



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	August 17, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-92-0006.02; Seton Medical Center Planned Unit Development Amendment No. 2
NAME OF APPLICANT OR ORGANIZATION:	Metcalf Wolff Stuart & Williams (Michele R. Lynch)
LOCATION:	1201 W. 38 th Street
COUNCIL DISTRICT:	10
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator Leslie.lilly@austintexas.gov
WATERSHED:	Shoal Creek, Urban Watershed, Desired Development Zone
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITION:	<ol style="list-style-type: none">1. This project complies with the following Tier 1 superiority items<ol style="list-style-type: none">a. Provide a LEED Silver Ratingb. Exceed the minimum landscaping requirements of the City Code as noted on the PUD exhibits2. The project complies with the following Tier 2 superiority items<ol style="list-style-type: none">a. Addition of water quality controlsb. Tree plantings use Central Texas native seed stock and are installed with adequate soil volumec. Enhanced City of Austin Dark Sky regulations as noted on PUD exhibitd. Require building design that will reduce the potential for bird/building collisions as noted on PUD exhibite. The project will provide an Integrated Pest Management System3. The project commits to collect and beneficially use both rainwater and condensate for cooling water demand



Seton Medical Center PUD

1201 West 38th Street

C814-92-0006.02 (PUD Amendment)

Leslie Lilly

Environmental Program Coordinator

Watershed Protection



Seton Planned Unit Development

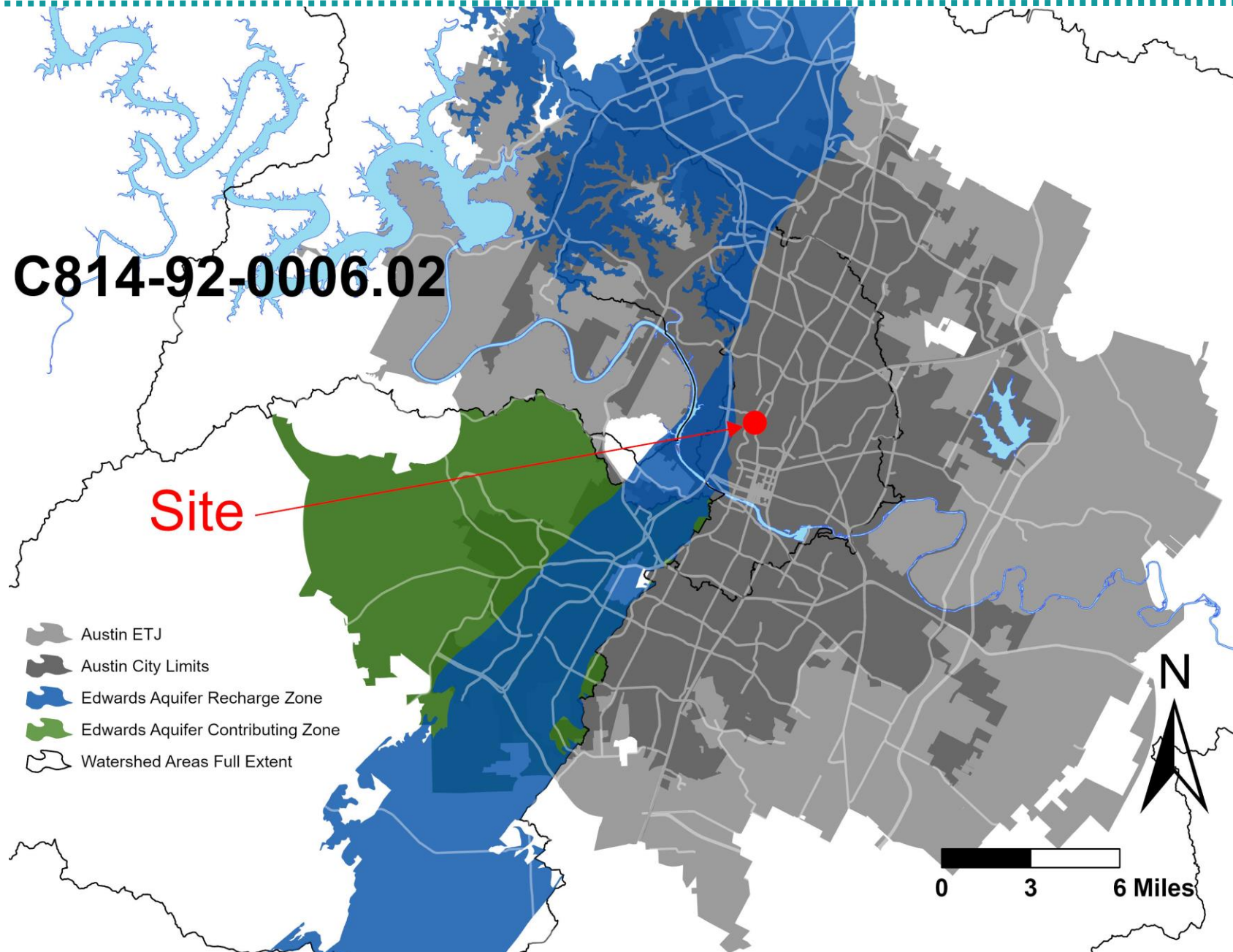
- **Approved by council in 1993 for the development of the Seton Medical Center and associated improvements.**
- **The applicant is requesting a PUD Amendment for the purpose of modifying the site development regulations to construct a Women's Health Tower and cardiovascular wing.**



**WATERSHED
PROTECTION**

C814-92-0006.02

Site

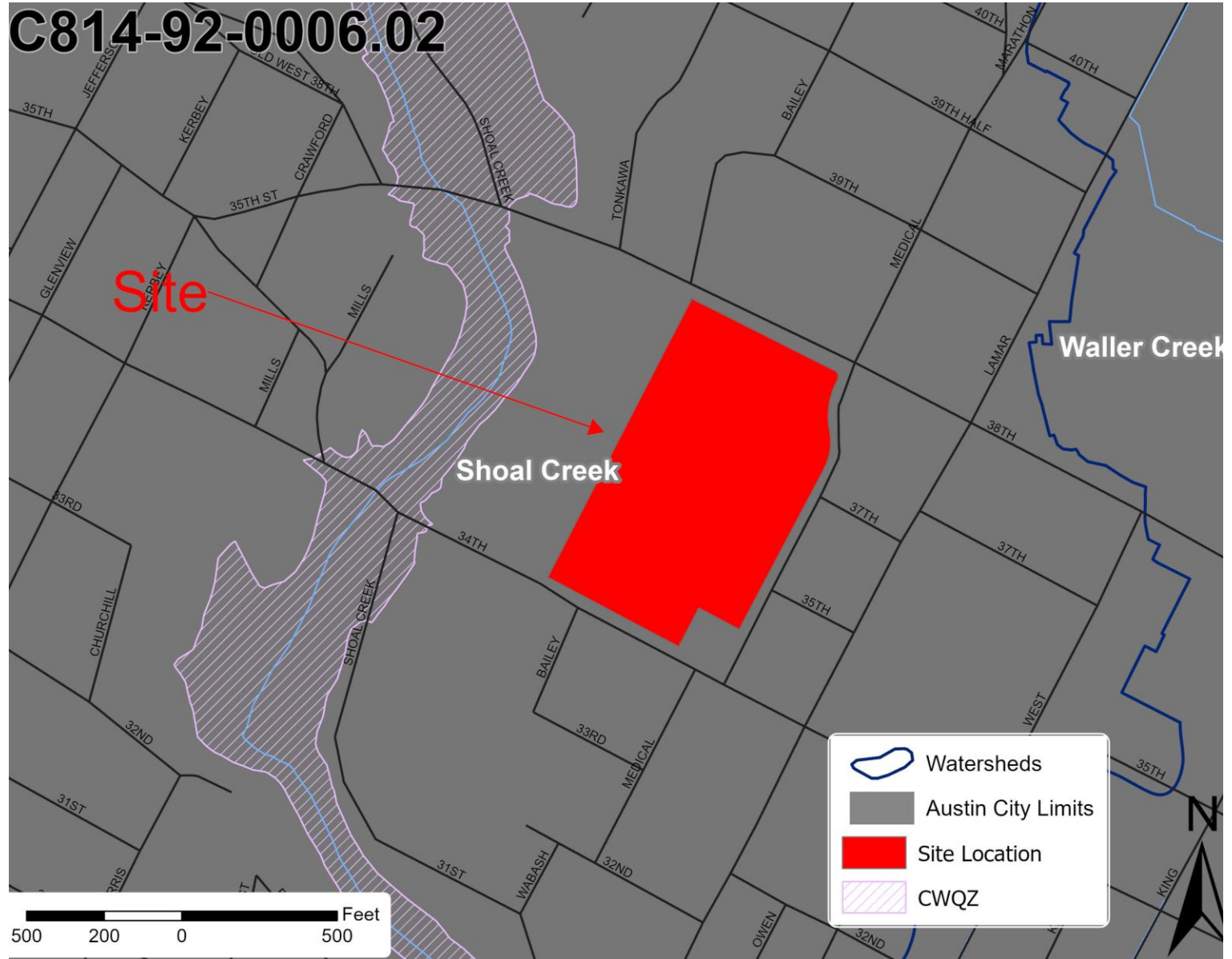




Site Conditions

- 12.21 acres
- Located in Full Purpose Jurisdiction
- In the Shoal Creek Watershed
- Classified as Urban Watershed

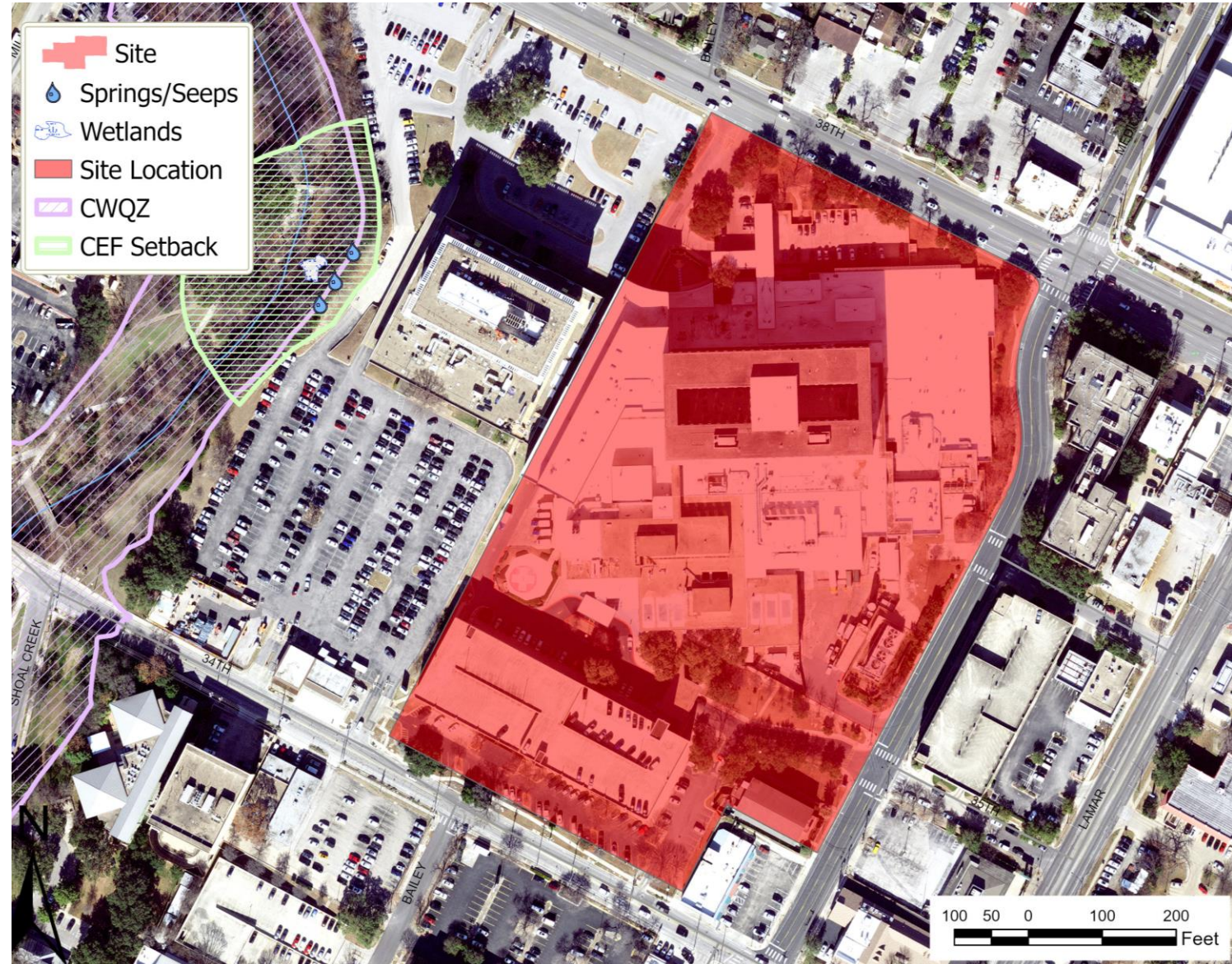
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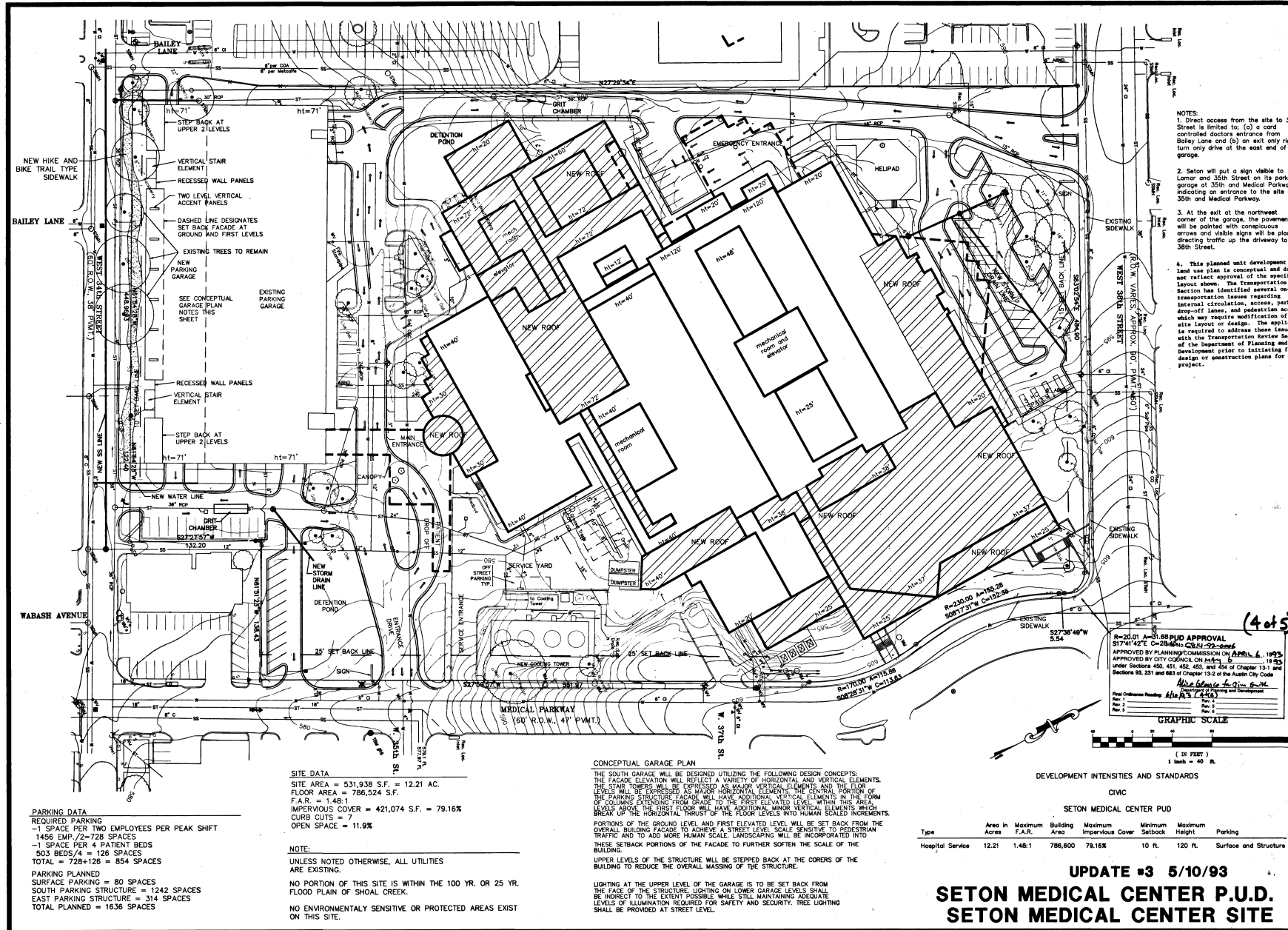


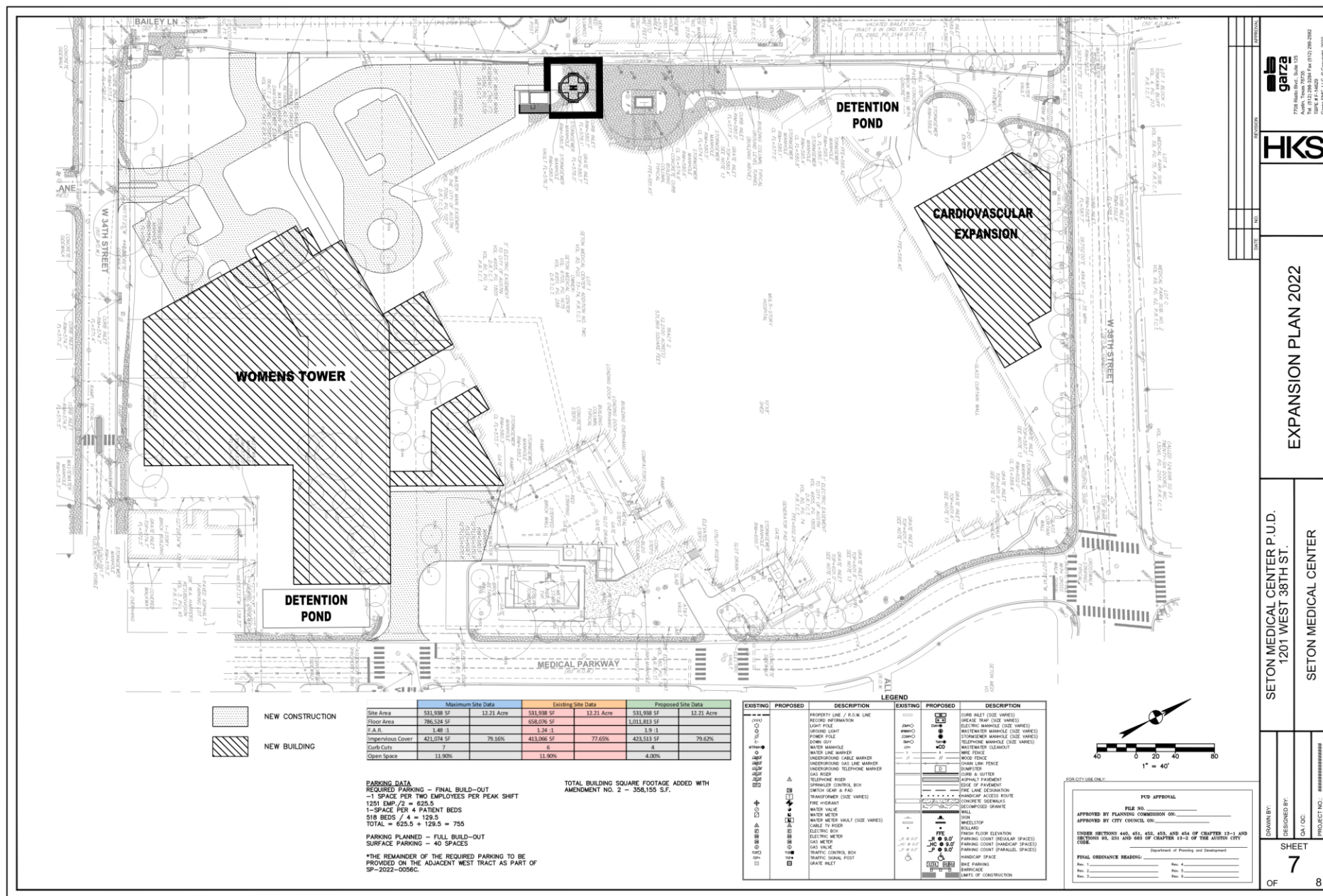


Environmental Features

- No CEFs within 150' of site
- No CWQZ on site
- Current IC 79.16%
- No water quality controls currently on site







AMENDMENT NO. 2



Requested Development Modifications

1. Increase Impervious Cover from 421,074 sf (79.16%) to 423,513 sf (79.62%)
2. Reduce Open Space from 11.9% to 4%
3. Add water quality controls where none currently exist



Proposed Environmental Superiority

1. New buildings will achieve a LEED silver rating
2. The redevelopment will exceed minimum landscaping requirements
3. All trees will be sourced from Central Texas native seed stock
4. New buildings will enhance COA dark sky regulations
5. Building design will reduce bird/building collisions by utilizing glass with a reflectivity of 15% or less
6. An Integrated Pest Management plan will be provided



Additional Environmental Items

1. The project will provide onsite water reuse system that will collect condensate and rainwater collection to offset cooling tower potable water demand and irrigation
2. Electric vehicle charging ports will be available for Women's Tower occupants
3. Heat island effect will be mitigated by having over 75% parking under cover and using light-colored hardscape (concrete vs asphalt) and shading
4. Over 50% potable outdoor water will be saved by using a native, drought tolerant plant palette and efficient irrigation equipment
5. Efficient plumbing fixtures will be used to reduce 35% reduction in indoor potable water use
6. Equipment and appliances will comply with LEED water use requirements



Recommendation

Staff recommends approval of the PUD Amendment with the following conditions

- 1. This project complies with Tier 1 superiority items as noted on the PUD exhibits**
- 2. The project complies with Tier 2 superiority items as noted on the PUD exhibits**
- 3. The project commits to collect and beneficially reuse both rainwater and condensate for cooling water demand and irrigation**



Questions?

Contact Information:

Leslie Lilly

leslie.lilly@austintexas.gov