to existing or planned routes	Minimum 7' buffered bike lanes on street frontages; bicycle valet and protected bike storage; B-Cycle station.

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425 W. Riverside PUD - Significant Superiority Elements

Affordable Housing	Contribute \$6/sqft for bonus area totaling \$1,130,874 to Housing Trust Fund which will be dedicated for use within the South Central Waterfront District for 5 years.
Transportation	- Complete Streets adjacent to site. - Dedication of Right of Way for bike lanes on Riverside and Barton Springs Road, as identified in the South Central Waterfront Plan. - Improvements to two Capital Metro bus stations (Auditorium Shores & S. 1st at Riverside). - Participate in the COA's Transportation Demand Management (TDM) program. - Bike Valet - Reassign an additional lane for northbound movement during the AM peak hour. - Remove the on-street buffered bicycle lanes and reassign bicycle traffic to the cantilevered walkways and widen them where constricted. - Dedicate a transit only lane for southbound traffic, or implement other transit capacity improvements in the southbound direction. - Reconfigure the north end of the bridge to provide a dedicated left turn lane prior to the intersection with East Cesar Chavez. - Install overhead lane assignment signal equipment, signs and pavement markings to permit the center lane to serve either northbound or southbound traffic.
Environmental	- Treat 100% of stormwater using on-site green water quality controls. - 2,500 sq ft green roof - 1,000 sq ft of rain garden or additional landscaping - 25% of capture volume collected via a rainwater harvesting system - 100% of irrigation provided via rainwater and condensate collection. - Rain gardens will treat 800 sq feet of currently untreated ROW. - A minimum of 2 Star Green Building - Reduce impervious cover from existing near 100% to 95%. - Native trees and plants for landscaping requirements - Minimum of 1,000 cubic feet of soil per tree planted. - Integrated Pest Management - Construct an extension of the future reclaimed water line into the SCWP District and plumb the PUD ready for reclaimed water when full extension is complete. - Demonstrate leadership designation in the Carbon Impact Statement scoring.
Art in Public Places	\$180,000 towards art installation

Component	Description	Calculation	Valuation	Credit towards the \$3.1M Community Amenity Fee	CREDIT
Pedestrian Realm Upgrades # 1	Concrete/Bike lanes, bus queuing, subsurface pavers, New curb for sidewalks.	Min. Requirement: \$102,000 PUD proposal: \$197,100	\$95,100	Yes: (Developer must and dedicate to COA to get credit)	\$95,100
Pedestrian Realm Upgrades # 2	Site: Upgrade pavers, 5" trees, tree grates, silica cell system.	Min. Requirement: \$287,900 PUD proposal: \$838,313	\$542,366	No credit for PID eligibility. The project is getting a PUD credit for Environmental Superiority for these elements/standards	0
Affordable Housing	\$6/SF of bonus area.	Base FAR: 121,566 SF PUD FAR: 310,045 SF Bonus FAR: 188,479 SF @ \$5/SF	\$1,130,874	Yes: NOTE: This is a calculated amount, based on actual bonus footage. The bonus footage/calculation will be refined upon site plan submittal/review.	\$1,130,874
Reclaimed Water	350 LF from intersection of Riverside/S. 1 st along boundary of project.	Estimate: contractor, sub-surface utility & civil engineering	\$348,950 (or \$987/LF)	Yes: (Developer must build for these improvements and dedicate to COA to get credit)	\$348,950
Art in Public Places	On-site	3 corners @ \$60,000	\$180,000	Yes: (Developer must work with AIPP)	\$180,000
Transportation Mitigation	Reconstruct lower deck shared use path.	Probable costs from ATD	\$1,070,000	Yes: (Developer must work with ATD to build or pay for these improvements)	\$1,070,000
Rain Gardens @ Barton Springs	Goal in district	Contractor cost estimate	\$99,000	Yes: (Developer must build and dedicate to COA)	\$99,000
Total			\$3,466,290	DE	\$2,923,926
PID balance due			176,074	THIS IS THE AMOUNT THAT DEVELOPER CONTRIBUTES TO THE AMENITY FUND	176,074
TOTAL			3,642,366		3,100,000