

Tract 5 Questions/Responses

1. The site plan comments indicate that staff completed and approved a Neighborhood Traffic Impact Analysis that will be provided via a memo separate from the comments. May we please have a complete copy of the analysis?

What are peak morning and evening trip counts for San Bernard and Angelina Streets?

Attached is the requested NTA. Any questions, should be sent to Scott James @ Scott.James@austintexas.gov.

SHNA Response

Thank you for the copy of the Neighborhood Traffic Analysis (NTA). We will send our questions/comments to Mr. James as advised.

The NTA estimates that the site will generate 565 trips per day and increase traffic volume along San Bernard and Angelina Streets by 84% and 98%, respectively. The NTA designates the 8545 sf of commercial ground floor uses as Specialty Retail Center and estimates 186 trips per day are estimated for this commercial space. No peak AM or PM trip estimates are provided.

ITE Trip Generation Manual defines Specialty Retail Center as “generally a small strip shopping center that contains a variety of retail shops and specializes in quality apparel, hard goods and services.” A Specialty Retail Center does not appear to include quality sit-down restaurants or fast food restaurants without a drive through, both of which are permitted on this site. The Developer is unable/declined to specify at this time the anticipated use of the commercial square footage (see # 3 Developer response below).

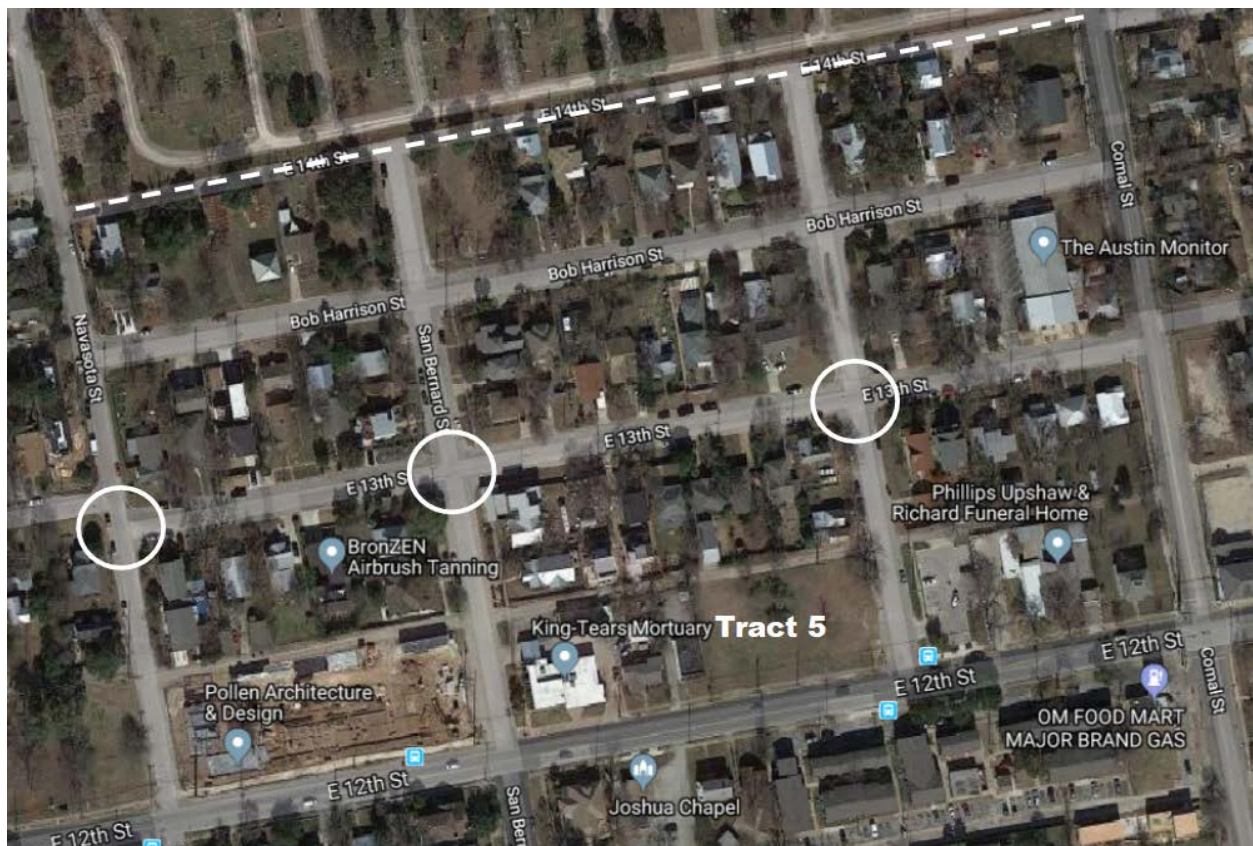
We request that Mr. James please help us quantify how permitted restaurant use(s) in some portion of the 8545 sf commercial space could impact the estimated trip count to and from the site.

How many daily trips per day does ITE, 10th edition, estimate for Quality Sit-Down Restaurant per 1000 sf? For Fast Food Restaurant/No Drive Through?

We would also appreciate any additional explanation of the calculation that Staff used to arrive at 186 trips for 8545 sf of space.

The site plan has been approved and excavation is underway. It appears that traffic mitigation measures at East 13th and Angelina, East 13th and San Bernard, East 13th and Navasota and the alley adjacent to Oakwood Cemetery may be necessary to discourage high-volume and/or high-speed cut-through traffic through Swede Hill neighborhood along streets that have no sidewalks.

We request that URB consider providing a statement of support for mitigation measures and perhaps query the developer for its support, as well to assist Swede Hill as we pursue options with Transportation Department Staff.



AUGUST 20TH - DEVELOPER RESPONSE

Developer will neither support nor oppose referenced mitigation measures.

3. The table below indicates that the parking estimate for the commercial aspect of the project is 1 space per 275 sf of retail sales. Restaurants require 1 space per 75-100 sf. Is restaurant use prohibited in this project? What commercial/retail uses are anticipated for this project? Are any late night operations contemplated?

PARKING CALCULATIONS					
USE:	GENERAL RETAIL SALES				
PARKING RATIO:	1:275				
SIZE:	8,545 SF				
REQUIRED PARKING:	31				
RESIDENTIAL	EFFICIENCY	1 BED	2 BED		
PARKING RATIO:	1:1	1.5:1	2:1		
COUNT:	3	18	3		
REQUIRED PARKING:	3	27	6		
GROSS REQUIRED PARKING:	67				
URBAN CORE REDUCTION(20%)	13				
STREET PARKING REDUCTION:	13				
NET REQUIRED PARKING:	41				
	STANDARD	PARALLEL	COMPACT	ACCESSIBLE	TOTAL
PROVIDED	28	5	10	2	45
BICYCLE PARKING:					
RETAIL:	2	REQUIRED: 7			
RESIDENTIAL:	5 (MIN)	PROVIDED: 8			

Is restaurant use prohibited in this project?

Restaurant's are an eligible use under the CS-MU-NCCD-NP zoning and are eligible under the Urban Renewal Plan. However, Drive through services as an accessory use to a restaurant are prohibited.

What commercial/retail uses are anticipated for this project? Are any late night operations contemplated?

Staff will reach out to the developer for this response.

Developer Response:

— At the moment, the commercial uses are unknown.

SHNA Response

We request that site plan review staff explain why they used 1:275 sf ratio for parking requirement calculation even though restaurants are allowed and would require 1:75 sf parking.

We request that site plan review staff identify which on-street spaces were counted towards the site's street parking reduction.

AUGUST 20TH – DEVELOPER RESPONSE

No provisions for a restaurant have been made for this project. However, parking for a restaurant with no customer service or dining area provided is counted at 1 space for each 275 sqft.

On-street parallel parking spaces are shown (and highlighted) in the attached approved site plan sheet.

4. The site plan shows five parallel parking spaces along the rear of the property abutting the south side of the 20-foot alleyway. Where is it contemplated that delivery trucks will park while loading/unloading?

Staff will reach out to the developer for this response

Developer Response:

— Small delivery trucks would utilize the parking lot. Larger delivery trucks, if any, would utilize the parallel parking spots- either adjacent to the alley, or along Angelina, depending on availability.

SHNA Response

We would appreciate assistance in identifying measures to ensure that delivery vehicles utilizing parallel parking spaces along the alley and public streets do not interfere with safe navigation by pedestrians, cyclists and drivers.

AUGUST 20TH – DEVELOPER RESPONSE

Delivery vehicles will park in marked parking spaces along the alley and public streets.

5. Please provide an illustration showing how this project will look to neighbors living across the alley from it.

See attached elevation sheets.

SHNA Response

We request that the Developer provide an illustration of the project from the alley, similar to those at <https://www.studiodform.com/3226902-12-angelina#0> to help neighbors understand how the construction will appear across the alley to the north.

We also request that the Developer clarify dimensions of the back walkway and we request that better/higher privacy screening be incorporated to increase privacy.

AUGUST 20TH – DEVELOPER RESPONSE

Photo real images of the north side of the building have not been rendered. Please see attached sketch renderings.

The real walkway of the building is approximately 7' deep and approximately 81' from the neighboring properties across the alley.

6. Please provide information on the type and quantity of signage anticipated and approximate location. This project is across East 12th street from Marshall Apartments, and its sides facing north and east are close to single-family residences. Are neon signs contemplated?

Sign permit review is not considered development and is not a part of the Site Plan process, we probably will not be aware of proposed signage until an application for Sign Permit is submitted. I looked in AMANDA for any sign permits associated with this address and was unable to locate any sign permits. Staff will reach out to the developer for a response.

Developer Response:

— At the moment, the commercial uses and number of units are unknown. Provisions for signage are currently located over each commercial storefront entry. Please see attached rendering. North facing ground level commercial signage, if any, will be concealed by the change in elevation, the parking lot and fence.

SHNA Response

We remain concerned that lighting across from Marshall Apartments on East 12th Street not be invasive or detrimental to the individuals and families living there. We urge the URB to request that the Developer ensure that signage is compatible with its neighbors across East 12th Street.

We also request clarification about the lighting of '1322' on the eastern side of the building- will it be neon, and during what hours will it be illuminated?

AUGUST 20TH DEVELOPER RESPONSE

Individual commercial unit signage along 12th, to be provided by individual unit buyers, will need to meet COA requirement to secure a sign permit.

The large numbers and letters on the east side of the building is shown as a painted on graphic and will not be illuminated.

7. What are the approximate price points for market rate and affordable efficiencies, 1BR- and 2BR-units?

Staff will reach out to the developer for this response.

Developer Response:

Residential

(18) 1 bedrooms - 1170 SF + 62 SF balcony - Estimated pricing \$425,000

(3) 2 bedrooms - 1760 SF + 62 SF balcony - Estimated pricing \$500,000

(3) studios - 456 gross + 61 SF balcony - Estimated pricing for market rate unit (1): \$228,000;
Estimated pricing for affordable units (2): \$150,000

SHNA Response

The above indicates that there are two affordable units.

Information provided by the developer at the June 2018 URB meeting (<http://www.austintexas.gov/edims/document.cfm?id=300392>) indicated that there are three affordable units. Please clarify how many units are required and the size and price point of each.

AUGUST 20TH – DEVELOPER RESPONSE

The project consists of 24 residential units. 10% of those (2 units) are required to be affordable. Two of the efficiency units will be offered as affordable.

1322 – 1336 E 12th Street – On April 30, 2018, Matt Harriss, Chief Financial Officer, Butler Family Interests provided the following response:

Ms. Harkins – Bill Brown passed along your e-mail below re the URB's requested updated on the lots on 1322 E. 12th. In general, we expect to have pre-construction meetings either this week or early next week once site work preparations (fencing, silt fence, etc.) is in place. Our goal is to begin construction by 5/15 and to be complete around 2/28/19 in time for the spring selling season. As you are aware, when the Planning & Zoning Commission would not approve the city-submitted change in zoning to VMU (which was outlined bid packet) from MU, we opted to re-design and downsize the project rather than go through the laborious commission and council hearing process. Our current plans call for a 24 unit condominium project (3 of which will be designated affordable per the restrictions in the bid package) with 8,500 sq ft of ground floor retail. A rendering of the site (now called Angelina 12) is below:



We are in our second round of building comments with the and hope to have a building permit to begin vertical construction by 6/1. In the meantime, we expect to begin sitework shortly. We have already selected a realtor and have two bids from banks for construction financing for the project.