

1 Exhibit F. Open Space

2 Exhibit G. Tree Planting Details

3 **PART 5. Land Use.**

4 A. Except as specifically restricted under this ordinance in Part 5 or as modified in
5 Part 10, the Riverside PUD may be developed and used in accordance with the
6 regulations established for commercial liquor sales (CS-1) district, waterfront
7 overlay (WO), and other applicable requirements of City Code.

8 B. The maximum height of a building or structure within the Riverside PUD shall be
9 limited to no more than 195 feet.

10 C. The maximum floor-to-area ratio (FAR) is 6 to 1 (364,698 SF).

11 D. The minimum setbacks are as follows:

- 12 1. Front Yard – 0 feet
- 13 2. Street Side Yard – 0 feet
- 14 3. Interior Side Yard – 0 feet
- 15 4. Rear Yard – 0 feet

16 E. The total combined square footage of all cocktail lounges within the Riverside
17 PUD shall not exceed 5,000 square feet.

18 F. The following uses are prohibited uses within the Riverside PUD:

- | | |
|-----------------------------------|---------------------------|
| 19 Alternative financial services | Adult oriented businesses |
| 20 Automotive repair services | Bail bond services |
| Exterminating services | Funeral services |
| Pawn shops | |

21 G. Automotive washing shall be considered an accessory use for office uses,
22 provided it (1) be used solely for the employees or patrons of the buildings, and
23 (2) occurs within structured parking.

1 H. The Land Use Commission has permitted pedestrian oriented uses above the
2 ground floor of a structure within the Riverside PUD in accordance with Section
3 25-2-691 (D)(2) (*Waterfront Overlay District and Subdistrict Uses*).

4 **PART 6. Open Space.**

5 A. The Landowner shall provide for at least 9,000 square feet of open space within
6 the Riverside PUD, as generally shown on **Exhibit F: Open Space**. The open
7 space shall include one or more of the following amenities designed in
8 compliance with City Code Chapter 25-2, Subchapter E, Article 2, Section
9 2.7.3.A (*Standards*):

- 10 1. Landscape area;
- 11 2. Patio or plaza;
- 12 3. Water quality and storm detention ponds (rain garden) designed as an
13 amenity; and
- 14 4. Multi-use trail.

15 B. The open space shall also include a green roof designed in accordance with
16 Environmental Criteria Manual (ECM) Appendix W (*Vegetated ("Green") Roof*
17 *Performance Standards*).

18 **PART 7. Environmental.**

19 A. Green Building Rating

20 All buildings in the Riverside PUD shall achieve a two-star or greater rating
21 under the Austin Energy Green Building program using the applicable rating
22 version in effect at the time a rating registration application is submitted for the
23 building.

24 B. Landscaping

- 25 1. The Landowner shall include at least 100 caliper inches of street trees within
26 the Riverside PUD.
- 27 2. All planted trees shall be native species selected from ECM Appendix F
28 (*Descriptive Categories of Tree Species*).

- 1 3. The Landowner shall provide at least 1,000 cubic feet of soil volume per tree
2 for the required 100 caliper inches of street trees within the Riverside PUD.
3 Up to 25 percent of the soil volume may be shared with adjacent trees in
4 continuous plantings. Load-bearing soil cells shall be used to meet the soil
5 volume requirement if necessary. The City Arborist, however, may reduce the
6 minimum soil volume requirement if needed due to utility conflicts or other
7 constructability issues.
8
- 9 4. The Landowner shall comply with the tree selection and soil composition
10 criteria in **Exhibit G: Tree Planting Details** within the Riverside PUD.
11
- 12 5. The Landowner shall provide at least 4,300 square feet of landscaped area
13 within the Riverside PUD, including a minimum of 2,500 square feet of green
14 roof designed in accordance with ECM Appendix W (*Vegetated ("Green")*
15 *Roof Performance Standards*), 800 square feet of landscaped area, and 1,000
16 square feet of either rain garden(s) or additional landscaped area.
17
- 18 6. The Landowner shall select all planted landscape materials from the "Grow
19 Green Native and Adapted Landscape Plants" guide. The planted landscape
20 materials shall be drought tolerant, and shall be non-toxic. All planting beds
21 shall include a diverse mix of evergreen and deciduous shrubs, perennials, and
22 groundcover. At least 15% of planted landscape materials shall be pollinator-
23 friendly species as identified by the Lady Bird Johnson Wildflower Center.
24
- 25 7. The Landowner shall use rainwater harvesting and air conditioning
26 condensate as the primary water sources for all landscape irrigation within the
27 Riverside PUD. Potable water shall only be used as a backup supply if the
28 primary sources are depleted. Reclaimed water shall not be used for landscape
29 irrigation.
30

31 C. Water Quality

- 32 1. The Landowner shall use green storm water quality controls, as described in
33 ECM Section 1.6.7 (*Green Storm Water Quality Infrastructure*), to treat 100%
34 of the required water quality volume within the Riverside PUD.
35
- 36 2. The Landowner shall include a rainwater harvesting system in Riverside PUD
37 sized to at least meet the irrigation demands of the required on-site
38 landscaping and adjacent street trees for a 28-day period (using July demand),
39 as demonstrated by a water balance.

- 1 3. Up to 25% of the required water quality capture volume may be treated by a
2 rainwater harvesting system designed to draw down over more than 48 hours
3 without needing to increase the total capture volume, as long as a water
4 balance demonstrates that the volume will be utilized within a maximum of 28
5 days (using July demand).
6
- 7 4. The Landowner shall provide water quality treatment for a portion of Barton
8 Springs Road by constructing at least 800 square feet of rain garden(s) in the
9 Barton Springs Road right-of-way.

10
11 D. Reclaimed Water

- 12 1. The Landowner shall install a reclaimed water line along Riverside Drive
13 between South 1st Street and Barton Springs Road.
- 14 2. The Landowner shall construct any building within the Riverside PUD using
15 a reclaimed water system to allow acceptance of reclaimed water supply
16 from the City for non-potable water uses within the building.

17 E. Other Environmental Elements

- 18 1. The Landowner shall participate in the Office of Sustainability's Carbon
19 Impact Statement Pilot Program and achieve a minimum score of 9 points
20 for the Riverside PUD.
- 21 2. The Landowner shall submit for approval an integrated pest management
22 (IPM) plan that complies with ECM Section 1.6.9.2(D) and (F) with each
23 site plan application. The Landowner shall provide copies of the IPM plan to
24 all future tenants or renters within the Riverside PUD.

25 **PART 8. Affordable Housing Program.**

26 In this Part 8, MFI means median family income for the Austin-Round Rock metropolitan
27 statistical area, as determined annually by the United States Department of Housing and
28 Urban Development. NHCD may adopt guidelines and processes to enforce the
29 affordability restrictions applicable to the Riverside PUD.

30 A. Non-residential Fee-in-lieu

- 31 1. A development fee equal to \$6 per non-residential bonus area square foot
32 shall be paid to the Neighborhood Housing and Community Development

1 (NHCD) Department Housing Trust Fund prior to issuance of the building's
2 final Certificate of Occupancy.

- 3 2. These funds shall be restricted to use in the South Central Waterfront
4 Regulating District for a period of not less than five years from payment. If
5 after five years from payment, or if the South Central Waterfront Regulating
6 District is not established prior to payment of funds, the use of those funds
7 shall no longer be restricted.

8 If a residential use is included in the Riverside PUD, the Landowner agrees to the
9 following:

10 B. Multifamily Rental Housing

11 Residential rental units equal to at least 10% of the residential rental bonus area square
12 footage shall be rented to households whose income is no more than 60% of MFI and
13 remain affordable for 40 years from the issuance of the building's final Certificate of
14 Occupancy.

15 C. Owner-occupied Housing

16 Residential ownership units equal to at least 5% of the residential ownership bonus
17 area square footage must be sold to households whose income is no more than 80% of
18 MFI for an affordability period of (1) ninety-nine years for fee-simple ownership units
19 governed by a condominium declaration and community land trust units or (2) forty
20 years for fee-simple units not governed by a condominium declaration.

21 **PART 9. Transportation.**

22 A. The Landowner shall mitigate transportation impacts as set forth in the
23 Development Services Department, Transportation Review Section's
24 Transportation Impact Analysis (TIA) memo dated February 8, 2018. The
25 Landowner shall pay 100% of costs including design and overhead, of the
26 improvements specified in the TIA memo.

27
28 B. The Landowner shall comply with a Transportation Demand Management (TDM)
29 plan approved by the Director of the Austin Transportation Department (ATD) to
30 reduce vehicular trips to and from the Riverside PUD. The TDM plan may
31 implement both on-site and off-site demand measures. The TDM program shall be
32 applicable and enforceable against the Landowner. The deadline for submission of
33 approval of the TDM plan is prior to approval of the first site development permit

1 on the Riverside PUD property. Prior to issuance of a certificate of occupancy of
2 any type, the Landowner must facilitate a site inspection by ATD to confirm that
3 all approved physical improvement measures in the project's TDM plan have been
4 implemented and/or installed. The Landowner must also provide documentation
5 establishing how approved programmatic measures in the TDM plan will be
6 implemented. The Landowner shall submit annual compliance reports to ATD.

7 C. The Riverside PUD shall include street sections and intersection corners including
8 non-standard designs, and shall be designed to implement the conditions depicted
9 in **Exhibit C: Land Use Plan** and **Exhibit E: Street Cross Sections**.

10 D. The Riverside PUD shall include multi-modal streets and public realm
11 improvements, consistent with the South Central Waterfront Vision Framework
12 Plan (SCW Plan), illustrations in **Exhibit E: Street Cross Sections**, and the
13 following conditions:

- 14 1. Bike lanes shall be a minimum of 6 feet in width in locations where a flush,
15 rideable surface is adjacent to the bike lane.
- 16 2. Bike lanes shall be a minimum of 7 feet in width in locations where the
17 surface adjacent to the bike lane is not rideable.
- 18 3. Visible 6-inch-height-edge detection shall be provided in locations where the
19 bike lane is adjacent to any drop off greater than 2 inches.

20 E. The Riverside PUD shall include a B-Cycle station within the ROW, subject to
21 final design and coordination with B-Cycle and Austin Transportation Department,
22 at the time of site plan.

23 F. The Riverside PUD shall include a minimum of 6 electric vehicle changing
24 stations.

25 **PART 10. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article 2,
26 Division 5 (*Planned Unit Developments*) of the City Code, the following site development
27 regulations apply to the Riverside PUD instead of otherwise applicable City regulations:

28 A. General

29
30 City Code Section 25-1-21(49) (*Definition of Height*) is modified to provide that the
31 height of a building means the vertical distance from the highest finished floor elevation
32 of a structure located on the lot or site to: (a) the highest point of the coping for a flat
33

1 roof; (b) the deck line for a mansard roof; (c) the average height of the highest gable for
2 a pitched or hip roof; or (d) the highest point of the building for other roof styles.
3

4 B. Zoning
5

- 6 1. City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District*
7 *Designation*) is modified to allow the Riverside PUD to include less than 10
8 acres of land without being characterized by special circumstances.
- 9 2. Subsection 2.2.1.B. (*Applicability*) of City Code Chapter 25-2, Subchapter E,
10 Article 2, Section 2.2 (*Relationship of Buildings to Streets and Walkways*) is
11 modified to designate South 1st Street as the principal street instead of the
12 roadway with the highest level of priority adjacent to the Riverside PUD.
- 13 3. Subsection 2.5.2.C (*Lighting of Building Facades*) of City Code Chapter 25-2,
14 Subchapter E, Article 2, Section 2.5 (*Exterior Lighting*) is modified to remove
15 applicability to the Riverside PUD.
- 16 4. City Code Section 25-2-721(E) (*Waterfront Overlay (WO) Combining District*
17 *Regulations*) is modified to waive design standards for buildings within the
18 Riverside PUD, except that exterior reflective surfaces must not produce
19 glare.
- 20 5. City Code Section 25-2-742(E), (F), and (G) (*South Shore Central Subdistrict*
21 *Regulations*) are modified to waive the maximum building heights to allow
22 for increased maximum building heights as shown in the SCW plan.

23 C. Transportation
24

- 25 1. City Code Section 25-6-478(A) (*Motor Vehicle Reductions General*) is
26 modified to provide that the minimum off-street parking required within the
27 area described 25-6-478(A) is 60% of the total off-street parking established
28 by Appendix A (*Table of Off-Street Parking and Loading Requirements*).
29
- 30 2. Transportation Criteria Manual (TCM) Sections 5.3.1.K and 5.3.1.N.3 are
31 modified to allow driveways as shown on **Exhibit C: Land Use Plan**. A
32 waiver may be provided per TCM Section 5.3.1.N.3 to accommodate changes
33 to the driveway plans during the site development process.
34
35
36

1 D. Drainage

2
3 Section 25-7-94(C) (*Requirements in Central Business Area*) is modified to specify
4 that the director will approve a development application with a proposed building or
5 parking area that encroaches on the 100-year floodplain if the director determines
6 that the project complies with Section 25-7-94(C)(1-4).
7

8 **PART 11. Public Art.**

9 The Landowner shall develop and implement a public art plan for the Riverside PUD,
10 defining how a minimum of \$180,000 will be expended for public art installation within the
11 Riverside PUD. The Landowner will review the public art plan with the City’s Art in Public
12 Places Program Manager for approval. The Landowner shall cause the artwork to be selected
13 and installed prior to completion of the Riverside PUD.
14

15 **PART 12. Community Amenity Fee**

16
17 Landowner agrees as a part of participation in the SWC Plan, to contribute \$176,074 into the
18 South Central Waterfront District Fund, to be established by the City’s Finance Department.
19

20 **PART 13.** This ordinance takes effect on _____, 2018.
21

22 **PASSED AND APPROVED**

23
24 §
25 §
26 _____, 2018 § _____
27

28 Steve Adler
29 Mayor

30 **APPROVED:** _____ **ATTEST:** _____
31

32 Anne L. Morgan
33 City Attorney
34

Jannette S. Goodall
City Clerk



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wards.com
www.4wards.com

EXHIBIT “ ”

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.3954 ACRES (60,783 SQUARE FEET) OF LAND, OUT OF THE ISAAC DECKER LEAGUE, SURVEY NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF TRACT 1, CALLED 0.299 ACRE, ALL OF TRACT 2, CALLED 0.662 ACRE, AND ALL OF TRACT 3, CALLED 0.488 ACRE, SAVE AND EXCEPT A CALLED 2,526 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 11491, PAGE 886 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF WHICH IS DESCRIBED AS PARCEL TWO IN A DEED TO WOODSTOCK PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2003205484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACTS 1, 2 AND 3, ARE DESCRIBED BY METES AND BOUNDS IN VOLUME 7781, PAGE 621 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.3954 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000056419939):

BEGINNING, at an “X” cut found in concrete at the intersection of the east right-of-way line of South 1st Street (Right-of-way Varies), with the southwest right-of-way line of West Riverside Drive (Right-of-way Varies), and being the most northerly corner of said Tract 2, for the most northerly corner and **POINT OF BEGINNING** hereof;

THENCE, with the southwest right-of-way line of said West Riverside Drive, in part with the northeast line of said Tract 2, in part with the northeast line of said Tract 1, **S36°21’31”E**, passing at a distance of 193.74 feet a calculated point at the common easterly corner of said Tract 1 and Tract 2, continuing for an overall distance of **327.74** feet to an “X” cut found in concrete for the southeast corner hereof, said point being the southeast corner of said Tract 1, and being the intersection of the southwest right-of-way line of said West Riverside Drive with the north right-of-way line of Barton Springs Road (Right-of-way Varies);

THENCE, with the north right-of-way line of said Barton Springs Road, in part with the south line of said Tract 1, in part with south line of said Tract 3, **S73°53’11”W**, passing at a distance of 139.30 feet a calculated point at the common southerly corner of said Tract 1 and Tract 3, continuing for an overall distance of **304.01** feet to a cotton spindle found for a point of curvature hereof, said point being a point of curvature in the south line of said Tract 3, and being a point of curvature in the north right-of-way line of said Barton Springs Road;

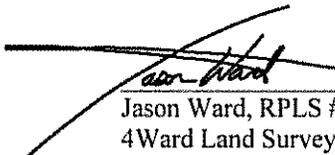
THENCE, with the south line of said Tract 3 and with the north right-of-way line of said Barton Springs Road, along the arc of a curve to the right, whose radius is **300.52** feet, whose arc length is **55.17** feet and whose chord bears **S79°01’18”W**, a distance of **55.09** feet to a bolt found for an angle point hereof, said point being the southeast corner of said 2,526 square foot tract conveyed to the City of Austin for Street purposes, and being the beginning of the right-of-way transition between said Barton Springs Road and said South 1st Street;

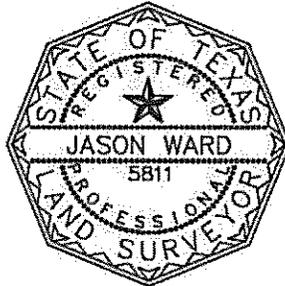
THENCE, over and across said Tract 3, with the southwest line of said City of Austin tract, and with the right-of-way transition between said Barton Springs Road and said South 1st Street, **N48°18'43"W**, a distance of **19.04** feet to a mag nail with "Ward-5811" washer set for an angle point hereof, said point being an interior ell corner of said City of Austin tract and being in the east right-of-way line of said South 1st Street;

THENCE, with the east right-of-way line of said South 1st Street, in part over and across said Tract 3, in part over and across said Tract 2, and with the east line of said City of Austin tract, the following three (3) courses and distances:

- 1) **N22°57'53"E**, a distance of **53.77** feet to a cotton spindle found for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **2,298.36** feet, whose arc length is **177.99** feet and whose chord bears **N24°33'00"E**, a distance of **177.95** feet to a bolt found for an angle point hereof, and
- 3) **N05°57'28"W**, a distance of **2.75** feet to an "X" cut found in concrete for an angle point hereof, said point being in the northwest line of said Tract 2, and being in the east right-of-way line of said South 1st Street;

THENCE, continuing with the east right-of-way line of said South 1st Street, with the northwest line of said Tract 2, **N28°24'57"E**, a distance of **150.13** feet to the **POINT OF BEGINNING** and containing **1.3954 Acres (60,783 Square Feet)** of land, more or less.


3/30/2015
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

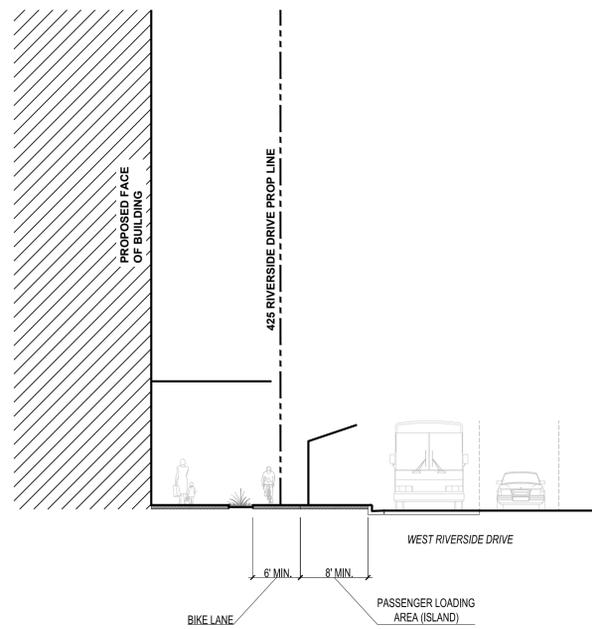


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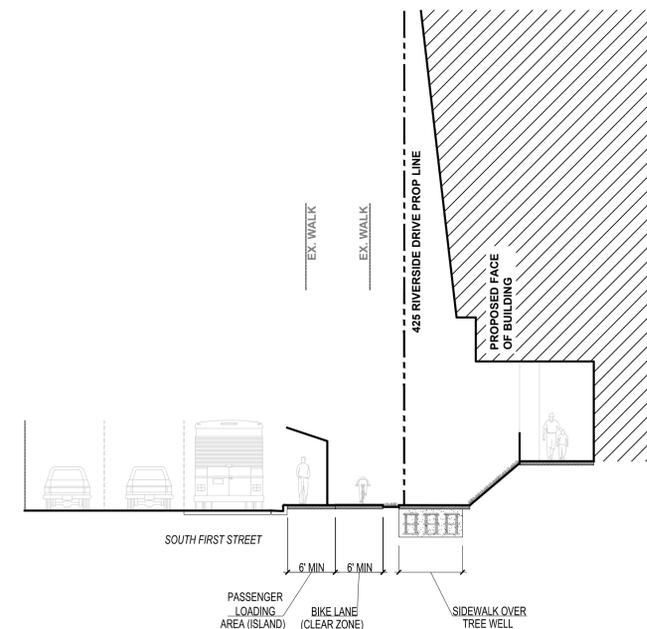
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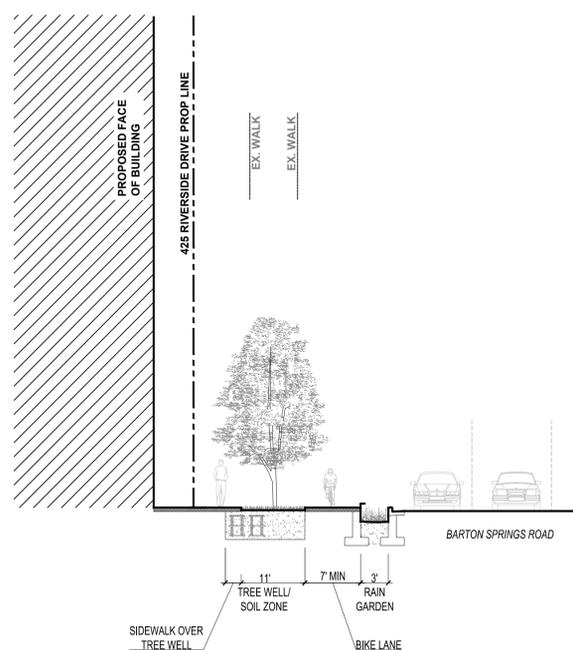
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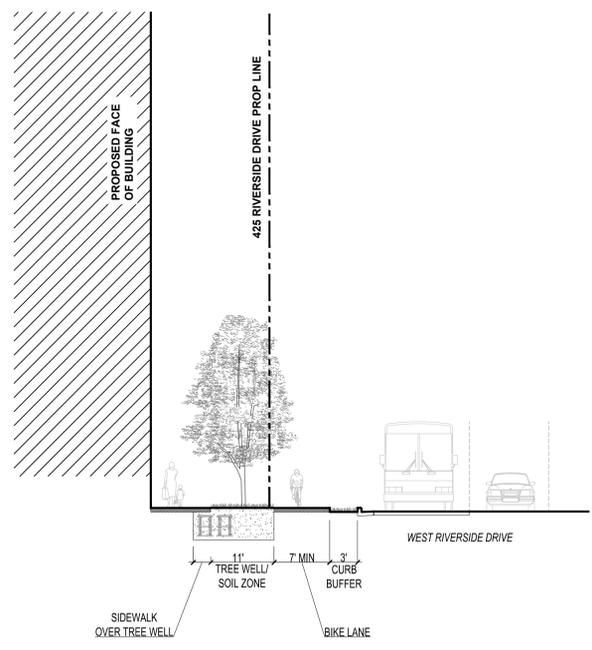
SECTION D
THROUGH WEST RIVERSIDE AT BUS PASSENGER LOADING AREA FACING NORTH
SCALE: 1/2" = 1'-0"



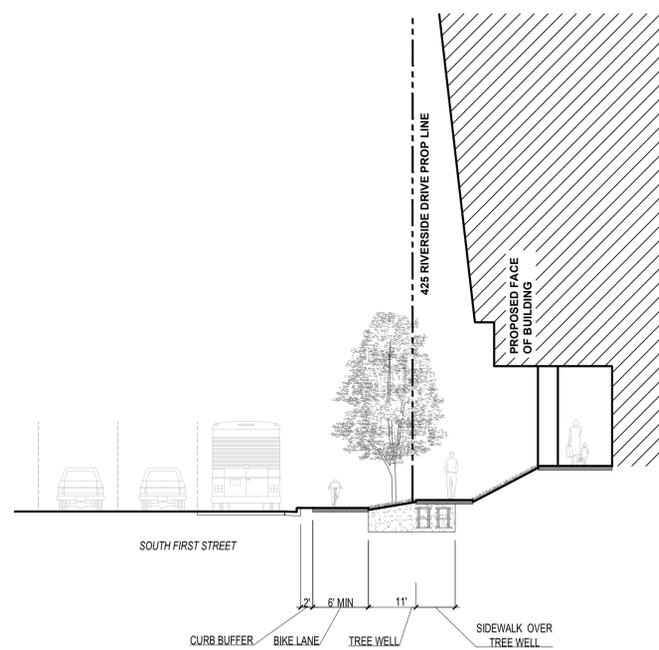
SECTION B
THROUGH SOUTH FIRST STREET AT BUS PASSENGER LOADING AREA FACING NORTH
SCALE: 1/2" = 1'-0"



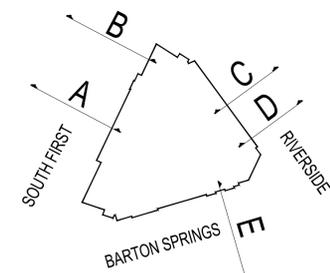
SECTION E
THROUGH BARTON SPRINGS FACING EAST
SCALE: 1/2" = 1'-0"



SECTION C
THROUGH WEST RIVERSIDE FACING NORTH
SCALE: 1/2" = 1'-0"



SECTION A
THROUGH SOUTH FIRST STREET FACING NORTH
SCALE: 1/2" = 1'-0"



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

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT E - STREET CROSS-SECTIONS

EXHIBIT E

C14-2017-0001

1

2

3

4

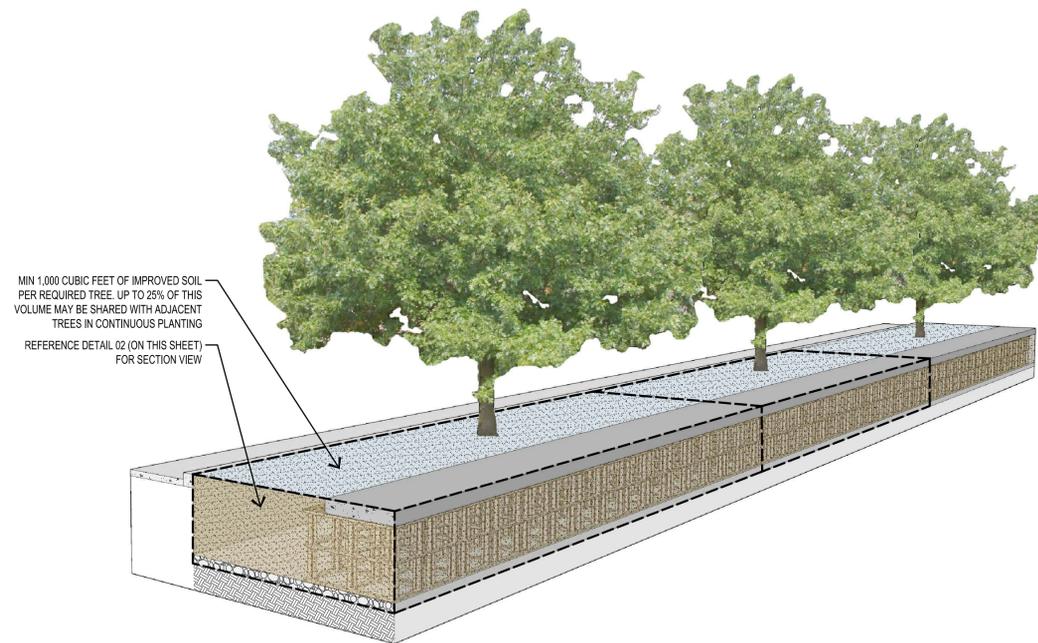
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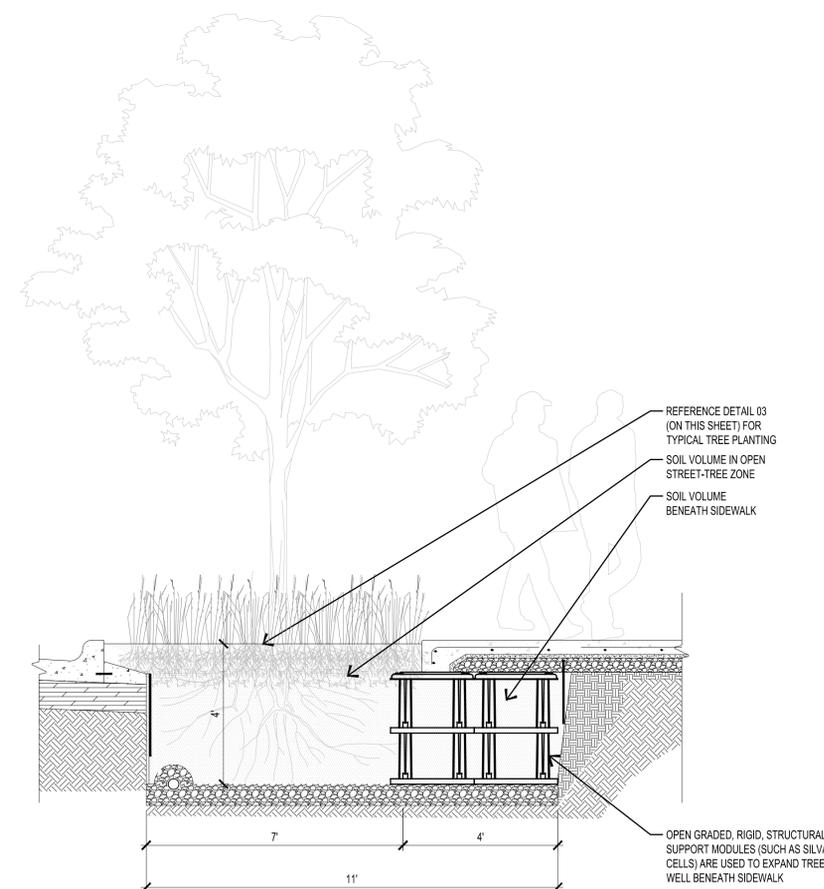
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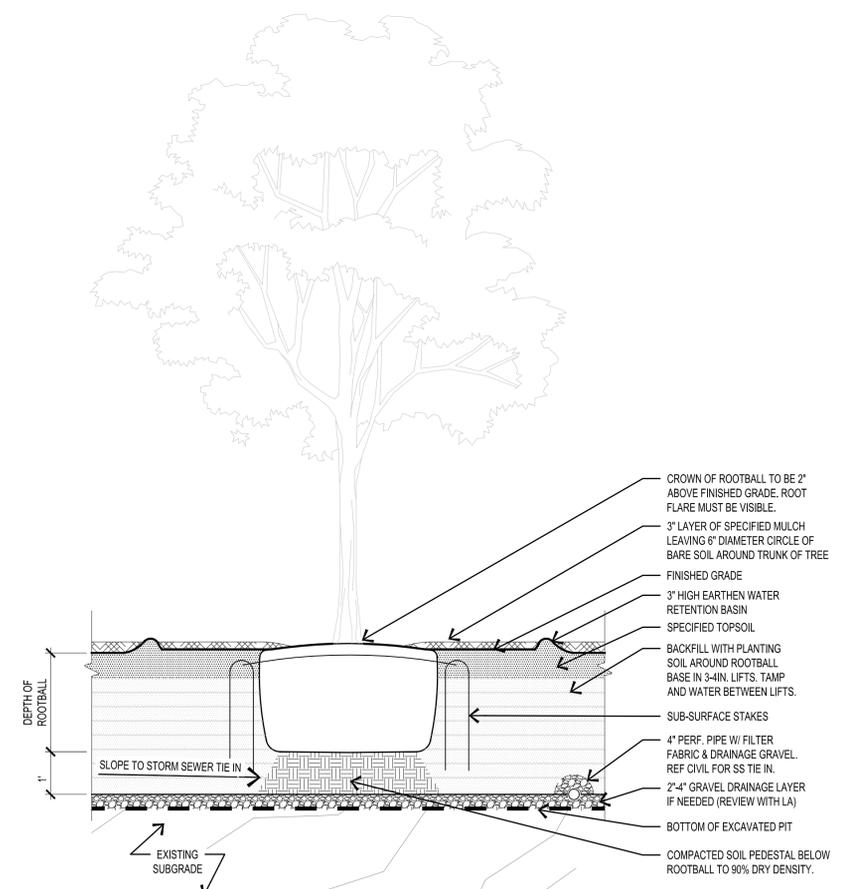
EXAMPLE TREEWELL 03
AXONOMETRIC VIEW NOT TO SCALE

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 INSTALLATION.
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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CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

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RICARDO M. DE CAMPOS,
P.E. #122378 ON
December 13, 2017

425 WEST RIVERSIDE DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS
EXHIBIT - TREE PLANTING DETAILS

EXHIBIT
G

C14-2017-0001