

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2016-0010

DISTRICT: 9

REQUEST: Presentation of a Development Assessment Report for the 425 W. Riverside Drive Planned Unit Development (PUD), located at 425 W. Riverside Drive, within the Lady Bird Lake watershed.

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) 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 Exhibit C - Land Use Plan).

The South Central 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 B). Additionally, this tract has limited ability to provide on-site street network improvements or park and trail amenities. It is also 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.

In addition to the proposed contribution to the PID, the applicant is proposing public improvements by contributing right-of-way and streetscape construction to meet the designs proposed in the SCWP (see Exhibit E). Capital Metro has identified this location for an expanded Auditorium Shores bus station as part of their TOD Priority tool. City staff will work with the applicant and Capital Metro staff to develop recommended improvements.

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 upon initial analysis meets the following Tier 2 elements (see attached Superiority Table):

- Environment/Drainage (will comply with current code, no grandfathering claims).
 - treat 100% of stormwater using on-site green water quality controls.
 - reduce impervious cover from existing near 100% to 95%.
 - No floodplain modifications.
 - Native trees and plants for landscaping requirements.
 - Integrated Pest Management.
- 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.
- Building Design
 - Minimum of six points under Sub Chapter E.
- Affordable Housing
 - If residential uses are included, 10% of owner occupied units will be made permanently available to households with incomes at 80% or below median family income for the Austin MSA.

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 base wall, 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 is also attached after the Superiority Table.

The development assessment process requires city staff to present the PUD to City Council at an early stage of the staff review process for Council's consideration and input. City staff will continue their review, and the PUD will be presented to the Planning Commission and City Council for final approval at a later date.

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

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

CITY COUNCIL BRIEFING DATE: December 15, 2016

CITY STAFF: Andrew Moore

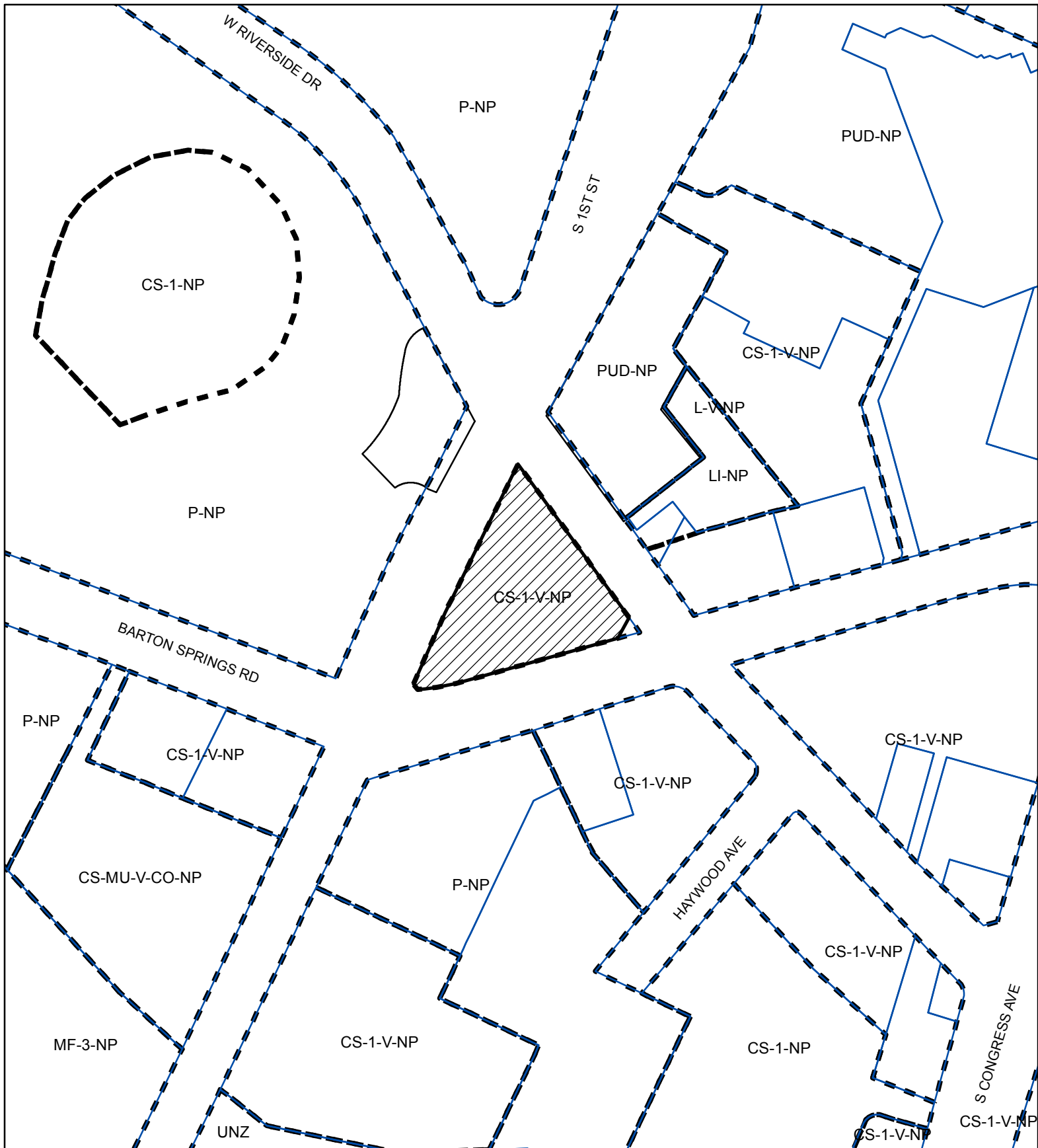
Email: Andrew.moore@austintexas.gov

Phone: 512-974-7604

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.



SUBJECT TRACT



ZONING BOUNDARY

1" = 200'

DEVELOPMENT ASSESSMENT

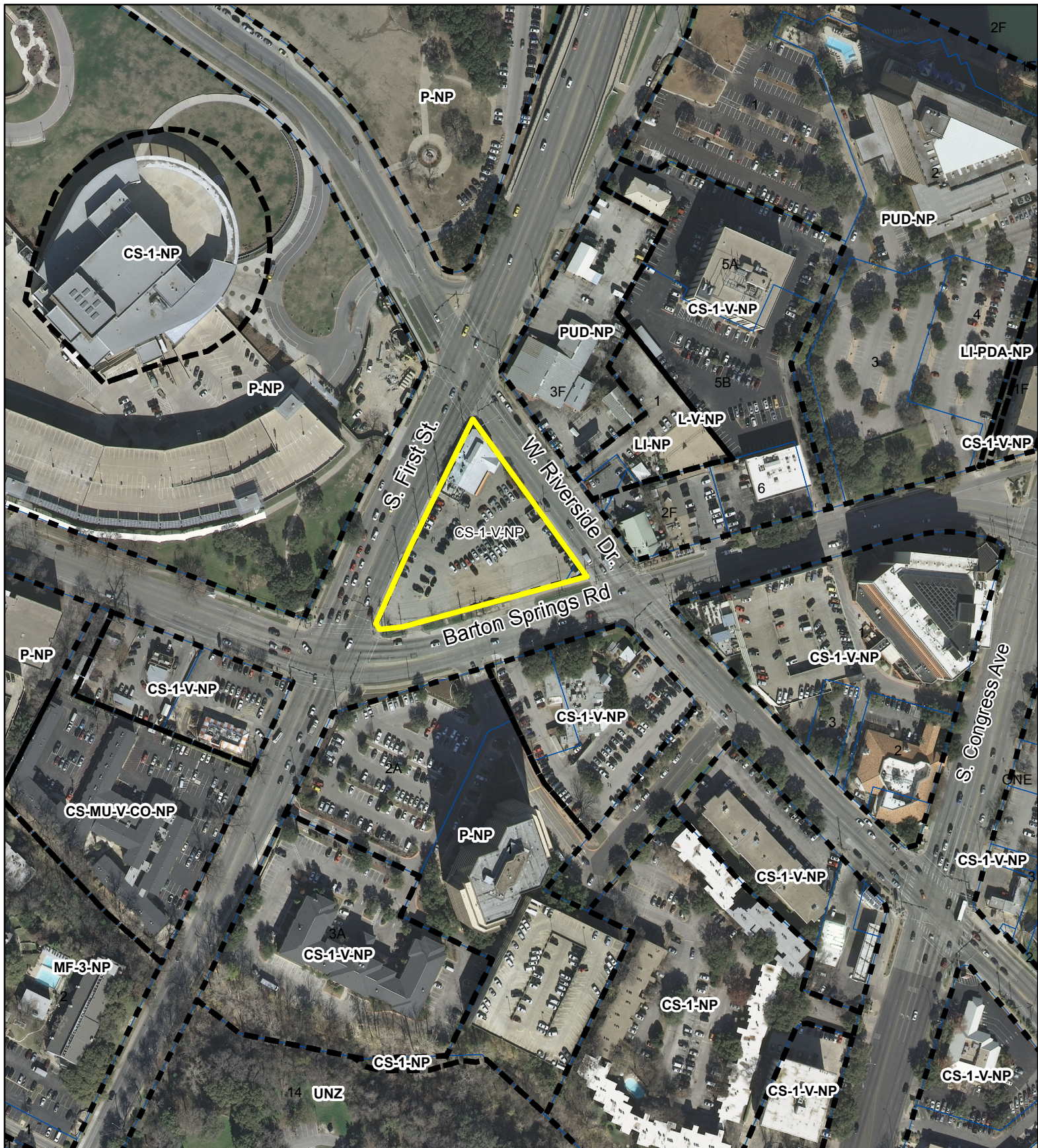
CASE#: CD-2016-0010

ADDRESS: 425 West Riverside Drive

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





DEVELOPMENT ASSESSMENT - AERIAL MAP

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



N



SUBJECT TRACT



ZONING BOUNDARY

1" = 400'

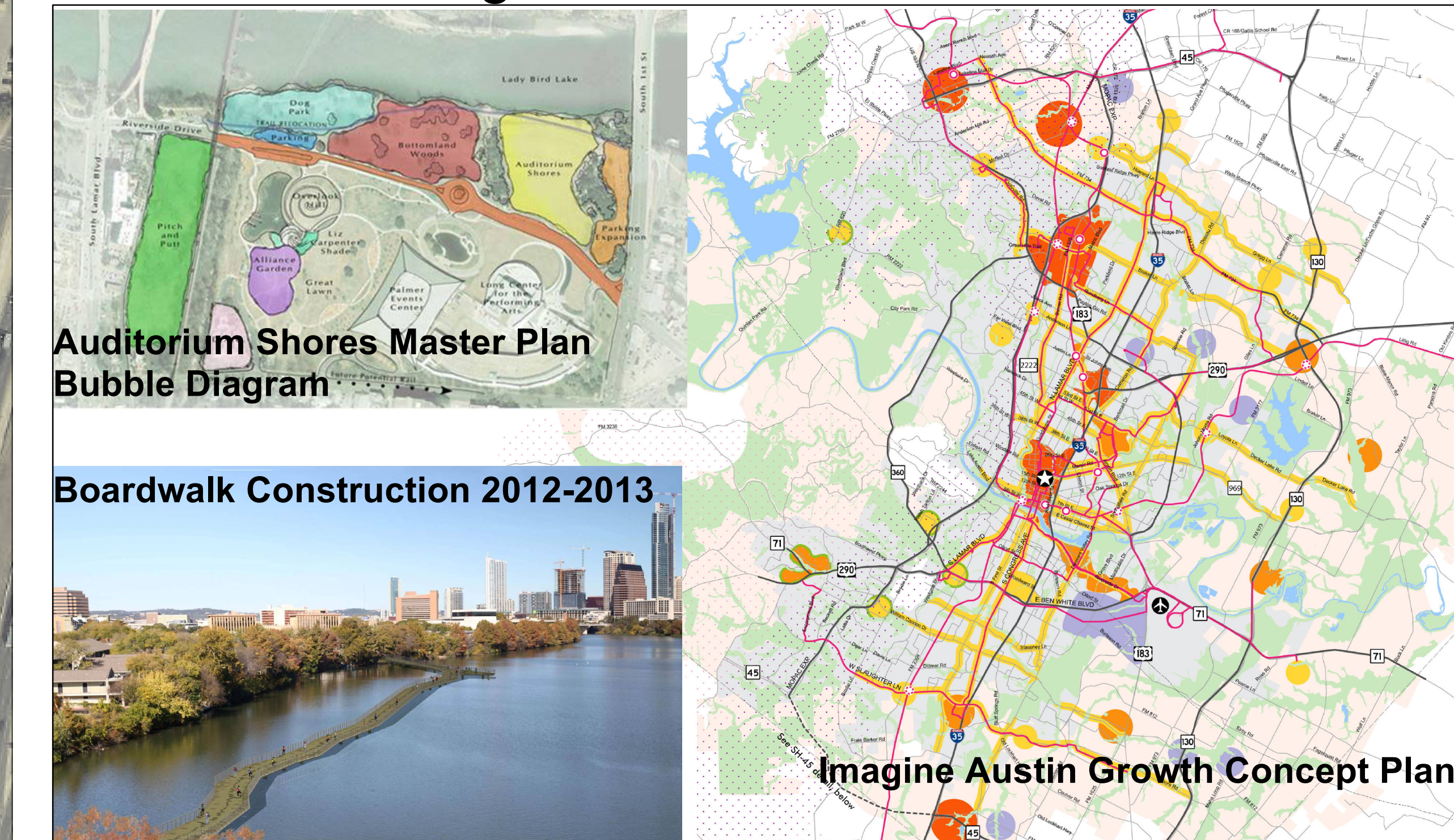
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

South Central Waterfront Area Plan

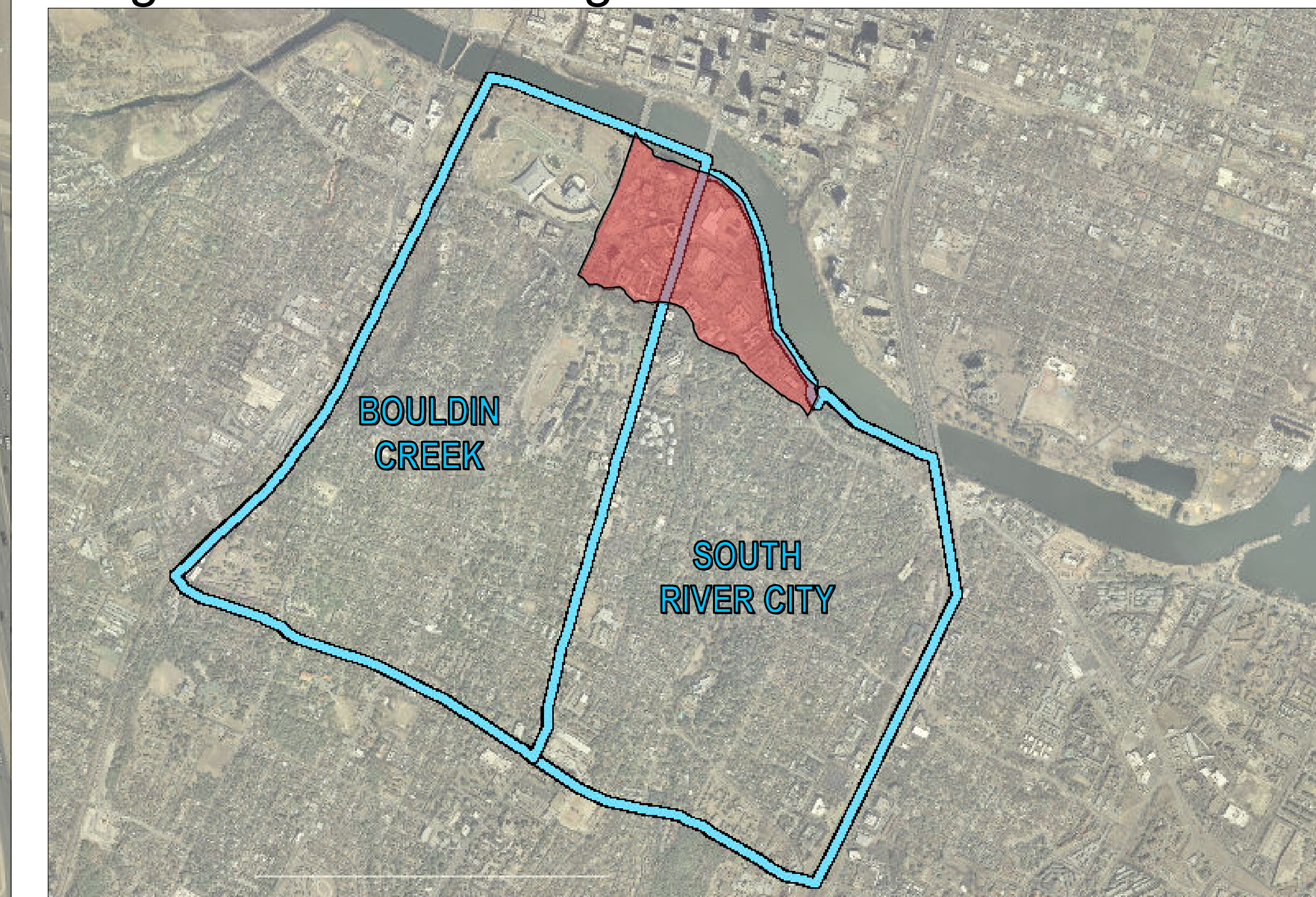
- Boardwalk
- Principal Streets
- Creeks
- South Central Waterfront
- Norwood tract, city-owned

EXHIBIT A

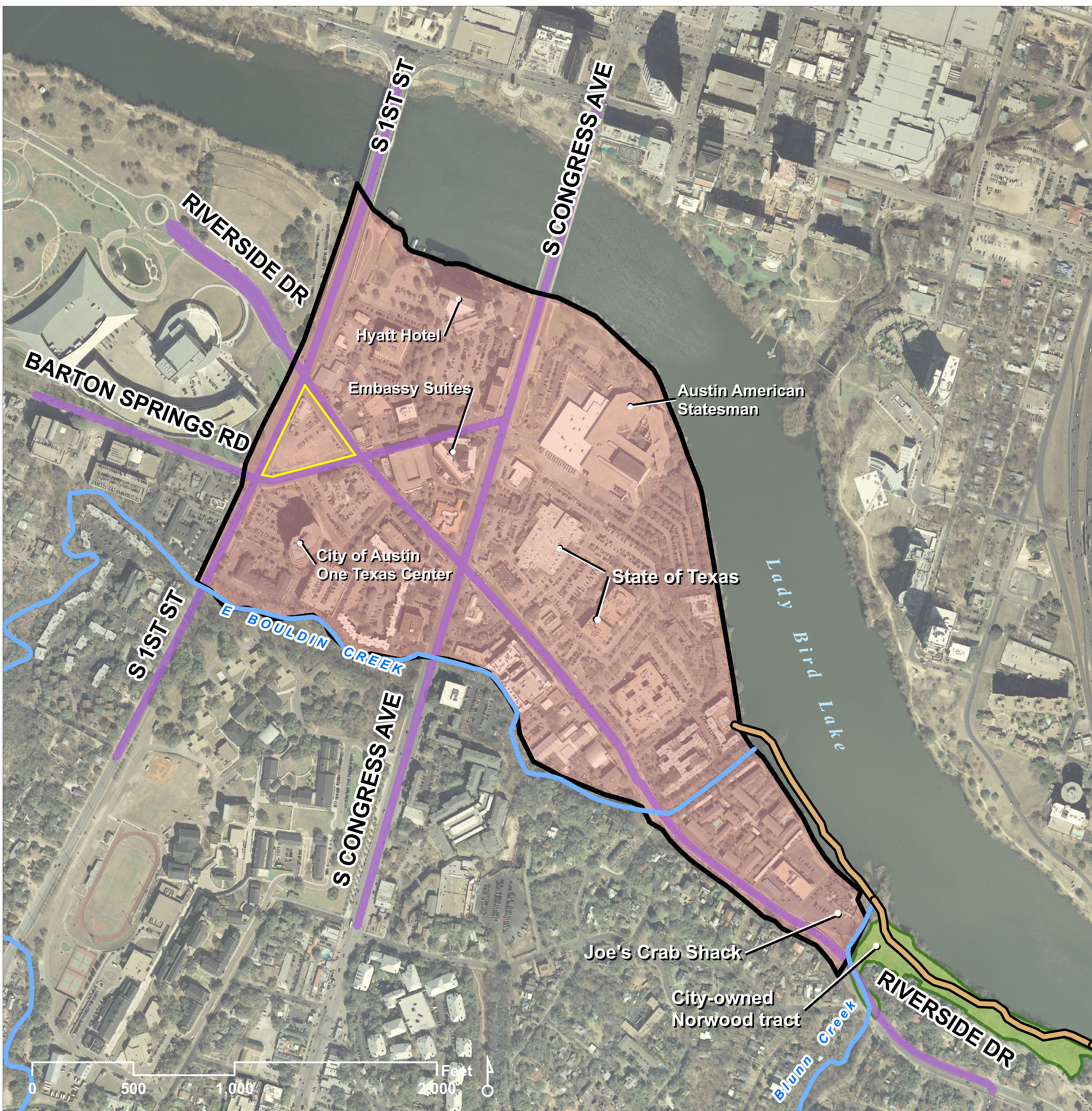
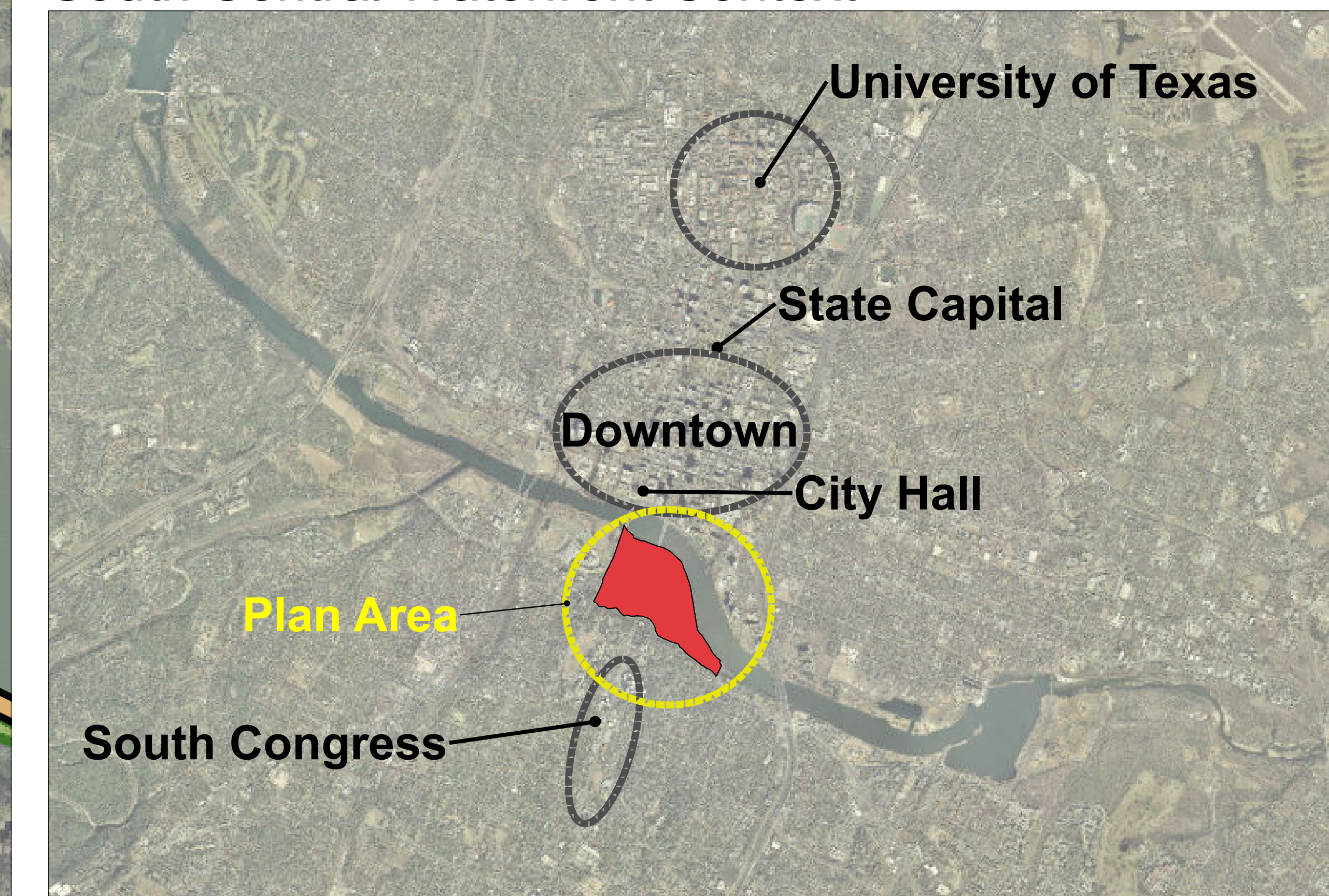
Related Planning Efforts

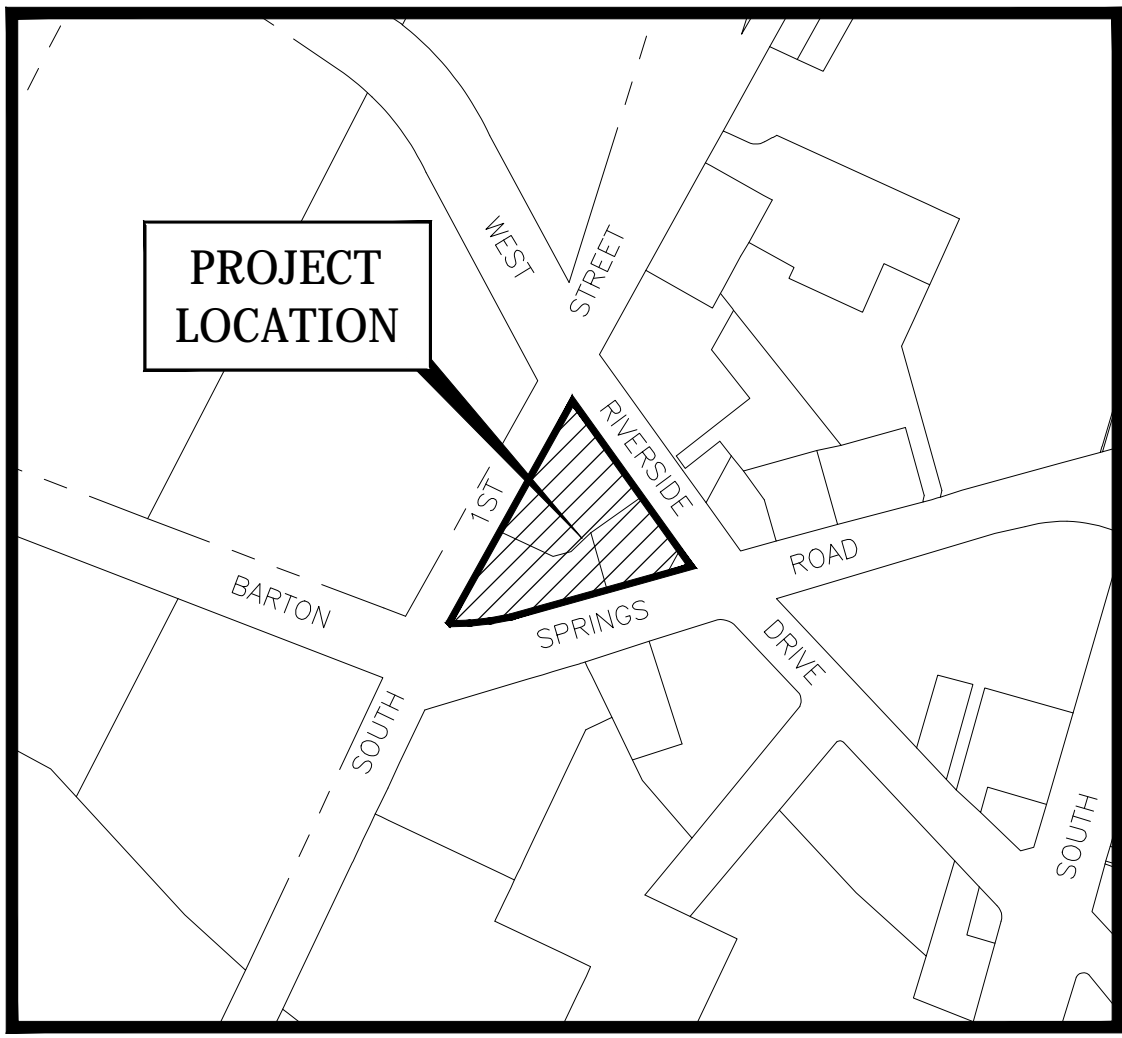


Neighborhood Planning Areas



South Central Waterfront Context





VICINITY MAP

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

ZONING: P-NP
USE: MEETING AND ASSEMBLY

SOUTH FIRST STREET
ASPHALT - R.O.W. VARIES
(30 M.P.H. SPEED LIMIT)
CORE TRANSIT

8' PLANTING ZONE
7' CLEAR ZONE

SUBJECT TRACT
1.3954 ACRES
60,783 SF

APPROXIMATE
DRIVEWAY
LOCATION

BARTON SPRINGS ROAD
ASPHALT - R.O.W. VARIES
(35 M.P.H. SPEED LIMIT)
CORE TRANSIT

ZONING: PUD-NP
USE: COMMERCIAL

ZONING: LI-NP
USE: COMMERCIAL

ZONING: CS-1-V-NP
USE: RESTAURANT

ZONING: CS-1-V-NP
USE: COMMERCIAL

- LEGEND
- BOUNDARY / RIGHT OF WAY
 - 100YR FP 100 YEAR FLOOD PLAIN
 - CURB / EDGE OF PAVEMENT
 - PLANTING ZONE
 - CLEAR ZONE
 - SUPPLEMENTAL ZONE

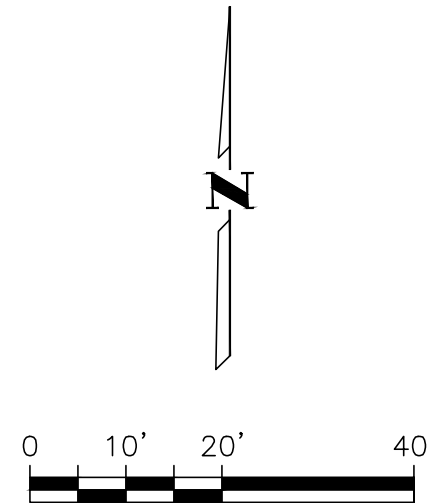
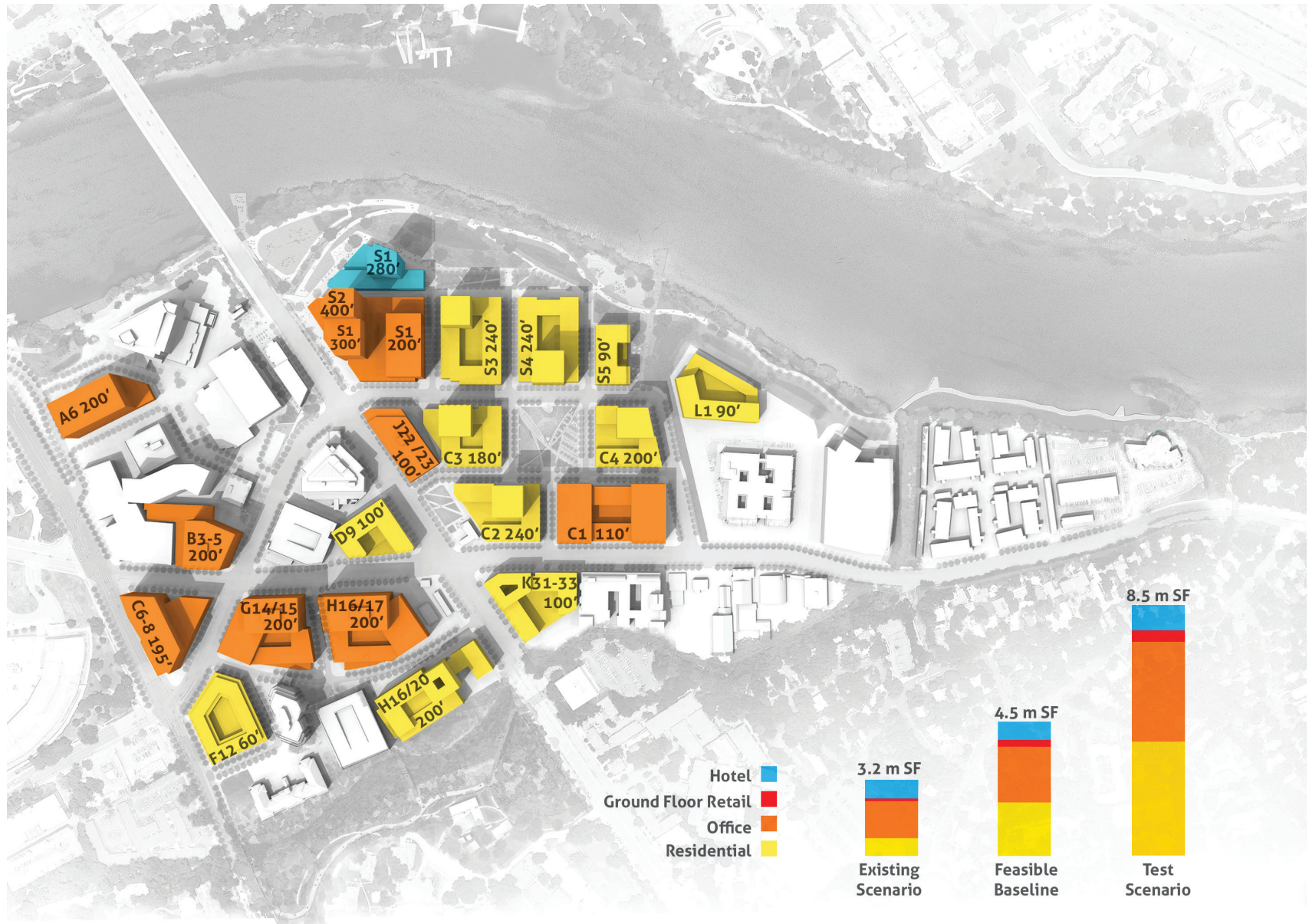


EXHIBIT B



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 425 West Riverside Drive 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 (<i>General Intent</i>) 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 425 West Riverside Drive 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. The open space provided is 12% of site area (7,520sf).
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	The 425 West Riverside Drive PUD will comply with the City's Planned Unit Development Green Building Program.
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 425 West Riverside Drive 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 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 percent impervious cover. Environmental preservation through increased water quality is being provided on site. Currently, this Property is a surface parking lot. Through this redevelopment, all stormwater runoff will be captured and treated.
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 425 West Riverside Drive 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 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.	Where possible, all street trees will be planted with a minimum of 5" caliper Native or Adaptive tree stock, which is 3.5" above the minimum tree size requirement. Street Tree spacing between 22' to 28' on center will be accommodated rather than the 30' o.c. minimum requirement. Low water use, drought tolerant plant species will be specified in landscape areas. All specified trees will be compatible with Appendix F of the Environmental Criteria Manual, or as approved by the City.

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.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 425 West Riverside Drive PUD proposes to include the following transportation facilities: 1. A transit plaza, a minimum of 250 square feet in size, to provide an open space area for the adjacent bus stop. 2. Complete streets on the sections of roadways adjacent to the site. 3. The setting aside of private property to accommodate wider ROW cross-sections for Riverside Drive and Barton Springs Road. See Exhibit E. 4. Construction of wide sidewalks, consistent with Commercial Design Standards and Complete Streets.
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 425 West Riverside Drive 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 (<i>Design Standards and Mixed Use</i>)	The 425 West Riverside Drive PUD will comply with Subchapter E of the City's Land Development Code, with only minor project specific exceptions, as noted on Exhibit D.
2.3.2.B.	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2., (<i>Core Transit Corridors: Sidewalks And Building Placement</i>)	The 425 West Riverside Drive PUD will comply and/or exceed the sidewalk standards in Chapter 25-2, Subchapter E, Section 2.2.2.
2.3.2.C.	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	The 425 West Riverside Drive 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 C.

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Criteria	Additional Tier Two Requirements the 425 West Riverside Drive PUD Meets or Exceeds
	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 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Section 2.7.2 only requires open space when a site exceeds 2ac. Since this site is only 1.4 acres in size, there is no open space required. However, the 425 West Riverside Drive PUD is providing approximately 12% of site area as open space within the private property.
	Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	All submittals occurring after the approval of the 425 West Riverside Drive PUD propose to comply with current code, in effect at the time of development application, except as amended by the PUD, and not assert entitlements to follow older code provisions.

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:
		<p>Provides water quality controls superior to those otherwise required by code.</p> <p>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.</p> <p>Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p> <p>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.</p> <p>Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.</p> <p>Provides volumetric flood detention as described in the Drainage Criteria Manual.</p> <p>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.</p> <p>Proposes no modifications to the existing 100-year floodplain.</p> <p>Uses natural channel design techniques as described in the Drainage Criteria Manual.</p> <p>Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.</p> <p>Removes existing impervious cover from the Critical Water Quality Zone.</p> <p>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.</p> <p>Tree plantings use Central Texas seed stock native and with adequate soil volume.</p> <p>Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.</p> <p>Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.</p> <p>Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.</p>	<p>The 425 West Riverside Drive PUD proposes to embody the spirit of the South Central Waterfront Vision Framework Plan by treating 100%, or double the required 50%, of onsite stormwater using green water quality controls. Additionally, the Project will include innovative water quality controls within the ROW to treat a portion of the ROW stormwater directed towards the site.</p> <p>The 425 West Riverside Drive PUD proposes to embody the spirit of the South Central Waterfront Vision Framework Plan by treating 100% of the onsite stormwater using innovative water quality controls outlined in COA ECM Section 1.6.7 (Green Stormwater Quality Infrastructure).</p> <p>The 425 West Riverside Drive PUD will reduce the current impervious cover from nearly 100 percent to 95 percent.</p> <p>N/A - There are no waterways on this Property.</p> <p>The 425 West Riverside Drive PUD does not propose to modify the existing 100 year floodplain.</p> <p>N/A - There is no CWQZ on this Property.</p> <p>N/A - There is no CWQZ on this Property.</p> <p>N/A - There are no heritage trees on site and there are no protected trees onsite.</p> <p>The Project will utilize Central Texas seed stock, provide adequate soil quality, volume and drainage within tree wells. Planted trees for landscape requirements will be specified from Appendix F of the Environmental Criteria Manual, or as approved by the City.</p> <p>N/A - There are no waterways or CEFs on this Property.</p>

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:
		<p>Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.</p> <p>Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.</p> <p>Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.</p> <p>Employs other creative or innovative measures to provide environmental protection.</p>	<p>An integrated pest management plan will be developed.</p>
	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 425 West Riverside Drive project 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 Project is subject to the Commercial Design Standards, not the Great Streets Program. The Streetscape is designed to embody the characteristics of the South Central Waterfront Vision Framework Plan which at a minimum complies with Commercial Design Standards for street tree, furniture zone, and clear zone dimensions as well as street tree planting requirements.
	Community Amenities	<p>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.</p> <p>Provides publicly accessible multi-use trail and greenway along creek or waterway.</p>	<p>N/A - There are no creeks or waterways on the Property.</p>
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	<p>The 425 West Riverside Drive PUD proposes to include the following transportation facilities:</p> <ol style="list-style-type: none"> 1. Complete streets on the sections of roadways adjacent to the site. 2. Construction of wide sidewalks, embodying the characteristics of the South Central Waterfront Vision Framework Plan. 3. The setting aside of private property to accommodate wider ROW cross-sections and bike lanes for Riverside Drive and Barton Springs Road. See Exhibit E.
	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 Project will achieve a minimum of six points under Subchapter E, Section 3.3.2. Normally, the Project would be required to obtain three points.
	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.	
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	If residential uses are provided onsite, at least 10 percent of the total number of units sold as owner-occupied residential housing units located within the 425 West Riverside PUD will, through a mechanism agreed upon by the City and Landowner, be made permanently available at a provide affordable to households with incomes at least 80 percent of, or below the median family income in the Austin Metropolitan Statistical Area.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A - There are no historic structures or landmarks on the Project site.

425 WEST RIVERSIDE DRIVE PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 26, 2016

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:
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The 425 West Riverside Drive PUD will exceed applicable legal requirements for accessibility for persons with disabilities.
	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.	

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 25-2, 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. However, South First Street is the street with the highest level of transit service.
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 signage) located over 120 feet above ground level.	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.
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 (<i>Heliports and Helicopter Operations</i>), a flat roof is permitted.	Section 25-2-721(E) is waived.	To allow consistency with the South Central Waterfront Framework Plan and greater flexibility for innovative architectural design.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
	<p>(3) Except in the City Hall subdistrict, a building base wall 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 base wall may not exceed a height of 45 feet.</p> <p>(4) A building facade may not extend horizontally in an unbroken line for more than 160 feet.</p>		
Section 25-2-742(E), (F), and (G) South Shore Central Subdistrict Regulations	<p>(E) For a structure property adjacent to and oriented toward Riverside Drive, a building base wall is required, with a maximum height of:</p> <p>(1) 45 feet, if north of Riverside Drive; or</p> <p>(2) 35 feet, if south of Riverside Drive.</p> <p>(F) That portion of a structure built above the base wall 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 base wall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Riverside Drive.</p> <p>(G) The maximum height is:</p> <p>(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;</p> <p>(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;</p> <p>(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</p> <p>(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.</p>	Sections 25-2-742(E), (F), and (G) are waived.	<p>To allow consistency with the South Central Waterfront Framework Plan and greater flexibility for innovative architectural design.</p> <p>In addition, this site is significantly constrained because it is small, triangular in shape, and has restrictions from both Riverside Drive and South First.</p> <p>Full compliance with the Commercial Design Standards on all three sides of the Property also significantly restricts the building's design.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
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 (<i>Table of Off-street parking and Loading Requirements</i>)	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.
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.

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

MASTER REVIEW REPORT

CASE NUMBER: CD-2016-0010
CASE MANAGER: Andrew Moore PHONE #: 512-974-7604

PROJECT NAME: 425 W. Riverside Drive PUD

SUBMITTAL DATE: 10/5/2016
COMMENTS DUE DATE: 10/26/2016
FINAL REPORT DATE: 11/22/2016

LOCATION: 425 W. Riverside Drive

STAFF REVIEW:

-This report includes all comments received to date concerning your development assessment for a Planned Unit Development.
-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, PO BOX 1088 AUSTIN, TX.

REPORT:

-The attached report identifies those requirements that must be addressed with the PUD zoning application. 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 PUD ZONING APPLICATION.

Environmental Officer – Chuck Lesniak – 512-974-2699

The PUD site is nearly entirely developed with little existing vegetation and does not contain and is not immediately adjacent to any creeks or other environmental resources. The existing development also does not have water quality treatment or detention facilities. As a result, most of the opportunities for environmental superiority will likely be by providing new vegetated areas and water quality treatment on-site or off-site that exceed code requirements. As proposed, staff does not believe the PUD would be environmentally superior. However, the PUD application indicates the applicant intends to incorporate aspects of the South Central Waterfront Plan. This plan includes components that would be superior to current code for green space and water quality treatment on and off-site. Staff recommends that these components be included in the PUD to the greatest extent possible and in combination with the currently proposed items represent a path to achieving environmental superiority.

DAC Environmental - Mike McDougal - 512-974-6380

EV 01 Per COA GIS, the following information is applicable to the proposed project:

- The site is not located over the Edwards Aquifer Recharge Zone;

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

- The site is located in the Lady Bird Lake Watershed, which is classified as an Urban Watershed; and
- The property is entirely within the Uplands Zone, no classified waterways are located within or immediately adjacent to the site.

EV 02 In the Urban Watershed classification, zoning impervious cover limits are applicable.

EV 03 A tree survey will be required. Initial site investigation indicates a Mulberry is located on the property. The applicant has indicated in Section 2.4 (environment / drainage) of the Tier Two document that no trees with a diameter of 8 inches or more are located on the property. This will need to be verified.

EV 04 ESC will be required as part of the site plan permit.

EV 05 In Section 2.3.1.F (environmental preservation) of the Tier One PUD document, the applicant proposes to provide environmental preservation by treating stormwater runoff. A review of more detailed information will be required to demonstrate that the proposed treatment exceeds current Code requirements.

EV 06 In Section 2.4 (environment / drainage) of the Tier Two document, the applicant proposes to comply with current Code rather than asserting entitlement of older Code. In the absence of a 245 determination for this property and project, environmental superiority for this item is unclear. If the applicant would like to claim the application of current Code as environmentally superior, it will be necessary to know if and which Code would otherwise be applicable to this property and project. It would also be necessary to review the proposed development under any applicable previous Code.

EV 07 In Section 2.4 (environmental / drainage) of the Tier Two document, the applicant proposes to provide environmental preservation by treating stormwater runoff. More information will be required to demonstrate that the proposed treatment exceeds current Code requirements.

EV 08 In addition to the proposed environmental superiority, the PUD will need to include the following items:

- Sufficient soil volume for street tree planting areas;
- No sago palms to be planted;
- Milkweed landscape plantings for monarch butterfly migration; and
- Pet and people water fountains accessible to the public that will be maintained by property owners.

DAC Transportation - Danielle Morin - 512-974-1605
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TIER 1 REQUIREMENTS (Division 5. Planned Unit Developments)

- TR1. Requirement 2.3.1.G Public Facilities:
- TR2. Requirement 2.3.1.1: Transportation Connectivity: Please consult with Capital Metro regarding the square footage required to provide an open space area for the adjacent bus stop. 4: Revise “Commercial Design Standards” with “Core Transit Corridor Standards”.
- TR3. Requirement 2.3.1.J Prohibit Gated Roadways: Revise the requirement to state “gated roadways are prohibited”.
- TR4. Requirement 2.3.2.B Commercial Design Standards: Specifically clarify how the PUD will comply with and/or exceed Core Transit Corridor Standards.
- TR5. Requirement 2.3.2.C Commercial Design Standards: Specifically clarify how the PUD will comply with and/or exceed the pedestrian-oriented use requirement on the first floor of the building.

TIER 2 REQUIREMENTS (Division 5. Planned Unit Developments)

- TR6. Requirement Great Streets: Specifically clarify how the PUD will comply with and/or exceed the City’s Great Streets Program.
- TR7. Requirement Transportation: Bicycle and pedestrian facilities and roadway cross section will be reviewed by Austin Transportation Department. Associated comments may follow.
- TR8. Requirement Accessibility: Specifically clarify how the PUD will comply with and/or exceed legal accessibility requirements.
- TR9. The zoning application has numerous discrepancies in the proposed square footage and number of residential units. Please clarify the discrepancies in square footage, and number of residential units.
- The Land Use Categories Table reflects 21,045 square feet of retail, 270,525 square feet of office, and 10 residential units.
 - The TIA Determination Worksheet reflects 22,575 square feet of retail, 270,125 square feet of office, and 7 residential units.
 - Hand Delivered Letter to Mr. Guernsey reflects 21,045 square feet of retail, 270,525 square feet of office, and 10 residential units.
 - The Austin Water Determination Worksheet reflects 21,045 square feet of retail, 270,525 square feet of office, and 8 residential units.
- TR10. Additional right-of-way maybe required at the time of subdivision and/or site plan.

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

- TR11. 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.
- TR12. This project is adjacent to a street where the curb is proposed to be moved to achieve superior bicycle facilities (see GIS file). Staff will contact Nathan Wilkes, Bicycle Program, ATD for guidance for the proper alignment.
- TR13. Chad Cramer, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR14. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for both W. Riverside Drive and S. 1st Street.
- TR15. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S. 1 st 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

Dev Assessment - Water Quality - Benny Ho - 512-974-3402

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.

The proposed site is located at 425 West Riverside Drive in the Lady Bird Lake Watershed, which is classified as an Urban watershed.

WQ1. Due to its proximity to Town Lake, if the storm water discharge does not flow through vegetated area, the site might not qualify to pay fee in lieu for water quality control

Dev Assessment - Electric - Eben Kellogg - 512-322-6050

DA1. The site currently has four overhead three phase lines along the west (South 1st Street) and south (Barton Springs Road) , AE clearances would need to be met, depending on the proposed use

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

as well as any required easements, 15 ETE would be required, if they are not dedicated currently. Our facilities are limited along the northeast line (West Riverside Drive) a 10' ETE would be required.

Dev Assessment - Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: The site is located in the Central Business Area as defined by LDC 25-7-94. Portions of the site area located in a designated FEMA special flood hazard area. The designated flood zone on the property is AO-1ft. Base flood elevations from the AO model vary across the site from 451.19' at the NE corner of S. 1st and Barton Springs to 447.38' at the SE corner of S. 1st and Riverside.

- FP 1. FYI: The property is located within the Central Business Area as defined by LDC 25-7-94. Future proposed buildings and parking encroaching into the 100-year floodplain would be regulated by section 25-7-94 of the LDC.
- FP 2. Proposed buildings on the site will have to have finished floor set at the greater of the following: 2' above the adjacent floodplain's 100-year water surface elevation (please reference LDC 25-7-94 (c)1) or 2' above the proposed building's lowest adjacent grade (According to the National Flood Insurance Program's minimum standards for encroachment into an AO zone required FFE is to be 1foot added to the AO zone depth above the lowest adjacent grade of the building).
- FP 3. Applicant will have to demonstrate the building has normal access with an area 1 foot above the regulatory flood datum.
- FP 4. The proposed development will be required to compensate for any floodplain volume displaced by the development.
- FP 5. Applicant will need to demonstrate by means of study by a Texas registered Professional Engineer that the construction of the future buildings and development activities improves the drainage system and demonstrating that the proposed development does not cause adverse flooding impacts on neighboring properties.
- FP 6. Applicant will also be required to provide certifications from a registered professional that the proposed buildings and development were designed and will be constructed in accordance with ASCE 24, Flood Resistant Design and Construction.

DAC Zoning - Site Plan - Christine Barton-Holmes - 512-974-2788

PUD ZONING (LAND PLAN)

- SP 1 Describe the type of existing and proposed residential uses per tract and/or phase, including: maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development

requirements deemed appropriate. Also, please clarify if eight or ten residential units are proposed. The application indicates both numbers.

- SP 2 If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 3 Provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information:
- The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
 - Total square footage and whether structured parking facilities are proposed.
 - Maximum impervious cover;
 - Maximum height limitation;
 - Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
 - The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
 - All civic uses by type and proposed site development regulations.
 - Additional site development regulations may be specified by the City Council.
- SP 4 The application indicates sidewalks will comply with Great Streets, and with Commercial Design Standards. Please clarify which option will be used.
- SP 5 Will cocktail lounges be limited to a maximum square footage overall? PUD Notes indicate they will be a permitted use.
- SP 6 Open space of no less than 20% of a tract used for a non-residential use, 10% of residential use, or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec. 25-2-411(H)]. Please explain how 12% open space overall exceeds these requirements, and what other community benefits per 2.3.1.C are provided.

Dev Assessment - Subdivision - Don Perryman - 512-974-2786
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SR1. Per the application, the proposed PUD contains three un-subdivided tracts of land. The application indicates that these three tracts will be combined to create one lot. Prior to approval of any site plan or building permit, the applicant will need to subdivide the tracts through the City's

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

subdivision process. These three tracts may be considered legal tract and a subdivision may not be required. Applicant may need to discuss the possibility of a land status determination with the Development Assistance Center.

SR2. Please feel free to contact me if you have any subdivision related questions.

PARD Planning and Design Review - Marilyn Lamensdorf - 512-974-9372

UPDATE 0:

Comment 1: Due to the Long Center being across 1st Street, PARD would object to not following 25-2-721 (E) related to exterior mirrored glass and glare producing surface building materials not being prohibited (E.1); distinctive building tops for buildings exceeding 45 feet in height not being required (E-2); and unbroken building façade extending more than 160 feet not being required. (E-4)

Comment 2: In addition, PARD will enforce other sections of the waterfront overlay ordinance that require pedestrian oriented uses at the ground level of S 1st; and pedestrian scale and screened or architecturally integrated above-ground parking structures that face the park.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. No water or wastewater utility design is included in this proposal for assessment. No comments.

FYI: Any development at the site must comply with the requirements of the City's Utility Criteria.

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

DA-Drainage Engineering

Benny Ho, P. E. (512)974-3402

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The proposed site is located at 425 West Riverside Drive in the Lady Bird Lake Watershed, which is classified as an Urban watershed.

DE1. The proposed site might be qualifies to participate in the Regional Storm water Management Program, but must have conveyance easement to Town Lake.

Hydro Geologist Review - Scott Hiers - 512-974-1916

HG1-The site is 100% developed. There are no Critical Environmental Features on site, so I have no comments for your consideration

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

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

HT 0 There are no specific Heritage tree comments for this development assessment as there are no Heritage trees present onsite.

The following comments are generated as the City Arborist's office;

HT 1 The PUD proposes an environmental superiority under Landscaping 2.3.1 H to plant 5" caliper tree where possible within the surrounding ROW on 22-28' centers instead of the standard 1 ½" tree 30' on center for a Core Transit Corridor. At the time of formal PUD submittal, please provide additional information as to where these upsized plantings can be accomplished. There are overhead and possibly underground utilities along the entire PUD perimeter. Please address how and where utilities might also affect the ability to plant these larger trees as it would very difficult to find a smaller tree at 5" in caliper.

HT 2 The PUD will need to provide 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'.

Planning and Zoning - Andrew Moore - 512-974-7604

The site is 1.45 acres located within the Bouldin Creek Neighborhood Planning Area, Waterfront Overlay and the South Central Waterfront Plan. Current zoning is commercial –liquor sales CS-1-V-NP. The future land use map (FLUM) 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.

The South Central Waterfront Plan (SCWP) was adopted by the City Council June 16, 2016. The SCWP “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.”

The plan provides specific analysis of the properties within the district and how they may contribute to the overall goals of the plan. This particular tract has limited ability to provide on-site street network improvements or park and trail amenities. It is also proposed to have predominately an office use so can provide limited 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. The SCWP contemplates the creation of a Public Improvement District (PID) as the repository for district contributions.

In addition to the proposed contribution to the PID, the applicant is proposing public improvements by contributing right-of-way and streetscape construction to meet the designs proposed in the SCWP.

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.

Project Name: 425 West Riverside Drive PUD
Address: 425 W Riverside Dr
File Number: CD-2016-0010

This application meets Tier 1 requirements and upon initial analysis meets the following Tier 2 elements:

- Environment/Drainage (will comply with current code, no grandfathering claims).
 - treat 100% of stormwater using on-site green water quality controls.
 - reduce impervious cover from existing near 100% to 95%.
 - No floodplain modifications.
 - Native trees and plants for landscaping requirements.
 - Integrated Pest Management.
- Art in Public Places
- Transportation
 - Complete Streets adjacent to site.
 - Dedication of Right of Way for bike lanes on Riverside and Barton Springs Road.
- Building Design
 - Minimum of six points under Sub Chapter E.
- Affordable Housing
 - If residential uses are included, 10% of owner occupied units will be made permanently available to households with incomes at 80% or below median family income for the Austin MSA.

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.

The development assessment process requires city staff to present the PUD to City Council at an early stage of the staff review process for Council's consideration and input. City staff will continue their review, and the PUD will be presented to City Council for final approval at a later date.