

November 16, 2010

Ms. Susan Walker, Staff Administrator
City of Austin (Board of Adjustments)
Watershed Protection and Development Review
505 Barton Springs Road
Austin, Texas 78704

RE: Board of Adjustments Reconsideration Request
Longview Development (SP-2010-0036C.SH)
2505 Longview
Austin, Travis County, Texas

Dear Ms. Walker:

On behalf of the owner, please accept this letter as our formal request for reconsideration of the action taken by the Board of Adjustments on November 8th 2010, in regards to the above referenced project. The Board erred in its determination to deny the requested variances because of the lack of clarity regarding the variances and the site specific constraints as well as inadequate requests for supportive information from the utility providers. Included with this reconsideration request are additional site photo's that further illustrate the site specific topographic constraints. Additionally, we have received an updated letter from Austin Energy that references specific Austin Energy Criteria that would be violated by locating the transformer vault along the alley. This letter is in direct response to reason for denial stated by the board.

Please review this request and all attachments and contact our office should any additional information be required. We would like to thank you in advance for your time and effort in assisting with this request.

Sincerely,



Charlie Brown Lohr



Jonathan R. Neslund
Senior Associate/Senior Project Manager

I:\2189\01\Admin\Letters\2010\November\111610 Walker.doc\drt

BURY+PARTNERS, INC.
221 West Sixth Street, Suite 600
Austin, Texas 78701

TEL (512) 328-0011
FAX (512) 328-0325



City of Austin

Founded by Congress, Republic of Texas, 1839
St. Elmo Service Center, Austin Texas 78744 Telephone 512/505-7500

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2

November 15, 2010

To Whom It May Concern:

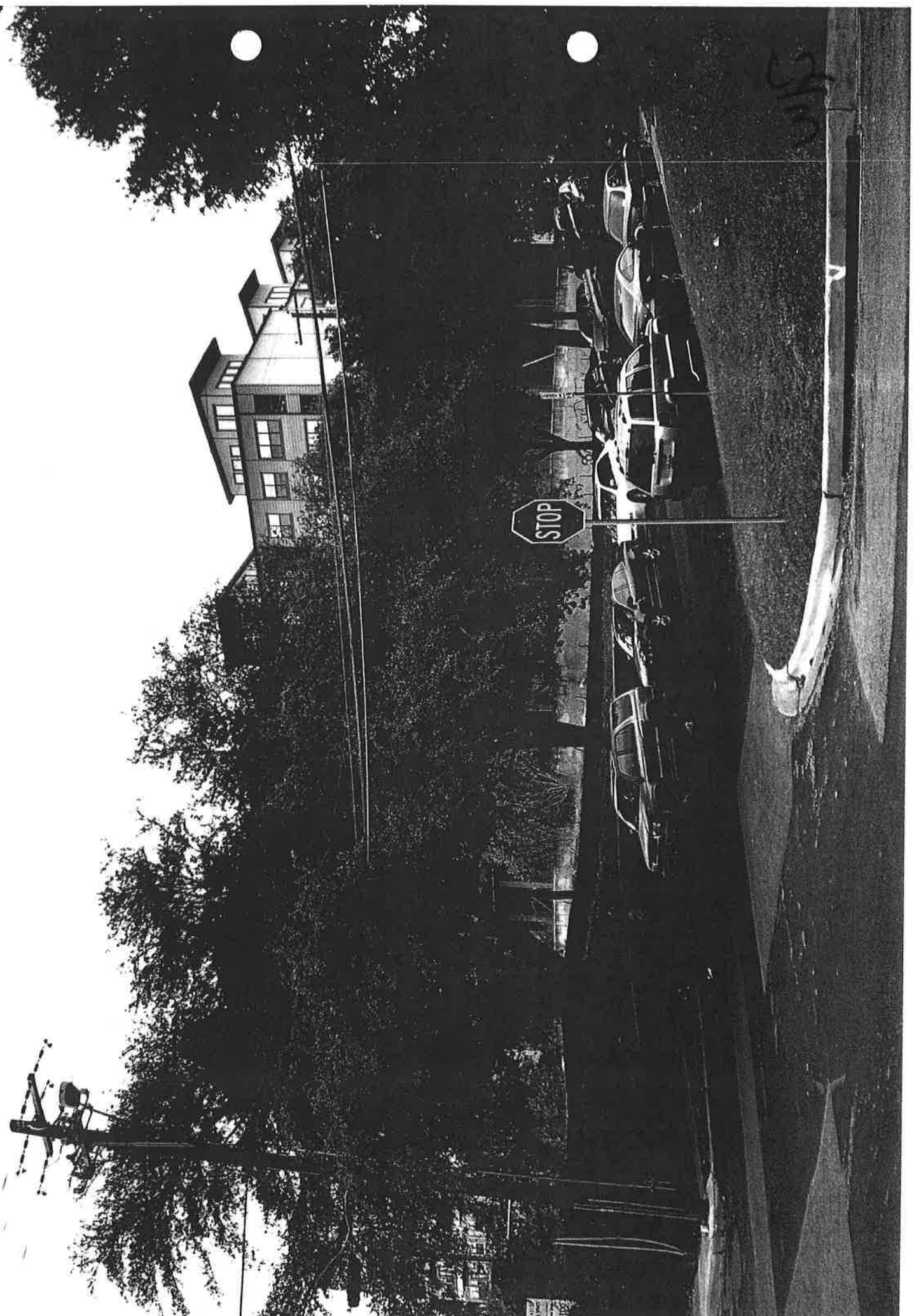
The building that is to be constructed at 2505 Longview St, Austin, TX 78705 presents a conflict between UNO ordinance 20080925-039 (Section 25-2-761) and what is feasible for Austin Energy's transformer vault requirements. Due to the extreme grade changes on the alley side of the project, coupled with having to place our transformer vaults at grade level, it is Austin Energy's request to have the transformer vault placed along Longview Street where it is currently shown on the site plan.

Placing the vault at street grade level is predicated by the Austin Energy Criteria Manual, which is approved by the city council of Austin. Section 1.12.1.C states that the vault must be located at street grade as well as have unobstructed truck access to the doors of the vault at all times. Placement of the transformer vault on the west side of the building violates both of these requirements.

By placing the transformer vault as shown on the original site plan, we can ensure greater reliability of the power system, as well as the safety of Austin Energy personnel working in the transformer vault.

If you have any questions, please do not hesitate to contact me.

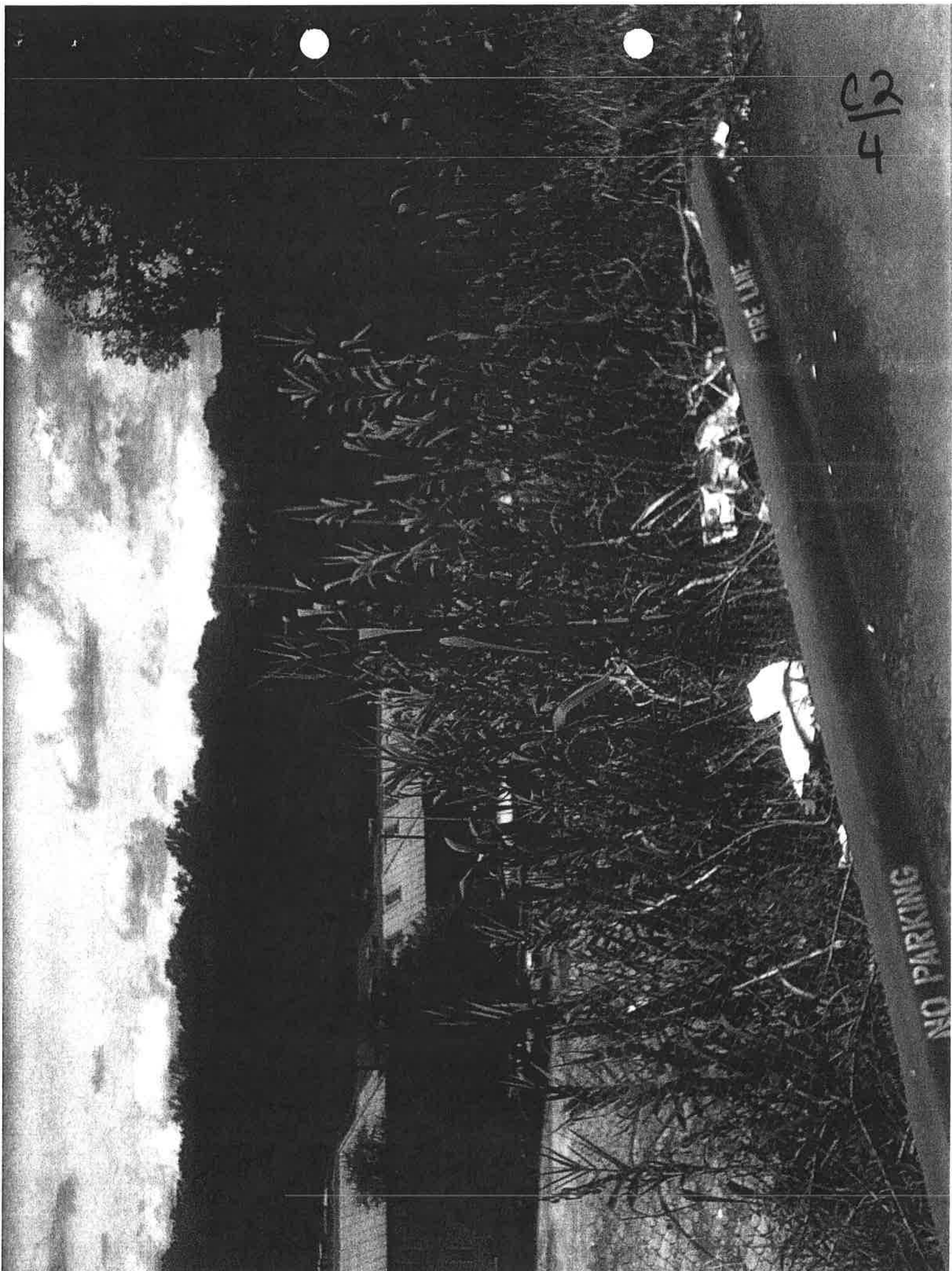
Kevin Wolf
Austin Energy
Network Design and Engineering
(512) 505-7539

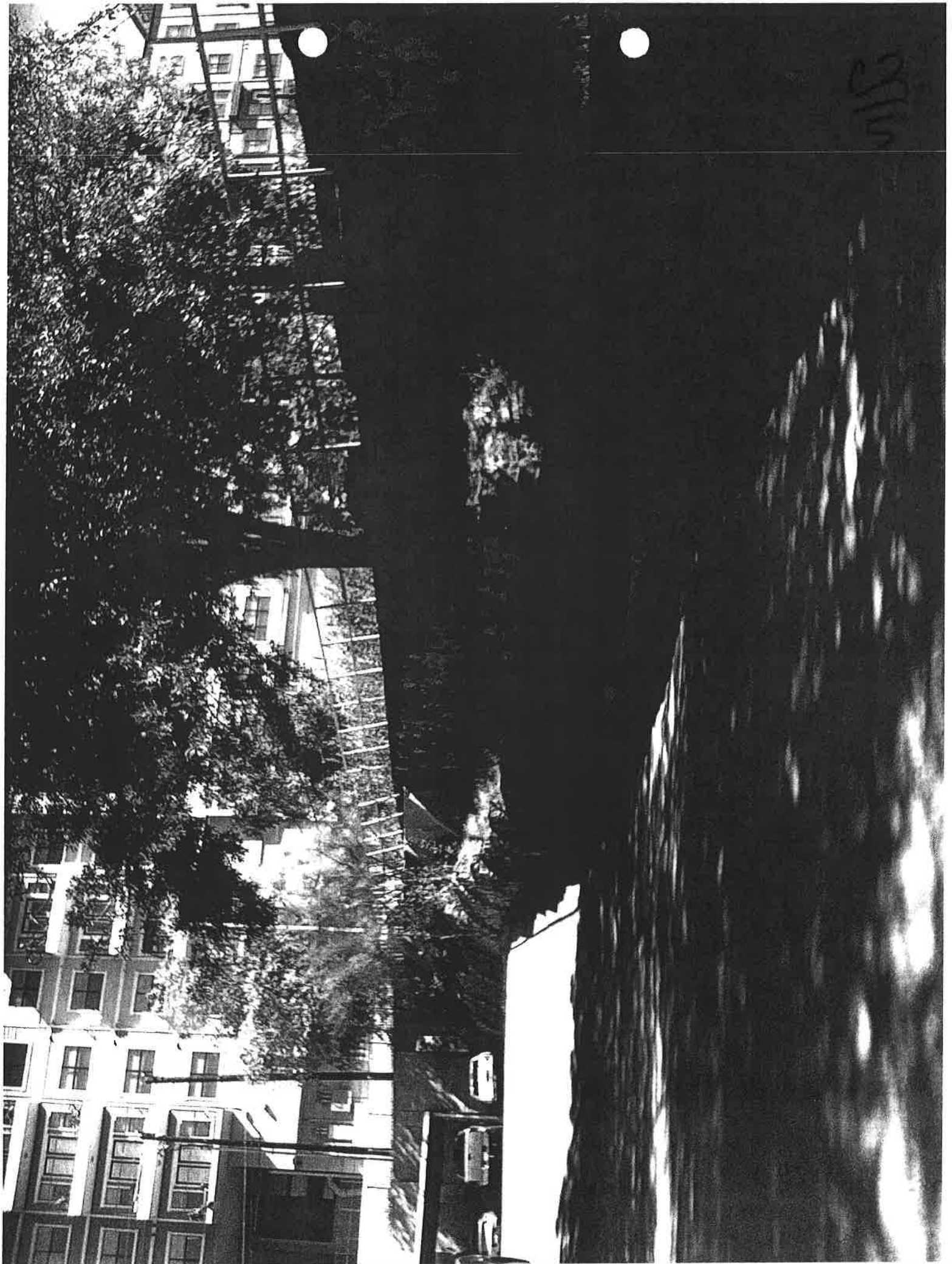


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FIRE LINE

NO PARKING





6/2



C2
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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 8, 2010

CASE NUMBER: C15-2010-0103

☐ Y ☐ Jeff Jack **Motion to Deny**
☐ N ☐ Michael Von Ohlen
☐ N ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ N ☐ Leane Heldenfels, Chairman
☐ N ☐ Clarke Hammond, Vice Chairman
☐ Y ☐ Heidi Goebel **2nd the Motion**

APPLICANT: Shilo, Sims

OWNER: Robert, Trimble

ADDRESS: 2505 LONGVIEW ST

VARIANCE REQUESTED: The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-754 (H) (3) requiring that the ground floor of a building be no more than five feet higher or lower than an adjacent public street sidewalk. The applicant is requesting to be 19.5 feet higher than an adjacent public street sidewalk in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-761 requiring that a transformer room or utility vault must be adjacent to and accessible from the alley in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Heidi Goebel second on a 3-4 vote (Board members Michael Von Ohlen, Nora Salinas, Leane Heldenfels, Clarke Hammond nay); **DENIED.**

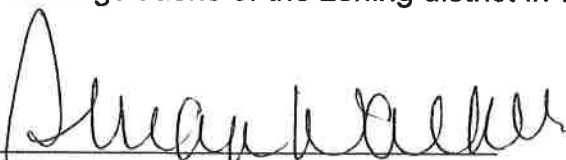
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:

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3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman



City of Austin

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St. Elmo Service Center, Austin Texas 78744 Telephone 512/505-7500

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C15-2010-0107

November 4, 2010

To Whom It May Concern:

The building that is to be constructed at 2505 Longview St, Austin, TX 78705 presents a conflict between UNO ordinance 20080925-039 (Section 25-2-761) and what is feasible for Austin Energy's transformer vault requirements. Due to the extreme grade changes on the alley side of the project, coupled with having to place our transformer vaults at grade level, it is Austin Energy's request to have the transformer vault placed along Longview Street where it is currently shown on the site plan. By doing this, we can ensure greater reliability of the power system, as well as the safety of Austin Energy personnel working in the transformer vault.

If you have any questions, please do not hesitate to contact me.

Kevin Wolf
Austin Energy
Network Design and Engineering
(512) 505-7539



Austin Fire Department

"Our Mission Goes Beyond Our Name"

4201 Ed Bluestein, Austin, TX 78721
www.CityofAustin.org/fire

C2
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C15-2010-0103

TO: **Charlie Brown Lohr**
Engineer Associate
Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701

DATE: 11-4-10

Via email: cbrownlohr@burypartners.com

SUBJECT: Pump room for proposed multifamily building @ 2525 Longview St.

Mr. Brown,

This is a follow-up to our discussions and your request for a letter stating the Austin Fire Dept.'s (AFD's) need or preference for the fire pump/valve riser room to be located on the Longview St. (West side) side of the building instead of the alley (East side) side of the building.

Any major fire incident at this building will most likely result in the command post being located in Longview St., in front of the building. As part of the AFD's standard operating procedure for a building with a fire pump, we would send a firefighter with a radio to the pump room to confirm and monitor the operation of the fire pump.

In this particular case, the alley at the rear of the building is a significant distance and elevation difference from the front of the building, and the floor level of pump room is 4' to 6' below the elevation of the alley, which will required the use of stairs to access the pump room from the alley side of the building, all of which will delay the travel time from the front of the building to the pump room.

Having the pump room at the front of the building is preferred for the following reasons:

1. Since most, if not all AFD apparatus will be approaching from the West side of the building, access to the pump room will be quicker on the west side of the building.
2. Fire Pump operational status is extremely important during the initial stages of the incident, the pump's operational status will likely be much quicker to confirm from pump room located on the front (west side) of the building.
3. Since radio communications is often extremely busy during a major incident, and since an operating fire pump is extremely noisy, face to face communication between the pump room fire fighter and the command post may be required, this would be greatly expedited by a west (Longview St.) side pump room.

Be advised that under any conditions, this project will require that the fire dept connections be located at the front of the building.

Please call if any questions,
Sincerely,

Ralph B. Castillo, P.E.
Lead Engineer, Engineering Services Section
Austin Fire Department/Emergency Prevention Division
505 Barton Springs RD, Suite 200
Austin, Texas 78704
Phone (512) 974-0192
Fax (512) 974-0162

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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0103

☐ y ☐ Jeff Jack
☐ y ☐ Michael Von Ohlen **motion to PP to Nov 8, 2010**
☐ y ☐ Nora Salinas
☐ y ☐ **Melissa Hawthorne**
☐ y ☐ Leane Heldenfels, Chairman
☐ y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ y ☐ Heidi Goebel

APPLICANT: Shilo, Sims

OWNER: Robert, Trimble

ADDRESS: 2505 LONGVIEW ST

VARIANCE REQUESTED: The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-754 (H) (3) requiring that the ground floor of a building be no more than five feet higher or lower than an adjacent public street sidewalk. The applicant is requesting to be 19.5 feet higher than an adjacent public street sidewalk in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-761 requiring that a transformer room or utility vault must be adjacent to and accessible from the alley in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to POSTPONE TO November 8, 2010 requesting a clarification letter from Austin Energy and Austin Fire Department, Board Member Clarke Hammond second on a 7-0 vote; POSTPONED TO November 8, 2010.

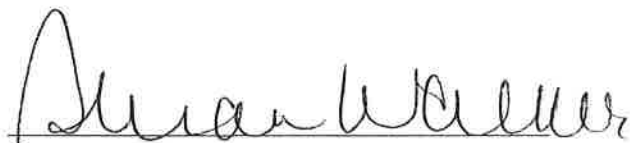
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

C2
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(b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman



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UNIVERSITY AREA PARTNERS, INC.

2026 Guadalupe #303B Austin, Texas 78705 (512) 474-6682

Susan Walker, Staff Administrator
Board of Adjustments
City of Austin
P.O. Box 1088
Austin, Texas 78767

October 6, 2010

Re: C15-2010-0103

Dear Ms. Walker;

The University Area Partners voted at its October meeting to support the variances requested in the above case due to the hardships that are particular to this site.

Could you please facilitate a meeting with the Planning Department Staff as there is a need to discuss the staff interpretation of the ordinance as it has been applied to portions of this case?

In any event, UAP supports the project as proposed and urges the Board of Adjustments to recognize the hardships imposed by the topography of the site and the existing ground level as it relates to the rear fire lane and grant the variances.

Sincerely,

Mike McHone, Vice president

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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 13, 2010

CASE NUMBER: C15-2010-0103

☐ Y ☐ Jeff Jack **Motion to Postpone to Oct 11, 2010**
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Melissa Hawthorne **2nd the Motion**
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman
☐ Y ☐ Heidi Goebel

APPLICANT: Shilo, Sims

OWNER: Robert, Trimble

ADDRESS: 2505 LONGVIEW ST

VARIANCE REQUESTED: The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-754 (H) (3) requiring that the ground floor of a building be no more than five feet higher or lower than an adjacent public street sidewalk. The applicant is requesting to be 19.5 feet higher than an adjacent public street sidewalk in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from the University Neighborhood Overlay (UNO) requirement of Section 25-2-761 requiring that a transformer room or utility vault must be adjacent to and accessible from the alley in order to erect a multi-family residential use in an "MF-4-CO-NP", Multi-Family Residential Moderate-High Density - Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Jeff Jack motion to POSTPONE to October 11, 2010 for additional information, presentation, drawings and photos, letters from CAMPAC and UNO, Board Member Michael Von Ohlen second on a 7-0 vote; POSTPONED to October 11, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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(b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Secretary



Leane Heldenfels
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0103; 2505 Longview

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Your Name (please print)

Link Pham

☒ I am in favor
☐ I object

Your address(es) affected by this application

2401 Leon St. #202 Austin, TX 78705

Signature

Date

Daytime Telephone: 281-857-7273

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

US 2010-0103

C2
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Bury + Partners, Inc.
221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 – Phone
(512) 328-0325 – Fax
TBPE “F-1048”

Memo

Finding of Facts (Sec. 25-2-754(H)(3))
Longview (SP-2010-0036C.SH)
Grading Memo

Due to the existing topography along Longview Street and West 25th Street, it is not possible to meet Land Development Code section 25-2-754(H)(3) which requires that the ground floor of a building must not be more than five feet higher or lower than an adjacent public street sidewalk. There is an elevation change from 521 msl to 540 msl along Longview Street which is a difference of 19.5 feet over a 346 foot run. There is also an elevation change from 540 msl to 556 msl along West 25th Street which is a difference of 16 feet over a 200 foot run. Due to this significant grade change a ground floor elevation of 540 was selected and is located at the corner of the Longview Street and West 25th Street intersection. Regrading of the site and adjacent roadways is not possible as it would eliminate the roadway and sidewalk connectivity.

CS-2010-0103

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Walker, Susan

From: Brown Lohr, Charlie [cbrownlohr@burypartners.com]
Sent: Wednesday, September 08, 2010 10:15 AM
To: Walker, Susan
Subject: FW: Longview (SP-2010-0036C.SH) - BOA Variance

Susan,

Please also see the additional attached email from Austin Energy for the BOA backup/finding of facts.

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

From: Wolf, Kevin [mailto:Kevin.Wolf@austinenergy.com]
Sent: Wednesday, September 08, 2010 10:10 AM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

Charlie,

The location you have for the transformer vault will work for Austin Energy's Network Department.

If the grade is worse on the back alley, we would not want the vault in that location.

Kevin

From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 3:43 PM
To: Wolf, Kevin
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

Kevin,

Attached is a site plan showing the location and a grading plan.

Thank you,

Charlie Brown Lohr
Engineer Associate

CP-2010-0103

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Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

From: Wolf, Kevin [mailto:Kevin.Wolf@austinenergy.com]
Sent: Tuesday, September 07, 2010 3:33 PM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

Charlie,

Do you have a site plan for this location I could take a look at?

Thanks.

Kevin

From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 1:28 PM
To: Sirois, Mark; Wolf, Kevin
Cc: Lambert, David
Subject: Longview (SP-2010-0036C.SH) - BOA Variance

Kevin/Mark,

In order to locate the utility rooms along Longview in their current location we are having to seek a BOA variance to the new UNO code. I wanted to confirm that Austin Energy desires the utility rooms to be located along Longview rather than along the back alley due to the significant grade change along the back alley. This grade change would make it impossible to have direct access from the alley to the utility rooms thus causing a safety and access issue. Please confirm that this is your understanding as well.

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

C15-2010-0103

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CS-2010-0103

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Walker, Susan

From: Brown Lohr, Charlie [cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 3:45 PM
To: Walker, Susan
Subject: FW: Longview (SP-2010-0036C.SH) - BOA

Susan,

Please see below for the Austin Fire Departments response regarding how they would like the utility rooms located for the Longview BOA variance requests. Can we add this to the backup that I dropped off for you?

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

From: Castillo, Ralph [mailto:Ralph.Castillo@ci.austin.tx.us]
Sent: Tuesday, September 07, 2010 2:52 PM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA

Charlie,

Yes, locating the utility rooms at grade level facing Longview St. is greatly preferable to a location facing the alley. For the fire sprinkler riser/pump room, we require an exterior door to access the valves, or valves with external controls are required, which would be problematic for a riser room located on the alley side.

Thanks,

Ralph B. Castillo, P.E.
Lead Engineer, Engineering Services Section
Austin Fire Department/Emergency Prevention Division
505 Barton Springs RD, Suite 200
Austin, Texas 78704
Phone (512) 974-0192
Fax (512) 974-0162

A working smoke alarm is the cheapest life insurance money can buy!

Do Your Part—Zero Fire Deaths!

From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]

Sent: Tuesday, September 07, 2010 13:17
To: Castillo, Ralph
Subject: Longview (SP-2010-0036C.SH) - BOA

CVS-2010-0103 C2
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Ralph,

In order to locate the fire room and electric room along Longview in its currently location we are having to seek a BOA variance to the new UNO code. I wanted to confirm that the Austin Fire Department desires the utility rooms to be located along Longview rather than along the back alley due to the significant grade change along the back alley. This grade change would make it impossible to have direct access from the alley to the utility rooms thus causing a safety issue. Please confirm that this is your understanding as well.

Thank you,

Charlie Brown Lohr
 Engineer Associate

Bury+Partners
 ENGINEERING SOLUTIONS
 (TBPE No. F-1048)

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 (512) 328-0011 TEL
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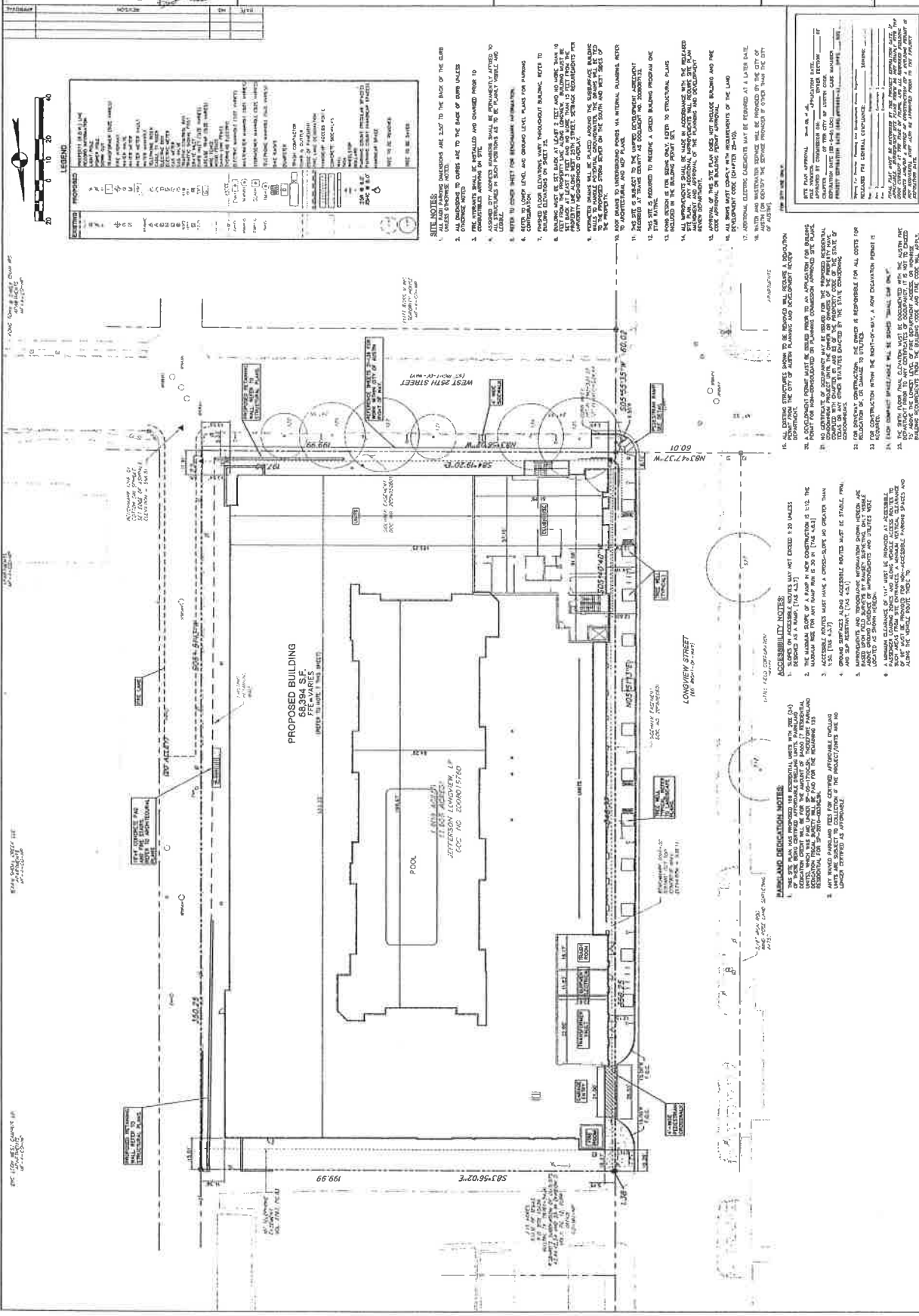
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LONGVIEW
2505 LONGVIEW, AUSTIN, TEXAS
LONGVIEW STREET PARTNERS, LLC

SITE PLAN

[illegible][illegible][illegible]

ACCESSIBILITY NOTES:

- 1. STOPS ON ACCESSIBLE ROUTE MAY NOT EXCEED 70 YD UNLESS DESIGNED AS A RAMP. [743 4.3.3]
- 2. THE MAXIMUM STOP OF A RAMP IN NEW CONSTRUCTION IS 1/2 THE STOP OF THE EXISTING RAMP. [743 4.3.3]
- 3. ACCESSIBLE ROUTE MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [743 4.3.3]
- 4. GROUPING STOPS AND ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [743 4.3.3]
- 5. STOPS MUST BE LOCATED ON ACCESSIBLE ROUTES OR BE BASED UPON STOPS THAT SUPPORT AN ACCESSIBLE ROUTE. STOPS MUST BE SMOOTH AND UNIFORM, AND UNIFORMITY AND FINISHES MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE STOP. [743 4.3.3]
- 6. A MINIMUM CLEARANCE OF 36" MUST BE PROVIDED AT ACCESSIBLE STOPPED LOCATIONS, AND 48" MUST BE PROVIDED AT STOPPED LOCATIONS WHERE THE STOP IS TO BE USED AS A STOP. A MINIMUM CLEARANCE OF 36" MUST BE PROVIDED FOR HAND-ACCESSIBLE STOPPING SPACES AND 48" MUST BE PROVIDED FOR HAND-ACCESSIBLE STOPPING SPACES ALONG THE WHOLE STOP. [743 4.3.3]

PARLAND DEDICATION NOTES:

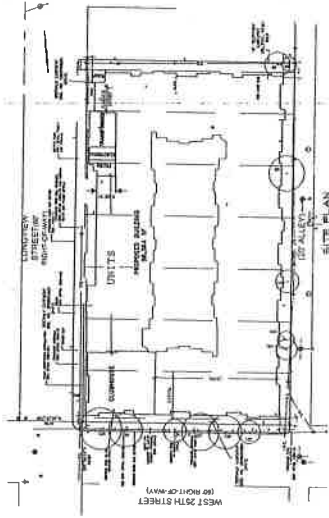
1. THIS SITE PLAN HAS PROPOSED 182 RESIDENTIAL UNITS WITH 224 (2A) OF THESE BEING CERTIFIED AFFORDABLE HOUSING UNITS. PARLAND UNITS, WHICH WERE FINE UNDER THE 60-THRESHOLD, INCREASED PARLAND RESIDENTIAL FOR 30-20-20-20-20.

2. ANY RAYED PARLAND FEES FOR CERTIFIED AFFORDABLE HOUSING UNITS EXCEEDED THE 60-THRESHOLD, IF THE PROJECT/UNITS WERE NO LONGER CERTIFIED AS AFFORDABLE.

$\frac{d}{dt} \ln \left(\frac{\rho}{\rho_0} \right) = - \frac{1}{\rho_0} \frac{d\rho}{dt}$



Architectural drawing of the rear elevation of the building. The drawing shows a multi-story structure with a complex roofline, numerous windows, and a series of vertical dimensions on the right side ranging from 10'-0" to 100'-0". The drawing is labeled "Rear Elevation" and includes a scale bar at the bottom.

[illegible]

IGITE
BUILDINGS WITH 12 MEAS, DID
FROM THE AVERAGE SITE

4. The above dates show that the 1970-71 season was a very dry one, and the 1971-72 season was a very wet one. This is in line with the general trend of the climate in the region, which is semi-arid.

EFFICIENCY UNITS	#	%	1.0 =
30 ONE-ROOM UNITS	30	71.3	43.0
40 TWO-ROOM UNITS	40	72.6	80.0
90 FOUR-ROOM UNITS	90	73.5	313.0

001 • [MONTAGNA] • 1972

Age	Sex	Height (cm)	Weight (kg)	Body mass index (kg/m ²)	Waist circumference (cm)	Waist-hip ratio	Trunk muscle strength (kg)	Trunk muscle endurance (s)
19.2	M	172.5	68.2	22.5	84.5	0.85	100	120
20.5	F	165.0	55.0	20.0	75.0	0.80	80	100
21.8	M	178.0	75.0	24.0	90.0	0.88	110	130
22.1	F	160.0	50.0	19.0	70.0	0.78	70	90
23.5	M	180.0	80.0	25.0	95.0	0.90	120	140
24.2	F	162.0	52.0	19.5	72.0	0.79	75	95
25.0	M	182.0	85.0	26.0	100.0	0.92	130	150
26.5	F	164.0	54.0	20.0	74.0	0.80	80	100
27.8	M	185.0	90.0	27.0	105.0	0.94	140	160
28.1	F	166.0	56.0	20.0	76.0	0.81	85	105
29.5	M	188.0	95.0	28.0	110.0	0.96	150	170
30.2	F	168.0	58.0	20.0	78.0	0.82	90	110

[illegible]



Bury + Partners, Inc.
221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 - Phone
(512) 328-0325 - Fax
TBPE "F-1048"

C2
25

Memo

Finding of Facts (Sec. 25-2-754(H)(3))
Longview (SP-2010-0036C.SH)
Grading Memo

Due to the existing topography along Longview Street and West 25th Street, it is not possible to meet Land Development Code section 25-2-754(H)(3) which requires that the ground floor of a building must not be more than five feet higher or lower than an adjacent public street sidewalk. There is an elevation change from 521 msl to 540 msl along Longview Street which is a difference of 19.5 feet over a 346 foot run. There is also an elevation change from 540 msl to 556 msl along West 25th Street which is a difference of 16 feet over a 200 foot run. Due to this significant grade change a ground floor elevation of 540 was selected and is located at the corner of the Longview Street and West 25th Street intersection. Regrading of the site and adjacent roadways is not possible as it would eliminate the roadway and sidewalk connectivity.

Residential is pedestrian a

Brown Lohr, Charlie

From: Wolf, Kevin [Kevin.Wolf@austinenergy.com]
Sent: Wednesday, September 08, 2010 10:10 AM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

C2
26

Charlie,

The location you have for the transformer vault will work for Austin Energy's Network Department.

If the grade is worse on the back alley, we would not want the vault in that location.

Kevin

From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 3:43 PM
To: Wolf, Kevin
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

Kevin,

Attached is a site plan showing the location and a grading plan.

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

From: Wolf, Kevin [mailto:Kevin.Wolf@austinenergy.com]
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To: Brown Lohr, Charlie
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Do you have a site plan for this location I could take a look at?

Thanks.

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From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 1:28 PM
To: Sirois, Mark; Wolf, Kevin

Cc: Lambert, David
Subject: Longview (SP-2010-0036C.SH) - BOA Variance

C2
27

Kevin/Mark,

In order to locate the utility rooms along Longview in their current location we are having to seek a BOA variance to the new UNO code. I wanted to confirm that Austin Energy desires the utility rooms to be located along Longview rather than along the back alley due to the significant grade change along the back alley. This grade change would make it impossible to have direct access from the alley to the utility rooms thus causing a safety and access issue. Please confirm that this is your understanding as well.

Thank you,

Charlie Brown Lohr
Engineer Associate

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Brown Lohr, Charlie

From: Castillo, Ralph [Ralph.Castillo@ci.austin.tx.us]
Sent: Tuesday, September 07, 2010 2:52 PM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA

C2
28

Charlie,

Yes, locating the utility rooms at grade level facing Longview St. is greatly preferable to a location facing the alley. For the fire sprinkler riser/pump room, we require an exterior door to access the valves, or valves with external controls are required, which would be problematic for a riser room located on the alley side.

Thanks,

Ralph B. Castillo, P.E.
Lead Engineer, Engineering Services Section
Austin Fire Department/Emergency Prevention Division
505 Barton Springs RD, Suite 200
Austin, Texas 78704
Phone (512) 974-0192
Fax (512) 974-0162

A working smoke alarm is the cheapest life insurance money can buy!

Do Your Part—Zero Fire Deaths!

From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 13:17
To: Castillo, Ralph
Subject: Longview (SP-2010-0036C.SH) - BOA

Ralph,

In order to locate the fire room and electric room along Longview in its currently location we are having to seek a BOA variance to the new UNO code. I wanted to confirm that the Austin Fire Department desires the utility rooms to be located along Longview rather than along the back alley due to the significant grade change along the back alley. This grade change would make it impossible to have direct access from the alley to the utility rooms thus causing a safety issue. Please confirm that this is your understanding as well.

Thank you,

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Engineer Associate

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(512) 328-0325 FAX
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5/16/10 PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0103; 2505 Longview

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Lee Ann Anderson

Your Name (please print)

2401 Leon #111

Your address(es) affected by this application

Anderson

Signature

Daytime Telephone: (817) 735-0938

Date

9/9/10

Request more info

☐ I am in favor
☐ I object

Comments:

Our property shown on this map is labeled a fraternity house, which is incorrect. It is privately owned condominiums.

Also, what is the purpose of the 19.5 foot elevated structure?

What is the planned project?

You may email me at

leeann.anderson@bva.compass.com

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810



Bury + Partners, Inc.
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Austin, Texas 78701
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C2
30

Memo

Finding of Facts (Sec. 25-2-754(H)(3))
Longview (SP-2010-0036C.SH)
Grading Memo

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Walker, Susan

C2
31

From: Brown Lohr, Charlie [cbrownlohr@burypartners.com]
Sent: Wednesday, September 08, 2010 10:15 AM
To: Walker, Susan
Subject: FW: Longview (SP-2010-0036C.SH) - BOA Variance

Susan,

Please also see the additional attached email from Austin Energy for the BOA backup/finding of facts.

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
(512) 328-0325 FAX
www.burypartners.com

From: Wolf, Kevin [mailto:Kevin.Wolf@austinenergy.com]
Sent: Wednesday, September 08, 2010 10:10 AM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

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To: Wolf, Kevin
Subject: RE: Longview (SP-2010-0036C.SH) - BOA Variance

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Thank you,

Charlie Brown Lohr
Engineer Associate

9/8/2010

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C2
32

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Sent: Tuesday, September 07, 2010 1:28 PM
To: Sirois, Mark; Wolf, Kevin
Cc: Lambert, David
Subject: Longview (SP-2010-0036C.SH) - BOA Variance

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Engineer Associate

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Austin, Texas 78701
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(512) 328-0325 FAX
www.burypartners.com

9/8/2010

Walker, Susan

C2
33

From: Brown Lohr, Charlie [cbrownlohr@burypartners.com]
Sent: Tuesday, September 07, 2010 3:45 PM
To: Walker, Susan
Subject: FW: Longview (SP-2010-0036C.SH) - BOA

Susan,

Please see below for the Austin Fire Departments response regarding how they would like the utility rooms located for the Longview BOA variance requests. Can we add this to the backup that I dropped off for you?

Thank you,

Charlie Brown Lohr
Engineer Associate

Bury+Partners
ENGINEERING SOLUTIONS
(TBPE No. F-1048)

221 West Sixth Street, Suite 600
Austin, Texas 78701
(512) 328-0011 TEL
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From: Castillo, Ralph [mailto:Ralph.Castillo@ci.austin.tx.us]
Sent: Tuesday, September 07, 2010 2:52 PM
To: Brown Lohr, Charlie
Subject: RE: Longview (SP-2010-0036C.SH) - BOA

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From: Brown Lohr, Charlie [mailto:cbrownlohr@burypartners.com]

9/8/2010

Sent: Tuesday, September 07, 2010 13:17
To: Castillo, Ralph
Subject: Longview (SP-2010-0036C.SH) - BOA

C2
34

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9/8/2010

C2
35

CASE # C15-2010-0103

ROW- 10477756

TP- 0214000523

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2505 Longview

LEGAL DESCRIPTION: Subdivision –

Lot(s) 15-21 Block Outlot Division

I Jim Bennett as authorized agent for Longview Street Partners LLC

 affirm that on 8/24 , 2010 , hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

A smart housing multi-family residential development and request a variance to locate the electric transformer utility vault on the Longview Street side of the property not along the alley as required, and request a variance to have the ground floor 9 feet higher at the at the public sidewalk.
19.5

 in a MF-4 CO-NP district.
(zoning district)

25-2-754(H)(3)
25-2-761

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

C2
34

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
This multi-family project is a reasonable use of the site.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

the hardship of this site is due to the limited access of the alley and the topography of the site. The alley is not a thru alley, and due to the topography of the site access from the alley to the building is limited as far as service to the electric vault is concerned. The Fire Department has approved the location of the other mechanical rooms away from the alley. From a safety standpoint it appears that the first responders will be able to have the emergency utilities in one location. The reviewing staff have approved the location of the utility equipment and vaults.

- (b) The hardship is not general to the area in which the property is located because:

The limited access alley and the topography of this site are not general to the area.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variances are minor and technical in nature and will not be seen from the public.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

C2
37

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

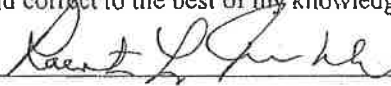
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 221 W. 6th Street, Suite 600
City, State & Zip Austin, Texas 78701

Printed Jonathan R. Neslund Phone (512) 328-0011 Date 8/10/10

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 8333 Douglas Ave. Ste 1350
City, State & Zip DALLAS, TX 75225

Printed Robert L. Trimble Phone 214.855.2960 Date 8/10/10

C2
38

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive,
City, State & Zip Austin, Texas 78748

Printed Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____



BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0103
 LOCATION: 2505 LONGVIEW ST
 GRID: H24 & J24
 MANAGER: SUSAN WALKER



SUBJECT TRACT



ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the City of Austin, Texas, for the sole purpose of geographic reference. No warranty is made by the City of Austin, Texas, for the accuracy of the information shown on this map.

CITY OF AUSTIN – WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2010-0036C.SH
REVISION #: 00
CASE MANAGER: Sarah Graham
UPDATE: U1
PHONE #: 974-2826

PROJECT NAME: Longview (SMART Housing)
LOCATION: 2505 LONGVIEW ST

SUBMITTAL DATE: July 23, 2010
REPORT DUE DATE: August 3, 2010
FINAL REPORT DATE: August 4, 2010
1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

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 at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is February 9, 2011.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7 copies of the plans and 8 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Environmental : James Dymkowski
Hydro Geologist : Sylvia Pope
PARD / Planning & Design : Jenna R.Neal
Planner 1 : Yolanda Parada
Site Plan : Sarah Graham
R.O.W. : Tim Vogt
Fire For Site Plan : Ron Buys
Transportation : Joe Almazan
Austin Water Utility : Bradley Barron

C2
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Electric Review - David Lambert - 322-6109

EL 1. For projects east of Lamar Boulevard, contact Ron Solbach at ph. 505-7145 to discuss permanent electric service. Contact Ron to discuss electric service and the relocation of the existing electric lines which may be necessary to meet minimum OSHA/National Electric Safety Code/Austin Energy clearances.
I can not sign off until Ron gives me the OK.

Update 1: Mark Sirois met with Mr. Lohr in the field. Mark says he's OK with this.

EL 2. Contact Kevin Wolf at ph. 505-7539 regarding the electric vault size and location. I can not sign off until Kevin is sure the size and location will work.

Update 1: Kevin is clear.

EL 3 – EL 7. Were informational.

Drainage Construction Review - Jennifer Groody, P.E. - 974-6361

DC 1. Please provide an electronic copy of the PondPack drainage model.

UPDATE 1

Copy provided. Comment cleared.

DC 2. SHEET 12: Please show pipe profile(s) with 25 and 100 year velocities, and Q's

UPDATE 1

Profiles revised. Comment cleared.

Environmental Review - Jim Dymkowski - 974-2707

EV 0 Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

UPDATE 1: 7-30-10

Administrative Comments

EV 1 Revise the sheet index to accurately reflect sheet count.

UPDATE 1: Comment cleared.

Fees and Fiscal Comments

EV 2 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1.]

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UPDATE 1: Please revise the fiscal per this round of comments. Also please contact the COA fiscal officer about transferring the fiscal from the previous project to this one. This is usually done through a formal letter from the owner. Please provide a copy of the confirmation that this has been done from the fiscal officer. This total should be included and referenced in the revised fiscal as staff will be approving the new total minus what has already been paid. Comment still pending.

EV 3 – EV 4 Comments cleared.

EV 5 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$500.

UPDATE 1: Please contact intake to have the previous payment noted for this project. Comment still pending.

Erosion / Sedimentation (E/S) Control Comments

EV 6 A SWPPP is required for this site and was not received.

UPDATE 1: Revise the Sequence of construction to include approximate time frames for all earth disturbing activities. In addition, please revise the inlet protection detail, as this old COA detail no longer meets the design parameters in the revised ECM. Comment still pending. See EV 14 for additional E&S use and location comments.

EV 7 – EV 12 Comments cleared.

Landscape Comments

EV 13 There appears to be numerous issues with the landscape plan.

- The proposed landscape plan shows a different project layout than the site plan sheet;
- ECM Appendix C calculations were not included;
- streetyard needs to be graphically shown;
- no one tree species can represent more than 50% of the overall proposed plantings;
- the landscape plans need to have the same orientation as the site plan;
- and other issues such as buffering.

These issues need to be addressed before a thorough review of the landscape plan will occur.

UPDATE 1: Please note, per the heritage tree ordinance the mitigation rate for tree removal will need to be addressed at 300%. Comment pending the outcome of the Board and Commission hearings of this removal variance.

Arborist/Tree Preservation Comments

EV 14 Silt fencing is shown to be trenched through the trees to be protected. Revise.

UPDATE 1: Per the new ECM guidelines, TFD should not be used when disturbing such a large area. To avoid trenching within the CRZ of the trees along 25th Street please explore the use of mulch socks where silt fence cannot be used. Comment still pending.

EV 15 Contact the environmental reviewer to discuss tree removal and mitigation. Additional comments will likely be generated regarding tree preservation, mitigation, and onsite replacement.

UPDATE 1: Response confirmed. Comment pending the outcome of the Board and Commission hearings of this removal variance.

EV 16 For urban forest accounting purposes, please provide the following information after all Landscaping and/or tree-related comments are cleared.

1. Total tree inches surveyed
2. Total tree inches removed, Class 1 & 2
3. Total tree inches removed, Class 3 & 4
4. Total tree inches planted on site

E-mail copy this reviewer. This comment pending receipt of e-mail copy. ECM 3.5.0

UPDATE 1: Response comment noted. Comment pending the outcome of the Board and Commission hearings of this removal variance.

Fire For Site Plan Review - Ron Buys - 974-0183

INFORMAL UPDATE-

ENGINEER MET WITH AFD'S RALPH CASTILLO WHO IS TAKING OVER THIS PROJECT FOR RON BUYS DUE TO HIS ASSIGNMENT ON SAMSUNG SEMICONDUCTOR PROJECT.

Hydro Geologist Review - Sylvia R. Pope, P.G. - 974-3429

Update 1. Submitted 7/23/10

HG 1. This site is located on/near a geologic contact of the Buda Formation limestone and the Del Rio Formation clay/shale. This geologic contact is known as a spring horizon. Groundwater discharge has resulted in repeated problems of pavement buckling and adverse impacts to utility lines on 25th Street. All utility lines must be designed and constructed to account for periodic groundwater flow and to convey it without impact to the utility line or pavement.

U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment and those listed below.

HG 2. Two underground water quality ponds are proposed. This is not a suitable location due to the ongoing occurrence of shallow groundwater discharge. If the ponds remain as underground structures, then they must be designed to prevent the infiltration of groundwater. If a French drain with sump pump is installed, then the water must be connected to a stormsewer.

U1. Applicant's response was that the underground water quality ponds cannot be changed or moved but they will be designed to prevent infiltration of groundwater. Comment will remain pending until there is a meeting with the applicant to discuss this comment and those listed below. The current plan shows one pond rather than two.

HG 3. A storm sewer connection is shown for the north water quality pond outlet water. Please provide a storm sewer connection for the south water quality pond outlet water.

U1. A storm sewer connection is shown for the south water quality pond. It connects near the intersection of Longview and 25th Street. Comment cleared.

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HG 4. Sheet 17. Waterline 'A' plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Detail No. 593S has been added to the Water and Wastewater Detail sheet. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

HG 5. Sheet 18. Waterline 'B' plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

HG 6. Sheet 19. Wastewater Plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waste waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

PARD / Planning & Design Review - Jenna R.Neal - 974-9457
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PA 1: Please add this notation to your site plan sheet:

"This site plan has proposed 165 residential units with 10% (17) of these being Certified Affordable Dwelling Units. Therefore, parkland dedication fiscal surety will be paid for 148 residential units"

UPDATE #1: Please revise the site plan notation to read as follows:

"This site plan has proposed 165 residential units with 20% (33) of these being Certified Affordable Dwelling Units. Parkland Dedication credit will be for the amount of \$4550 (7 residential units), which was paid under SP-05-1710C.SH. Therefore parkland dedication fiscal surety will be paid for the remaining 125 residential for SP-2010-0036C.SH."

PA 2: Cleared

PA 3: Please **EMAIL** Jenna R Neal at jenna.neal@ci.austin.tx.us for parkland dedication worksheet which must be completed by the applicant and signed off on by the Case Manager prior to payment of the parkland dedication fiscal surety to the fiscal officer.

Site Plan Review - Sarah Graham - 974-2826

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UNO Related comments

SP 1 Comment cleared.

SP 2 Please demonstrate compliance with Section 25-2-758 - the exterior wall facing W. 25th Street must be setback from the lower portion of the wall by a distance of at least 12 feet for the portion that is over 60 ft. Show this on sheet 25 – Architectural Elevations.

U1. Reviewer found no changes on sheet 25 – please demonstrate compliance.

SP 3 Comment cleared.

SP 4 The ground floor of a building may not be more than five feet higher or lower than an adjacent public street sidewalk. This does not apply to the ground floor adjacent to an alley. Please demonstrate compliance. (Sec. 25-2-754(H)(3)).

U1. The site plan is not meeting this requirement. Staff understands the applicant has a hardship due to grading issues; however, there is no administrative variance option given for this code requirement. Staff recommends the applicant visit the Board of Adjustment for a variance request. Please contact Susan Walker, Planner 974-2202 or Diana Ramirez, Administrative Specialist, Board Secretary at 974-2241 to begin this process.

SP 5 Comment cleared.

SP 6 According to Section 25-2-760(D), a site owner shall provide pedestrian-scale lighting and street furnishings along an adjacent street right-of-way. The applicant needs to meet with Gary Simmank and Humberto Rey to work on their light pole and street tree layout. You can contact them via: H. Rey: 974-7288 humberto.rey@ci.austin.tx.us and Gary Simmank: 505-7120 gary.simmank@austinenergy.com. Please demonstrate compliance.

U1. City staff (Humberto and Gary) met with applicants (Charlie Brown and Kevin Atherton of Bury and Partners) the last week of July to go over the changes required regarding the streetscape layout. According to Humberto Rey, the applicant will be providing updated streetscape plans as per their discussions for Urban Design and Austin Energy's review and approval.

SP 7 According to Section 25-2-761, for sites with frontage on an alley 20 feet or more wide: a transformer room or utility vault must be adjacent to and accessible from the alley; and - a pump room, sprinkler room, or other utility or mechanical room must be adjacent to and accessible from the alley unless the Fire Chief determines that placing the room in another location is required because of a fire safety issue. The site plan shows these utilities located off of Longview St, and not the alleyway – please demonstrate compliance or clarify.

U1. The site plan is not meeting this requirement. Staff understands the applicant has a hardship due to grading issues, however, there is no administrative variance option given for this code requirement. The Fire Chief may determine that placing the pump room,

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sprinkler room, or other utility or mechanical room (associated with Fire requirements) may be located elsewhere because of a fire safety issue, but a transformer room or utility vault must still be adjacent to and accessible from the alley. If the applicant cannot meet this requirement through redesign, staff recommends the applicant visit the Board of Adjustment for a variance request. Please contact Susan Walker, Planner at 974-2202, or Diana Ramirez, Administrative Specialist, Board Secretary at 974-2241 to begin this process.

Site Building and Zoning Information

SP 8 Comment cleared.

SP 9 Comment cleared.

SP 10 This site is allowed to build up to 65 ft if the multi-family residential use, for a period of not less than 15 years from the date a certificate of occupancy is issued, sets aside at least 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office. The letter from NHCD does not clarify the period of time – reviewer is following up with NHCD for further instruction.

U1. Pending documentation. Also, please add the following note on the coversheet of the site plan: "Per Section 25-2-756(B)(2), this site is allowed a 15 ft height bonus over the Appendix C height regulations due to the following: this site's location is within an area for which the maximum height is at least 50 feet (Outer West Subdistrict); and the multi-family residential use for a for a period of not less than 15 years from the date a certificate of occupancy is issued, sets aside at least 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office."

SP 11 Comment cleared.

SP 12 Please include the following information on the site plan sheet (or sheet 9 – Details): the proposed use according to the Land Development Code (is it Multifamily Residential, per the LDC?) and the square footage for each use within each existing and proposed structure on the site. As this is an UNO project, please separate uses by floor for clarification.

U1. Land use as defined by the LDC not found on sheet 25 as described – please clarify uses per the LDC. Is this use Multifamily Residential per Section 25-2-3-(B)(6)? Please also include square footage of the accessory uses such as the "clubhouse" in the table. Is this use "Community Recreation (Private) per Section 25-2-6-(B)(9)?

SP 13 Comment cleared.

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SP 14 The minimum depth of occupant space is 18 feet, measured from the outside face of the front exterior wall to the outside face of the rear interior wall. (Sec. 25-2-754(H)(5)) Please demonstrate compliance.

U1. Applicant's response was that dimensions were added - which were found on the site plan sheet (sheet 8) - for the width of the building, but not per use. Please dimension on sheet 23, where the units are shown. Please also clarify uses at grade level along 25th Street are also in compliance of the requirement. If they are not on the same level shown on sheet 23 due to a grading issue, please clarify this on the plan set.

SP-15 Comment cleared.

SP 16 Have you shown all proposed easements? Show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

U1. Pending all easements recorded and added to the site plan set.

SP 17 Comment cleared.

SP 18 Comment cleared.

SP 19 If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. It currently appears that some doorways may cross into the ROW, and the applicant might want to either clarify the plans or contact Andy Halm with ROW Management Division at 974-7185 for any license agreement requirements. Please begin this process as soon as possible, as it can take some time.

U1. Pending license agreement.

Administrative

SP 20 Show the submittal date on the cover sheet: February 9, 2010. Please indicate the case number in the lower right margin of each sheet: SP-2010-0036C.SH.

U1. Case number still missing from sheets 27 – 40; please add.

SP 21 – SP 24 Comments cleared.

SP 25. **NEW COMMENT (U-1)** Please change all references to "Ordinance 040902-58" to "Ordinance 20080925-039" which is the amended UNO ordinance applicable to this development. References found twice on sheet 9.

R.O.W. Review - Tim Vogt - 974-7011
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7-29-2010: Rejected.

RW 1. Revised traffic control not provided.

- TR 1. Comment cleared.
- TR 2. Comment cleared with original site plan application (Case No. SP-2005-1710C.SH) by Public Works Department. See email correspondence from Dr. Bill Hadley, P.E., Public Works Department dated April 22, 2008.
- TR 3. Comment cleared.
- TR 4. Comment cleared.
- TR 5. Comment cleared.
- TR 6. Entry driveways equipped with controlled access gates must provide a minimum of 40 feet of storage space measured from the gate to the street property line. If the entry drive is from an arterial street, the applicant may also be required to provide a means for a vehicle to turnaround and exit the driveway without backing into the street, in case the gate is closed and access is denied. [TCM, 9.5.0 #2; 9.3.0 #3; TCM, 5.1.0]. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 7. If a curb inlet is present, there must be 10 feet between the inlet opening and the edge of a driveway curb return. TCM, 5.3.1.A. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 8. Driveways on undivided collector streets must be designed to align with opposing streets or driveways or be offset by a minimum of 80 feet, measured from edge to edge. TCM, 5.3.1.K. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 9. Driveway approaches must be separated by a minimum of 75 feet, measured from edge to edge at the property line. TCM, Table 5-2. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR10. Access to alleys requires the approval of the transportation reviewer. Existing unpaved alleys may be required to be paved for all or a portion of the entire length when access from an alley is proposed in an application for zoning or site plan. [LDC, 25-6-292(c); LDC, 25-6-323; TCM, 5.3.1.B.]. *Comment cleared with original site plan (Case No. SP-2005-1710C.SH) by Transportation Department and Fire Department. See email correspondence from Alan Hughes, P.E., Transportation Department, dated February 22, 2006, and Ralph Castillo, P.E., Fire Department, dated March 14, 2006.*
- TR11. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2. **A waiver was granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR12. Comment cleared.
- TR13. Comment cleared.

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TR14. Comment cleared.

TR15. For Information: The site plan should be distributed to PDRD – Urban Design for review in accordance with the UNO/West Campus Area urban design compliance, including Great Streets Program involving the streetscape improvements. Please contact Humberto Rey at 974-7288 for more information. *Based on the engineer's response letter, the applicant is coordinating with Humberto Rey, PDRD, for the re-approval of the site plan.*

TR16. For Information: A license agreement was previously required for the streetscape improvements in the public rights-of-way for West 25th Street and Longview Street with site plan case SP-05-1710C.SH (PRM West Campus project). Provide evidence that the license agreement has been filed and approved with Austin Transportation Department – ROW Management. Please contact Andy Halm, ATD – ROW Management, at 974-7185 for more information. *Based on the engineer's response letter, the applicant is coordinating two separate license agreement applications with Andy Halm, Transportation Department – ROW Management, and is pending approval.*

TR17. For information only.

Austin Water Utility Review - Bradley Barron - 972-0078

WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres at 972-0238. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10th St., 4th floor.

Water Quality Review - Jennifer Groody, P.E. - 974-6361

WQ 1. SHEET 14: ECM 1.6.5(A)(4) states, "The maximum spacing for the laterals should be ten (10) feet between laterals and five (5) feet from a wall or side." Please comply for both ponds.

UPDATE 1

Dimensions added for clarity. Comment cleared.

Brown Lohr, Charlie

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From: Graham, Sarah [Sarah.Graham@ci.austin.tx.us]
Sent: Friday, August 06, 2010 9:27 AM
To: Neslund, Jon; Ramirez, Diana; Walker, Susan
Cc: Brown Lohr, Charlie
Subject: RE: Board of Adjustment Request-Longview (SMART Housing) SP-2010-0036.C.SH

Hi Jon and Charlie, here is the application found online that you can get started on.

www.ci.austin.tx.us/development/downloads/boa_application.doc

Susan and Diana, please let me know if you have any questions. The applicant requires a BOA variance from two University Neighborhood Overlay (UNO) requirements. UNO has design requirements, with no administrative variance options, which do not take into account hardships such as grading issues.

Thanks,

Sarah Graham
Senior Planner, City of Austin
Planning and Development Review
T. 512-974-2826

E. sarah.graham@ci.austin.tx.us

Supervisor: Lynda Courtney, Lynda.Courtney@ci.austin.tx.us -----Original Message-----

From: Neslund, Jon [mailto:jneslund@burypartners.com]

Sent: Thursday, August 05, 2010 6:02 PM

To: Graham, Sarah; Ramirez, Diana; Walker, Susan

Cc: Brown Lohr, Charlie

Subject: Board of Adjustment Request-Longview (SMART Housing) SP-2010-0036.C.SH

Diana and Susan,

We have a site plan application that will require a board of adjustment variance. Can you please send me the required information to secure a place on the earliest possible agenda. I would like to be placed on the 9/13/10 agenda if that is the earliest and feasible.

Our site plan is called Longview (SMART Housing) and the case number is SP-2010-0036.C.SH. Our case manager and site plan reviewer is Sarah Graham, who I have copied on this email.

I have left Susan a voicemail concerning this same project, but it was just recently this evening.

Thank you for your assistance with this request.

Jon Neslund
512-672-9529 C
512-328-0011 W

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