From:	Jim Stephenson
To:	Milne, Anne; Rey, Humberto
Cc:	Lisa Retrum; Shirley Vega; Mulholland, Katie; Swartzendruber, Tonya
Subject:	RE: 48 East Avenue - Urban Design Meeting
Date:	Thursday, December 01, 2016 1:07:27 PM
Attachments:	image001.png image003.png 2016-12-01 DDBP_Application.pdf

---

Anne, Humberto,

I've attached a revised Application package with a replacement Civil site plan on page 9. This iteration has all of the Great Streets components properly documented.

We'd prefer the early January meeting if possible, since we'll be further along with the building design. Once the meeting is set up, we'd like to get some more information about the presentation format, timing, and the exhibits you'd like to see.

Thanks

Jim Stephenson AIA, LEED AP
STG Design
v 512.899.3500

From: Milne, Anne [mailto:Anne.Milne@austintexas.gov]
Sent: Thursday, December 01, 2016 12:55 PM
To: Jim Stephenson <jstephenson@stgdesign.com>; Rey, Humberto <Humberto.Rey@austintexas.gov>
Cc: Lisa Retrum <lretrum@stgdesign.com>; Shirley Vega <shirley@ldandc.com>; Mulholland, Katie <Katie.Mulholland@austintexas.gov>; Swartzendruber, Tonya <Tonya.Swartzendruber@austintexas.gov>
Subject: RE: 48 East Avenue - Urban Design Meeting

Hi Shirley,

I believe we are still waiting for an updated Great Streets plan. If you can get that to us this week then we can add you to a workgroup meeting we are already planning on having on the afternoon of Tuesday December 6th. If that doesn't work out, we will schedule you a meeting with the workgroup for early January.

Thanks,

Anne Milne
Senior Planner

URBAN DESIGN
City of Austin | Planning and Zoning Department
505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Jim Stephenson [mailto:jstephenson@stgdesign.com]
Sent: Tuesday, November 22, 2016 4:17 PM
To: Rey, Humberto; Milne, Anne
Cc: Lisa Retrum; Shirley Vega
Subject: RE: 48 East Avenue - Urban Design Meeting

We will follow up with the Civil Engineer and Landscape Architect. We might have an old exhibit.

Thanks for bringing it to our attention.

Jim Stephenson AIA, LEED AP
STG Design
v 512.899.3500

From: Rey, Humberto [mailto:Humberto.Rey@austintexas.gov]
Sent: Tuesday, November 22, 2016 4:12 PM
To: Milne, Anne <Anne.Milne@austintexas.gov>
Cc: Jim Stephenson <jstephenson@stgdesign.com>; Lisa Retrum <lretrum@stgdesign.com>; Shirley Vega <shirley@ldandc.com>
Subject: Re: 48 East Avenue - Urban Design Meeting

Following on Anne's comments re: GS, 2 benches need to be added as well as a trash receptacle.

Re: light poles, has the applicant contacted Austin Energy re: installation of new pole(s) as part of the new GS streetscape?

Thanks,

Humberto

Sent from my iPhone

On Nov 22, 2016, at 1:01 PM, Milne, Anne <Anne.Milne@austintexas.gov> wrote:

> Hi All,
>
> Thank you for the updated application. It does not look like the attached site plan has incorporated any furniture or lighting so as to comply with the Great Streets requirement. Is this something you are planning to add?
>
> Thank You,
>
> **Anne Milne**
> *Senior Planner*

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505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Jim Stephenson [mailto:jstephenson@stgdesign.com]
Sent: Tuesday, November 22, 2016 12:19 PM
To: Milne, Anne; Lisa Retrum; Shirley Vega
Subject: RE: 48 East Avenue - Urban Design Meeting

Anne,

Please see the revised DDBP Application for 48 East that addresses your concerns about the Gatekeeper requirements. Regarding the need for substantial compliance with the Urban Design Guidelines, we have completed the response spreadsheet (attached to the application) and also requested a meeting with the Design Commission through Jorge Rousselin. Right now, he is out of pocket at a Department Management retreat, but we hope to touch base with him shortly after the Thanksgiving break to set the meeting time and place.

Thanks

Jim Stephenson AIA, LEED AP
STG Design
v 512.899.3500

From: Milne, Anne [mailto:Anne.Milne@austintexas.gov]
Sent: Thursday, November 17, 2016 12:40 PM
To: Lisa Retrum <lretrum@stgdesign.com>; Shirley Vega <shirley@ldandc.com>
Cc: Jim Stephenson <jstephenson@stgdesign.com>
Subject: RE: 48 East Avenue - Urban Design Meeting

Lisa,

I see on the certification letter that it says you will have 7 affordable units – what I want to know is the unit mix of those units in comparison to the unit mix of the rest of the units in the 8:1 part of the building.

Also, regarding questions 8 and 9 on the application– the 2 star AEGB rating is a gateway requirement – not a community benefit. Other gateway requirements that should be included under question 8 are Great Streets and substantially complying with the city's urban design guidelines. Can you please revise?

Please let me know if you have any questions.

Thank You,

Anne Milne
Senior Planner

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City of Austin | Planning and Zoning Department
505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Lisa Retrum [mailto:lretrum@stgdesign.com]
Sent: Thursday, November 17, 2016 12:27 PM
To: Shirley Vega; Milne, Anne
Cc: Jim Stephenson
Subject: RE: 48 East Avenue - Urban Design Meeting

Please use the attached updated form. I updated the unit count, number of floors, and building height to match the current design.

Lisa Retrum AIA, LEED AP
STG Design
v 512.899.3500

From: Shirley Vega [mailto:shirley@ldandc.com]
Sent: Thursday, November 17, 2016 11:08 AM
To: 'Milne, Anne' <Anne.Milne@austintexas.gov>
Cc: Lisa Retrum <lretrum@stgdesign.com>; Jim Stephenson <jstephenson@stgdesign.com>
Subject: RE: 48 East Avenue - Urban Design Meeting

Anne,

Please see attached

Best,

Shirley Arredondo
Director of Operations

LD&C LAND DEVELOPMENT & CONSTRUCTION
504 West 24th Street | Suite E | Austin, TX 78705

O 512.835.4890 | www.ldandc.com

From: Milne, Anne [mailto:Anne.Milne@austintexas.gov]
Sent: Thursday, November 17, 2016 9:52 AM
To: Shirley Vega <shirley@ldandc.com>
Subject: FW: 48 East Avenue - Urban Design Meeting

Hi Shirley,

I am still waiting on these items. Once I have them we can move forward with getting your project approved by the Design Commission.

Thanks,

Anne Milne
Senior Planner

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City of Austin | Planning and Zoning Department
505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Shirley Vega [mailto:shirley@ldandc.com]
Sent: Wednesday, September 28, 2016 1:51 PM
To: Milne, Anne
Cc: jwalker@studiodwg.com
Subject: Re: 48 East Avenue - Urban Design Meeting

Anne,

We will not be ready for the October meeting.

Best,
Shirley Vega

On Sep 28, 2016, at 12:48 PM, Milne, Anne <Anne.Milne@austintexas.gov> wrote:

> Hi all,
>
> I was working on creating a packet of all the information for the 48 East project for the October design commission meeting – however I need a

few more items from you in order for the packet to be complete.

1. Please submit a revised great streets plan as previously discussed below.
2. Please correct question 5 in the application packet (the FAR limit is NA, the height limit is 40') and update your answer for question 9 and resend to me.

If you would like the project to be considered at the October meeting I will need this as soon as possible.

Thank you,

Anne Milne
Senior Planner

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City of Austin | Planning and Zoning Department
505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Milne, Anne
Sent: Tuesday, August 23, 2016 4:32 PM
To: 'Jacob Walker'
Cc: Shirley Vega; Swartzendruber, Tonya; Bryant Bell; Jim Stephenson; Simmons-Smith, Michael
Subject: RE: 48 East Avenue - Urban Design Meeting

Hi Jacob,

I met with our Great Streets expert today about your site plan. He said that the dimensions look good, but that you should add furnishings and a street light. Once you get a revised plan to me and he signs off on it then I can send your project to the design commission work group.

Please let me know if you should have any questions.

Best,

Anne Milne
Senior Planner

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City of Austin | Planning and Zoning Department

505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Jacob Walker [mailto:jwalker@studiodwg.com]
Sent: Thursday, August 18, 2016 4:05 PM
To: Milne, Anne
Cc: Shirley Vega; Swartzendruber, Tonya; Bryant Bell; Robertson, Jim; Jim Stephenson; Simmons-Smith, Michael
Subject: Re: 48 East Avenue - Urban Design Meeting

On the attached sheet I've highlighted the primary dimensions associated w/ Great Streets, including the 4' centerline for trees from face of curb.

Please let me know if we need to show any additional information. This plan is already in KBGE's hands for the next SDP update.

Thanks,
-Jacob

jacob walker, pla, leed ap

dwg. | urban architectural landscapes
912b congress avenue | austin, texas 78701
o 512.320.0668 | m 512.466.2198
studiodwg.com

On Thu, Aug 18, 2016 at 3:45 PM, Milne, Anne <Anne.Milne@austintexas.gov> wrote:
HI Shirley,

Thanks for sending updated calculations and the vicinity maps. The maps and calculations for the density bonus program look good.

In the narrative that you sent detailing the 5% affordable units – could you please add to the table to explicitly show that amount of affordable square footage equals at least 5% of the square footage of the dwelling units developed within the FAR 8:1 area?

Can you please send me an application that is updated with the new community benefits and calculations? I also need a site plan that is revised to show correct Great Streets dimensions.

In the meantime, I will reach out to Sandra about the necessary memo from NHCD.

Please let me know if you have any questions.

Thanks!!

Anne Milne
Senior Planner

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City of Austin | Planning and Zoning Department
505 Barton Springs Road | 5th floor | Austin TX | 78704

Tel | 512.974.2868
Email | anne.milne@austintexas.gov

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From: Shirley Vega [mailto:shirley@ldandc.com]
Sent: Thursday, August 18, 2016 10:46 AM
To: Swartzendruber, Tonya; Bryant Bell; Milne, Anne; Robertson, Jim
Cc: Jim Stephenson; jwalker@studiodwg.com; Simmons-Smith, Michael

Subject: RE: 48 East Avenue - Urban Design Meeting

Tonya,

Here are the updated items requested at the meeting. Please confirm that you have everything you need to complete the application and set appropriate meetings.

Thank you,

Shirley Vega
Director of Operations

504 West 24th Street | Suite E | Austin, TX 78705
512.835.4890 | www.ldandc.com

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"Do the things that make you smile even if it's just for a couple of minutes. "

From: Swartzendruber, Tonya

[mailto:Tonya.Swartzendruber@austintexas.gov]
Sent: Tuesday, August 16, 2016 12:44 PM
To: Bryant Bell <bryant@kbge-eng.com>; Milne, Anne <Anne.Milne@austintexas.gov>; Robertson, Jim <Jim.Robertson@austintexas.gov>
Cc: shirley@ldandc.com; Jim Stephenson (jstephenson@stgdesign.com) <jstephenson@stgdesign.com>; jwalker@studiodwg.com; Simmons-Smith, Michael <Michael.Simmons-Smith@austintexas.gov>
Subject: RE: 48 East Avenue - Urban Design Meeting

Bryant-
We discussed further the issue of waiting until the building permit or pre-construction meeting to approve the density bonus application. Unfortunately this is not an option because the site plan approval is where entitlements are granted. So unless the density bonus application is approved, technically you would only be able to build a building up to 40' which is your base entitlement. I would work with Michael Simmons-Smith to figure out your course of action, but I believe you will have to withdraw and resubmit.

Sorry for the bad news. Let us know if you have any other questions.

Tonya Swartzendruber, CNU-A
512.974.3462

tonya.swartzendruber@austintexas.gov

From: Bryant Bell [mailto:bryant@kbge-eng.com]
Sent: Tuesday, August 16, 2016 12:32 PM
To: Milne, Anne; Swartzendruber, Tonya; Robertson, Jim
Cc: shirley@ldandc.com; Jim Stephenson (jstephenson@stgdesign.com); jwalker@studiodwg.com
Subject: 48 East Avenue - Urban Design Meeting

Anne/Tonya/Jim,

Thanks for meeting with us today. I have attached Humberto's email for the license agreement application, LA 874-1605. Our site plan application is SP-2015-0349C. I have attached a PDF of our site plan that was approved.

We'll get the DDBP submittal items updated per today's meeting and send them back to you. Once that has happened, I think it is best we include Sandra Harkins and Michael Simmons-Smith. Below is a draft of the note I would like to place on the cover sheet to ensure that construction cannot commence until the development bonus and the NHCD certification letter have been obtained. I will separate the note from all other notes and increase the font size to draw attention to the note. The environmental inspectors are diligent when reading notes and highlight their plan sets accordingly. I've been to many

preconstruction meetings and discussed our notes with the environmental inspectors.

"Preconstruction meetings with either the Environmental Inspector or the Site and Subdivision Inspector may not be scheduled until email verification from the Neighborhood Housing and Community Development Office (NHCD) has been provided containing a copy of the NHCD Certification Letter."

Bryant R. Bell, P.E.
Senior Project Manager

KBGE
105 W. Riverside, Suite 110
Austin, Texas 78704
bryant@kbge-eng.com
o 512-439-0400 ext. 110
m 512-751-6586
www.kbge-eng.com

<2016-11-22 DDBP_Application.pdf>