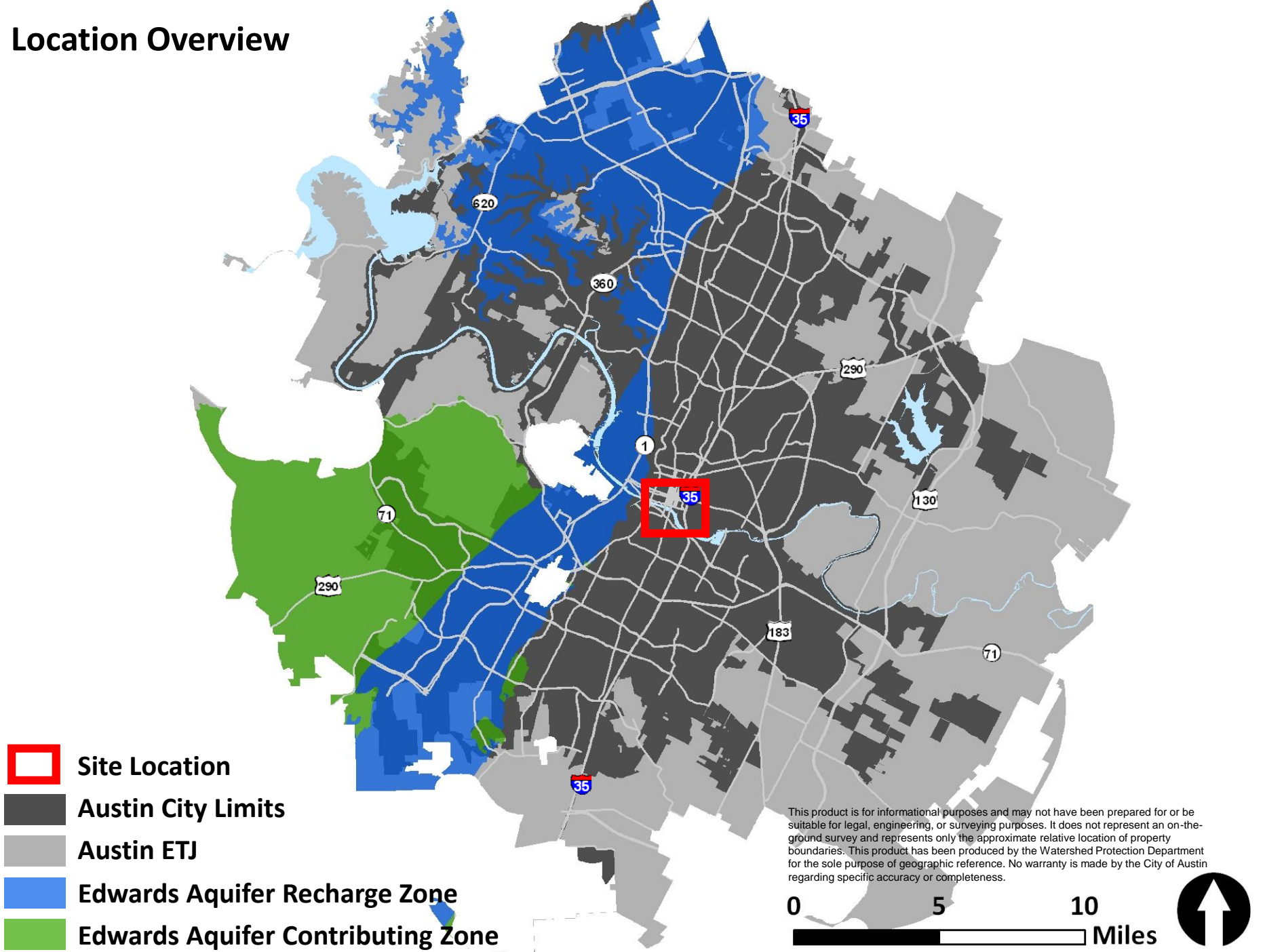


425 W. Riverside Planned Unit Development

C814-2017-0001

**Environmental Commission Hearing
January 3, 2017**

Location Overview



Lady Bird Lake Watershed

425 W. Riverside
PUD

Watershed
Boundary

COA 100-Year
Floodplain

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Site Map

Photos of Property



View of site from Barton Springs Rd. near intersection with S. 1st St.

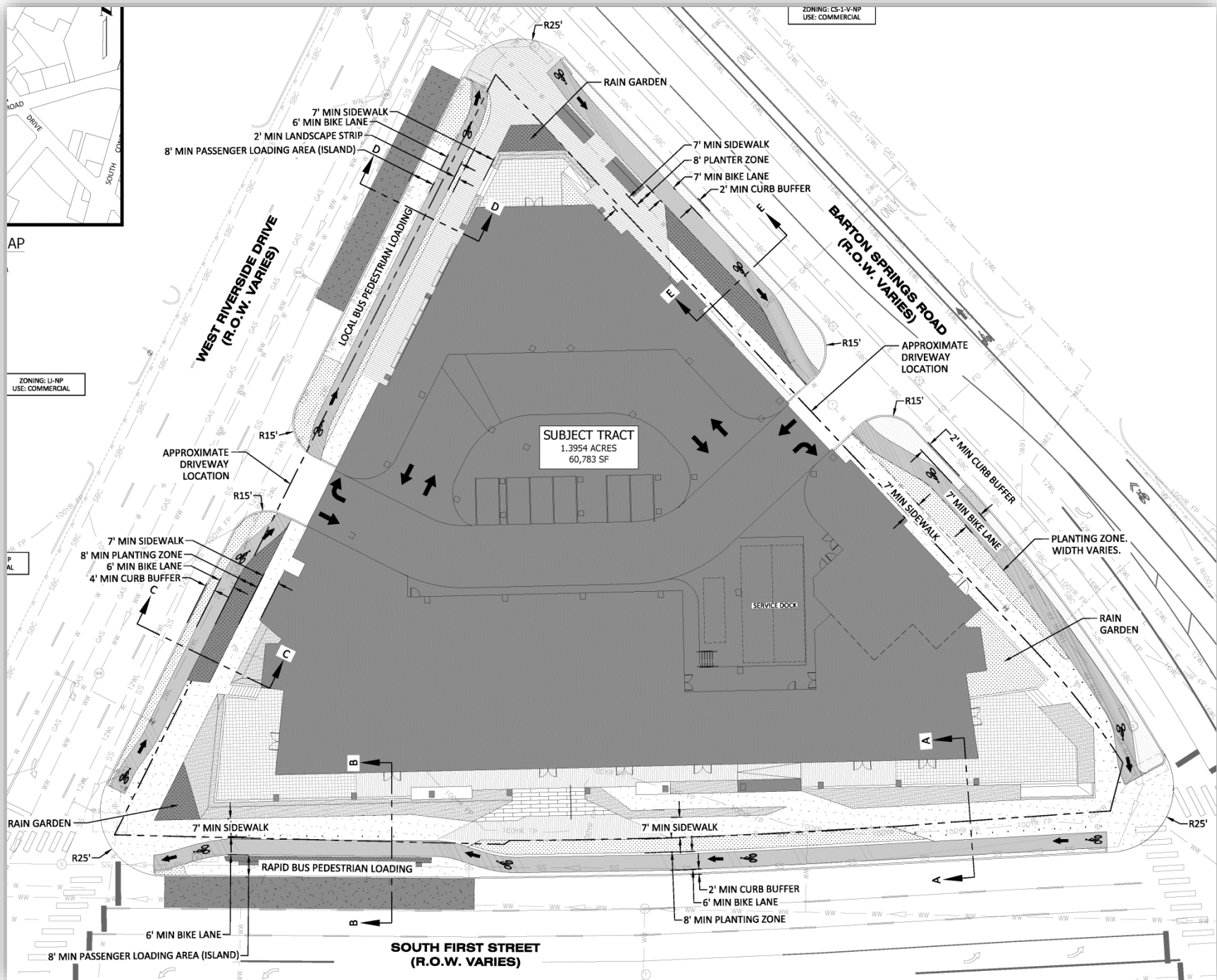
Photos of Property

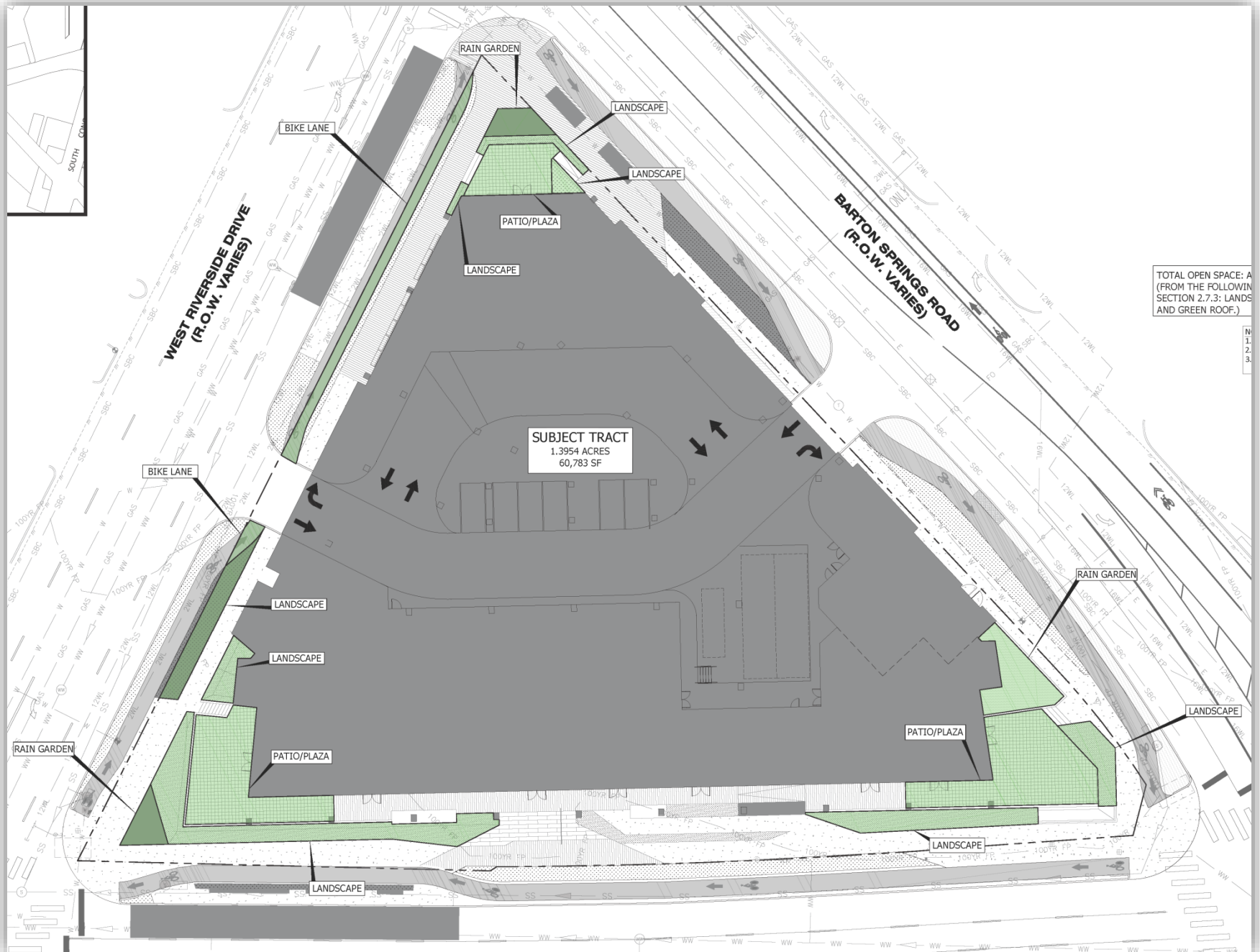


White mulberry tree

Project Description

- Mixed use project
 - Office (270,525 square feet)
 - Retail (21,045 square feet)
 - 10 residential units
- 9,000 square feet of open space





Environmental Superiority Elements

- Landscaping
 - PUD shall include at least 100 caliper inches of street trees
 - All planted trees shall be native species (ECM Appendix F)
 - PUD shall provide at least 1,000 cubic feet of soil volume per required street tree, unless reduced by the City Arborist
 - PUD establishes tree selection and soil composition criteria that exceed current requirements
 - PUD shall provide at least 4,300 square feet of landscaped area
 - All planted landscape materials shall be native or adapted species (Grow Green Guide), drought tolerant, and non-toxic; 15% shall be pollinator-friendly plants
 - Primary water sources for landscape and street tree irrigation shall be rainwater harvesting and air conditioning condensate

Environmental Superiority Elements

- Water quality controls
 - Up to 25% of the required capture volume shall be treated with a rainwater harvesting system sized to meet the irrigation demands of the required landscaping and street trees
 - Remainder of the capture volume shall be treated using other green water quality controls
 - Project will provide water quality treatment for a portion of Barton Springs Rd. by constructing rain gardens in the right-of-way
- Reclaimed water
 - PUD will install a reclaimed water line along Riverside Dr. between S. 1st St. and Barton Springs Rd.
 - Building will be plumbed to allow for interior use of the reclaimed water supply

Determination

- Staff finds that the proposed development is environmentally superior to what could be built without the PUD
 - Very urban development, but proposal is consistent with the site's setting
 - Selected environmental superiority elements help implement the South Central Waterfront Vision Framework Plan
 - Proposed street trees, landscaping, water quality treatment, and water conservation measures will provide environmental benefits that are well suited to the site's urban setting

Questions

