

A. PROJECT INFORMATION

Project Name

SHINES Energy Storage

Project Type:



Infrastructure



City building & site



Density bonus



Private project



Other

Project Location/Address

3412 Zach Scott Street - Corner of Zach Scott Street and Tom Miller Street (future)

Applicant

Civil Land Group, LLC
Greg Ulcak, P.E.

Property Owner

Austin Energy
Lisa Martin

Applicant Mailing Address

206 W. Main Street, Suite 101
Round Rock, TX 78664

Property Owner Mailing Address

2500 Montopolis Drive
Austin, TX 78741

Applicant Telephone Number

(512) 992-0118

Property Owner Telephone Number

(512) 322-6457

Project Start Date

July 2017

Project Completion Date

April 2019

Applicant's Architect

Carter Design Associates
Donna Carter, FAIA

Applicant's Engineer

Civil Land Group, LLC
Greg Ulcak, P.E.

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

Per Council Resolution #20100819-035, all City infrastructure projects commissioned by the City of Austin are directed to visit the Austin Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

We are requesting a letter stating that the project has been presented to the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

The project is approximately 90% complete. The project is just completed its initial review by the City of Austin DSD. We have also just completed the second submittal to the Mueller New Construction Council on Wednesday April 12th and received their approval.

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

This project is subject to site plan approval. This project will not be presented to Planning Commission or City Council.

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

This project has to meet the requirements set forth within the Mueller PUD. These include sidewalk width, street trees and landscaping. In addition, the plaza is designed as a focal point to give information about the project, provide a teaching tool about solar and serve as a trailhead to connect the street sidewalks to future trails within the undeveloped area.

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

See attached project background statement.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

The project has reached out to the neighbors surrounding the project. Please see the attached list with dates the neighbors were contacted.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

This project is not being submitted for the Downtown Density Bonus Program.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

This project was submitted for review and we received comments on April 12. There were not any significant comments returned from the review.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

Yes, this project has to comply to the Mueller PUD requirements for street trees, landscaping and overall aesthetics. The project is being reviewed by the Mueller New Construction Council to meet these requirements. The project was approved on April 12th as shown in the exhibits with minor changes.

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

The plaza for the project will serve as a connection point between the street sidewalks and future trails within the area. This project will install sidewalk along the street that will tie into the plaza. The plaza is designed to be ADA accessible.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

The project is located within the parking lot of the old Robert Mueller Airport. The site does not contain any existing features to be preserved.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

The project is located within the Mueller Development. The Mueller Master Plan does not have this project included on it. This location was chosen because of the roof top population of solar panels and their relation to the battery storage. While the project was not shown on the Master Plan, the zoning and use of the location is permitted within the Mueller PUD documents.

14] List any project program and/or site constraints that should be considered.

The size of the equipment and its spacing was taken into consideration for the layout. Each battery is approximately 9.3 feet tall and needs 10 feet of space around the doors to service it. The wall was designed so that the batteries could not be above it as you walk along Zach Scott Street.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

See attached project background statement.

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

Yes, this project includes street trees to provide shade for the adjacent sidewalks and bike lanes. We have also included benches within the plaza for rest and shaded areas. The plaza will serve as a trail head for the future trails within the undeveloped adjacent area.

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

The SHINES project is surrounded on three sides by undeveloped property and the Rise School on the fourth. Due to the high voltage system of this project, the battery units need to be contained within a fenced area. Rather than utilizing typical substation fencing Austin Energy proposed to construct a solid wall fence for safety and security but also aesthetics. The wall incorporates colored block with glass block highlights. Landscaping consisting of trees, shrubs and grasses will provide additional transition materials.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

The SHINES project is about energy storage (batteries) and the use of solar panels to lower the carbon footprint. The electricity stored in the batteries can come from the roof top solar panels. The stored energy is then utilized on days when there is less sun, producing less electricity from the panels and thereby drawing less power from conventional power plants.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

This project is not required to meet a LEED certification.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

No other significant sustainable components were noted.

Project Background

Austin Energy, through its SHINES Project (Sustainable and Holistic Integration of Energy Storage and Solar Photovoltaics), is integrating solar power, energy storage, smart inverters, forecasting tools, market signals, advanced communications and a software optimization platform to address energy needs. This "system" of equipment will help balance power supply and demand to make the power networks more resilient, efficient and cleaner. The site will consist of an access road with 7 battery pods for energy storage, underground conduits for wiring and an 8 to 12 foot solid wall enclosure. Austin SHINES is a 39-month project that consists of a contract phase, design phase, deployment phase, and demonstration phase. The project is estimated to be completed by April 30, 2019.

Shared Values for Urban Areas:

1- Humane Character

The SHINES project has several aspects to make the project friendly and inviting to pedestrians. It incorporates a plaza at the front of the project that will be a place of rest and conversation. The plaza will serve as a connection point of the sidewalks along Zach Scott Drive and the trails that will be developed by the adjacent projects. In addition, it provides an educational component for pedestrians to talk and learn more about solar as an alternate source of energy and battery containment as a means of storing that energy for future use.

2- Density

This project does not have a density component.

3- Sustainability:

The SHINES project will make the City of Austin's vision of achieving 55% renewable energy generation by 2025 possible. This vision includes specific goals for local solar and energy storage. The SHINES project will analyze and determine best practices for integrating renewable energy and energy storage on the electric grid at utility, commercial and residential scales. Through the SHINES project, the City of Austin will have the ability to harness higher levels of renewable solar power and make it available to the electric grid regardless of available sunshine.

4- Diversity

The SHINES project will allow people to see how their individual efforts can be combined to have a project that will help everyone. Energy consumption is something that we all participate in within our daily activities. This project demonstrates how homes with solar panels can contribute to stored energy that everyone can then utilize.

5- Economic Vitality

The SHINES project utilizes integrated technologies to help collect and place solar energy on the grid in order to lower the cost of electricity. The lower cost of electricity can in turn help with the feasibility of developing other projects.

6- Civic Art

This project does not require Civic Art, but Civic Art is included in the Mueller Development and found throughout the area.

7- A Sense of Time

The SHINES project is an example of the awareness that is within our society today for the conservation of natural resources and new technology to help monitor their use. The Mueller Development is the right location because of the overall development's commitment to the use of solar panels and sustainable building. The success of this model will help mark the time of conservation that we going through today.

8- Unique Character

The SHINES project requires that a barrier be placed around it for security and safety. A solid wall will be constructed for these purposes. Rather than a typical straight-line wall, it has been designed with a series of oval and elliptical curves to provide its own shape. The wall will feature three different colors that will have a unique pattern. The exterior will be landscaped with trees, rock, wildflowers, native grass and perennials giving it a natural beauty with seasonal blooms.

9- Authenticity

The City of Austin has set itself to become a leader in sustainability and green building. This project furthers the City of Austin's vision of renewable energy generation and storage. The project plaza will be multifunctional as it will be utilized as a trailhead for the sidewalks and future trails through the adjacent track. It will also serve as an educational component to teach pedestrians about solar energy and energy storage.

10- Safety

Due to the high voltage of the batteries, pedestrian safety is a great concern. An 8 to 12-foot solid wall will surround the site for the security, safety and protection of the people.

11- Connection with Outdoors

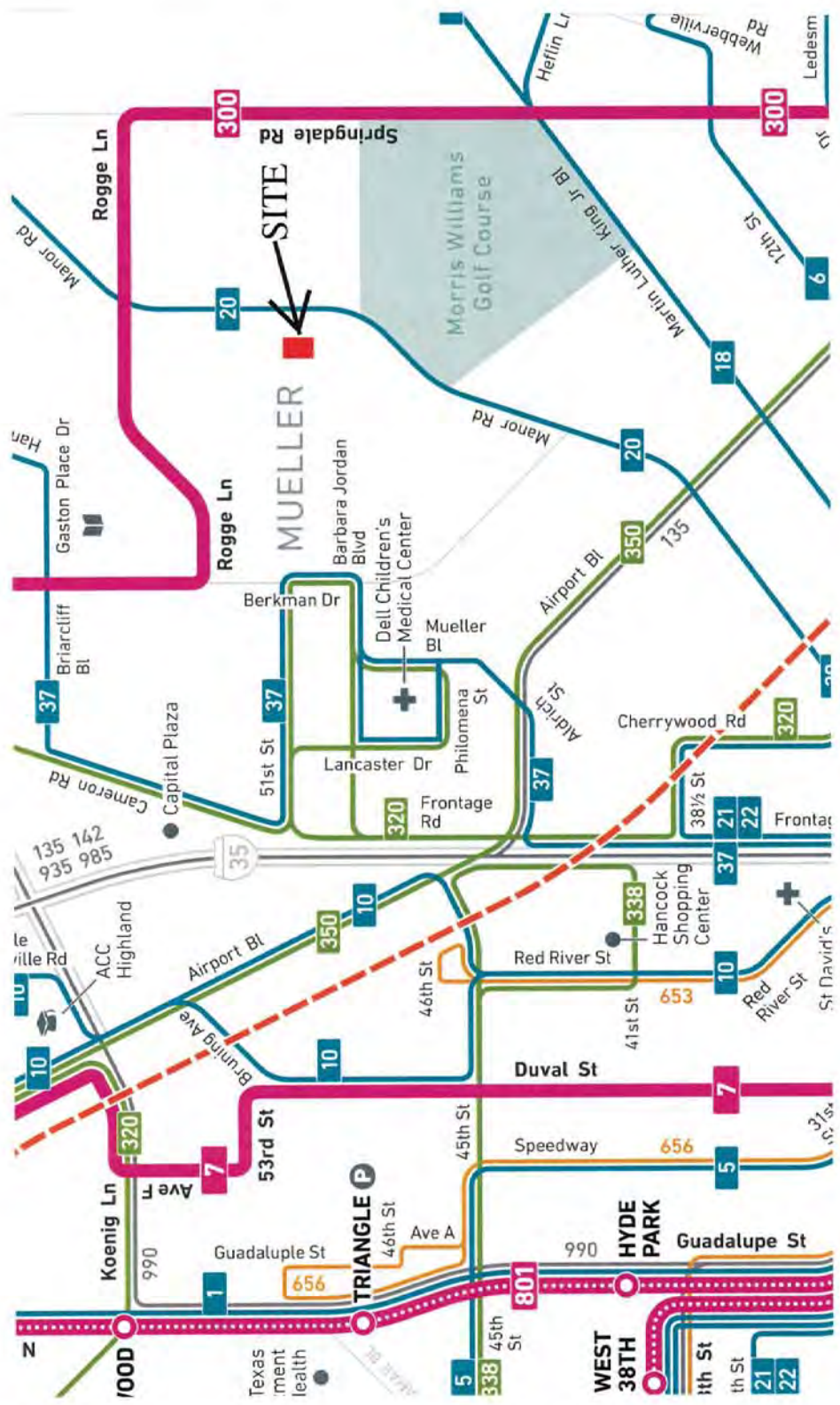
The SHINES plaza will serve as a connection point between the street sidewalks and future trails within the area. This project will install sidewalk along the street that will tie into the plaza. The plaza is designed to be ADA accessible.



Austin SHINES Public Outreach

Outreach

	Date
Mueller Commission (RMMA PIAC)	Mar-16
Mueller Neighborhood Association	Mar-16
Windsor Park Neighborhood Association	Mar-16
Austin Utility Oversight Committee	Mar-16
Austin City Council	Mar-16
Solar Austin	Mar-16
Mueller New Construction Council representatives	Apr-16
Austin Independent School District (AISD)	May-16
Troublemaker Studios	Jul-16
Electric Utility Commission	Jul-16
Resource Management Commission	Jul-16
Rathgeber Village	Mar-17



VICINITY MAP

LEGEND

High-Frequency Routes
Buses arrive every 15 minutes or better on weekdays, with 20-30 minute service during most evening and weekend times:

- MetroRapid** (Blue line): Limited stops en route for a faster ride. Buses and stations are marked with a blue line.
- MetroBus Local** (Green line): Local bus service. Buses and stations are marked with a green line.

Regular Routes
Times and service levels vary by route. Consult individual route schedules for specific information:

- MetroBus Local** (Blue line): Local bus service. Buses and stations are marked with a blue line.
- MetroExpress** (Green line): Express bus service. Buses and stations are marked with a green line.
- MetroFlyer** (Yellow line): Flyer bus service. Buses and stations are marked with a yellow line.
- MetroShuttle** (Orange line): Shuttle bus service. Buses and stations are marked with an orange line.

MetroRail
For the MetroRail Red Line and Downtown Rapid, consult the schedule for weekday and Saturday times at 425th St.

Places to Go

- Transit Hub
- High School
- College
- University
- Medical Center
- Point of Interest
- Airport

Special routes such as Night Owl, E-Bus, combined UT Shuttle and UT Shuttle campus circulator routes do not appear on this map. See the Downtown UT Shuttle, the Night Owl & E-Bus and individual route schedules for more information.



Questions? [Click here for help and contact information.](#)

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

Location: (3,130,309.07, 10,080,990.89)

Grid: L24
L25

Future Land Use (FLUM): Office
Civic

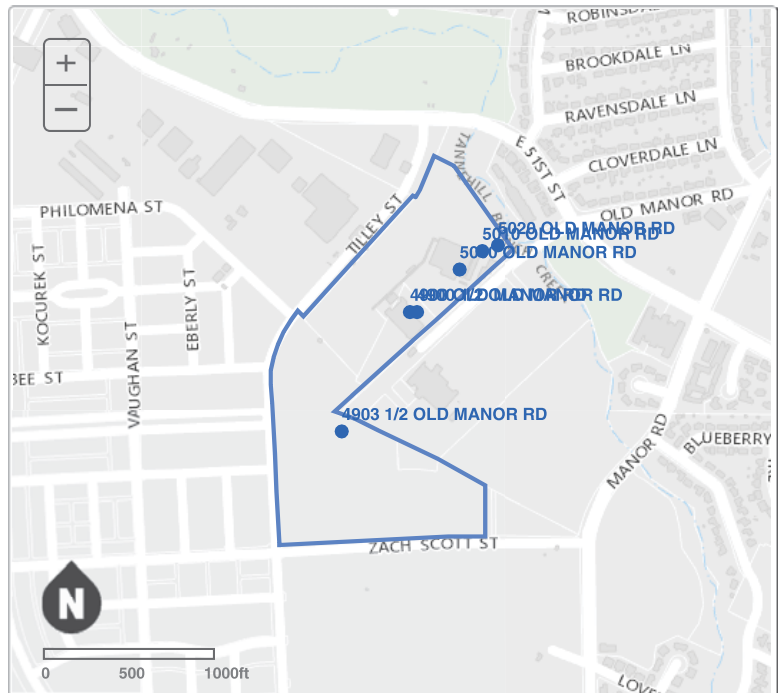
Regulating Plan:

Zoning: PUD
GO-NP
AV
P
GO-NP

Zoning Case: [C814-04-0055.03](#)
[C14-00-2211](#)
[C814-04-0055](#)
[C814-04-0055.02](#)

**Zoning Ordinance
(Mostly after 2000):** [040826-61](#)
[20070809-057](#)
[010215-12](#)
[99-0225-70\(b\)](#)
[99-0225-70\(b\)](#)
[20070809-057](#)
[20090423-087](#)
[99-0225-70\(b\)](#)

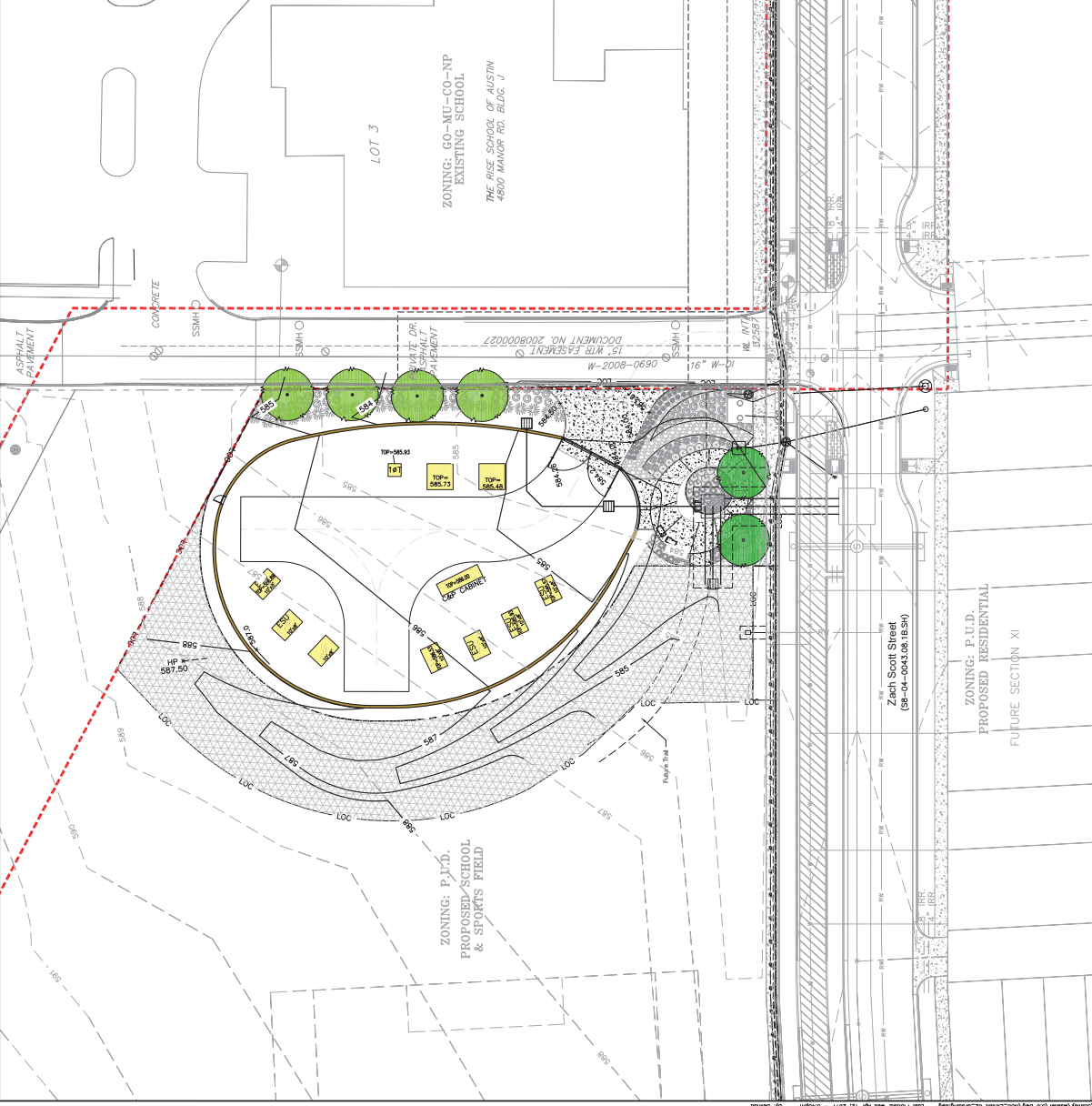
Zoning Overlays: NEIGHBORHOOD PLANNING AREA
■ WINDSOR PARK
■ University Hills and Windsor Park Combined NPA
NEIGHBORHOOD PLANNING AREA
■ RMMA
GREEN BUILDING MANDATORY
■ Mueller
■ RMMA
GREEN BUILDING MANDATORY
■ Mueller
■ RMMA
RESIDENTIAL DESIGN STANDARDS



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.



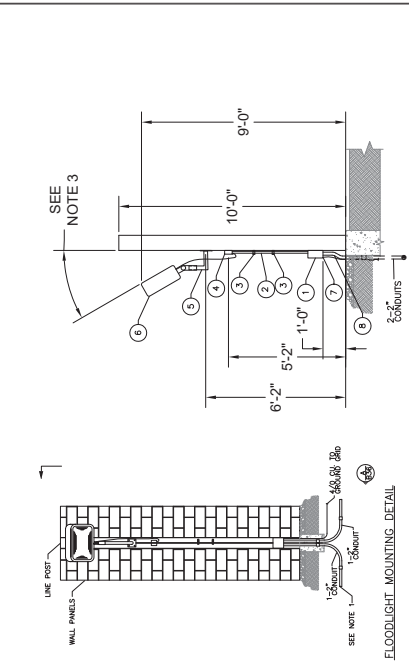


LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- PROPOSED CONTOURS
- PROPOSED HIGH POINT
- PROPOSED WALL
- EXISTING CONTOURS
- EXISTING RECLAIMED WATER
- EXISTING WATER LINE
- PROPOSED STORM LINE
- TOP OF PAD ELEVATION
- PROPOSED 4"x4" STORM INLET

Scale 1" = 20'

- ITEM DESCRIPTION**
- 1. 8" x 8" NEMA 3R ENCLOSURE
 - 2. 1" RIGID GALV. STEEL CONDUIT
 - 3. ONE HOLE MALLEABLE IRON 1" PIPE CLAMP WITH BACK EQUAL TO APPLICATION CC-100M & CL3-100M
 - 4. RAINIGHT JUNCTION BOX
 - 5. WALL MOUNTING BRACKET FOR FLOODLIGHT, G.E. CAT # FESPAFITOR
 - 6. FLOODLIGHT WITH 200W HPS INTEGRAL BALUST PHOTO CONTROL G.E. CAT # FFS220SAB06GRK
 - 7. GROUND CLAMP 4/0 COTTER TO FLAT STEEL BUNNY CAT # B22978-HEX
 - 8. 2" FLEXIBLE CONDUIT



- NOTES:**
- CONDUIT SHALL BE SUB OUT AND CAP FOR FUTURE CONDUIT EXPANSION
 - FIELD MOUNT FLOODLIGHTS AND CONDUIT TO LINE POSTS
 - CONDUIT SHALL BE SUB OUT AND CAP FOR FUTURE CONDUIT EXPANSION
 - SEE 7B 566 A6 FOR CONDUIT RISER DETAIL

 Stanley Consultants INC. 6300 Capital Center Blvd., Suite 300, Austin, Texas 78721 www.stanleyconsultants.com Texas Firm Registration No.: F-174	 Civil Land Group, LLC 2065 W. 44th Street, Suite 101 Round Rock, TX 78664 (512) 992-0118 Fax (512) 246-1856 Texas Registered Engineering Firm F-10523	AUSTIN ENERGY SHINES Energy Storage System 3412 Zach Scott Street, Austin, Texas 78723	EXHIBIT 2 GRADING PLAN	Project No: 2017-03-2017
				Drawn By: _____
				Check: C.02

Sheet No.	24 APRIL 2017
Rev.	AS NOTED
Drawn By	ZAC
Checked By	WILLIAM

ENLARGED WALL PLAN & ELEVATIONS

AUSTIN ENERGY

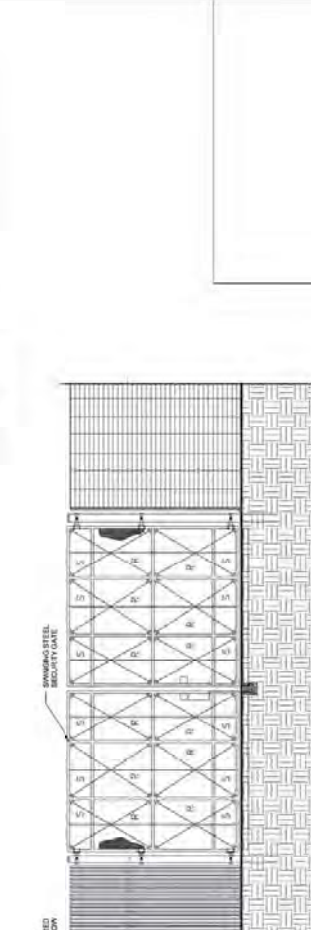
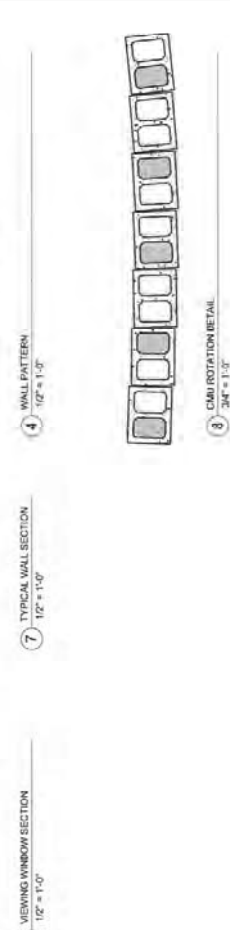
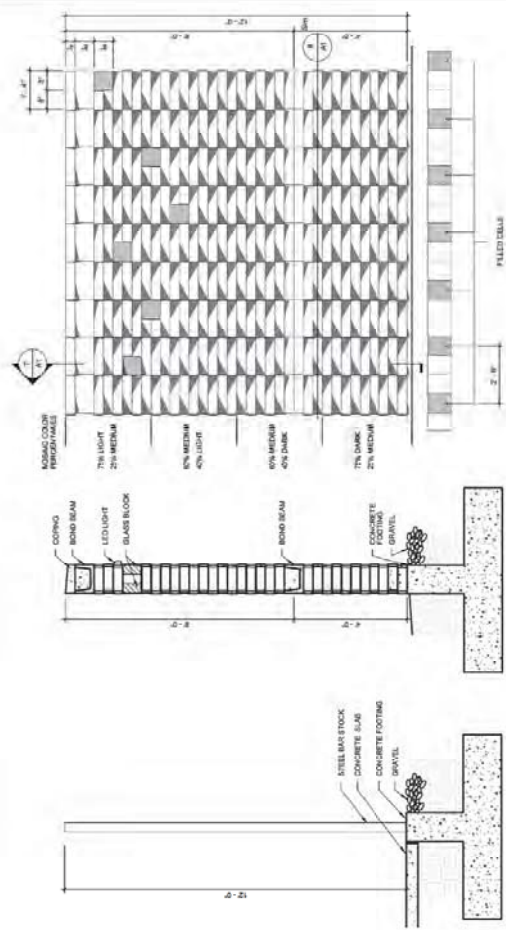
SHINES ENERGY STORAGE
SYSTEM IMPROVEMENTS

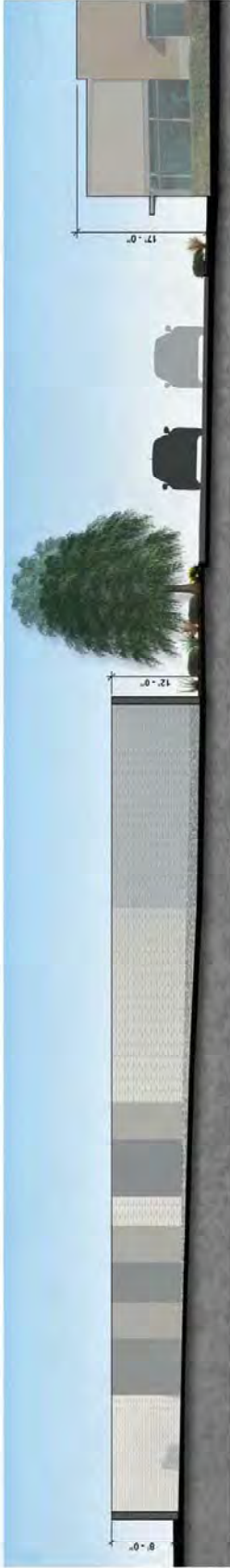
Zach Scott Street, Austin, Texas 78723

NO.	DATE	BY	DESCRIPTION



CARTER • DESIGN
ASSOCIATES
817 WEST HEWITT STREET
AUSTIN, TEXAS 78701
PH: 512-418-1813 • FAX: 512-418-1819
www.carterdesign.com





2 SITE SECTION RENDERING



1 STREET PERSPECTIVE RENDERING



Stanley Consultants inc

10000 North Central Expressway, Suite 1000
Dallas, Texas 75243-1000
Tel: 972.346.7000 Fax: 972.346.7001

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PH: 512.476.1812 • FX: 512.278.1519
CARTERDESIGN.COM • INFO@CARTERDESIGN.COM

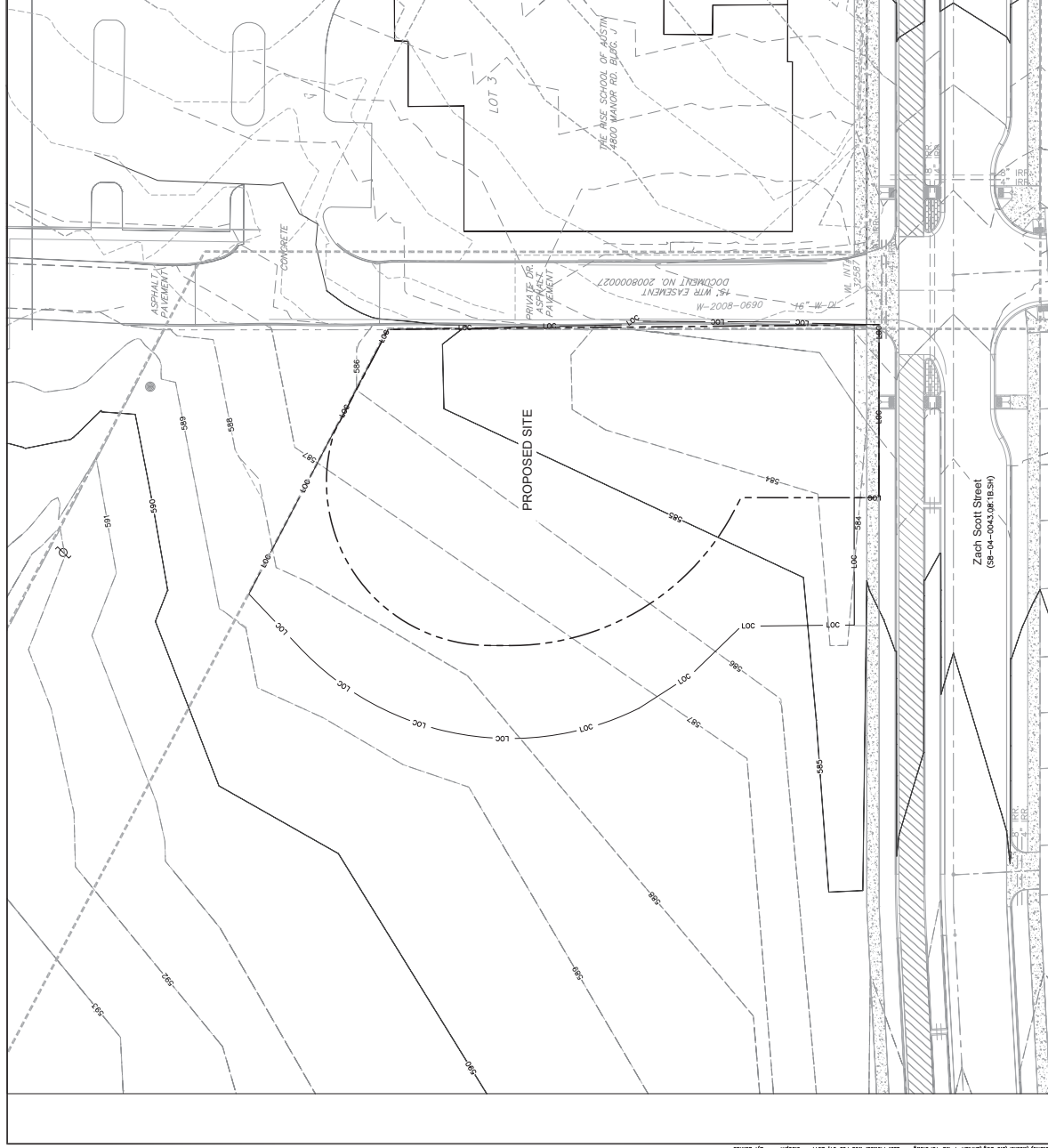
ARCHITECTURAL RENDERING
RENDERING OF A PROJECT FOR THE
FIRM OF CARTER • DESIGN ASSOCIATES
PROJECT: 2018-00000000000000000000
DATE: 08/08/2018

NO.	DATE	REV.	DESCRIPTION

AUSTIN ENERGY
SHINUS ENERGY STORAGE
SYSTEM IMPROVEMENTS
Zach Scott Street, Austin, Texas 78723

RENDERINGS

Project No.	04-00000000000000000000
Client	AUSTIN ENERGY
Design No.	00000000000000000000
Design Date	08/08/2018
Design By	ARCHITECT
Design For	ARCHITECT

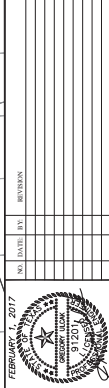


LEGEND

PROPERTY LINE
LOC
LIMITS OF CONSTRUCTION
EXISTING CONTOURS

FOR REVIEW
PURPOSES ONLY

AUSTIN ENERGY
MUELLER ENERGY STORAGE
SYSTEM IMPROVEMENTS
Zach Scott Street, Austin, Texas 78723



Civil Land Group, LLC
206 W. Main Street, Suite 101
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Texas Registered Engineering Firm F-10523

Stanley Consultants, INC.
6305 Oak Creek Blvd., Suite 200, Austin, Texas 78731
www.stanleyconsultants.com
Texas Firm Registration No. F-174

Project No.	2017-0001
Revision	AS SHOWN
Drawn By	LOC
Checked By	LOC
Exhibit	1
Sheet	1 of 1

TOPOGRAPHIC MAP